

YOUR SEDONA ADDRESS

The Sedona Lifestyle

WWW.DAVID - LEVINE.COM

Russ Lyon

Sotheby's
INTERNATIONAL REALTY



David Levine

928-254-8888

David@David-Levine.com



Joanne Holiday

928-862-0882

Joanne@David-Levine.com

THE SEDONA LIFESTYLE

What makes Sedona so special?

The Sedona Lifestyle!

Tell me about the Sedona lifestyle.

Where else can you wake up every morning to the inexhaustible splendor of the red rocks, the pristine beauty of the Coconino National Forest and, if you're lucky, to the sound of Oak Creek? The sun shines most days, the air and water are clean. Life is good.

Just 90 minutes from Phoenix, Sedona is close to big-city amenities, but is a quiet and comfortable world away. Stores like Home Depot & the Super Wal-Mart are a mere 20 minutes away. For a small town with an area population of 17,000, Sedona is very sophisticated with world-class events such as Jazz on the Rocks, the Sedona International Film Festival the local Shakespeare festival, and dozens of art and sculpture shows. Sedona is known worldwide as a thriving artist's community with more than 500 resident artists and over 40 galleries exhibiting a full spectrum of visual arts. Speaking of visual arts, more than 90 movies have been made in Sedona. Sedona even boasts its very own film school, as well as the Sedona Arts Center and a community college that offers an incredible array of classes.

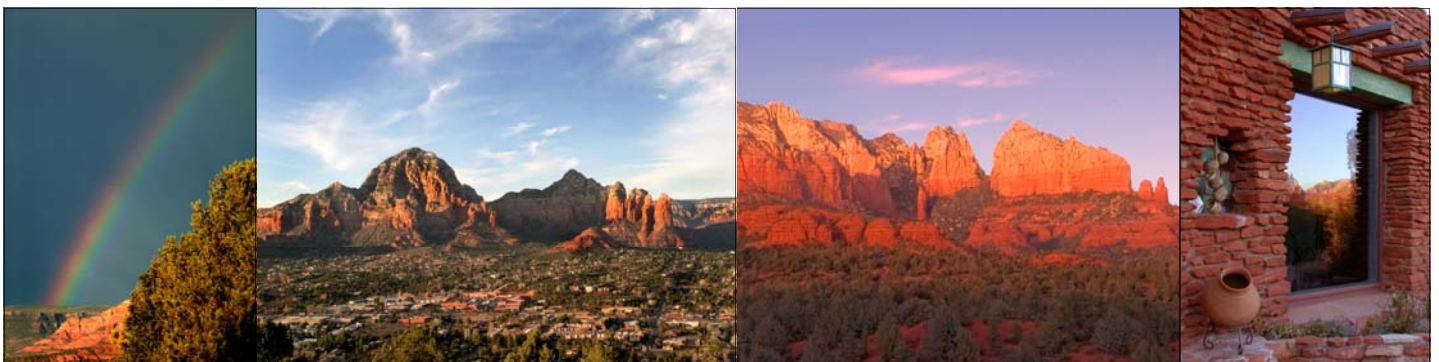
Second only to the Grand Canyon in Arizona tourist destination popularity, Sedona offers unparalleled simplicity and beauty. Living here is like living in a national park, except Sedona

surrounds residents with exceptional modern amenities - fine restaurants, renowned resorts and spas and great shopping.

Sedona promotes health and well being and is recognized as a place of healing – one that inspires, refreshes and renews. Its eclectic, friendly population hails from around the world. There's no graffiti except for the symbols etched or painted on rock faces near ancient dwelling sites. The community's residents work diligently to preserve Sedona's uniqueness to such an extent that you will see the world's only teal McDonald's arch and zero obtrusive billboards.

What is there to do in Sedona?

Sedona offers incredible, year-round recreational opportunities for every type of enthusiast, from history to geology, archaeology, art and the great outdoors. There is an extensive connection of renowned hiking, biking, and horseback-riding trails that tarry through Sedona's ancient rock formations accessible from just about anywhere in the area. In fact, Sedona is among North America's best mountain biking destinations. It is also a prime birding location with 180 species of recorded avian life. Sedona boasts ideal weather for motorcycling, tennis and golf. There are plenty of courts and endless acres of golf courses to choose from including the award-winning Seven Canyons Golf Resort. Slide Rock State Park and Red Rock State Park offer residents and visitors enjoyment with picturesque swimming and hiking. And skiing is only an hour away in Flagstaff.



What is the climate like?

Sedona is located in the southwestern rim of the Colorado Plateau. It is roughly 4,500 feet above sea level, making it an enjoyable 15 degrees cooler than Phoenix or Tucson, with four relatively mild seasons. Summer highs range from the 80s and 90s with nighttime lows in the 60s while winter highs are typically in the 50s with occasional 70- and 30-degree days. The 17-plus inches of annual rainfall exceed the true definition of a desert, providing lush greenery and beautiful cactus blooms.

What kind of real estate market can I expect?

Now is a great time to buy real estate in Sedona. Interest rates are low and it's a "Buyer's Market" so prices are more attractive, giving prospective buyers a nice selection of property to choose from. It is a unique opportunity that is not expected to last because Sedona is a very small market, land is limited and the area's popularity continues to grow. Whether you are looking for a condo or an estate, Sedona has all ranges of real estate prices. The architecture is varied and interesting and the terrain offers a full range of lots, from high hills or rolling ridges to hidden canyons or the cliffs of Oak Creek.

Sedona is surrounded by the Coconino National Forest, which essentially makes it an island of private property unable to grow outward, thus limiting the available land. City Planners project that by 2020 Sedona will be 91- 95% built out, which will appreciably impact the market. Fueled by tourism, retirement and second-home buyers, real estate markets in Arizona are expected to perform very well for decades to come. Sedona prices are still very attractive when compared to places of equal allure like Telluride, Jackson Hole, Aspen, Santa Fe and Palm Springs, to name a few.

What are the taxes like?

Arizona is a "wealthy friendly" state and in the bottom quadrant of the US for combined taxation rates and policies. When compared to other areas, many people find Sedona property taxes to be reasonable.

