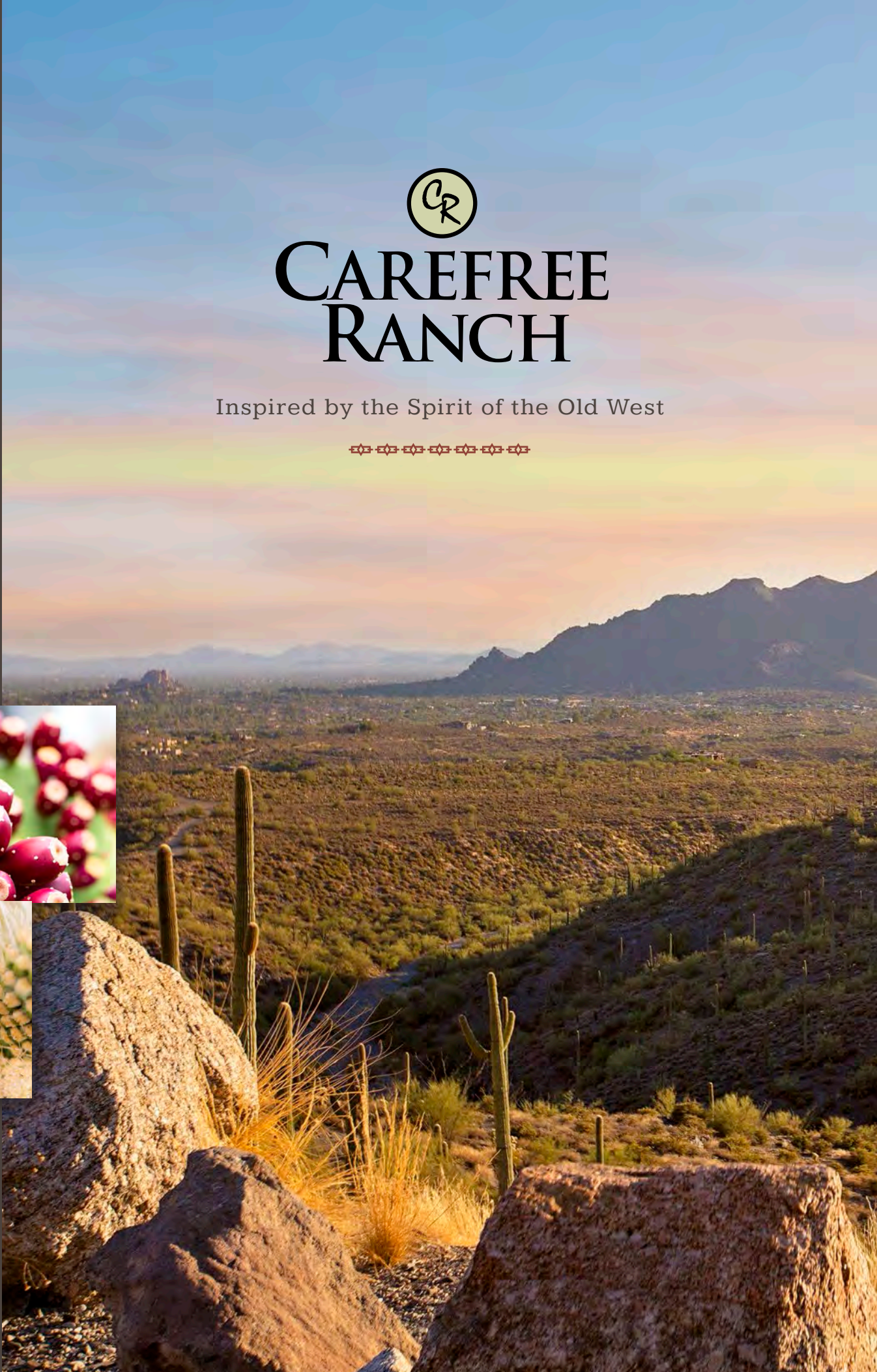




CAREFREE RANCH

Inspired by the Spirit of the Old West





Carefree Ranch is one of the most pristine Luxury Home enclaves in the high Sonoran Desert

THE BEGINNING

The original Carefree Ranch was a thriving 9,200 acre cattle ranch operated from the 1960's through the early 1980's. The initial developer, Roy A. Dye, filed articles of incorporation to subdivide in 1979 and 1980, and then in 1983 he sold approximately 7,700 acres to the developers of Desert Mountain, an adjacent world-class golf community. The remaining 1,500 acres make up the three separate communities collectively referred to as Carefree Ranch.

Look closely. The Carefree Ranch logo drew inspiration from branding iron designs dating back to the same time Carefree Ranch was still a working cattle ranch!



Today, Carefree Ranch is among the most beautiful high-end residential communities in the Southwest. Immediately upon entering the gated entrance, located at the far end of North Pima Road, one feels a sense of calming serenity far away from the stress and pressure of the urban centers just minutes to the south.

The high desert setting is accented by charming remnants of the original ranch surrounded by vast untouched open spaces and never-ending panoramic views. The pristine beauty of the area is revered and respected by all residents with an unspoken resolve to preserve both ranch history and nearby natural habitat.

THE COMMUNITIES

Carefree Ranch is located on the southwestern border of the Tonto National Forest. The development plat map was heavily influenced by the original ranch topography, including a commitment to unusually large lot sizes and significant amounts of natural open space. It sits high above the Valley, perfectly poised to take advantage of city light, mountain and nearby golf course views.

There are three residential communities that make up Carefree Ranch. The first is **Carefree Ranch Highlands**, with over 300 acres and 55 home sites. Lot sizes average five acres and elevation ranges between 2,540 and 2,720 feet. To the northeast is the **Village of Lone**

Mountain with over 330 acres and 46 lots averaging seven acres, ranging from 2,720 to 3,340 feet in elevation. Lone Mountain spills over into the adjacent luxury home and golf community of Desert Mountain. The third community, **Carefree Ranch Homesteads**, lies furthest north. The Homesteads cover over 850 acres split between 24 sub-dividable lots up to 36 acres in size. Lot elevations range between 2,580 and 3,760 feet. Carefree Ranch Highlands and the Village of Lone Mountain are governed by a single homeowners association while Carefree Ranch Homesteads has a separate HOA. Each association maintains the roads and common areas seamlessly connecting one community to the next.

Fascinating Historical Fact At the northeastern edge of Carefree Ranch Homesteads there are remnants of an old abandoned turquoise mine.

THE LIFESTYLE

For those who love the vastness and purity of the high Sonoran Desert, Carefree Ranch offers unparalleled opportunities for enjoyment.



Whether horseback riding, hiking, biking, photographing, star gazing, wildlife watching or just soaking in the breathtaking views, Carefree Ranch is unmatched. And for those who enjoy golf, tennis, fine dining and a more social agenda, membership at the world-renowned Desert Mountain Golf Club is always an option.

The magnificent and diverse residential architecture emerges as fine art on a canvas of pristine desert landscape, where each home is as unique and interesting as its owner. From majestic old European inspirations to sophisticated contemporary designs, every residence is a beautiful representation of luxury architecture that invites luxury-style living.

For enthusiasts of the Sonoran Desert, advocates of the environment and those with a deep appreciation for spectacular Southwest beauty, Carefree Ranch is an absolute paradise not to be missed!

CAREFREE RANCH MILESTONE DATES

- The first subdivision was Carefree Ranch Homesteads – articles of incorporation were filed on October 4th, 1979.
- The second subdivision was Carefree Ranch Highlands – articles of incorporation were filed on November 28th, 1979.
- The third subdivision was the Village of Lone Mountain – articles of incorporation were filed on August 14th, 1980.
- On July 2nd, 1984, all of Carefree Ranch Homesteads, Carefree Ranch Highlands and the Village of Lone Mountain were annexed by the City of Scottsdale.
- The Carefree Ranch Owners Association met for the first time on April 4th, 1990, electing a board of directors and establishing the governance structure for all three communities.
- The original ranch headquarters were located on lots #11 and #12 in Carefree Ranch Highlands, though remnants are visible throughout the entire 1,500 acres.



CAREFREE
RANCH

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