

BILTMORE

# Lifestyles

A Community Service Publication



## The Biltmore's #1 Team Makes Big Acquisition

*Tucker and Oleg open up about their latest move.*

*Special feature pages 12-13*



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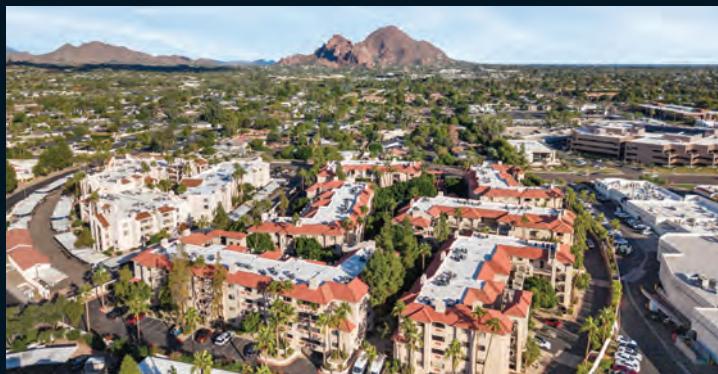


### BILTMORE GREENS

Nestled within the prestigious guard-gated Biltmore Greens and just steps from the 17th hole of the Biltmore Golf Course, this fully renovated residence offers true resort-style living. Completed in 2020 with over \$500,000 in upgrades, the home features expansive 10-foot sliding doors, designer fixtures, and seamless indoor-outdoor flow to a lush backyard oasis accessible from every bedroom. Ideally located within walking distance to the Wrigley Mansion, Biltmore Fashion Park, and world-class dining.



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### BILTMORE MERIDIAN

Discover effortless luxury in this beautifully updated 2-bedroom, 2-bath Biltmore condo, set within one of Phoenix's most coveted gated communities. Light-filled living spaces feature hardwood flooring, a cozy gas fireplace, and a modern kitchen with granite countertops and stainless-steel appliances. Enjoy a serene private balcony, resort-style amenities, underground parking, and exclusive pedestrian access to the iconic Arizona Biltmore for dining, golf, and scenic walks.



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 **THE  
Phil Tibi  
GROUP** **COMPASS**

## Boyce Thompson Arboretum to Welcome Furry Friends and their Owners for the Tails & Trails Event on Saturday, January 10th

Dog parents and outdoor enthusiasts alike are invited to head to Boyce Thompson Arboretum on Saturday, January 10th, 2026 for a fun and festive event designed with furry friends in mind.

Tails & Trails will take place from 10:00 a.m. to 3:00 p.m. at the arboretum, 37615 E Arboretum Way in Superior. Both two and four-legged visitors can attend the event for free with the pet parent's paid admission; additional items and activities are available for purchase.

### Activities during the event will include:

- Adoptions with PCACC and Barb's Dog Rescue
- Docent-led dog hikes
- Pet related vendors
- Food and beverage trucks

Puppy Yoga classes will also be held from 9:00 a.m. to 10:00 a.m. and from 10:30 a.m. to 11:30 a.m. Instructor Deb McClarnon will lead the guided yoga classes that feature free roaming puppies. The all-levels yoga classes, held in the lobby of the historic Smith Greenhouses, will demonstrate how to mindfully move through gentle postures with breath awareness to promote relaxation, flexibility, and circulatory health. Pre-registration is required.

A dog training workshop will also take place during Tails & Trails; pre-registration is also required. To register, visit [www.btarboretum.org/event/dog-training-workshop-fear-basics-leash-reactivity](http://www.btarboretum.org/event/dog-training-workshop-fear-basics-leash-reactivity).

"Tails & Trails will feature plenty of outdoor adventures and wagging tails on what we anticipate will be a beautiful weekend day in January," said Kim Gray, Executive Director of the Boyce Thompson Arboretum. "We are huge dog fans here at the arboretum, so we wanted to host an event devoted to the fur babies that help make life more joyful."

Leashed and well-behaved pets are welcome to attend Tails & Trails. Pets must be on a leash no longer than six feet and under the physical control of the owner. Pet owners are responsible for cleanup while they are at the arboretum.

Pet parents should bring cash to the event, as internet and cell service are limited around the garden and vendors may be unable to complete transactions via a point-of-sale system. Because the majority of the trails consist of uneven and unpaved hard-packed dirt, people are encouraged to wear appropriate footwear. To learn more about Tails & Trails, please visit [www.btarboretum.org/event/tails-trails](http://www.btarboretum.org/event/tails-trails).

For more information on Boyce Thompson Arboretum and their upcoming events, memberships, or conservation initiatives, visit [www.btarboretum.org](http://www.btarboretum.org), call (520) 689-2723, or connect with them on Facebook, Instagram or X.

### About Boyce Thompson Arboretum

Boyce Thompson Arboretum is Arizona's oldest and largest botanical garden, as well one of Arizona's top tourism draws. Since being founded by mining magnate William Boyce Thompson in 1924, the Arboretum has blossomed into a total 372 acres and nearly five miles of trails, 135 acres of gardens and a total of 20,000+ desert plants from the United States, Mexico, Australia, Madagascar, India, China, Japan, Israel, South America, the Middle East, Africa, the Mediterranean, and the Arabian Peninsula. For more information, visit [www.btarboretum.org](http://www.btarboretum.org).



## SlabHaus Artisan Concrete Studio Launches New Custom Concrete Table and Tub Lines

Third-generation Arizonan Brandon Boetto founded SlabHaus in 2014, turning his passion for high-end concrete artistry into a thriving business. Since then, he has created handcrafted concrete pieces for hotels, restaurants, retail, office buildings, and residences across Arizona, while growing the team to four full-time craftsmen. Recently, SlabHaus expanded into an 11,000-square-foot facility in downtown Phoenix. After more than a decade focused exclusively on custom projects, the studio is now launching two new product lines, customizable concrete tables and bathtubs, available nationwide at [slabhaus.com](http://slabhaus.com).

"We've grown organically over the past decade by focusing on custom commercial and residential projects," said Boetto. "Now, with the launch of our table and tub lines, we're looking forward to bringing SlabHaus products to clients across the country who value timeless design and lasting quality." The new online table configurator allows customers to design their own piece by selecting from four tabletop shapes, six concrete top colors, six powder-coated base colors, five base designs, and sizes ranging from two to ten feet. Prices start at \$1,600 for a 2-foot table and go up to \$8,500 for a 10-foot table.

SlabHaus is also debuting the Cove bathtub, a sculptural piece that combines modern form with spa-like comfort. The tub can be customized in a choice of finishes and colors, offering homeowners and designers a striking alternative to traditional bath fixtures. Each Cove tub is a unique work of art, featuring a smooth, contemporary design that seamlessly blends luxury and functionality. Its durable concrete construction not only offers exceptional resilience but also provides a modern aesthetic that complements any home decor. Transform your bathing experience into a serene retreat with this exquisite, one-of-a-kind fixture that embodies both sophistication and craftsmanship. The Cove is priced at \$8,895.

"While we will continue to offer our fully custom, 'If you can dream it, we can make it' services, these new product lines allow us to scale our business and reach more people," Boetto added. "We're starting with tables and bathtubs, but our long-term vision includes expanding into multiple product categories."

With a commitment to timeless design, lasting quality, and sustainable craftsmanship, SlabHaus continues to redefine what's possible with concrete. Learn more at [www.slabhaus.com](http://www.slabhaus.com).



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## From the Publisher...



As the sun rises on another year here in beautiful Phoenix, we're reminded that fresh starts don't just happen once a year, they happen every morning, with every sunrise over Camelback Mountain and each new opportunity to live with purpose. January always feels like an invitation to pause, reflect, and reset.

At *Biltmore Lifestyles*, we're embracing the spirit of renewal by reimagining resolutions, not as rigid checklists, but as intentions that nurture growth, connection, and a sense of community. Whether it's supporting local businesses, spending more time outdoors, or carving out a few extra moments for family and friends, the best resolutions are the ones that bring true joy and balance.

Here in Phoenix, change feels inspired by our surroundings: the crisp winter mornings perfect for a stroll around the Biltmore, the vibrant energy of local shops at Biltmore Fashion Park, and the genuine warmth of neighbors who care.

So as we step into 2026 together, let's resolve to live intentionally, love generously, and continue building a community that thrives. After all, while goals give us direction, it's the shared journey that truly matters. Here's to a bright, balanced, and beautiful new year in the Valley.

Until next month,

*Susan Aavang*

Publisher, *Biltmore Lifestyles*

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Publisher  
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Susan Aavang  
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## Picazzo's Healthy Italian Kitchen Introduces New Cocktail and Mocktails

Picazzo's Healthy Italian Kitchen has introduced a selection of new drinks, featuring one new cocktail and an expanded mocktail menu with two new non-alcoholic sips. During Picazzo's Healthy Hour, offered daily from 3:00–6:00 p.m., guests can enjoy \$3 off all mocktails and \$6 off all cocktails, along with specials on select pizzas and appetizers.

### The Phoenix

A bold and refreshing twist on a classic margarita. Made with Espolòn Reposado Tequila, fresh lime juice, and agave syrup, this cocktail is elevated with a spicy kick from jalapeño wheels and bright, zesty notes from Fever-Tree Ruby Red Grapefruit.

### White Grape Cooler (Non-Alcoholic)

A light and fruity refresher that's perfect for any time of day. This crisp non-alcoholic cooler combines Fre Non-Alcoholic Pinot Grigio with peach puree, pineapple tidbits, and orange juice, finished with a splash of soda and an orange wheel garnish.

### Grapefruit Mock-Jito (Non-Alcoholic)

A zesty and invigorating mocktail with a twist on the classic mojito. Fresh mint, lime juice, and simple syrup are combined with Fever-Tree Ruby Red Grapefruit soda and a splash of sparkling water, then garnished with a mint sprig and lime wheel for a bright, refreshing finish.

### About Picazzo's Healthy Italian Kitchen

Picazzo's is a locally owned restaurant with locations across Sedona, Scottsdale, Tempe, Paradise Valley, Arrowhead, and Gilbert. The restaurant offers modern Italian cuisine with a fusion of Asian, Mediterranean, and Mexican flavors, featuring salads, pasta, pizza, and entrées made from clean, nutrient-rich ingredients. Picazzo's provides a wide selection of vegan, vegetarian, gluten-free, and allergy-friendly options, sourcing 95% organic produce and making sauces and dressings from scratch. A separate 100% vegan menu is also available, featuring plant-based brands such as Follow Your Heart, Daiya, and Beyond Meat.



White Grape Cooler



Grapefruit Mock-Jito



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### *The Ultimate High-Rise Address* **2402 E. Esplanade LN., #1101** **\$3,125,000**

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## *Warm Up with Clever Koi's Revamped Menu For Ramen Season!*

The new year is here, has officially arrived, and so has Ramen Season at Clever Koi, Arizona's favorite Asian-inspired kitchen and craft cocktail bar. As temperatures drop, both the Phoenix and Gilbert locations are rolling out a refreshed lineup of hot, comforting, and flavor-packed dishes designed to warm you from the inside out.

This season's menu update brings exciting new additions across the board. Guests can enjoy crave-worthy starters like Avocado Crab Rangoons, Short Rib Dumplings, Vegan Potstickers, and all-new Duck Potstickers, each one layered, inventive, and unmistakably Clever Koi.

For something handheld, the rotating Bun of

the Month delivers bold winter flavors, while the new Eggplant Katsu Bun offers a satisfying vegetarian option that doesn't skimp on texture or taste.

And of course, it wouldn't be Ramen Season without ramen: the new Miso Shoyu Chicken Ramen is already stealing the spotlight with its rich broth, silky noodles, and deep umami warmth. Guests can also twirl into comfort with the new Nori Basil Pesto pasta dish, served with soft, pillow-y focaccia, an unexpected and delicious twist that still fits well within Clever Koi's signature layered flavor profile.

Looking for the perfect pairing? Clever Koi's famous cocktail comic book, which now features 66 unique drinks, has added several fun,

seasonal cocktails that shine just as brightly as the winter dishes. Whether you're craving something bright, spirit-forward, herbaceous, or tropical, there's a cocktail for every palate and every occasion.

Whether it's a cozy lunch, a flavorful dinner, or a happy hour escape in between, Clever Koi's Ramen Season refresh brings bold creativity and delicious comfort to every visit.

For more details or to make a reservation, visit [www.cleverkoi.com](http://www.cleverkoi.com). Clever Koi Phoenix is located at 4236 N. Central Ave, #100, Phoenix, AZ 85012. Their Gilbert location is located in the Heritage District at Clever Koi Gilbert 60 W. Vaughn Ave, #101 Gilbert, AZ 85234. ♦





## ***Lisa Vanderpump & HCW Officially Open Wolf by Vanderpump Scottsdale***

Wolf by Vanderpump is officially open in Scottsdale. Lisa Vanderpump and HCW celebrated the highly anticipated debut of Wolf by Vanderpump Scottsdale at Caesars Republic Scottsdale, a Hilton Hotel, with a grand opening event on December 16th, marking the brand's second Wolf by Vanderpump location.

The exclusive grand opening celebration hosted by Lisa Vanderpump and HCW, alongside Lisa's design partner in Vanderpump Alain, Nick Alain, welcomed 500 people throughout the gorgeous restaurant, rooftop pool and 8th floor Camelback Veranda. Guests enjoyed an unforgettable evening filled with elevated cuisine, signature cocktails, live entertainment, and sweeping sunset views of Camelback Mountain, officially kicking off Scottsdale's newest dining and nightlife destination. The Red Carpet was filled with Lisa's friends and cast, including designer Bobby Berk, Hannah Fouch, Marciano Brunette, Sam Terry, Andre Mitchell, Hagen Bach, Alyssa Johnston, from Hulu's Vanderpump Villa, and

the new cast members of Bravo TV's Vanderpump Rules, Natalie Maguire, Chris Hahn, Venus Binkley, Audrey Lingle, Marcus Johnson, Angelica Jensen, and Kimberly Suarez.

Located on the 7th floor of Caesars Republic Scottsdale, the 6,500-square-foot rooftop restaurant delivers an immersive dining experience featuring opulent interiors by Vanderpump Alain, a dramatic central bar, and a globally inspired menu paired with imaginative cocktails. The venue also extends to the 8th Floor Camelback Veranda, where guests can continue the experience with Wolf by Vanderpump cocktails and panoramic desert views.

"We are thrilled to officially open Wolf by Vanderpump Scottsdale and celebrate this moment with such an incredible grand opening event," said Rick Huffman, President & CEO of HCW. "Lisa Vanderpump's vision, paired with this spectacular setting, creates a one-of-a-kind experience that elevates Scottsdale's dining and social scene."

The Wolf by Vanderpump concept aligns seamlessly with Caesars Republic Scottsdale's La Lupa wolf icon and the hotel's signature theme, "Unleash Your Alter Ego," encouraging guests to embrace bold flavors, dramatic design, and elevated social experiences.

Designed by Vanderpump Alain in collaboration with Nick Alain, the space reflects the multifaceted spirit of the wolf, bold, intelligent, playful, and loyal, through bespoke furnishings, layered textures, and statement lighting. The cocktail program features locally inspired ingredients and visually striking presentations.

"It's just wonderful to be in Scottsdale, we've been so embraced and supported by the community, which was so evident last night," said Lisa Vanderpump. "We are excited to spend more time here! Wolf by Vanderpump has been a labor of love, and we hope to meet so many of you very soon."

Menus and reservations are available at [www.wolfsbyvanderpumpscottsdale.com](http://www.wolfsbyvanderpumpscottsdale.com). ♦



*Ken Todd and Lisa Vanderpump*



*Lisa Vanderpump*



*Angelica Vanderpump*



## A Taste of AZ Festival is back this January!

The A Taste of AZ Food and Drink Festival is set to return on Saturday, January 31st, 2026, at Salt River Fields. The event will take place on the East Lawn and Upper Outfield area, where guests can spend the afternoon sampling food from chefs and restaurants across Arizona, surrounded by the scenery of the McDowell Mountains. The festival runs from 1:30 p.m. to 5:00 p.m., with VIP ticket holders getting in at noon.

Visitors can expect a wide range of food and drink options. Restaurants such as Caldwell County BBQ, Chula Seafood, Éléphante, and The Italian Daughter will offer samples, while local beverage makers, including Cider Corps, Iconic Cocktail, and The Shop Beer Co., pour tastings of their wine, beer, and spirits. Throughout the day, there will also be live music, cooking demonstrations, and opportunities to vote for the best bite and best cocktail.

All tickets include unlimited food samples, fifteen drink samples, and free parking. VIP tickets also come with early entry and a complimentary ticket to a Diamondbacks vs. Angels Spring Training game on February 22nd, 2026.

A portion of the festival's proceeds will support Healing Hospitality, an organization founded in 2021 to provide wellness-focused resources for hospitality workers.

Organizers shared that after last year's successful event, they were eager to bring the festival back and continue highlighting Arizona's food and drink community.

### This year's lineup includes:

- ~ Bright Side Catering
- ~ Caldwell County BBQ
- ~ Capital Farms/Frites St
- ~ Carboniste
- ~ Chaco Flaco
- ~ Chula Seafood
- ~ Cider Corps
- ~ Cove Mesa
- ~ Éléphante/Bar Bambino
- ~ Iconic Cocktail
- ~ The Italian Daughter/Patricia's Pizza
- ~ Minnow
- ~ Nelsons
- ~ Parch
- ~ Philters NA Spirits
- ~ Press Coffee
- ~ Roxx Vodka
- ~ Smelter Town
- ~ Strive Vineyards
- ~ Suncliffe Gin
- ~ The Shop Beer Co

Tickets are on sale now. Adult GA is \$99, Adult VIP is \$139, and the event is 21+. More details, updates, and announcements can be found at [www.azfoodanddrinkfestival.com](http://www.azfoodanddrinkfestival.com) or [@atasteofaz](mailto:@atasteofaz). ♦



### A Timeless Treasure ~ Crystal Point

Discover the difference at Crystal Point in Midtown Phoenix. Truly a one of a kind highrise of unparalleled, unobstructed views of Downtown Phoenix, Camelback Mountain, and The Phoenix Mountain Preserve. Amazing amenities with a ground level Olympic sized lap pool, gym, gas outlets on the balconies and guest suites for family and friends. Several units are for sale ranging from 1,980 sq ft to 3,000+ sq ft on the second floor all the way up to the 18th floor. Call, text, message or email for a private showing!

**This Little-Known Secret in the Heart of Phoenix with Timeless Architecture is a Must See!**



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*The Residences at 2211 Lobby*

## Elevated Living in the Heart of the Biltmore

What is the most coveted address in the Biltmore?

For those who know Phoenix well, the answer is clear. The Residences at 2211 offers a refined high-rise lifestyle in one of the city's most desirable neighborhoods, where thoughtful design, quality amenities, and convenience come together naturally.

From the moment you arrive, the building provides a sense of calm. The recently remodeled lobby welcomes residents and guests with a clean, contemporary look that reflects the care found throughout the community. With easy access to Highway 51, the location provides convenient connections to downtown Phoenix, Scottsdale, and surrounding areas, while Sky Harbor International Airport is just 15 minutes away. Daily essentials are close by, with Whole Foods, Trader Joe's, shopping, and a wide range of dining options all within walking distance.

The Residences at 2211 are designed for people who want a comfortable, lock-and-leave lifestyle that still prioritizes service and quality. Whether you live there full-time or travel often, life is made easier with 24-hour staff, on-site professional management, dedicated concierge services, valet parking, and ongoing maintenance of all common areas. As a no-tipping

community, service is personal and relaxed, without unnecessary formality.

"I love living at 2211," says John Bass, MD, a longtime 2211 resident. "The community is exceptionally well cared for, the building is beautiful, and there's a genuine sense of friendliness here. Even my friends and family notice how inviting it feels."

Amenities at 2211 support both relaxation and everyday living. The rooftop pool and spa offer a quiet place to unwind above the city, while the North Terrace provides space to gather with friends. Views of Arizona sunsets and city lights add to the experience in a way that makes every day special.

Wellness is built into the lifestyle with a well-equipped fitness center that includes steam sauna showers, locker rooms, and a private massage room. These spaces make it easy to maintain a regular routine without leaving the building.

Recently updated common areas support both social and professional needs. The newly remodeled club room, complete with a catering kitchen and bar, works well for small gatherings and celebrations. A coffee and tea station on the plaza level offers a casual place to start the day or connect with neighbors, while a business center and private boardroom provide practical space for

meetings or remote work.

Practical features throughout the building add to everyday comfort. Residents have access to high-speed internet, DIRECTV, filtered and softened water, and a secure parking garage with assigned spaces. 2211 is one of the only luxury high-rise condominium communities in the area to offer electric vehicle charging at every parking space, reflecting a forward-thinking approach to convenience and sustainability, and pet owners benefit from a convenient first-floor dog park.

Life is further simplified with coordinated services for UPS, FedEx, Amazon deliveries, and dry cleaning. These small details help keep routines simple and predictable.

At its heart, The Residences at 2211 is an efficient, thoughtfully designed approach to high-rise living in the Biltmore area of Phoenix. With a strong location, recently updated spaces, thoughtfully curated amenities, and attentive service, 2211 offers something increasingly rare in urban living — a place that is genuinely comfortable, quietly refined, and truly special.

Feature written by Linda Jeffries, real estate sales consultant. If you are interested in learning more about The Residences at 2211 or purchasing there, call Linda at (602) 531-8333 or visit [www.LindaJeffriesRealtor.com](http://www.LindaJeffriesRealtor.com).



*The Residences at 2211 Exterior*



*The Residences at 2211 Rooftop Pool*



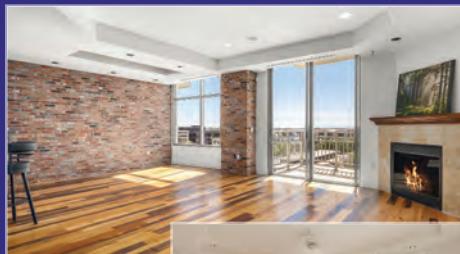
*The Residences at 2211 Club Room*



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**Unit 607**



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Step into luxury with this 2BR+ den, 3BA gem at the prestigious Residences at 2211 Biltmore! This high-rise beauty combines elegance, comfort, and convenience in one of Phoenix's most coveted neighborhoods. Enjoy an open floor plan with mountain and beautiful courtyard views. The chef's kitchen, complete with premium appliances, custom cabinetry, and a walk-in pantry, flows perfectly into the living and dining areas—ideal for entertaining. Retreat to a primary suite with a spa-like bath and generous walk-in closet space plus two versatile bedrooms. With 24-hour Security, a Fitness Center, a Clubroom, and a rooftop pool boasting panoramic views, this is high-rise living at its best. Welcome Home!

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## Nobu Scottsdale Welcomes Winter with Exclusive Omakase Menu

Diners will discover new ways to appreciate the spirit of Japanese hospitality with Nobu Scottsdale's new winter menu.

Each season brings a new culinary adventure, and the new Winter Omakase is no exception. This exclusive seven-course omakase experience, crafted to captivate the senses, features Nobu's signature masterpieces, from an elegant sashimi tasting and artful sushi course to a refreshing salad, the iconic Black Cod Miso and a perfectly seared Prime Tenderloin, all culminating in a dessert that delights every palate.

For guests well-acquainted with these favorites, chefs will tailor a unique seasonal menu. The omakase menu is offered nightly through February. Reservations are recommended; visit OpenTable.

For lighter bites this winter, wind down with Tanoshi Hour at Nobu, where signature cocktails pair with curated bar bites. Offered in the bar lounge area, Tanoshi Hours recently expanded and are now offered daily from 4:00 p.m. to 6:00 p.m. Reservations are also available for Tanoshi Hour; visit OpenTable or visit [www.noburestaurants.com/scottsdale](http://www.noburestaurants.com/scottsdale). ♦





## ***The Most Anticipated Restaurant Re-Opening in 75 Years***

After much anticipation and in what may be the most significant restoration of a Phoenix restaurant, Durant's Steakhouse officially reopened for dinner on Wednesday, December 17th, 2025.

Now owned by James Beard-nominated brothers Mike Mastro and Jeff Mastro, along with their father Dennis Mastro and longtime business partner Scott Troilo, the next chapter begins for the legendary restaurant that opened in 1950.



Durant's has been closed while the restaurant was restored and underwent a year-long renovation.

The ownership team, who also own and operate Dominick's Steakhouse, Steak 44, Ocean 44, and Steak 48 and Ocean 48 in cities across the country completed the refresh of the restaurant just in time for its 75th anniversary.

All the finishes and everything from the kitchen to the dining rooms has been restored, including a brand new and high-end gourmet kitchen, new signature red booths, the iconic red walls, plus refurbished vintage neon signs and even the famous pink exterior paint has been redone. Jeff Mastro and Mike Mastro also reopened Durant's private dining room which had been closed since the 70's.

"This was really more of a restoration than a remodel," said new owner Jeff Mastro. "We think everyone will be incredibly pleased that we preserved what was here and enhanced the restaurant. The look is every bit Durant's but with some upgrades that complement the legacy brand's character, look and feel."

Among the famous dishes which have been enhanced are: the Porterhouse steak for two, Durant's Prime Rib, caviar service, Lobster

Thermador, Crispy Veal Parmesan, plus the famous mouth-watering sides like Durant's scalloped potatoes, mushrooms, and rigatoni vodka sauce.

"We have a great new Porterhouse on the menu and all the classics that Durant's is known for, plus a few new dishes," said Mastro. "The food is very much Durant's but even better. We have really taken it up a notch and can't wait for everyone to come in and try it."

Durant's also refurbished the porterhouse plaques that have hung on the walls for the last seven decades, and yes, the restaurant will still honor the famous tokens that grant the bearer a free dessert.

At the helm will be the restaurant group's longtime Chief Executive Chef Marc Lupino, who will work alongside Executive Chef Felix Ruiz.

With the addition of the Mastro family's award-winning culinary and hospitality team, guests can expect enhancements to the menu, improved kitchen operations, and elevated, luxury personalized service, all while honoring the timeless Durant's experience.

To make a reservation or for more information please visit the Durants' website at [www.durantssteakhouse.com](http://www.durantssteakhouse.com).





## ACROSS ALL 17 BILTMORE ESTATES HOAs, HOMEOWNERS ARE JOINING.

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#### WHAT HOMEOWNERS ARE SHARING

- How parking and fines are enforced
- Which rules are outdated or unclear
- Day-to-day service and responsiveness
- Practical ideas that help lower costs and improve operations

#### WHY IT MATTERS

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- Property values are protected

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# The Biltmore's #1 Team Makes Big Acquisition

*Tucker Blalock and Oleg Bortman open up about their latest move.*

For more than a decade, Tucker Blalock and Oleg Bortman of The Brokery have quietly defined what luxury real estate looks like at the Biltmore. Leading the area in sales for twelve consecutive years with over 250 homes sold in the Biltmore, their success has never been rooted in flash, but rather in consistency and relationships.

What began as a two-person partnership has grown into a firm of more than 130 real estate advisors, spanning five offices across the Valley. One of those offices still operates from a place that symbolizes the firm's roots: the lobby of the Arizona Biltmore Hotel.

That steady, intentional growth set the stage for their most recent move, the acquisition of Kenneth James Realty. Tucker and Oleg describe their first acquisition as a decision driven less by scale and more by alignment.

"This wasn't about getting bigger," says Blalock. "It was about getting better and providing the Biltmore

and other communities that we serve with more local leadership. As other real estate companies continue to work from large corporate structures, we are doubling down on our local and nimble roots."

At its core, the transition was designed to feel seamless. Clients continue working with the same trusted advisors they've always relied on, now supported by expanded resources, deeper market intelligence, and a broader operational foundation. From marketing and negotiation to behind-the-scenes strategy, the focus remains unchanged: precision, discretion, and personalization at every step of the home buying and selling process.

After twelve years at the forefront of the Biltmore market, this next chapter isn't a departure from what made the firm successful, it's a natural extension to create even more value for the next twelve years.

Tucker Blalock and Oleg Bortman are co-founders of The Brokery, a relentlessly local residential real estate brokerage with offices in Scottsdale, Arcadia, the Biltmore, and North Central Phoenix.



## THE BROKERY

LOCAL REAL ESTATE BROKERS

The Brokery co-founders Tucker Blalock and Oleg Bortman can be reached at (602) 888-6375 or [Tucker@TheBrokery.com](mailto:Tucker@TheBrokery.com) and [Oleg@TheBrokery.com](mailto:Oleg@TheBrokery.com)



*What began as a two-person partnership has grown into a firm of more than 130 real estate advisors.*



## Rainbow Ryders Takes Flight at Arizona Balloon Classic

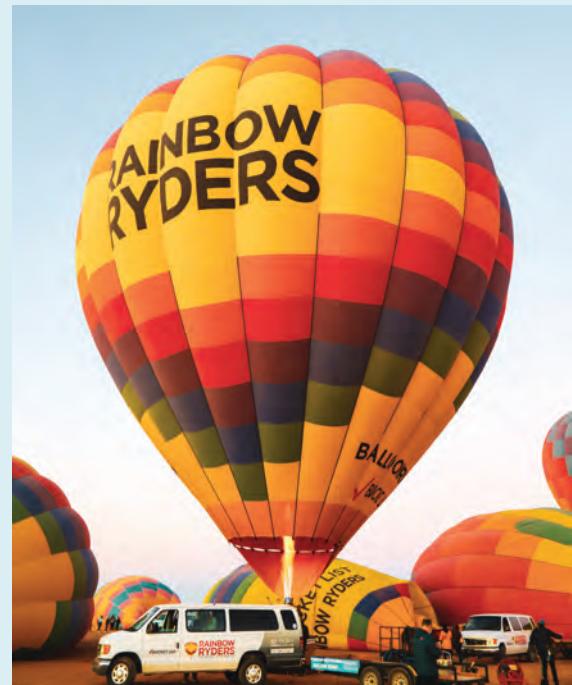
Rainbow Ryders, the Southwest's leading hot air balloon company, returns to the Arizona Balloon Classic to offer unforgettable hot air balloon rides during the 15th annual festival January 16th through the 18th, 2026, at Wild Horse Pass Festival Grounds.

Festival-goers can elevate their experience by soaring above the festival in morning or afternoon flights, enjoying breathtaking views of vibrant hot air balloons set against the stunning Arizona desert landscape.

### Flight Details:

- Morning flights: Available January 16th through the 18th, 2026
- Afternoon flights: Available January 16th and 17th, 2026 (weather permitting)
- All flights include a celebratory toast to commemorate your bucket list adventure, and afternoon flights include admission to "Desert Glows"
- Price: \$325 per person

Rainbow Ryders, with over 42 years of experience and 800,000+ passengers served, offers flights led by expert pilots with a combined 200 years of experience. Tickets are available now at [www.rainbowryders.com/festivals/arizona-balloon-classic](http://www.rainbowryders.com/festivals/arizona-balloon-classic).





## Cowboy Seafood Set to Bring Surf and Smoke to Midtown Phoenix

In Midtown Phoenix, Christopher Collins is building the future home of his newest restaurant concept at Park Central. After years of establishing neighborhood favorites like The Collins Small Batch Kitchen, Grassroots Kitchen & Tap, The Macintosh, and The Neighborly, he was ready for something different. That idea became Cowboy Seafood, opening in 2026.

The concept grew out of two things Common Ground Culinary already does well: barbecue and seafood. Collins liked the contrast, heat and smoke of true competition-style barbecue alongside the freshness of a full raw bar program. "It's food I love," he often said, and it felt natural to combine them into a single experience.

To build the smoke program, Collins and his team traveled to Mesquite, Texas to work with J&R Manufacturing, whose grills and smokers are trusted by top pitmasters across the country. There, they helped refine the custom dual-spit Santa Maria grill and smoker that would anchor Cowboy Seafood's kitchen. The restaurant's signature smoke would come from a blend of oak, pecan, and dried corn husk. Bright at first, then mellow and clean.

Balancing the barbecue would be the Saltwater Saint Raw Bar, a growing concept within the Common Ground group. Guests can expect oysters, shrimp, pokes, sushi rolls, and eight fresh cuts of fish prepared daily in a variety of styles.

The space itself was designed to feel warm and welcoming. Working with Ideation Design Group and Plaza Company, Collins developed a 5,000-square-foot interior that mixed the rugged look of a smokehouse with coastal touches. Think raw wood, blue-and-white tile, glass, and a bit of playful charm. One of the standout features is an eight-foot swordfish wearing a cowboy hat, positioned in the front window as a nod to the restaurant's theme. Inside, seating options include a community table, a large bar, and a mix of booths and tables.

For Collins, Cowboy Seafood also carried personal meaning. His father, Wally Collins, once owned the Texas Longhorn Bar & Grill in Reno and won Best in the West in 1994 with his "Maui Wowie" barbecue sauce. Memories of those early days, by watching his father work the pit and seeing guests connect over food were part of what inspired the new project.

Park Central felt like the right place for this next chapter. The neighborhood has grown rapidly with new residences, a dual-branded Hilton, and an expanding medical and university district. Collins lives nearby, and he wanted to build something that reflected the energy of the area.

Founded in 2011, Common Ground Culinary has always focused on polished, familiar hospitality. Cowboy Seafood, Collins believes, will be a natural extension of that, comfortable, lively, and built for people who simply enjoy good food shared in good company. ♦

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# ~ Golf Tip ~

## Short Game Tip: Learn Wedge Magic from Seve Ballesteros

By Tina Tombs, The Arizona Biltmore Golf Club



One of the greatest short-game artists of all time was Seve Ballesteros. He didn't always hit every fairway or green, but he could save par from anywhere. His wedge game was built on simple fundamentals that every golfer can learn and that are sound fundamentals!

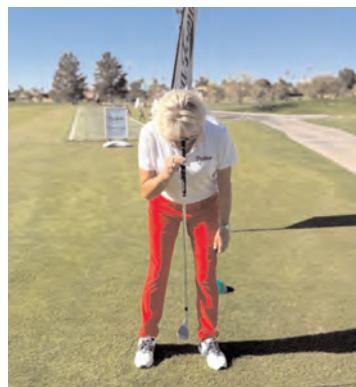
### Aim the clubface first

The ball always starts where the clubface is pointing. Whether you're hitting a chip, pitch, or full wedge, set the clubface to your target first, then build your stance and body alignment around it. Great players do this from putting through the full swing.



### Control your head position to control contact

The bottom of your swing arc happens under your head. For clean contact, your head should be in line with the ball at impact. When your head drifts behind the ball, fat and thin shots creep in, especially around the green where precision matters most.



### Match your arm swing to your shoulder line

Your swing path follows your shoulder alignment, which is influenced by ball position. A forward ball position opens the shoulders and promotes an out-to-in path; a back ball position does the opposite. Elite wedge players blend these setup adjustments to produce the shot they want.



### Bottom line:

Great wedge play isn't about perfect swings, it's about smart setup, solid contact, and good decision-making. Master these fundamentals, and you'll start saving pars like Seve.

To schedule your next golf lesson, clinic, purchase a gift card or find out more information on all programs offered, you can contact Tina and her staff by logging into our new website, [TinaTombsGolf.com](http://TinaTombsGolf.com) or visiting her on Instagram for all your golfing needs.

# ~ Real Estate Update ~

## Key Market Insights for 2026

By Debbie Frazelle, Coldwell Banker Realty



Phoenix's 2026 real estate market is predicted to see stability and modest growth, moving away from frenzy towards a more balanced market with rising inventory and fewer bidding wars, driven by steady population influx, though experts forecast slight price dips or low appreciation (1-5% range) as rates slowly decline, making it a potentially good time for buyers to get concessions. Key themes include balancing rising supply with persistent demand, strategic mortgage timing, and the emergence of AI in transactions.

### Key Predictions for 2026

- Price Trends:** Expect slight dips or low appreciation (1-5%), with overall stability rather than major spikes. Some hot spots like Biltmore, Scottsdale and Paradise Valley might see higher gains (4-6%).
- Inventory & Competition:** Inventory is rising, giving buyers more choices and easing the intense pressure from previous years.
- Mortgage Rates:** Rates are expected to slowly decrease, potentially settling in the low to mid-6% range, making it a better environment for buyers.
- Buyer/Seller Dynamics:** More concessions (like seller-paid closing costs) are likely as the market rebalances, but waiting for significantly lower rates could cost more long-term due to price increases.
- Demand Drivers:** Continued strong in-migration and job growth keep demand steady, making Phoenix an attractive market despite national cooling.
- Technology Impact:** AI will streamline processes, helping buyers find niche homes and managing transactions more efficiently.

### What to Expect

- A "New Normal":** The market is shifting to a more balanced, stable environment.
- Strategic Buying:** Buyers might benefit from lower list prices and seller incentives, while sellers need realistic pricing and good presentation.
- Submarket Variations:** Some areas will perform better than others; look for value and specific lifestyle features. It will all be exciting to see. I showed and sold homes in the Biltmore over the holidays. Updated homes in great communities were going under contract VERY quickly.

Happy and Healthy New Year! Call, text or email me if you are looking to buy or sell a home: Debbie Frazelle (602) 399-8540 or email me at [Debbie@DebbieFrazelle.com](mailto:Debbie@DebbieFrazelle.com).

### Statistics from November 15th to December 14th, 2025

Homes for Sale	42	Homes Sold/Closed	3
Home Sales Pending	11	Rentals Furnished	7
Rentals Unfurnished	2		

### For Sale

Biltmore Mountain Estates	1	\$3,950,000
Biltmore Mountain Villas	1	\$2,299,000
Cloisters	2	\$388,000-\$399,000
Colony	4	\$1,179,000-\$1,195,000
Courts	3	\$629,000-\$774,900
Estates	2	\$3,699,000
Fairway Lodge	2	\$1,425,000-\$1,585,000
Greens	3	\$1,975,000-\$2,995,000
Heights	2	\$739,900-\$869,000
Meridian	7	\$364,000-\$489,000
Shores	1	\$1,750,000
Square	1	\$1,150,000
Taliverde	4	\$730,900-\$1,830,000
Terraces	7	\$270,000-\$950,000
2 Biltmore Estate	1	\$3,500,000
Village on the Lakes	1	\$2,260,000

### Pending Sales

Cloisters	2	Estates	1
2 Biltmore Estates	1	Fairway Lodge	1
Greens	3	Terrace	3

### Closed Sales

Gates	1	Two Biltmore Estates	1
Greens	1		

# ***The Saguaros Raise a Record \$1.37 Million at 2025 Niteflite Golf & Gala***

Results are in and The Saguaros' 36th annual Niteflite Golf & Gala fundraiser, held November 14th and 15th, raised a record \$1.37 million. This year's Welcome to the Jungle theme proved to be extremely popular, with a sold-out golf tournament at McCormick Ranch Golf Club and an unforgettable gala at The W Scottsdale. All proceeds from Niteflite benefit Saguaros Children's Charities. The Saguaros will announce their grant funding for Arizona children's charities in May.

"Our goal this year was to surpass \$1 million, and I'm extremely proud of our hardworking team for blowing that number out of the water, raising \$1.37 million," said this year's Niteflite event chair, Simon Assaf. "Things looked a little different at this year's gala as we took precautions for a rainy night and tented the rooftop of the W. Ultimately, the rain held off and the energy at the jungle-themed gala was unbelievable. Thank you to everyone who joined The Saguaros in this massive effort to support Arizona children's charities."

To learn more about The Saguaros and support the club's fundraising efforts, visit [saguaros.com](http://saguaros.com).

## **About the Saguaros**

Founded in 1987, the Saguaros are a philanthropic and social club of young professionals under 40, dedicated to supporting children's charities across Arizona. Through signature events like Niteflite and the Olympiad, the group has raised millions for local nonprofits while volunteering alongside the children they serve. All proceeds benefit the Saguaros Children's Charities foundation. The Saguaros is a Qualifying Charitable Entity and for 2025, Arizona residents can donate to an eligible 501c(3) up to \$495 as an individual, or up to \$987 for couples filing jointly and receive an Arizona state tax credit. ❖



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## 2025 Arizona Costume Institute Holiday Luncheon Raises More Than \$845,000 Benefiting Phoenix Art Museum's Fashion Department

The Arizona Costume Institute (ACI), a support group of Phoenix Art Museum (PhxArt) that provides vital support for the Museum's renowned fashion department, celebrated another successful year with its 2025 ACI Holiday Luncheon at the Arizona Biltmore. The event, chaired by Lana Breen and Justine Hurry, and honoring longtime supporter Miriam Sukhman, featured keynote speakers Veronica Miele Beard and Veronica Swanson Beard, co-founders of the global fashion label Veronica Beard.

The sold-out luncheon welcomed more than 575 guests and raised over \$845,000 to benefit PhxArt's fashion exhibitions, acquisitions, and educational programming. Attendees enjoyed a champagne reception, luxury raffle, fashion presentation, and fireside conversation with the prestigious designers, who shared insights into their creative process, entrepreneurship and the evolution of the Veronica Beard brand.

"We are deeply grateful to the Arizona Costume Institute and its members for their unwavering support of Phoenix Art Museum and

our fashion program," said Jeremy Mikolajczak, the Sybil Harrington Director and CEO of Phoenix Art Museum. "This year's Holiday Luncheon not only celebrated the visionary work of Veronica Miele Beard and Veronica Swanson Beard, but also generated essential funding for our exhibitions, acquisitions, conservation initiatives, and educational programs. We extend our sincere thanks to co-chairs Lana Breen and Justine Hurry, honorary chair Miriam Sukhman, and the entire planning committee for creating an exceptional event that continues to elevate and sustain one of the Museum's most beloved collection areas."

This year's luncheon also celebrated the decades-long contributions of honorary chair Miriam Sukhman, whose leadership and philanthropy have shaped the Museum's fashion program for more than 25 years.

"Co-chairing this year's Holiday Luncheon was an incredible honor, especially as we celebrated the extraordinary legacy of Miriam Sukhman," said Justine Hurry, co-chair of the

2025 ACI Holiday Luncheon. "Her decades of dedication have shaped the Museum's fashion program in profound ways, and it was meaningful to recognize her impact, alongside welcoming Veronica Miele Beard and Veronica Swanson Beard to our community."

Founded in 2010 by sisters-in-law Veronica Miele Beard and Veronica Swanson Beard, Veronica Beard has grown into a globally recognized lifestyle brand with more than 40 stores across the United States and an international following. The brand's hallmark dickey jacket and collection of polished, versatile silhouettes have been embraced by celebrities from Gwyneth Paltrow to Meghan Markle.

"The Veronicas' story, vision and commitment to uplifting women resonated deeply with our guests," said Lana Breen, co-chair of the 2025 ACI Holiday Luncheon. "We are deeply grateful to everyone who attended and supported this event, which continues to advance ACI's mission and strengthen one of Phoenix Art Museum's most cherished collection areas."

In addition to the keynote conversation, attendees who supported the event at \$1,500 or higher also received an invitation to an exclusive VIP meet-and-greet with the designers the evening before.

To learn more about Arizona Costume Institute, visit [www.arizonacostumeinstitute.org](http://www.arizonacostumeinstitute.org).

To learn more about Phoenix Art Museum, visit [www.phxart.org](http://www.phxart.org), or call (602) 257-1880. ♦



Donna Johnson and Chrissy Sayare,  
Photo Courtesy of Scott Foust Studios



Veronica Swanson Beard and Veronica Miele Beard,  
Photo Courtesy of Scott Foust Studios



Holiday Luncheon Committee,  
Photo Courtesy of Scott Foust Studios

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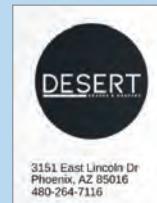



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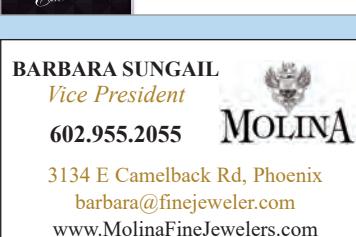
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## Here Ye, Here Ye...

### Celebrating 38 Years of Cheers at the 2026 Arizona Renaissance Festival!

Take a unique trip back in time to the Arizona Renaissance Festival. Not even in her wildest dreams would Queen Elizabeth have imagined a celebration such as this taking place in the foothills of the Superstition Mountains!

One of the largest events of its kind in the United States, this special event is a place to revel in the atmosphere of a 16th-century European village! Join in the revelry every Saturday & Sunday from January 31st through March 29th.

The Festival's 50-acre village is filled with 16 stages of nonstop entertainment, music, comedy, falconry, dance, mermaids, and acrobatics. Foolish pleasures mix with artisan treasures as you shop, eat, and mingle with a cast of nearly 2,000 colorfully costumed characters.

Explore the village marketplace with over 200 storybook shops, studios, and galleries filled with unique arts and crafts, handmade wares, kitchens and pubs, games, and people-powered rides. Kids love the interactive games and people-powered rides: Da Vinci's Flying Machine, The Slider Joust, Piccolo Pony (a rocking horse

bigger than an elephant!), the Dragon Climbing Tower, Castle Siege, the Maze, Archery Range, and much more!

The live jousting tournaments are one of the festival's most popular attractions. Armored knights on charging steeds take up their lances and battle for the Queen's honor. Cheer on your favorite armored knight at one of the three daily jousting tournaments in the 5,000-seat arena.

In addition to the revelry, the festival offers food fit for a King. Attend the Pleasure Feast and be treated like a true Royal while you savor five courses of fine food, ample drink, and enjoy an hour and a half of raucous Renaissance entertainment at its best! The Pleasure Feast: 12:00 p.m. and 2:30 p.m., includes admission to the Festival and a special edition Pleasure Feast goblet. Reservations required in advance.

Don't miss The Hops, Get ready for fun and games as HOPS Masters Rowland & Florian of The Renaissance Men take you on a journey to four select Village pubs! Must be 21 to partake. Limited spots-reserve your pub crawl spot today! Only available at 2:00 p.m. daily.

Food is plentiful and available throughout the village. The menu is diverse with delectable offerings such as steak-on-a-stake, vegetable and meat pies, bread bowls filled with hearty stews, and more. And who can forget the smoked turkey legs? The desserts are decadent. Be sure to try the crepes, the chimney rolls, or a variety of other sweet treat surprises!

This year, the Village of Fairhaven welcomes something entirely new to our merriment: Limited Engagement Stage Acts! For the first time, four extraordinary acts will grace our stages for a short time only. Their talents are legendary, their performances unforgettable... and their visits? Far too brief. No repeats. No encores. When they're gone, they're GONE!

Whether you're drawn to the allure of shopping or are yearning for a culinary adventure, or amazing entertainment, there is something for everyone at the Arizona Renaissance Festival!

The festival is located at 12601 East Highway 60 in Gold Canyon, Arizona. For tickets and more information, you can visit the website at [www.Arizona.RenFestInfo.com](http://www.Arizona.RenFestInfo.com).





## Cardiac Nurse's Intuition Leads to Life-Saving Heart Procedure at Abrazo West

Jonae Santos, RN, a veteran cardiac nurse and manager of the Cardiac Catheterization Laboratory at Abrazo West Campus, has spent years guiding patients through some of the most urgent and complex heart procedures. But in late 2024, at age 47, it was her own clinical intuition that ultimately saved her life.

After returning from a trip to Florida in August, Santos began experiencing unusual fatigue followed by intermittent chest pain. "I knew something wasn't right," she recalled. "As a runner, I'm used to feeling strong. When I suddenly couldn't keep up, that was a red flag."

Despite undergoing an echocardiogram, heart monitoring, and a coronary CT angiogram (CCTA), all of which appeared normal, Santos continued to sense something was off. Conservative treatments and medications were not doing the trick.

Drawing on her clinical experience, and mindful of a family history of premature coronary artery disease, she advocated for further evaluation.

That's when Dr. Richard Pham, Interventional Cardiologist and Director of Cardiology & Cardiac Rehab at Abrazo West Campus, took a closer look at her CCTA results, which showed evidence of moderate non-calcified plaque in her Left Anterior Descending Artery (aka "the widow maker").

"I noticed her calcium score was zero, which rules out hard plaque but doesn't exclude soft plaque," said Dr. Pham. "Research shows that 4-15% of people with a zero-calcium score still have non-calcified plaque, the kind most likely to rupture and cause sudden heart attacks."

Dr. Pham recommended a left heart catheterization, which revealed a much more significant soft-plaque blockage than imaging had suggested. Acting quickly, he performed a percutaneous coronary intervention (PCI) and placed a drug-eluting stent to immediately restore proper blood flow.

"Jonae's persistence and medical insight played a critical role," Dr. Pham said. "Soft plaque is unpredictable and highly dangerous. Had she not pushed for the angiogram, she was at real risk of experiencing a cardiac event within months."

Today, Santos has fully recovered, returned to her running routine, and resumed leading the cath lab team she has long supported.

Her message is simple and urgent.

"Working in cardiology, I've seen how early detection and self-advocacy save lives," she said. "Even when initial tests are normal, if something feels wrong, don't ignore it. Trust your instincts and speak up." ♦

## Pioneer Title Agency Named Arizona Housing Fund 2025 Partner of the Year

The Arizona Housing Fund (AZHF), a private sector fundraising initiative created to reduce homelessness in Arizona, has named Pioneer Title Agency its 2025 Partner of the Year. The award recognizes Pioneer Title Agency's ongoing and enthusiastic support for funding homes for Arizona neighbors experiencing homelessness. AZHF Founder Howard Epstein presented the award to Pioneer Title at their December 3rd company meeting.

Pioneer Title Agency offers clients the option of voluntarily donating \$25 or more to the Arizona Housing Fund at closing, and they match donations dollar-for-dollar up to the first \$100,000 in donations, doubling the impact. As of 2025, Pioneer and its clients have collectively contributed over \$150,000 to the Arizona Housing Fund.

"We believe everyone deserves to have a place to call home," said Michele Stalker, Pioneer Title Agency Director of Strategic Development. "With housing costs on the rise and a shortage of affordable housing available, the number of people facing homelessness in our area is at an all-time high. We are proud to support the Arizona Housing Fund in its effort to end the cycle of homelessness for low-income individuals and families, while creating a pathway to permanent housing with supportive services that ensure better outcomes for those who need it most. Together, we can put home within reach for the underserved in our community."

"Pioneer Title has been an incredible supporter of the Arizona Housing Fund through the years," said Epstein. "They stepped up as the first title agency to incorporate our Escrow Donation Program into their home closing process, offering every client the option of supporting the cause. This award recognizes the commitment of the Pioneer team to help fund critically needed housing for our neighbors experiencing homelessness."

To date, the Arizona Housing Fund has raised over \$2 million and awarded \$1.9 million in grants to 11 Arizona nonprofits for housing projects that will provide more permanent, supportive and affordable housing for hundreds of Arizonans in need. Arizona home builders who wish to get involved with the Arizona Housing Fund and make a donation for each new home sold can visit [www.arizonahousingfund.org](http://www.arizonahousingfund.org) to learn more.

### About Arizona Housing Fund

The Arizona Housing Fund (AZHF) is a component fund at the Arizona Community Foundation and a dedicated, sustainable fundraising source that helps Arizona nonprofits build more permanent and supportive housing for the state's most vulnerable residents. The Fund's equity grants support the construction of additional housing units with the goal of reducing homelessness statewide. Funding primarily comes from a voluntary escrow donation program, in which homebuilders, developers, agents, and title companies invite buyers and sellers to contribute to the AZHF. Tax-deductible donations from individuals, foundations, nonprofits, and for-profit corporations are also welcome. To learn more or to donate, visit [arizonahousingfund.org](http://arizonahousingfund.org).



The Arizona Housing Fund has named Pioneer Title Agency their 2025 Partner of the Year for their commitment to addressing homelessness in Arizona.  
Photo Credit: Arizona Housing Fund

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