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MODERN ELEGANCE

Two Hawks Designs Partners
Brett Kalinis & Arash Hoss

Issue 2 | 2015

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Mesa, Arizona 85205*



4 Bdrm | 3.5 Baths | 4,367 SF
Savona
Mesa, Arizona 85207*



5 Bdrm | 4.5 Baths | 5,500 SF
Arcadia
Phoenix, Arizona 85018



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6 Bdrm | 6 Baths | 7,300 SF
The Cove at Herriman Springs
Herriman, UT 84096



6 Bdrm | 5.5 Baths | 8,863 SF
Los Estados
Mesa, Arizona 85207*



4 Bdrm | 3.5 Baths | 2,500 SF
Arcadia
Phoenix, Arizona 85018



4 Bdrm | 3 Baths | 2,800 SF
Arcadia
Phoenix, Arizona 85018



3 Bdrm | 2.5 Baths | 2,500 SF
Arcadia
Phoenix, Arizona 85018



5 Bdrm | 3.5 Baths | 4,300 SF
Arcadia
Phoenix, Arizona 85018



4 Bdrm | 3 Baths | 2,850 SF
Arcadia
Phoenix, Arizona 85018



4 Bdrm | 3.5 Baths | 3,600 SF
Arcadia
Phoenix, Arizona 85018



5 Bdrm | 4.5 Baths | 4,107 SF
Arcadia Heights
Phoenix, Arizona 85018





NEED HIGH RES PHOTO

PARADISE VALLEY



This Magnificent home is located on the north side of Camelback Mountain in Stone Canyon. Eleven foot iron and glass door welcomes you in as you are immediately captivated by the views through a wall of glass. This Lee Hutchinson soft southwestern Contemporary design truly captures the grandeur of Camelback Mountain from every room. A great home for entertaining with a 16 foot pocket door that brings the outdoors in. Large kitchen with Viking and Sub-Zero appliances. Impeccable home with many custom finishes throughout. Very private lot that is relatively flat with the benefits of being elevated. Landscape architect Cesar Mazier created a beautiful balance between the home and its surroundings.

Great party house with large outside entertainment area accessed through 16 foot pocket doors, including outside lighting, large built-in grill area and pebble tec self-cleaning pool with dramatic closeup views of Camelback Mountain. Guest suites have private patios with views. One room with its own bath and separate outside entry can be second office, 4th bedroom or part of a suite that includes adjacent bedroom. Very large master suite with huge bedroom, office and separate exercise room on opposite end of house from guest quarters features brand new Birch Distressed wood floors.

5275 E. McDonald Drive, Paradise Valley, AZ 85253

4 bedrooms | 4.5 baths | 5399 sq. ft. | 1 acre lot

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SCOTTSDALE TURNKEY RESORT LIKE HOME

Stunning “model like” custom home offers turnkey move in opportunity for most discerning buyer. This immaculate home offers split master, 3 ensuite bedrooms with all doorways and shower heads over 8ft, detached guest casita and large 3 car garage. Tranquil front entry courtyard with lush greenery, fireplace and amazing fountain surrounded with flowers. Huge custom master chef kitchen with over \$40,000 of high end appliances including Dacor range & oven, warmer & steamer, 3 dishwashers, built in Miele espresso machine, fridge and much more.

Backyard feels like you are on a relaxing resort vacation with a large soothing pool & fountains, built in Dacor barbecue, warmer, ice chest and sink. Gorgeous “step down” ramada with fireplace and sitting area. State-of-the-art in ground fog system (lowering back yard temperature over 20 degrees within minutes) tranquil walking paths on both sides of the home.

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3 bedrooms + den | 3.5 baths | 4273 sq. ft. plus casita

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NEWLY COMPLETED CUSTOM ESTATE IN THE PRESTIGIOUS “ISLAND AT FULTON RANCH!”



A rare opportunity to purchase a brand new, move-in ready home in this exclusive neighborhood. The home is built on a large 0.6 acre lot surrounded by three separate greenbelts. The floorplan of this grand home is extremely versatile with a “master wing” which includes the master bedroom, bathroom, kitchenette, and an office, a semi-detached guest casita with separate entries and garage parking capability, as well as a guest wing with two additional bedroom suites. The large gourmet kitchen features the highest grade Thermador appliances, double dishwashers, and large center island with eight person seating capacity. Floor-to-ceiling sliding glass doors open into a stunning outdoor living space which includes a 1,750 square foot covered patio, a saltwater pool, and spa with spillway back to pool, large ramada, firepit, and barbecue with ventilation hood. This home features a six car garage, fully protected with the highest grade floor coatings. Energy efficient and high tech features include LED lighting, Nest temperature controls, spray-in foam insulation; iphone/ipad controlled security system, speaker system, and garage doors. High quality finishings include wood beams on vaulted ceilings as well as eighteen foot coffered ceilings, travertine tiles throughout the interior and backyard in Versace pattern, granite countertops, alder doors and cabinetry, and Biltmore shutters.

4 bedrooms | 5.5 baths | office | guest casita
fitness room | private pool & spa | 6 car garage | 6782 sq ft

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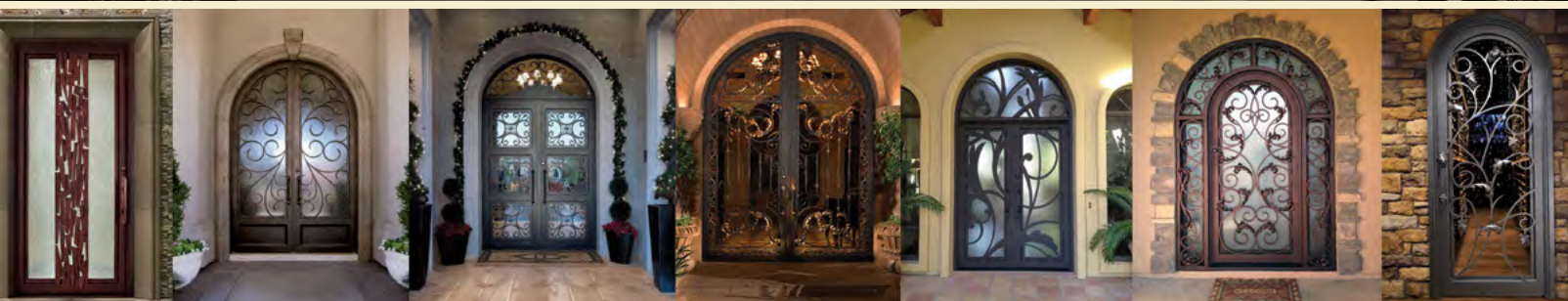
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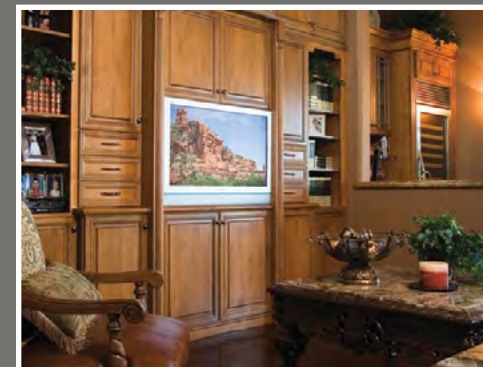
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FROM THE PUBLISHER



To be updated

Happy New Year!

Thank You so much for taking the time to learn more about what is happening in the Phoenix Luxury home market. We are so excited to share our new more luxurious looking publication and website HOMESandLIFESTYLEmedia.com with you. We upgraded our cover and inside paper stock so each hard copy issue looks even nicer while lasting longer.

We are thrilled to announce our hard copy publication will come out quarterly instead of 6x annually and we are now distributing in a "smart phone friendly" digital format to over 100,000 affluent females, doctors, dentists, C level executives, realtors, architects, developers, builders and designers in an effort to save more trees and encourage more "sharing" electronically.

There is a new paradigm shift taking place in Greater Phoenix luxury real estate. Modern, contemporary and industrial design & architecture styles are leading the way with new homes, condo developments, commercial, restaurant and kitchen remodels. "Old World" and "Tuscan" are OUT. More sophisticated, clean line, clutter free, "Zen" spaces are IN. Working closely with top architects, designers, builders and developers, we will be showcasing many of these new projects in upcoming issues and on our website to provide you inspiration and spark your imagination. Thank you so much for all your time and support. Happy New Year!

Sincerely,
Brett Benning
Publisher & President

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TABLE OF CONTENTS

ASK THE EXPERT

- 22 Mist America editorial (title to come)
- 26 Construction Lending Tips with One of The Valley's Top Loan Officers
- 36 ATE 2 page spread (title to come)
- 52 Second Generation Builder Shares His Secrets to Success

FEATURE

- 32 Two Hawks Designs Delivers MODERN ELEGANCE

INNOVATION

- 62 Miele editorial (title to come)

SPOTLIGHT

- 42 Red Moon Development Celebrates 25 Years of Building Some of the Valleys Most Distinguished Homes



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Brett Benning
Founder & President



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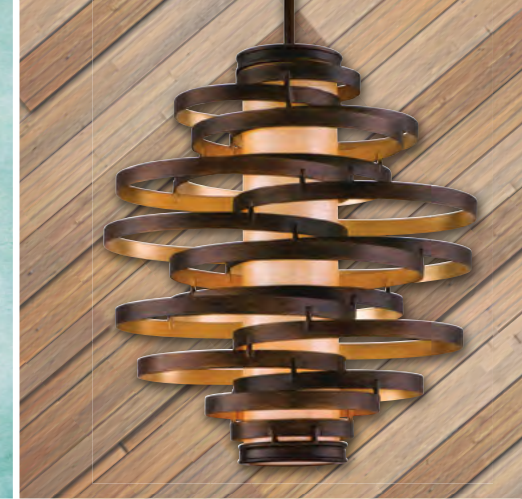
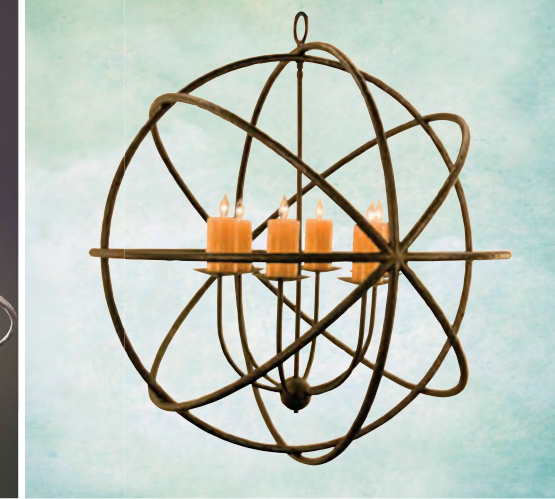
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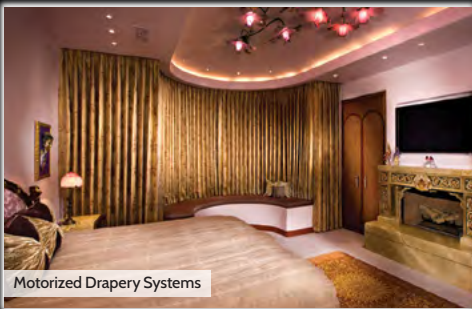


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Construction Lending Tips with One of The Valley’s Top Loan Officers

By Brett Benning with Annette Montgomery

The thought of everything being brand new and designed to your exact specifications—from the size of the rooms to the color of the walls—is thrilling. It’s yours in more than name; it’s a complete reflection of your preferences and personality. Yet just as a solid foundation is important to any well-constructed house, financing is critical to the construction process as a whole.

Brett: Construction financing, is it really that different?

Annette: While a construction loan isn’t necessarily more difficult to obtain than a conventional purchase or refinance loan, it is more complicated to process. It’s a process which involves a variety of factors and a number of specific parameters. But when done correctly, it can pave the way to a happy home building experience. If you’re working with a quality lender, you will get all your questions answered about the construction process; what’s involved, what you are responsible for and what to expect of the builder.

Brett: What are the financing options available for construction lending?

Annette: Construction lending is so intricate with two factors in play, you’re buying something that doesn’t yet exist and you most likely have current expenses that need to be maintained. New construction loans are an interest only adjustable-rate mortgages, or ARMs. This gives the borrower a lower interest rate during the building process. The ARM is usually converted or modified to a longer-term fixed rate loan once construction is complete. There are a variety of flexible options tailored to the customers’ varied needs. This can include the ability to convert or modify the loan rather than refinance it, saving you associated refinancing costs. Down payment requirements may vary from 5 to 20%, depending on the loan amount.

Brett: Is this a one-time close?

Annette: Yes. One-time close means there is one closing prior to construction being started, one set of closing fees.

Brett: How many years of Construction Lending experience do you have?

Annette: I have 20+ years of Custom Luxury Home Financing experience. My Motto is “Got dirt Let’s build”. It is that easy. Witnessing the excitement of a client who has just learned the ease of obtaining the financing for their dream home, is a remarkable experience. For them to be able of build a

custom luxury home and justifying the cost and time to go through the process of designing their dream home from the “ground up”.

Brett: How do I find a replicable builder?

Annette: Our beautiful State of Arizona, has some of the most recognized and sought after designs in the nation. Whether you are looking for a “Dream Home” or a “Mansion” for your family our experienced builders, will help you achieve this goal. My experience has shown me that the builders in our state are pristine.

Brett: How has your experience been working primarily with Custom Luxury Home Builders?

Annette: I believe there is a mutual respect. Complimenting what I do for the Builders clients adds extreme value to the purchase of a custom luxury home. I make the financing of the home of their dreams seamless, so they can focus on the details of making their dreams a reality.

Builders are excited to refer their clients to me, or learn that their financing is in place with a construction financing lender with the knowledge of this niche’ industry, and can perform with detail and perfection. I take pride in working with some of this state’s top builders.

I have a passion for what I do and my clients say that it shows!

ABOUT ANNETTE MONTGOMERY

Annette is one of the few lenders who truly specialize in new construction lending. She can provide products and features on new construction loans far superior to what is offered in the marketplace today. Annette’s extensive knowledge of local builders and vast experience in new construction and lot loan financing enables her to guide you through the entire building process to help you make the best long-term decision in financing your dream home. With over 20 years of mortgage lending experience including new luxury construction, jumbo and conventional financing, Annette should be your first consideration for your home financing needs.





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This truly astonishing, pure luxury home in Scottsdale is as remarkable as it gets in regard to design and décor. Modeled in a fusion fashion that blends a modernized look with a Japanese styled detached guesthouse gives the property a unique flourish that was featured in Phoenix Home & Garden! The features of this magnificent property includes a newly remodeled pool and hot tub, custom maple cabinetry, with highest quality granite rope-edge counter tops which are accented by top quality stainless steel appliances. The Arizona room features glass panel doors, an Italian stone fireplace, and remarkable high ceilings complete with new ceiling fans and phenomenal window light sources.

This slice of heaven is floored with variations of top notch tile, stone, and carpet. The master bathroom contains a copper detached soaking tub and snail shower with rainfall shower head and is set on natural stone. The most impressive feature is the Japanese-inspired all natural cedar detached guest house that contains a 10 mat tatami room, separate kitchen, and a hardwood outdoor portico divided by a custom shoji. This sterling example of praiseworthy Scottsdale real estate must be seen to be believed!

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Italian stone fireplace | Japanese style guest house

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2639 E. Lovebird Lane, Gilbert, AZ 85297

5,118 Sq. Ft. | 6 Bedroom | 4 Baths | Study
Wine & Billiard Room | 4 Car Garage



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Two Hawks Designs Delivers MODERN ELEGANCE

By Denise Meridith



There are many stories about young college students developing the latest new technological gadgets in their garages. The real estate industry in Arizona can boast about a few of its own boy-wonder stories, resulting in even more important impacts on the quality of people's lives. Brett Kalina and Arash Hoss combined their talents and passion to create Two Hawks Designs, a design-build boutique, and, for the last five years, they have been "enhancing homes, enhancing lives."



Photography by Erik Kerk

Brett launched his career, even before graduating from ASU. In 2000, he started renting out the first house he bought to his college friends. He wasted no time getting his real estate license and, ultimately, completing thousands of remodeling and investment projects. In one month alone, he managed to start 105 investment projects!

Arash had started on a very different track, after his ASU graduation in 2006. He had already earned a Masters in Health Administration from A.T. Still University, when he got hooked on buying rental properties and flipping houses.

Together, they have created a firm with success in building and designing all styles of homes ranging from the 1950's ranch remodels to fully custom contemporary designs.

Brett and Arash are renown for their meticulous attention to detail and quality. "From every door handle, kitchen counter, and lighting fixture, you can be assured of the quality of a Two Hawks home is second to none," says Arash.

One need only view some of their beautifully remodeled luxury homes on Instagram to be inspired to have Two Hawks Designs help one create his/her own dream home.

*Brett and Arash are
renown for their
meticulous attention
to detail and quality.*

The combined talents and personalities of these two ASU graduates are infectious, transformational and successful. They have perfected the art of fixing and flipping houses. Their experience, creativity, and track record of success can help investors get the greatest return on investment in the unique Arizona market. Proven financial techniques, contractor and designer relationships, and their sixth sense ability to identify off-market opportunities can give those interested in fix and flip properties a competitive advantage.

"I have owned several wholesale companies," says Brett. "So I am good at recognizing the potential jewels hidden in the junk pile!"

While their first project was a modest family home, their latest work is a spectacular project, called Arcadia Heights, in the Arcadia area of Phoenix. "We would love for those interested in more information or reservations to contact us via our website: www.twohawksdesigns.com," says Brett. While Two Hawks Designs has properties throughout the Valley, they specialize in Arcadia.

"We have a strong team of architects, engineers and designers, who can accommodate any size project," adds Arash. "I am looking forward to what the next few years will bring." Though either partner could have taken a lot more traditional path in life and career, Arizona is lucky that Brett and Arash are committed to creating homes and lifestyles that help families' dreams come true.

ABOUT TWO HAWKS DESIGNS

Two Hawks Designs is a boutique design and development firm, specializing in new builds and large-scale remodels. The company, located in the popular 85018 "Arcadia" area, encourages its clients to be bold, daring

and sophisticated. Owners Brett Kalina and Arash Hoss currently have luxury home projects in Phoenix, Scottsdale, Arcadia and Paradise Valley. Readers are encouraged to visit the website www.twohawksdesigns.com, become a friend at www.facebook.com/twohawksdesigns,

or follow the company on Instagram, where they can view extensive gallery photos of the many homes which are available. Investors and luxury home seekers can discuss their dreams and interests with Two Hawks Designs by contacting 480-285-2755.



Bridgette Marie Photography

Ask the Expert
2 page spread

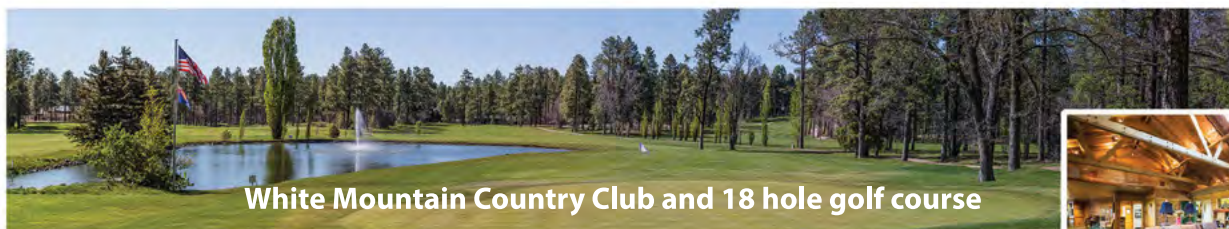
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- Upgraded carpet and tile throughout • Precast concrete balusters and columns at patios and balconies • Precast concrete front door surround • Slump block construction
- Concrete tile roofing • Tongue-and-groove wooden eaves • Multi-zone heating and cooling • Recessed can lighting • Dual-pane Pella glass windows and garden doors
- Custom wrought iron security/screen entry door • Poolside Ramada w/vaulted, tongue-and-groove, wood ceiling • Tile roof • Built-in barbecue w/tiled counter and side burner
- Custom plantation wooden shutters throughout • Security system, Vacuum system, Stereo system with built-in speakers with controls • Phone system
- Ceiling fans throughout • 8 foot raised panel internal doors - painted • Padded fabric ceiling • Crown molding • Spiral patio staircase to upper roof deck • Intercom
- Large covered patio • Wood, tongue-and-groove ceiling • Fans • Speakers • Barbecue with a tile counter and side burner
- Patterned custom-upgraded tile flooring • Alabaster light fixture • Display niches with recessed lighting and tile base

Great Room

- Arched entryway from the foyer with Cantera pillars • 20+ foot high ceiling • Coat closet
- Custom built-in entertainment cabinets • Stereo speakers • Floor-to-ceiling Cantera fireplace
- Floor-to-ceiling doors and windows • Auto sunshade blinds • Glass sliding doors open into large outdoor patio

Dining Room

- Arched entry with half Cantera stone pillars • Built-in cabinets with granite counter top
- Built-in China cabinet with glass doors - upper lighted display cabinet
- Coffered ceilings with padded fabric finish and crown molding

Kitchen

- Slab granite counter tops • Large island breakfast bar • Breakfast nook • Custom cabinets • Two garbage disposals
- Trash compactator • Ice maker • Two Kitchenaid dishwashers with wooden fronts • Subzero refrigerators and freezers
- Reverse osmosis water system • Arched walkway and Cantera stone pillars

Wet Bar

- Wet bar w/granite counter top • Ice maker • Refrigerator • Cove ceiling with padded fabric inlay • Reverse osmosis water

Laundry Room

- Custom cabinetry • Wet area with floor drain • Granite slab counters • Custom shoe racks and bench
- Powder room with pedestal sink • Large pantry • Hallway custom cabinets • Alabaster light sconces

Bedrooms (1,2, Lower west wing) (3,4 Upper west wing) (5 Upper east wing)

- Built-in custom cabinets, bookcases, desks, and dressers • Balconies with balusters • Bay windows with storage window seats
- Two large identical bedrooms with built-in custom cabinets, bookcases, desks, and dressers (Lower west wing)
- Full Jack and Jill bath, custom cabinets and dosets, tile counter tops with two sinks (3,4 Upper west wing)
- Mirrors with tile frames; tiled, walk/step-in shower with block glass • Built-in speakers with controls • Walk-in closets

Master Bedroom 6 and Master Bath

- Coffered ceiling • Crown moldings • Cantera fireplace • His and her vanity • Jacuzzi tub
- Large walk/step-in shower with glass block w/specialty shower heads • Walk-in closet with organizers
- Shower bench seat • Heat lamp • Private commode and bidet • Reverse osmosis water unit at sink
- Huge balcony and north/northeast deck with balusters with views of Camelback and Mummy Mountains (photo on front)
- Built-in custom cabinets, bookcases, desks, and dressers • Walk-in closet with organizers • Laundry shoot
- Spiral staircase at the southwest corner of the deck leads to the North-facing patio
- Bay windows with storage window seats
- Full bath with upgraded tile, counter tops, upgraded light fixtures and mirrors with tile frames



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Classy
& quality with views!





NEW COURTYARD CUSTOM HOME

in Exclusive Whitewing at Germann Estates

Interior Finishes by Award Winning Debra May Himes Design

Gorgeous Custom Home by Cantabria Homes has a private, gated courtyard entry with fireplace that greets guests with a warm welcome. Perfect family floor plan with huge kitchen showcases Subzero Wolf appliances, beautiful “white wash” cabinets & island with sitting area. Extra attention to detail is obvious throughout with wood beam ceiling details in kitchen, great room & foyer, a dome ceiling over the breakfast nook, decorative tile back splashes in kitchen and bathrooms, 3 fireplaces, Cantera stone details, beautiful wood floors in the great room and a pocket door that disappears into the wall. Master bathroom includes separate his and her sink areas, large walk-in closet, free standing “cast iron tub”, and a large circular shower.

This thoughtfully designed & built custom home by Cantabria Homes has a large master bedroom with a cozy sitting area, two-sided fireplace and nice views into the backyard. This home also features 3 generous size ensuite bedrooms with large closets, a bonus room which could be converted to a 5th bedroom or office, 4 bathrooms and an oversized, side load 3 car garage with plenty of room for storage. Seller is offering a \$50,000 credit toward backyard landscape and pool to design to your liking.

2783 E Warbler Rd., Gilbert, AZ 85297

4 bedrooms | 4 baths | 4824 sq ft | 3 car garage
corner lot | private gated entrance

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Brett Benning
Founder & President



Brett Paquet
Realtor®



Red Moon Development Celebrates 25 Years of Building Some of the Valleys Most Distinguished Homes

By Brett Benning

Since the early 1990's, Founder William Brad Woodruff, and his company Red Moon Development & Construction, have built over 200 custom homes in Phoenix's most sought after communities including Desert Highlands, Desert Mountain, DC Ranch, Troon North and Paradise Valley. Their portfolio of impressive projects and satisfied home owners has earned Red Moon a reputation for building some of the largest, most distinguished and highest valued homes in the Greater Phoenix area.



Photos by Stan Hillhouse

“Red Moon’s goal is to ensure building your perfect Arizona home is an exciting & enjoyable experience.”

Red Moon specializes in turnkey “design-build” remodel and build-to-suit projects from 4,500 square feet Mediterranean style homes to over 35,000 square feet, hillside modern masterpieces. Woodruff meets with every one of his clients in person to gather information as to exactly what they would like to accomplish creatively and aesthetically to best enhance their lifestyle as well as their timeline and budget. This “hands on approach” with every project allows him to offer clear vision, direction and management down to the finest detail with his team of “in house” architects, supervisors, craftsmen and interior designers.

This clear understanding and communication of what each of his client’s goals are helps make the remodel or build process efficient, cost effective and an overall uplifting experience for customers.





Photos by Stan Hill House



“William recommends prospective clients talk to his clients to get first hand feedback...”

This commitment to customer service is reflected by the fact most of Red Moon’s business comes from referrals of past clients and past clients building again with them. William and his team recommend prospective clients talk to their clients to get first hand feedback about their experience not only during the building process but how responsive Red Moon is to any issues or concerns after they are moved into their new home.

Building in the Valley for over 25 years has helped Red Moon attract long standing relationships with reliable top trades, craftsman and suppliers. This is an incredibly significant factor in today’s competitive local market as quality construction labor, management and materials are at high demand. Learn more about Red Moon’s latest completed projects by visiting their new website www.redmoonhomes.com.

ABOUT RED MOON

Red Moon Development & Construction is a full-service, design-build company focused on high-quality, luxury new construction and/or remodels in Scottsdale and Paradise Valley.

New Builds & Remodel Sales:
480.374.5554

Office Administrative:
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Photos by Stan Hillhouse

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Arcadia
Phoenix, Arizona 85207



5 Bdrm | 3.5 Baths | 3,621 SF
Arcadia
Phoenix, Arizona 85207



4 Bdrm | 5.5 Baths | 6,782 SF
The Island At Fulton Ranch
Chandler, Arizona 85248



4 Bdrm | 4 Baths | 4,877 SF
Whitewing at Germann Estates
Gilbert, Arizona 85297



5 Bdrm | 4 Baths | 5,118 SF
Whitewing at Germann Estates
Gilbert, Arizona 85297



4 Bdrm | 4 Baths | 4,824 SF
Whitewing at Germann Estates
Gilbert, Arizona 85297



3 Bdrm | 3.5 Baths | 3,013 SF
Rancho Manana
Cave Creek, Arizona 85331



5 Bdrm | 4.5 Baths | 4,107 SF
Arcadia Heights
Phoenix, Arizona 85018



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ASK THE EXPERT

Second Generation Builder Shares His Secrets to Success

By Brett Benning with Tim McCormac



There is no question the custom build-to-suit and luxury spec home market is back strong in Phoenix's most popular high end communities. It is a rare site not to see new construction on just about every street you drive down in neighborhoods like Arcadia, Silverleaf, Desert Mountain, Troon, Pinnacle Peak or The Islands at Fulton Ranch in Chandler. As you drive by all these homes being built do you ever wonder where these builders got their start? I am so lucky to have second generation builder Tim McCormac, with Temac Development, share some insight on how his career got started and some of his secrets to success.

Brett: What inspired you to get into custom home construction?

Tim: I spent most of my life in construction, grew up on job sites with my father as soon as I could walk and learned how to build custom homes with special attention to all the details and craftsmanship. My dad, Robert McCormac, is a master builder of 40 years and started Temac Development, Inc. with a dream to build custom dream homes and projects for clients. With the help of my dad I took over Temac in 2003 and made it my own. One of my first clients was a small developer who was producing 50 semi custom homes a year. By 2006 Temac Development had already built over 150 homes. During this time I hired my brother Brent McCormac as project manager to help with the future expansions into California, Nevada and Arizona. I also brought my mom on as President of Temac since she had over 30 years of construction experience.

Brett: Where did you get your training from?

Tim: My training started when I was a kid helping with my father’s projects and progressed after high school. I went on to college to become a graduate of the Del E. Webb School of Construction and Engineering

College at Arizona State University. After that I landed an entry level position at Pulte Homes in Phoenix, Arizona. For the next five years I worked in all positions at Pulte Homes as an intern, learning all the internal workings of a large master builder in the office and out in the field.

Brett: What is your primary focus now?

Tim: I want to continue to grow the luxury side of Temac. Since our attention to detail, craftsmanship and fair costs are so well received, I believe custom luxury homes is the future of our company.

Brett: What projects have you done in the past couple years that our readers may have seen?

Tim: Most recently Temac built Arcadia Heights, which is a four home luxury development in the heart of Arcadia with Two Hawks Designs. I have done other projects like Casa Sunba on Mill Avenue, Lush Cosmetics in Scottsdale Fashion Square mall and countless high end remodels throughout the valley.

Brett: What projects do you have coming up?

Tim: I’m currently working on some Luxury Town Homes in Scottsdale, a distillery restaurant concept and a wake board park. I

really don’t limit myself to what I can work on. I strive to be the best well-rounded builder.

Brett: What do you attribute your success to?

Tim: Hard work, quality work and honesty.

Brett: I know you are passionate about giving back to the community, what are you involved with?

Tim: My company supports the Spark of Hope Foundation. Spark of Hope focuses on providing assistance directly to disabled children and their families who are not supported by traditional charitable programs. Spark of Hope seeks out families who need help securing funds for special equipment, services, operations or treatments not covered by insurance or other programs.

ABOUT TEMAC DEVELOPMENT

Temac Development, Inc. offers Residential New Construction and Remodel services throughout Arizona, California and Nevada. Since 2003 Temac has been involved with over 600 happy home owners. Temacs expertise is in luxury design builds, remodels, reconstruction, room additions and multi-family infill developments. To learn more visit www.Temac.com or call 480.619.5255.





NEW STREET OF DREAMS

Mediterranean Style Estate

Interiors by Award Winning Debra May Himes Design



This 4B/4B, 4877 sf single level estate welcomes you into a private front courtyard with outdoor fireplace. The entryway has elegant high beamed ceilings made of aged Pennsylvania Mushroom Wood. Cantera trimmed archways and brick ceilings in the dining room as well as breakfast nook are just a couple of details that have gone into this Mediterranean design. The kitchen features custom Burdette cabinetry, unique leathered granite countertops, Subzero Wolf appliance package, gas range and a built in espresso machine. Gourmet cooks will love this kitchen. The master bedroom is a quiet retreat with relaxing fireplace and seating area. The master bath has a spa atmosphere with rich appointments. Finishes, craftsmanship and materials normally found only in Paradise Valley, Silverleaf and Desert Mountain. Additional guest quarters beyond the kitchen presents privacy perfect for visitors. The backyard finishes this elegant home with a sunken ramada with a swim up bar, built in gas BBQ, fireplace and TV. Perfect for outdoor entertaining. Welcome Home to Elegance!

2670 E. Lovebird Lane, Gilbert, AZ 85297

4,877 Sq. Ft | 4 Bedroom | 4 Baths | Single Level | 4 Car Garage

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Featured Home of the Month

9427 E Sonoran Sunset Pass, Scottsdale, AZ 85255



The most immaculate single level custom home in DC Ranch has just hit the market. Over \$280,000 in custom upgrades! Professionally designed with custom high-end finishes throughout. Upon entering you will notice the gorgeous gallery hallway with formal living and dining room. A stunning great room with towering ceilings. A dream kitchen with high-end granite, cabinetry and appliances. Master retreat provides space and elegance while the ensuite has the most intricate details and touches. An accommodating, low-maintenance back yard with pebble tec pool, BBQ/bar area and fire bowl for romantic evening ambiance. The fit and finish on this home is to the 9's. All this in the heart of DC Ranch! Be ready to fall in love and make an offer.



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Miele Introduces the World’s Most Sophisticated Range Series

Ranges, Rangetops and Range Hoods to Ensure Consistent and Professional Results

Since 1899, the Miele brand name has stood for quality, design and innovation. In 1974, beginning with the launch of the built-in oven category, Miele began its revolution in the culinary sector of the home. Keeping with the company’s philosophy “immer besser,” meaning forever better, each appliance series included ground breaking advances from the debut of the menu-driven MasterChef controls in Generation 4000 to M-Touch and MasterChef Plus in the most recent appliance series, Generation 6000. The culmination of these advances has led to the launch of the only Range sophisticated enough to be a Miele.

Miele is redefining the category with its intuitive and innovative line of Ranges, Rangetops and Range Hoods. “For the first time ever, a consumer has the option to have one unifying design throughout their kitchen,” said Nick Ord, President of Miele USA. “Each piece complements the other in form and function and ensures consistent and professional results.”

The Ranges, offered in All Gas, All Electric, Induction and Dual Fuel and ranging from 30", 36" and 48" models allow for the ultimate



flexibility. Many of the innovations available in Generation 6000 can be found in the Range to create perfect harmony in a full suite of kitchen appliances. From M-Touch controls that offer effortless navigation to the ComfortSwivel handle that moves ergonomically with the

motion of the user’s wrist, no detail was left out. Precise results can be expected from the M Pro Dual Stacked Burner System with up to 19,500 BTU and TrueSimmer capability and for ease of cleaning, the ComfortClean grates are dishwasher-safe.

The Rangetops, with 30", 36" and 48" units available, deliver the ultimate in versatility — in both form and function. Featuring the M Pro Dual Stacked Burner System, users have the ability to go from sear to TrueSimmer with the turn of a knob. The M Pro Grill and M Pro Infrared Griddle available for Rangetops offer high power output, even heat distribution and constant control — allowing for the most resourceful culinary preparation.

To learn more, visit www.mieleusa.com.

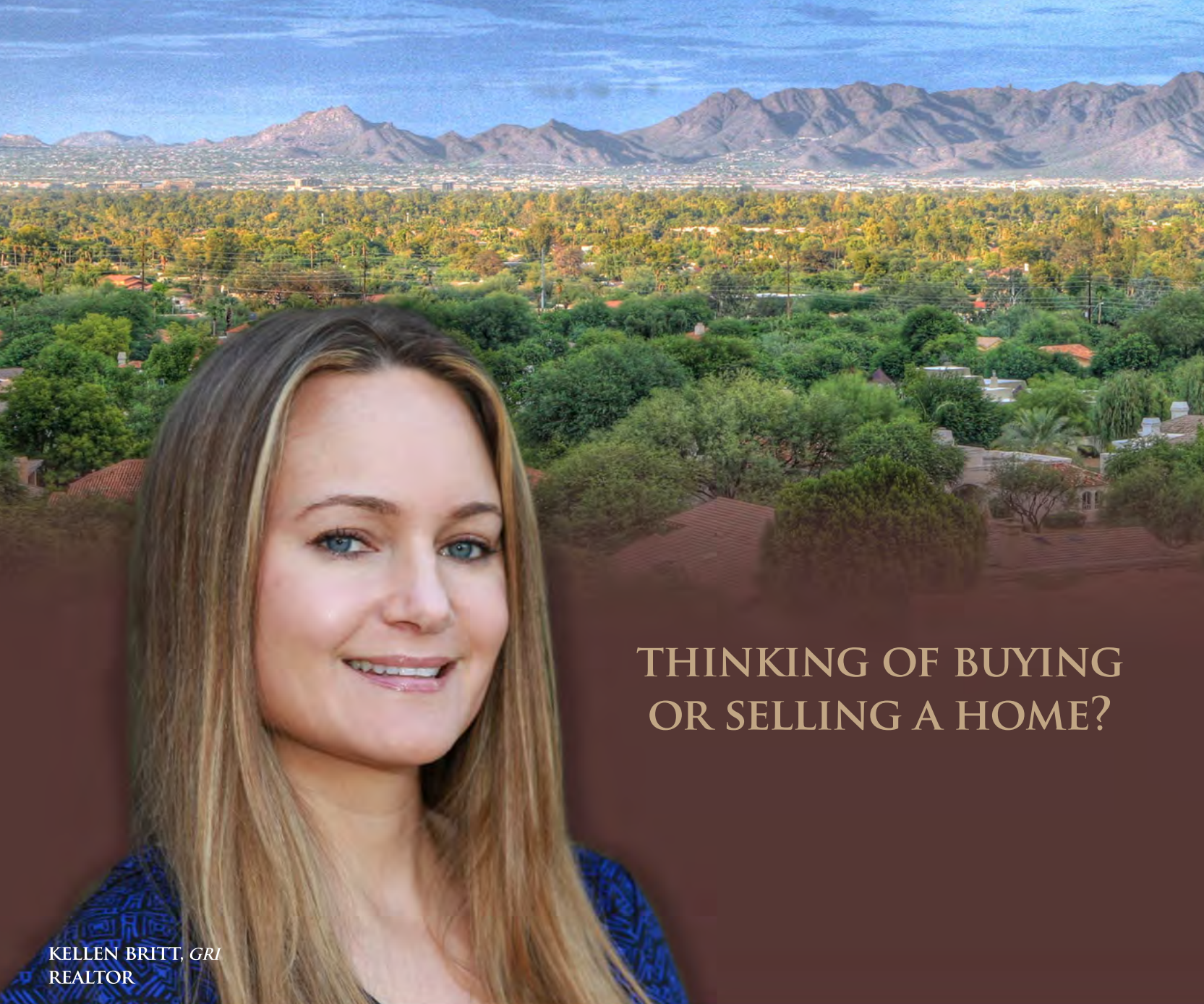




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