



# TERRAVITA

## Scottsdale North's Premier Lifestyle Value

In the world of private golf communities, few names have stood the test of time like Terravita. Tucked into the high Sonoran Desert foothills of Scottsdale North, Terravita is more than a golf course neighborhood—it's a thriving lifestyle community that has quietly become one of the area's best-kept secrets.

From its launch in late 1993, Terravita captured national attention as the fastest-selling community in the country. Originally projected to sell out in six to eight years, the developer sold every home in just three and a half. Buyers camped outside for days to secure their place in this desert oasis—and that passion hasn't faded.

Terravita's enduring appeal lies in its unmatched combination of natural beauty, high-end amenities, and authentic community spirit. The private golf course, fitness center, tennis and pickleball courts, hiking trails, and clubhouse have all seen recent, top-to-bottom renovations—part of a community-wide commitment to keeping everything fresh, modern, and best-in-class. In fact, few communities match Terravita's dedication to continuously updating and improving its amenities.

**What's unique about Terravita today is that buyers can still find beautifully maintained homes under \$1.5 million—an increasingly rare opportunity in Scottsdale's premier golf communities. And while other clubs have years-long waiting lists, Terravita's Golf Club currently offers the shortest wait in the area, giving buyers a rare combination of lifestyle,**

**luxury, and immediate access.**

Few know Terravita better than Scott Gaertner. As a member of the original developer sales team, he sold both the first and last homes for the developer. Over the past 30 years, Scott has helped more than 700 families buy or sell in Terravita. Locals even joke that it hasn't been 700 different people—just the same happy residents upsizing and downsizing over time.



Scott Gaertner

Scott remains the most trusted resource for anyone looking to get into or move within the community. His local market expertise, data-driven strategies, and track record for maximizing value have made him a fixture in Scottsdale North real estate.

Beyond real estate, Scott has been instrumental in building the Scottsdale North identity. He launched the *Scottsdale North Newspaper* by partnering with a top publisher, writing the lifestyle and real estate sections, and rallying local businesses to advertise. He also created **ConnectingScottsdaleNorth.com**, a digital hub connecting residents and businesses through spotlight videos and events. Most

recently, Scott completed a six-year commitment to securing the area's first-ever city park—a project he championed from concept to approval.

His efforts were recognized

when he was invited to stand alongside City Council members at the park's ribbon-cutting ceremony this March. It's all part of Scott's ongoing mission to strengthen community connections and showcase the unique lifestyle that makes places like Terravita so special.

It's all part of his mission to strengthen community ties and showcase the lifestyle that makes Scottsdale North truly exceptional.

For those seeking a lifestyle-rich golf community with strong long-term value, Terravita continues to stand out. And when it comes to navigating that community, no one knows the terrain like Scott Gaertner.

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