

# Fact Sheet

---

## Location

Tranquil Trail Estates is located in the heart of Carefree with historic Black Mountain as its backdrop. The project includes a total of 11 Homesites, seven of which will be built upon by Chaffey Homes.

## The Town

Carefree is a unique and special town characterized by distinct architecture that's framed by the beautiful Sonoran desert. Tranquil Trail Estates is just walking distance from downtown Carefree where art and culture await, offering distinct shopping and resort-style dining. Throughout the year, special events and festivals are featured in town, most notably the Carefree Art and Wine Festival, which occurs in the spring and fall.

## Area Description

Tranquil Trail Estates is oriented around a central wash that runs southeast to northwest, generally through the central part of the subdivision affording great views of both Black Mountain and the Continentals.

## Area Amenities

Numerous public and private golf courses surround the area, including Desert Mountain, Legend Trail, the Boulders and Whisper Rock. Located in the Cave Creek School District, area schools include Black Mountain Elementary, Desert Arroyo Middle School and Cactus Shadows High School. Great hiking, biking, and horseback riding opportunities are only minutes away. Due to Carefree's elevation, the average summer temperature generally runs 10 degrees cooler than Phoenix.

## Medical Facilities

Desert Foothills Medical Center in Carefree is within three miles. The renowned Mayo Clinic is located only 14 miles south of the community.

## Homes

Casa Pacifica (Site 1)	3,548 sq. ft.
Rancho Calmado (Site 2)	3,895 sq. ft.
Casa Remanso (Site 3)	3,895 sq. ft.
Villa Armonia (Site 4)	3,570 sq. ft.
Casa Serena (Site 5)	4,264 sq. ft.
Rancho Arroyo (Site 7)	3,548 sq. ft.
Villa Tranquila (Site 8)	4,264 sq. ft.

Pricing from \$1.2 million

Please see your Tranquil Trail Estates Sales Agent for complete details.

*Proudly Represented by:*  
**Sterling Fine Homes & Land, Inc.**  
6702 E. Cave Creek Rd. Suite A  
Cave Creek, Az. 85331  
**Phone: (480) 296-6200**  
***www.chaffeyhomesarizona.com***