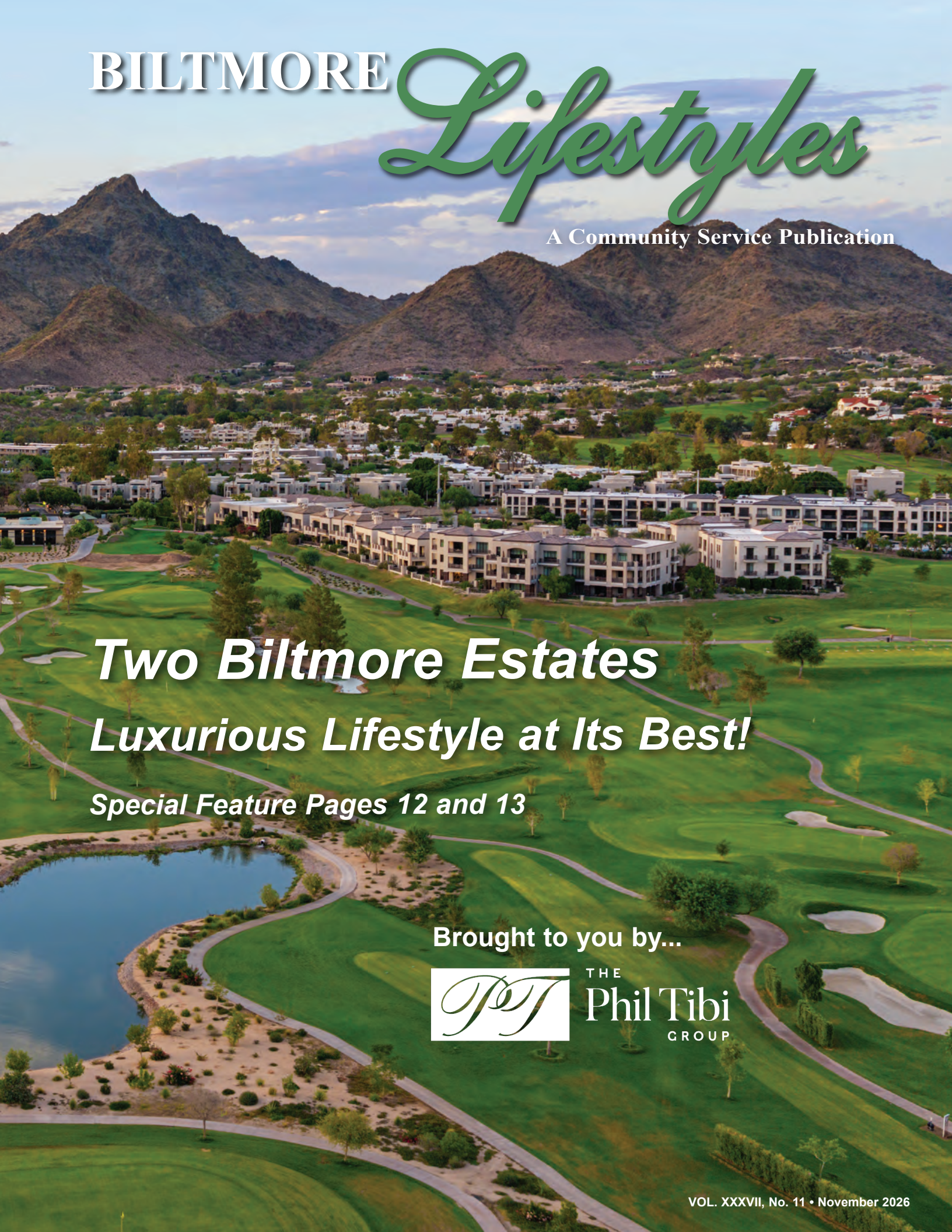
BILTMORE Lifestyles

A Community Service Publication



Two Biltmore Estates

Luxurious Lifestyle at Its Best!

Special Feature Pages 12 and 13

Brought to you by...

THE Phil Tibi GROUP

VOL. XXXVII, No. 11 • November 2026

THE Phil Tibi GROUP





RESORT STYLE LIVING

Two Biltmore Estates

$3,900,000

2 Biltmore Estates Dr, Unit 108, Phoenix, AZ 85016
2 bed + den | 2.5 bath | approx 3,400 sq ft

Set in the heart of the Biltmore, this residence is just steps from the iconic Arizona Biltmore Hotel and Golf Course. As one of the community's coveted end units, it features wrap-around balconies, abundant natural light, and a rare sense of privacy. Inside, an open floorplan showcases soaring ceilings, modern wood floors, and a gourmet SubZero/Wolf kitchen. Two ensuite bedrooms plus a versatile den offer flexibility for guests or a home office. Surrounded by mature landscaping and resort-style amenities, this home offers exceptional walkability and is minutes from Biltmore Fashion Park, Camelback corridor shopping and dining, and Sky Harbor Airport.





SWEEPING PANORAMIC VIEWS

Paradise Highlands

$4,100,000

6900 N Highlands Dr, Paradise Valley, AZ 85253
5 bed | 5 bath | approx 4,900 sq ft

Detached casita is available for rent at $2,000/month.
Perched on the mountainside in prestigious Paradise Valley, this exceptional home features breathtaking panoramic views of Camelback Mountain, spectacular sunrises and sunsets, and sparkling city lights stretching across the Valley. Nestled in one of Arizona's most sought-after residential communities, the property offers a rare combination of privacy, tranquility, and dramatic desert scenery. Additional features include a detached self-contained studio and a two-car garage. Experience resort-style living in a secluded location just minutes from world-class dining, shopping, golf, and hiking.

ArizonaBiltmoreRealty.com

COMPASS



Phil Tibi
Associate Broker
MBA, GRI, ABR, CRS
602.320.1000
Phil@TheTibiGroup.com

Scan to receive your ***complimentary*** *home valuation*

CURATED WHISKEY FLIGHTS

Rare. Allocated.
Worth discovering.

WHISKEY LOUNGE
STILL & BARREL
WINE PHOENIX CITY GRILLE PROVISIONS

THURSDAY–SATURDAY | 4–11 PM
5816 N. 16TH STREET | PHOENIX, AZ
STILLANDBARRELPHX.COM



Thanksgiving Menus from Miracle Mile Deli



Miracle Mile Deli is offering a full lineup of Thanksgiving favorites for pickup Wednesday, November 25th. Orders must be placed by Saturday, November 21st, and they will be closed on Thanksgiving Day.

Thanksgiving Family Feast – $245

Serves 6-8. Includes 3 pounds of oven-roasted white-meat turkey breast, 2 quarts homemade mashed potatoes, 1 quart homemade gravy, 1 quart homemade stuffing, 1 pint cranberry sauce, 1 quart baked macaroni and cheese, six Kaiser rolls and one whole pie.

Oven-Roasted Turkey Dinner – $25

Choice of white or dark meat served with homemade mashed potatoes and gravy, stuffing, cranberry sauce and Noble Rye bread.



Thanksgiving Sides & Extras

- Homemade mashed potatoes: $18/quart, serves 3-4
- Homemade gravy: $18/quart, serves 3-4
- Homemade stuffing: $18/quart, serves 3-4
- Cole slaw, potato salad or pasta salad: $18/quart, serves 3-4
- Cranberry sauce: $8/pint, serves 3-4
- Baked macaroni and cheese: $18/quart
- Hot pastrami: $37/lb., serves 3-4
- Hot brisket of beef: $35/lb., serves 3-4
- Signature Kaiser rolls or onion rolls: $24/dozen
- Large loaf of rye bread: $18, 24 slices
- Atomic horseradish: $8/pint



Whole Pies

Pumpkin, $24; pecan, $27; lemon meringue, $25; Boston cream, $25; coconut meringue, $25; apple, $25; cherry, $29.

Ordering & Pickup

Order deadline: Saturday, November 21st
Pickup: Wednesday, November 25th



From the Publisher…



November invites us to pause. Before the holiday calendars fill and the year slips into its final chapter, we have an opportunity to appreciate the people, places and everyday moments that make life in the Biltmore area so meaningful.

Here in our corner of Phoenix, autumn's pleasures can be wonderfully simple: coffee on the patio, an evening walk with a neighbor, or gathering around a table with the doors open to the night air. These are the moments that remind us that a beautiful lifestyle is about more than where we live. It is about how we connect.

At *Biltmore Lifestyles*, we are grateful for the opportunity to celebrate those connections. To our readers, thank you for welcoming us into your homes. To our local businesses and advertising partners, thank you for investing in this magazine and the community we share. And to everyone whose kindness makes a difference beyond their own front door, thank you for giving our neighborhood its heart.

As Thanksgiving approaches, I hope we will each find a way to turn appreciation into action. Shop with a local business. Reach out to someone spending the holiday alone. Support a cause close to your heart. Or simply tell someone how much they mean to you. From all of us at Biltmore Lifestyles, we wish you a warm and meaningful Thanksgiving.

Susan Aavang
Publisher, Biltmore Lifestyles

Call us! (602) 469-8484 • Email us! biltmorelifestyles@gmail.com
Visit our website! www.biltmorelifestyles.com

Publisher — *Susan Aavang*
Editor — *Julie Nicholson*



PhxArt Museum Receives Historic $5 Million Gift to Expand Sri Lankan, Asian Art Galleries

Phoenix Art Museum (PhxArt) announces a historic gift from Arizona-based philanthropist, physician, and biotechnology executive Sukumar Nagendran that establishes PhxArt as a leading U.S. art museum with a dedicated Sri Lankan art initiative. The gift creates the Nagendran Gallery for the Art of Sri Lanka and South Asia, dedicates the Dr. Sukumar Nagendran Wing for the Art of Asia, and provides ongoing support for acquisitions and exhibitions, scholarly research, and public programs designed to elevate South Asian artistic voices. The significant $5M gift also expands the institution's dedicated Art of Asia galleries to more than 9,500 square feet and deepens its commitment to the presentation and preservation of Asian art, one of the Museum's foundational collections. Opening November 13, 2026, the inaugural exhibition in the Nagendran Gallery highlights works by contemporary Sri Lankan artist Pala Pothupitiye, alongside a presentation of historical Sri Lankan art from the collection of the Fernando family.

"Since the founding of Phoenix Art Museum in 1959, Asian art has been a pillar of the institution, among its earliest acquisitions," said Jeremy Mikolajczak, the Museum's Sybil Harrington Director and CEO. "Over the decades, the Museum's Asian arts holdings have grown to include a significant and unique collection of historical Sri Lankan works that distinguishes the Museum nationally and provides a critical foundation for scholarship, interpretation, and public engagement. Dr. Nagendran's visionary generosity enables us to build on this strength and pair our exceptional historical holdings with robust programming focused on contemporary Sri Lankan and South Asian artists, which feels especially timely as Phoenix continues to grow as a global city with considerable Asian and Asian American populations. We are deeply grateful to Dr. Nagendran for this historic gift that not only expands our Asian art galleries and collections program but also advances our mission to foster connection, belonging, and dialogue as a civic and cultural resource for our community."

Nearly one fifth of the PhxArt Collection features works by artists who live, work, or originate from Asia, spanning more than 1,000 years of history. Among these holdings, the Museum's collection of Sri Lankan art stands apart for its exceptional depth, historical breadth, and rare concentration of masterworks drawn from the widely regarded Fernando Family Collection. Developed through a decades-long partnership with Phoenix-based collectors and philanthropists, Drs. Coleene and Barry Fernando and the late Quintus Fernando, PhD, the collection includes Buddhist sculptures, paintings on cloth and on panels, illustrated palm leaf manuscripts, and a newly uncovered body of original black-and-white photographs by Quintus Fernando. The manuscripts are especially notable for their craftsmanship, preservation, and art historical importance, representing a rarely exhibited aspect of Sri Lanka's literary and devotional traditions, while the Buddhist works reflect centuries of artistic innovation and spiritual practice. Equally remarkable are Fernando's photographs, discovered only within the past decade and believed to have been taken shortly before the family emigrated from Sri Lanka. Through transformative loans, gifts, and





Unit #204

Unit #704

Two Splendid Units for Sale At Esplanade Place:

Unit #204
2,417sf • $1,149,000
Updated and easy-care high-rise desirable upgrades await your arrival!

Unit #704
2,417sf • $1,249,500
Elevated views, A move-in ready unit with many thoughtful fine finishes!



Susan Polakof, CRS, ABR
Associate Broker / International
President's Elite Hall of Fame
Proud Resident of Esplanade Place Since 2003!
602-738-5500
susan.polakof@azmoves.com
SusanPolakof.com
coldwellbankerluxury.com

COLDWELL BANKER REALTY
EXECUTIVE SALES ASSOCIATE

2026 Sold Units At Esplanade Place:

PH-2	4,286sf	$3,950,000
#1101	3,550sf	$2,800,000
#604	2,417sf	$1,749,000

scholarly collaboration with the Fernando family, the Museum has emerged as a leading and internationally recognized steward of Sri Lankan art, with a significant collection of historical artworks highlighted in past exhibitions, including The Guardian of the Flame: Art of Sri Lanka (2003) and Legacy of Ceylon: Art and Photography of Sri Lanka (2021).

Nagendran's transformational gift builds upon and dramatically expands the Fernando family's legacy, positioning PhxArt as one of the world's foremost institutions dedicated to the study, presentation, and advancement of both historical and contemporary Sri Lankan artistic practice. Through Nagendran's gift, which provides vital endowment support, the Museum will pursue exhibitions, acquisitions, research, artist residencies, and international partnerships to increase visibility for contemporary Sri Lankan artists working within the region and throughout the global diaspora.

"Throughout my career, I have experienced the tremendous and transformational difference collaboration, curiosity, creativity, and intellectual rigor can make in the lives of people from all walks of life," said Nagendran. "Through this gift, I have the opportunity to build a partnership that explores and celebrates historical and contemporary Sri Lankan art on a global scale. Together, we can share not only the extraordinary artistic traditions of Asia, but also the stories, histories, and lived experiences of the Sri Lankan people, with the Museum's audiences and the world more broadly. It is my hope that this initiative will deepen cultural understanding, inspire future generations, and help preserve and elevate some of the most important artistic voices and works from my home region for decades, and centuries, to come."



The Museum inaugurates the Nagendran Gallery in November 2026 with Pala Pothupitiye: Mapping a Sri Lankan Consciousness, curated by Tushara Bindu Gude, PhD, Curator at the Foundation for Spirituality and the Arts. Pothupitiye draws from diverse visual, cultural, and mythological sources to interrogate Sri Lankan history, and the exhibition highlights his most well-known body of work, cartographic paintings that use maps of the island as backdrops for his imaginative portrayals of imperial and national ambitions, colonial desires, religious and ethnic identities, and modern-day conflict. A second body of featured work explores the artistry and aesthetics of the ritual dance community into which Pothupitiye was born and how the legacies of colonialism have influenced Sri Lankan artistic practice. To provide a foundational understanding for the vision of Sri Lankan history that guides Pothupitiye's art making, his work is placed in conversation with historical manuscripts and sculptures donated to the PhxArt Collection by the Fernando family, loans from the Fernando Family Collection, and photographs by Dr. Quintus Fernando that portray the island's post-independence heritage. ❖

Thanksgiving Dining Around the Valley
Here are a few options to help you celebrate!

Whether you're looking for a festive brunch, a traditional holiday feast or an elevated dining experience without the cooking and cleanup, several Valley restaurants are serving up something special this year.



Belmont Kitchen & Cocktails
www.belmontkitchenandcocktails.com

Belmont Kitchen & Cocktails is celebrating Thanksgiving with an elevated three-course holiday dining experience. Guests can enjoy a festive prix fixe menu featuring their choice of roasted turkey or prime rib, accompanied by traditional Thanksgiving sides and a seasonal dessert. The exclusive menu will be offered Thursday, November 26th, from 11:00 a.m. to 7:30 p.m., priced at $115 per adult and $75 for children 12 and under. Reservations can be made here.



Hash Kitchen
www.hashkitchen.com

Available now through December, Hash Kitchen is putting a fun twist on Thanksgiving classics with seasonal menu items, available at all six Valley locations. A few Thanksgiving-inspired highlights include:

- ***Carved Turkey & Stuffing Waffle:*** A cornbread stuffing waffle topped with hand-carved turkey, gravy, fried eggs and crispy onions.
- ***Carved Turkey Hash:*** Jalapeño cornbread stuffing and potato hash topped with hand-carved turkey, gravy, two poached eggs and crispy fried onions.
- ***Pumpkin Pancakes:*** Fluffy pumpkin pancakes topped with dark caramel and candied pecans.
- ***Pumpkin Spice Latte:*** A seasonal favorite served hot or iced.
- **Pumpkin Spice Espresso Martini:** A festive, boozy twist on a fall favorite.

Hash Kitchen will be open on Thanksgiving Day from 7:00 a.m. to 3:00 p.m. at all six Valley locations, making it a fun option for those looking to kick off the holiday with a festive brunch!



Mastro's
www.mastrosrestaurants.com

This Thanksgiving, Mastro's Restaurants in Scottsdale (City Hall, Ocean Club, and Steakhouse) invite guests to elevate their holiday with a luxurious dining experience. Indulge in Mastro's signature cuts, seafood selections, decadent sides and the Seasonal Cinnamon & Pecan Butter Cake, all in an elegant setting enhanced by live music for a festive ambiance. Whether you're gathering with family or friends, Mastro's offers the perfect place to make this Thanksgiving unforgettable. Reservations are highly recommended. ❖

Over Easy Debuts New Fall Menu

Over Easy is officially getting into the spirit of the season with a new lineup of limited-time fall dishes and drinks, bringing pumpkin, warm spices and autumn-inspired ingredients to brunch.

Available now, the fall menu includes:

- ***Pumpkin Bread French Toast*** – House-made pumpkin bread, battered and griddled, then topped with caramel, pumpkin mousse, gingersnap streusel and powdered sugar.
- ***Autumn Omelette*** – Three eggs with sautéed leeks and Brussels sprouts, potatoes O'Brien, crumbled goat cheese and hollandaise, served with a choice of side.
- ***Pumpkin Chai Latte*** – A non-alcoholic fall sip made with Press cold brew, chai tea, pumpkin purée and oat milk, topped with sweet cream cold foam and cinnamon.
- ***Pumpkin Spiced Martini*** – Pearl vodka, Press cold brew, espresso liqueur and pumpkin purée finished with a cinnamon garnish, basically fall brunch in cocktail form.



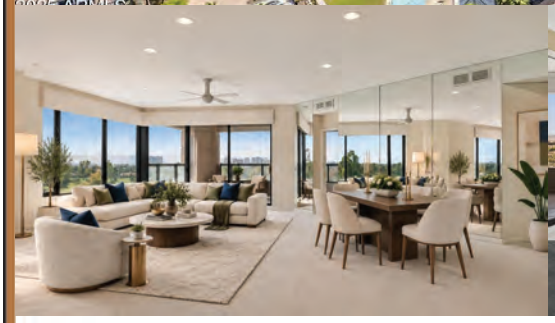
Founded in 2008, Over Easy has become one of Arizona's favorite breakfast and brunch destinations, known for its made-from-scratch menu, vibrant atmosphere and creative takes on brunch classics. With 19 Arizona locations, there are plenty of ways to get your pumpkin fix this fall. ❖





Discover the Difference at Crystal Point

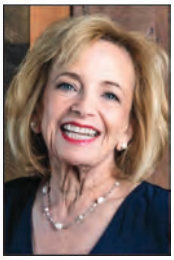






Unit 601
South facing, 2,409 sq ft
$775,000

Unit 803
North facing, 1,980 sq ft
$699,000



Debbie Frazelle | CLHMS | ABR

602.399.8540

debbiefrazelle.com
dfrazelle@cox.net

Top 2% of Coldwell Banker Agents Globally

Debbie Frazelle REAL ESTATE ESTABLISHED 2003

COLDWELL BANKER REALTY

~ Real Estate Update ~

Getting Your Arizona Home Holiday-Ready

By Debbie Frazelle, Coldwell Banker Realty



Celebrate the season with a home that feels warm, welcoming, and ready for holiday entertaining.

The holidays in Arizona have a charm all their own. While much of the country is bundling up against the cold, we enjoy crisp mornings, sunny afternoons, and the opportunity to celebrate both indoors and out. With a little preparation, your home can be festive, comfortable, and ready to welcome family and friends.

Start with a Fresh Welcome

First impressions matter! Clear away fallen leaves, tidy up the front entry, and add seasonal touches such as a beautiful wreath, colorful planters, or warm outdoor lighting. Choose desert-friendly plants and seasonal flowers that complement Arizona's natural landscape. A clean, inviting entrance sets the tone for the entire home.

Make Your Home Comfortable

Arizona's cooler winter evenings are perfect for entertaining, but they can bring chilly temperatures, too. Have your heating system serviced, replace air filters, and check that doors and windows are properly sealed. If you have a fireplace, make sure it is clean and ready to use. A few cozy throws, soft lighting, and seasonal accents can create a warm atmosphere.

Prepare Your Outdoor Living Space

One of the best parts of an Arizona holiday is enjoying the outdoors. Clean patio furniture, refresh outdoor cushions, sweep the patio, and add string lights or lanterns for evening gatherings. Check your outdoor heaters and lighting before guests arrive. If temperatures permit, your patio can become the perfect setting for cocktails, dinner, or a relaxed holiday brunch under the Arizona sky.

Add Festive Touches Indoors

You don't need elaborate decorations to make your home feel special. A holiday centerpiece, fresh greenery, a beautifully decorated tree, or a bowl of seasonal citrus can bring the season to life. Keep walkways clear, create comfortable seating areas, and consider a subtle seasonal scent to make guests feel at home.

Celebrate the Season, Arizona Style

Preparing your home for the holidays is about more than decorating, it's about creating a place where memories are made. Whether you're hosting a large family gathering or enjoying a quiet evening with a few friends, a welcoming home makes every celebration more meaningful.

Want a free-market analysis to tell you what your home is worth, give me a call Debbie Frazelle (602) 399-8540. ❖

Statistics from September 15th to October14th 2026

Homes for Sale	65	Homes Sold/Closed	5
Home Sales Pending	7	Rentals Furnished	4
Rentals Unfurnished	5		

For Sale

Biltmore Villa	1	$1,175,000
Cloister	7	$350,000-$445,000
Colony	4	$1,229,000-$1,750,000
Courts	5	$550,000-$779,900
Fairway Lodge	2	$1,450,000-$1,475,000
Greens	7	$1,690,000-$2,475,000
Heights	2	$683,000-$725,000
Hillside Villas	10	$1,360,000-$2,525,000
Meridian	8	$263,400-$455,000
Square	2	$1,350,000-$1,495,000
Shores	3	$1,299,000-$1,425,000
Taliverde	4	$1,725,000-$2,595,000
Terraces	9	$269,900-$565,000
Two Estate	1	$3,900,000

Pending Sales

Colony	1	Courts	1
Gates	1	Hillside Villas	2
Meridian	2		

Closed Sales

Colony	3	Courts	1
Hillside Villas	1		



MEND: Arcadia's New Multidisciplinary Wellness Collective

For most people, wellness happens in pieces: a doctor in one part of town, yoga class somewhere else, an acupuncturist across the Valley and a massage appointment squeezed in when there is time. MEND Wellness was created to offer a more connected way.

Founded by husband-and-wife team Elinore Beck and Dr. Michael Beck, MEND brings medical care, movement, holistic healing and restorative wellness together in one space in Phoenix's Arcadia neighborhood.

The experience begins with the space itself. Designed to feel warm, calming and elevated rather than clinical, MEND creates a welcoming, communal environment where people can slow down and feel at ease, whether arriving for a medical appointment, stepping into a yoga class or simply spending time between services.

"Wellness should become part of the rhythm of your life, not another item on your to-do list," said Elinore Beck, co-owner, general manager and yoga director at MEND Wellness. "The general population that's interested in wellness are going to multiple places for care, which is not only inefficient, but they're often left to connect all of those pieces themselves. We're putting everything together in one beautiful space, where different practitioners and modalities can work together to support full-body healing. All you have to do is get here."

MEND's multidisciplinary team spans concierge medicine, men's and women's hormone health, medical weight management, yoga, massage, acupuncture and Chinese medicine, Ayurveda, naturopathic medicine, Reiki, sound healing, chiropractic care, aesthetics, fertility wellness, IV therapy and more. While most services at MEND are designed for one-on-one care, others are intentionally shared. Couples can experience massage, Reiki and sound healing together, while MEND's yoga program gives members a consistent place to practice, build relationships and connect with the broader collective. Yoga members also receive preferred pricing on select wellness services throughout MEND.

"One thing I've learned through years of teaching yoga is that people are looking for more than a class. They want to feel like they belong somewhere," Beck said. "At MEND, that means knowing the people you practice alongside and having practitioners who know you and can connect with one another. We wanted to create a place where those relationships can grow over time and become part of how you care for yourself."

For Beck, the importance of that kind of support and connection became especially personal while navigating her own IVF journey. While medical care was central to the process, she also turned to yoga, acupuncture, Reiki and other practices to support her physical and emotional well-being.

The experience showed her firsthand how many forms of support can be needed at once. She wished for one place where those pieces could come together, surrounded by practitioners and a community that understood there was more to the fertility journey than what happened inside a doctor's office.

MEND Wellness celebrated its grand opening October 10th with a community open house and ribbon-cutting ceremony at its new space at 3601 E. Indian School Road in Phoenix. The event included wellness experiences, live demonstrations, mini consultations, guided tours and opportunities to meet the collective's practitioners. For more information about MEND, its practitioners and available services, visit www.mendwellnesscollective.com. ❖

Happy Thanksgiving from Linda Jeffries!

Looking for an Expert in Luxury Hi-Rise Living?

Linda Has Lived in High-Rise Condos for Over 20 Years!



LINDA JEFFRIES
Sales Consultant
M: 602.531.8333
linda.jeffries@azmoves.com
LindaJeffriesRealtor.com

LINDA JEFFRIES
Realtor | *Putting Clients' Needs First*

Diamond & Sterling Awards 2013 – 2018, 2021, 2024, 2025
Coldwell Banker International President's Circle 2019, 2020, 2023
Coldwell Banker President's Circle Elite 2022
Phoenix Magazine Top Agent 2020, 2021, 2022

International Diamond Society

Call Linda Jeffries for All Your Real Estate Needs 602-531-8333

Fall Flavors Meet Parisian Flair with Society Swan's New Seasonal Dishes

Bridging East Coast poise with Parisian charm, Society Swan, from Fox Restaurant Concepts, is part timeless American brasserie, part French daydream, and this fall it's offering a new seasonal lineup arriving October 15th, followed by an anniversary celebration October 22nd with martini and oyster specials available all day.

Blending seasonal ingredients and flavors with a nod to its French influence, the fall menu introduces Coconut Curry Mussels with burnt wine, roasted tomato, confit fennel and a garlic and herb baguette; Short Rib Bourguignonne with horseradish risotto, crispy Brussels sprouts, herb bread crumb and arugula; Lobster Carbonara with bacon lardons, charred corn, roasted tomato, black truffle, torn basil and pecorino; and exclusively at lunch, the Croque Madame Quiche with shaved ham, sautéed spinach, heirloom tomato, cheddar mornay and simple greens. Also joining the menu is the Smashburger with bacon, American cheese, pickle, red onion, shredded lettuce and Louis dressing, while the fan-favorite Golden Orchard salad with crispy squash, Brussels sprouts, quinoa, apple, pomegranate, goat cheese and honey walnut vinaigrette returns by popular demand.

To complement the savory dishes, the new dessert, Southern Buttermilk Tart with blueberry and pomegranate compote, lemon and vanilla mascarpone, offers a sweet finish. At the bar, The Centerfold cocktail with vanilla tea-soaked vodka, clarified passion fruit, orange oil and chilled sparkling wine offers a bright, bubbly pour.

As the go-to spot for champagne lunches, martini happy hours and buzzy see-and-be-seen dinners, Society Swan, recently ranked No. 14 on Yelp's 2026 Best New Restaurants, will mark its one-year anniversary with a touch of indulgence on Oct. 22, offering $15 martinis and $1 oysters available all day.

"As the weather cools down, people linger a little longer and the cooking gets richer and more comforting," said Dan Klein, regional manager of operations. "We wanted the new menu to lean into that, with dishes built around what's in season, plus a little of the playfulness guests expect from us. And for our anniversary, we kept the martinis cold and the oysters coming all day as a thank you to everyone who made our first year so special."



Society Swan is located at Scottsdale Fashion Square (7014 E. Camelback Rd., Suite 559) and is open Sunday-Thursday from 11:00 a.m. to 10:00 p.m. and Friday-Saturday from 11:00 a.m. to 11:00 p.m. For more information and to make a reservation, visit www.SocietySwan.com. ❖

KAUBOI Unveils Sunday Brunch: Fusing Japanese Artistry with Bold Southwestern Energy

KAUBOI, Scottsdale's premier destination where Japanese steakhouse mastery meets Southwestern extravagance, has debuted its all-new Sunday brunch program.

Bringing flame-kissed robata flavors, ocean-fresh sushi selections, and vibrant cocktail culture to daytime dining, KAUBOI invites guests to indulge in a multi-course tasting experience alongside high-octane table experiences. Plus, a lively DJ on the terrace from 10:30 a.m. to 3:30 p.m. to keep the good times rolling.



For $75 per guest, diners can experience a curated multi-course brunch menu:

- **For the Table:** Prepare your palate for a decadent feast. Guests get to enjoy a selection of both sweet and savory shareable starters including Cinnamon-Sugar Parker Rolls served with honey miso butter and strawberry yuzu jam, a Seasonal Fruit market plate, Japanese Mezze Plate featuring smoked salmon dip, edamame hummus, and Smoked Scottish Salmon with lavash and pickles.
- **Entrée Selections:** Select from classic morning staples transformed with modern Japanese technique, such as:
  - ~ **Filet Mignon Eggs Benedict:** English muffin, yuzu kosho, hollandaise.
  - ~ **6 oz Filet & Eggs:** Two eggs your way, steak fries, and kazami chimichurri.
  - ~ **Big Sky Fluffy Pancakes:** Strawberries yuzu jam, whipped miso butter.
  - ~ **K.F.C. (Kauboi Fried Chicken):** Togarashi honey, umami ranch, pickled carrots, and celery.
  - ~ **Chilaquiles:** Tortilla chips, fried egg, yuzu crema, and shishito verde.
  - ~ **Avocado Toast:** Poached egg, focaccia, herb salad.
  - ~ **Bullseye Eggs:** Two eggs baked in Japanese milk bread, tomato-miso sauce, shoestring potatoes.
  - ~ **Kauboi Burger:** Tobacco onions, bacon, cheddar cheese, Kauboi steak sauce.
  - ~ **Teriyaki Salmon Salad:** Iceberg lettuce, ninja radishes, carrot ginger vinaigrette.
  - ~ **Ahi Tuna Poke Bowl:** Sushi rice, charred edamame, furikake, pickles, onions, avocado.
  - ~ **Supplemental Upgrade:** Wagyu Fried Rice with scallions, chili crunch, soy egg yolk, and Wagyu short rib (+$25).

Seafood Bar & À La Carte Highlights:

- **Chilled Oysters:** Ponzu mignonette ($16).
- **Desert Heat Roll:** Spicy tuna, roasted poblano, yellowtail, and jalapeño relish ($20).
- **Scottsdale Roll:** Snow crab salad, charred jalapeño aioli, and avocado ($20).
- **Nigiri Plate:** Hamachi, Hon-Maguro, and Sake with habanero ponzu ($24).

Showstopping Beverages & VIP Bottle Service:

- **Mimosa Boat:** Presented on KAUBOI's signature boat with a choice of seasonal juices paired with Bisol Jeio Prosecco ($115), Billecart-Salmon Brut ($195) or Dom Pérignon ($495).
- **Caviar Bumps:** Available as an elevated add-on (+$15 per person).
- **Craft Brunch Cocktails:** Handcrafted creations like The Outlaw ($22), Jasmine Blossom ($26), and Jade Lantern ($19), plus zero-proof options including the Kyoto Pop ($9) and Samurai Soda ($9).
- **Tableside Bottle Service:** Premium VIP pours including Tito's ($275), Grey Goose ($350), Casamigos Reposado ($325), and Don Julio 1942 ($525) presented tableside with choice mixers and garnishes.

Visit www.kauboiscottsdale.com to make a reservation. Kauboi is located at 4415 North Buckboard Trail in Scottsdale. ❖









Durant's Steakhouse Honored and Grateful to Be Named One of America's 50 Favorite Restaurants by The New York Times

More than 75 years after first opening its famous back door on Central Avenue, Durant's Steakhouse has been named to *The New York Times*' 2026 Restaurant List, recognizing 50 of the newspaper's favorite restaurants in America right now.

Durant's is the only Arizona restaurant selected for the 2026 list, an honor that comes less than a year after the legendary Phoenix steakhouse was re-vamped and entered a new chapter under the ownership of Prime Steak Concepts, which is owned by James Beard-nominated brothers Mike and Jeffrey Mastro, along with their father Dennis Mastro, and business partner Scott Troilo. Prime Steak Concepts also now includes three generations starting with Dennis and his sons Jeff Mastro and Mike Mastro followed by their sons Jake, Zack, Nicholas and Dominick Mastro.



The national recognition from *The New York Times* is both an extraordinary honor and a humbling acknowledgment of generations of employees and guests who have made the restaurant one of Arizona's most enduring dining institutions.

"We are incredibly honored and truly grateful to see Durant's recognized by *The New York Times* alongside restaurants from across the country," said co-owner Jeff Mastro. "Durant's has never been just a restaurant. It is part of the fabric of Phoenix, built over decades by the people who have worked here and the generations of guests who have celebrated birthdays, anniversaries, business deals, first dates and family traditions around these tables. This recognition belongs to all of them."

The New York Times assembled a team of 16 reporters and editors who traveled throughout the country, dining anonymously and paying for their meals while searching for restaurants that stood out for their food, atmosphere, originality and the overall experience they create.

At Durant's, *The Times* found something that cannot easily be recreated: authenticity.

The newspaper highlighted the restaurant's unmistakable atmosphere as well as classics including its signature chargrilled porterhouse, 22-ounce prime rib, shrimp cocktail and wedge salad, alongside newer additions including fried deviled eggs, Boursin whipped potatoes and corn crème brûlée.

That balance between preserving what generations of guests love about Durant's and thoughtfully elevating the experience has been at the heart of the restaurant's newest chapter. Prime Steak Concepts purchased Durant's in 2025 with a commitment to protect the character, history and traditions that have made the steakhouse a Phoenix landmark since 1950. Following an extensive restoration, Durant's reopened in December 2025 with its newly revamped signature red booths, dim lighting, legendary back-door entrance and old-school steakhouse atmosphere intact.

"When we became the stewards of Durant's, we knew we were taking responsibility for something much bigger than a restaurant," said Mastro. "There is a soul to this place that you simply cannot manufacture. Our goal was never to reinvent Durant's. It was to respect its history, preserve what people love and make sure it continues for another 75 years. To receive this kind of recognition so soon after reopening is incredibly meaningful to our entire family and team."

Since opening in 1950, Durant's has become synonymous with old-school Phoenix dining. Generations of celebrities, athletes, business leaders, politicians, locals and visitors have walked through the kitchen entrance before settling into its unmistakable red booths for steaks, martinis and conversation.

Durant's Steakhouse is open 7 days a week and located at 2611 N. Central Avenue in Phoenix. To make a reservation for lunch or dinner, or for more information please visit www.durantssteakhouse.com. ❖



Where the Biltmore Lifestyle Comes Home

A rare corner unit residence at Two Biltmore Estates pairs gallery-worthy design with views of the Wrigley Mansion and the golf course.

Some homes ask you to imagine how you might live there....This one shows you. Set within the gated community of Two Biltmore Estates, this residence offers something increasingly hard to find in Phoenix: real privacy, paired with a location that puts the best of the Biltmore area just outside your door.



Soaring ceilings and an open floor plan create a space that feels both dramatic and easy, made for hosting a crowd or spending a quiet evening in. Automated patio doors disappear completely into the walls, turning the living area into an open-air room framed by the lush golf course and the historic Wrigley Mansion on the hill. It's the kind of view that makes guests stop mid-sentence. The kitchen is the centerpiece, anchored by sleek waterfall quartz countertops and outfitted for someone who takes cooking (and entertaining) seriously. A Sub-Zero integrated double refrigerator, Viking gas cooktop, double oven, and entertainment sink make it as functional as it is beautiful, and a spacious pantry with built-in shelving keeps everything in its place. Throughout the home, sculptural chandeliers and modern light fixtures read more like art than lighting, and a Sonos and Crestron surround sound system carries music and state of the art automation from room to room.

The primary suite feels like a private retreat. The bath is wrapped in marble, with a soaking tub set in a full slab surround and a walk-in shower lined floor to ceiling in bookmatched marble, complete with a rain head, wall-mounted head, handheld wand, bench, and niches. Dual vanities, thick-edge quartz counters, and a sit-down makeup station sit before a floor-to-ceiling mirrored wall accented by glass pendants. The oversized closet is a destination in its own right, designed like a luxury boutique for designer pieces and finished with a one-of-a-kind backlit statement mirror you'll notice from across the room. Thoughtful details continue everywhere you look. A custom built-in office offers integrated storage for working from home. The oversized laundry room features floor-to-ceiling cabinetry, a utility sink, and under-cabinet lighting. Even the garage is a showpiece, with exceptional built-in storage, dedicated 2 EV charging stations, and even a separate storage closet tucked behind.

Beyond the front door, Two Biltmore Estates delivers resort-style amenities: a lap pool, heated spa, fitness center, and a clubhouse with a gourmet kitchen, gathering space, outdoor shower, and BBQ area. And the neighborhood is hard to beat. The iconic Arizona Biltmore Resort, Adobe Bar & Grill, the Arizona Biltmore Golf Club, and the Wrigley Mansion are all steps away, with Biltmore Fashion Park shopping just down the road. The Camelback Corridor, SR 51, Phoenix Mountains Preserve trails, and Sky Harbor International Airport are all just minutes away.

If you would like a private showing of this exquisite property, please call Phil Tibi at 602-320-1000.

www.ArizonaBiltmoreRealty.com

THE Phil Tibi GROUP

COMPASS









Vuori Opens at Biltmore Fashion Park as PAIGE Signs Lease and Center Lawn Renovations Finish

RED Development has signed new retail leases with Vuori, which opened October 16th, and PAIGE at Biltmore Fashion Park, adding to the iconic property's growing momentum as renovations are finalized across the outdoor common spaces and a slate of fitness and art events begin.

Vuori, the coastal California-inspired premium performance apparel brand, opened in October in a 3,952-square-foot space next to Citrine. PAIGE, the international fashion label known for its denim, leather and lifestyle collections, will arrive near Alo in spring 2027, occupying 2,052 square feet.

"We're excited to expand our presence in Phoenix with a new shopping destination at Biltmore Fashion Park," said Paige Adams-Geller, co-founder and creative director of PAIGE. "Since opening our first Arizona store in 2019, we've been proud to build a strong relationship with the local community and look forward to continuing to grow our presence in the market."

Previously announced tenant La La Land is on track to open any time now. The popular Dallas-founded café is one of the fastest-growing coffee concepts in the U.S. and has built a community of avid followers in the Valley. The 1,261-square-foot location will serve the Biltmore neighborhood with its trend-driven signature coffee and matcha drinks.

Biltmore Fashion Park has also completed landscape renovations to its Center Lawn, widening and enhancing walkways, replacing turf, adding greenery and creating more space for events and gatherings. The updates will strengthen the sense of arrival for visitors while increasing the property's capacity to host year-round event programming by tenants and community partners. Following the renovation, the approximately 4,000 square feet of turf removed from the Center Lawn was donated to Vista College Prep's Hadley Campus, delivering a much-needed upgrade to a play area that had become heavily worn down from daily student use.





Programming on the Center Lawn kicked off in October with Sweat & Reset, a high-energy outdoor fitness series every Sunday. Presented in collaboration with [solidcore], lululemon and Life Time, each 60-minute class starts at 9:00 a.m. and is led by a different fitness studio each week. The property also hosted Paint & Sip: The Fashion Edit, an elevated art and fashion experience. Throughout the evening, a professional artist guided guests through sketching and painting two curated fall looks, modeled live and styled with apparel from on-site retailers. Guests enjoyed wine and light bites from Pomo Pizzeria, desserts from Too Sweet Cakes and complimentary hair and makeup touch-ups from Madison Reed and Citrine.

"This slate of new signings, upcoming openings and community events builds on an already remarkable year for Biltmore Fashion Park," said Mike Ebert, Managing Partner of RED Development. "In-demand brands like Vuori and PAIGE recognize the value of this location and the community it serves. The recent investment into the outdoor gathering areas reflects our commitment to refining the visitor experience across the property."

As the state's original luxury outdoor shopping and dining destination, Biltmore Fashion Park is home to more than 45 shops and restaurants, including national names and local favorites. Flagship retailers like Life Time, Ralph Lauren and Macy's anchor the center, alongside popular destinations such as Anthropologie, Pottery Barn, J.Crew, Williams Sonoma, Blanco Cocina + Cantina and Pomo Pizzeria.

For more information about Biltmore Fashion Park, visit www.ShopBiltmore.com. For more about RED Development, visit www.REDdevelopment.com. ❖





Quck Link Scan For Properties
BILTMORE
Arcadia • Paradise Valley &
Scottsdale Sales Since 1991
BERKSHIRE HATHAWAY HOMESERVICES | ARIZONA PROPERTIES
BERKSHIRE HATHAWAY HOMESERVICES
LUXURY COLLECTION
BERKSHIRE HATHAWAY
HomeServices
Arizona Properties
MICHAEL BRADEN
602-468-0108 Office
602-527-1166 Mobile
Arizona.Biltmore@Gmail.com
AzBiltmore.com

Seasonal Tasting Menu Brings Savory Autumn Ambiance to Nobu Scottsdale

Now is the season to fall in love with a new favorite dish at Nobu Scottsdale with the introduction of an updated Seasonal Signature Tasting Menu. The curated culinary journey, available now through January 3rd, features iconic Nobu dishes along with refined seasonal creations crafted by Nobu chefs for a multi-course experience that celebrates a unique take on traditional Japanese cuisine.

The experience begins with a savory starter, the Baked Oyster Shichimi Amazu, featuring fresh oysters baked in half-shells with an aromatic blend of spices and seasoning. Next is a Sashimi Tasting, featuring Nobu's signature Yellowtail Jalapeno, along with the Toro Special and Fluke Tiradito, with a crisp citrus base balanced by a savory hint of umami.

A Chef's Sushi Selection brings another course of diverse flavors and textures, with the Seared Bonito Yakumi Ponzu, Tai Matsuhisa Style, Salmon Wasabi Salsa and Ikura Sujiko Cup Sushi.

Next, a robust entrée course features the Glacier 51 Chilean Seabass, prepared with a black pepper crust and slow roasted garlic, then drizzled with a balsamic teriyaki glaze. Rounding out the main course is a rich Prime Heritage Angus Tenderloin dressed with anticucho, kabocha and seasonal pickles.

A decadent 'Mont Blanc' Cappuccino is the crescendo of the experience, with silky blend of chestnut milk chocolate nama ganache, burnt honey gelato and chestnut whipped cream topped with a delicate sprinkle of cocoa crumble.

This thoughtfully composed experience is ideal for both first-time and returning guests. Available nightly, with the final seating one hour before closing. Reservations are recommended. Guests may reserve their table through OpenTable. Complementing the Seasonal Signature Tasting Menu launch, Nobu Scottsdale's November Cocktail of the Month is the Shiso Fine created by Chef Javier Chavez. Perfect for an autumn evening, it's rich and layered, made with Lalo Blanco Tequila, fresh shiso herb and yuzu.

Nobu is located just outside the Luxury Wing entrance at Scottsdale Fashion Square. ❖









il Bracco Marks its First Fall in Scottsdale with New Seasonal Dishes



Just as patio season returns to the Valley, il Bracco, the Italian-inspired restaurant known for scratch-made cooking and buzzy atmosphere, is welcoming the season with refined fall dishes that let seasonal ingredients take the spotlight.

From rich, earthy mushrooms to sweet figs and fennel, the new lineup brings together fall flavors in thoughtfully crafted dishes made for effortless dining. The Marsala Trumpets pairs trompetti noodles, mushrooms, garlic and Marsala, while the Burrata Salad combines fresh burrata cheese with figs, grapes, walnuts, arugula and fennel in a white balsamic vinaigrette. New side dishes round out the table, including Seared Wild Mushrooms with garlic and thyme, and White Beans with Italian sausage and sage. Later in the month, Cioppino will be added to the seasonal menu, offering a fisherman's stew with crab, scallops, sea bass, shrimp and clams in a tomato saffron broth.

Consistently the Number one most-booked restaurant on OpenTable in Dallas, the Texas-born restaurant arrived in Scottsdale this spring as Western Addition Restaurant Group's first national expansion and has since built a growing following in the Valley. il Bracco Scottsdale is open Sunday through Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday from 11:00 a.m. to 11:00 p.m. ❖









Breathtaking Paradise Valley Custom Dream Home

10420 North 64th Place, Paradise Valley, AZ 85253

$6.5m • 6000 Square Feet • 1 Acre Lot • Single Level Custom New Build • Sky Viewing Deck

Experience the ultimate in luxury with this custom home completed in March of 2026. This contemporary new build is an absolutely stunning 5 bedroom, 4.5 bath, 4 car garage with 9000 square feet under roof and 6000 square feet of interior space. This was designed by the famed architecture firm Pathangay Architects which makes full use of this one acre lot with a sky deck with 360 degree view of the Valley. You don't want to miss this property.



Kurt Nishimura,
MBA, CLHMS Guild, CDPE & SFR
2023 National President of AREAA
Founder of AREAA Greater Phoenix Chapter
602-513-9335
Search Homes like a realtor using:
www.azrealestate-concierge.com

KN REALTY GROUP

COLDWELL BANKER

Best Agents REAL ESTATE EXPERT EXCELLENCE & INTEGRITY 2026


LOCAL FIRST ARIZONA PRESENTS
Certified Local
FALL FESTIVAL
A DAY TO CELEBRATE THE PEOPLE WHO MAKE ARIZONA
SATURDAY • NOVEMBER 7
DOWNTOWN PHX
HANCE PARK
10A.M.-4P.M.
250+ LOCAL VENDORS
localfirstaz.com/fall-fest
20 YEARS of LOCAL
CERTIFIED LOCAL FALL FESTIVAL
FREE EVENT
LOCAL
SHOPPING
FOOD
CRAFT BEER
GAMES
LIVE MUSIC
ACTIVITY ZONE
Arizona love
FREE GOODIE BAG FILLED WITH LOCAL SURPRISES FOR FIRST 300 ATTENDEES
SRP
LOCAL FIRST ARIZONA
HENSLEY Beverage Company

Celebrate the Season at Camelback Village Health Club & Spa

As the holiday season approaches, Camelback Village Health Club & Spa invites members and guests to trade end-of-year stress for pure relaxation. Throughout November and December, the spa is hosting an array of seasonal treatments, festive shopping events, and special promotions designed to help you look and feel your best while checking off everyone on your gift list.

November Spa Specials

- **Toasted Amaretto Body Special:** Exfoliate with a sweet, warm-scented amaretto sugar scrub, followed by an Eminence Barbados Cherry Body Masque to brighten skin, and a rich amaretto body butter with notes of cherry and almond to hydrate ($160 Member / $185 Guest | 60-Minutes).
- **Spiced Cocoa & Pumpkin Facial Special:** Hydrate dry desert skin with an Eminence Cocoa Facial Masque, followed by an enzyme- and antioxidant-rich Eminence Pumpkin Latte masque. Includes a PCA lactic toner to further exfoliate and stimulate collagen production, plus dermaplaning ($155 Member / $180 Guest).
- **Cherry and Sweet Almond Pedicure Special:** Exfoliate tired feet with a foaming cherry almond sugar scrub, smooth and hydrate with an Eminence Barbados Cherry masque, and finish with a rich amaretto body butter ($72 Member / $80 Guest).

December Spa Specials

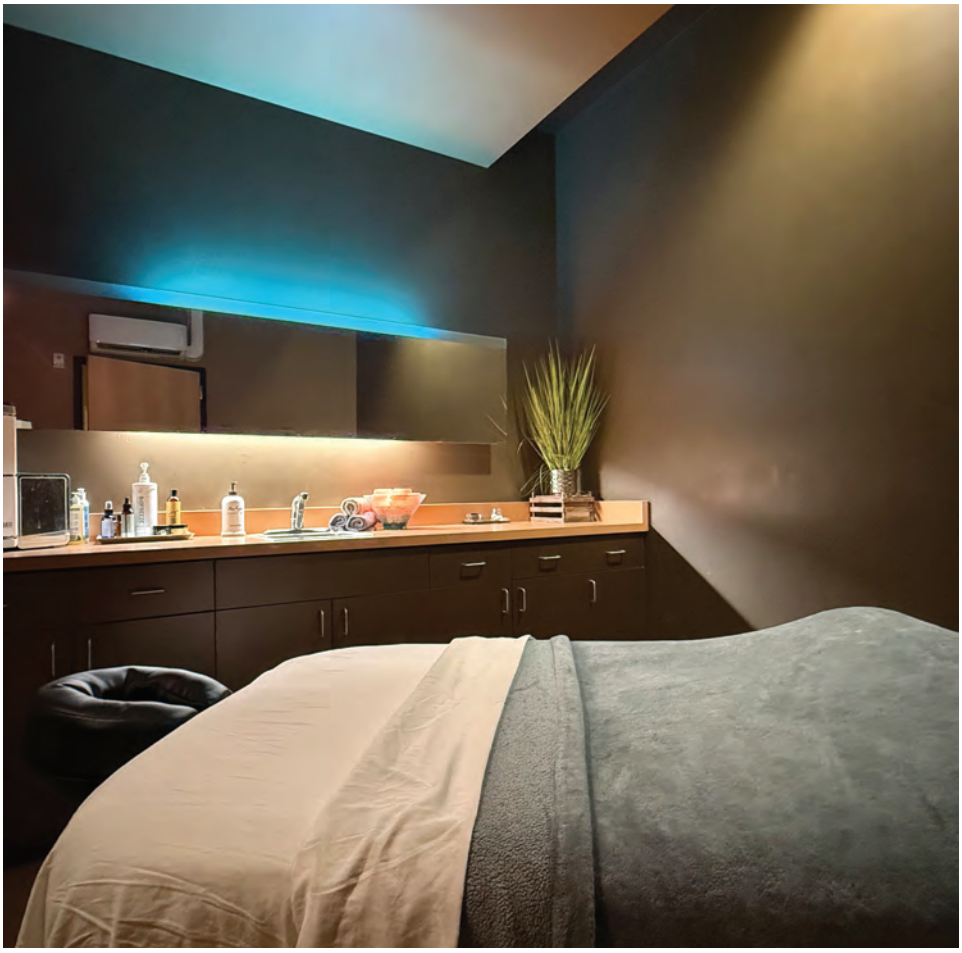
- **Arctic Berry Facial Special:** Brighten and hydrate your skin with a blend of acai, raspberry, blackberry, and hyaluronic acid. Includes dermaplaning to leave skin smooth and firm ($155 Member / $180 Guest).
- **Crushed Candy Cane Body Special:** Rejuvenate with a 60-minute experience featuring a peppermint-scented foaming sugar scrub, an Eminence Calm Skin masque with Arnica to soothe inflammation, and whipped peppermint vanilla body butter ($160 Member / $185 Guest).
- **Starlight Mint Pedicure Special:** Detoxify and soothe tired feet with a peppermint scrub, Eminence Clear Skin masque, and hydrating vanilla mint body butter ($72 Member / $80 Guest).

Holiday Events at Camelback Village

- **Lucky Star Jewels Trunk Show (Thursday, November 12th, 9:30 a.m. to 12:30 p.m. and Thursday, December 10th, 9:30 a.m. to 12:30 p.m.):** Discover timeless favorites, seasonal styles, and effortless pieces perfect for layering, gifting, or everyday wear. Members receive 10% off all purchases in the Spa!
- **12 Days of Spa (December 1st to December 12th):** Celebrate the season with daily specials, exclusive offers, and giveaways. Check the club app each morning for the special of the day!

Looking for flexibility? Between November 27th and December 25th, receive a $20 bonus card for every $100 spent in gift cards.

Whether you are seeking a quiet escape from the holiday hustle or looking for thoughtful gifts that sparkle, Camelback Village Spa is your local destination for holiday bliss. Visit www.villageclubs.com to book your appointments. ❖



Looking for a Realtor with *BILTMORE EXPERIENCE?*

Rebecca Heath



Multi-Million Dollar Producer

Executive Marketing Group

Mobile (602) 330-1860

REALTY EXECUTIVES ARIZONA TERRITORY

- Biltmore Greens 4 resident 39 years
- Real estate professional 43 years
- Consistent "Multi-Million Dollar Producer"
- Realty Executives #1 in Valley for 48 years!
- Committed to personal service and your success!

Lifestyles Service Directory

ACUPUNCTURE
Restorative Acupuncture (602) 266-8332

AIR CONDITIONING
Desert Rose A/C & Heating (480) 206-1082

AIRCRAFT SALES
Arcadia Jets (865) 591-2104

DRY CLEANERS
Park Avenue Cleaners (602) 957-9277

CARPET/TILE CLEANING
Epic Carpet & Tile Care (602) 300-3918
Extreme Clean (602) 616-2143

FITNESS
Discover Strength (520) 979-3303

FLOORING/CABINETS/REMODELS
Tbar Flooring (480) 204-0183

GROOMING
The Uptown Hound (602) 266-dogs

JEWELRY
Joseph Schubach (480) 946-6000
Molina Fine Jewelers (602) 955-2055

MAILING/PACKING/PRINTING
Biltmore Pro Print (602) 954-6517
The UPS Store (602) 952-8830

MASSAGE
Linda Becker, LMT, B.S. (602) 502-7118

MORTGAGE
Carolyn Briestensky (602) 312-4300

PAINTING
Gary Barr (480) 945-4617

PEST CONTROL
Burns Pest Elimination (877) 971-4782

PICTURE FRAMING
Express Art & Frame (602) 218-6379

PLUMBING SHOWROOM/SUPPLY
Central Arizona Supply (602) 943-3488

POOL SERVICE
Lizard Pools (480) 489-0713

PRINTING
Biltmore Pro Print (602) 954-6517

REAL ESTATE
Tucker Blalock (602) 561-0445
Oleg Bortman (602) 402-2296
Michael Braden (602) 468-0108
Carol Dries (602) 618-6999
Debbie Frazelle (602) 399-8540
Rebecca Heath (602) 330-1860
Linda Jeffries (602) 531-8333
Yvonne “Jett” McFadden (480) 628-2619
Cherie Malkoff (602) 677-8973
Kurt Nishimura (602) 513-9335
Susan Polakof (602) 738-5500
Tom “BIG T” Ross (602) 368-1904
Phil Tibi (602) 320-1000

RESTAURANTS
Keegan’s on Camelback (602) 955-6616
Phoenix City Grille (602) 266-3001

WINDOW COVERINGS
Desert Shades & Drapery (480) 264-7116



















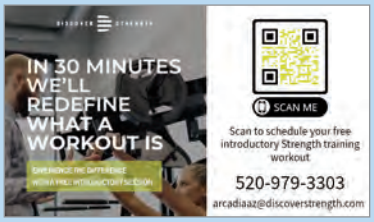


































Prominent Exclusive Brands Select Scottsdale Fashion Square for Entry to Arizona Market

With the addition of numerous new retailers in recent months, Scottsdale Fashion Square is reinforcing its reputation as the region's leading retail destination, favored among brands making their market debut. The shopping center, operated by Macerich (NYSE: MAC), one of the nation's leading owners, operators and developers of one-of-a-kind retail and mixed-use properties in top markets, is now the exclusive Arizona location for a collection of well-known brands including Diptyque, Hive & Colony, SKIMS and Studs.

Meanwhile, Tecovas recently expanded its Valley presence with a new store opening at Scottsdale Fashion Square.

"Our exceptional retailer mix is a key component of the unique experience shoppers have come to equate with Scottsdale Fashion Square," said Jaymes Bell, General Manager. "We are proud to be the region's preeminent destination for exclusive retailers who trust us to become partners in introducing their brands to a new high-performing market."

Prominent retailers now open at Scottsdale Fashion Square include:

Diptyque: In bohemian Saint-Germain-des-Prés, the artistic, intellectual and festive heart of 1960s Paris, three multidisciplinary artists were united by their shared sense of beauty, love of nature and insatiable curiosity. Since 1961, that passion for creativity and design has shaped a world-renowned perfume house, purveyor of a comprehensive line of home fragrance (including iconic candles), personal fragrance and body care.

Hive & Colony: Custom garments for men and women are built from 500-plus points of customization with measurements taken by proprietary 3D body scan. The privately held, family-owned company introduced that technology in 2008 from a mobile tailoring truck in Manhattan and now brings the same fitting experience to luxury showrooms nationwide.

SKIMS: Co-founded in 2019 by Kim Kardashian and Jens Grede, SKIMS is creating the next generation of women's underwear, loungewear and shapewear and setting new standards by providing solutions for every body. From technically constructed shapewear that enhances curves to underwear that stretches to twice its size, the brand's goal is to consistently innovate on the past and advance the industry forward.

Studs: An experiential retail and e-commerce brand, Studs has re-imagined the ear-piercing experience by offering consultative and expert needle piercing services, combined with a wide assortment of accessibly priced, on-trend earrings. The brand pioneered the concept of "Earscaping," helping customers curate, plan and style multiple ear piercings and jewelry combinations tailored to their individual anatomy.

Tecovas: Based in Austin, Texas, Tecovas brings the spirit of the West to the modern consumer. Handcrafting the best Western footwear, workwear, apparel and accessories, Tecovas has grown rapidly since its founding as the first digitally native Western brand in 2015, now serving customers online and at a growing number of stores across the country.

Complementing this slate of newcomers at Scottsdale Fashion Square, a recent expansion and renovation for longtime tenant Foot Locker reinforces continued support from notable international brands whose reinvestments demonstrate continued allegiance to the region's leading retail destination.

About Scottsdale Fashion Square

One of the nation's premier shopping destinations, Scottsdale Fashion Square is celebrating its 65th anniversary in 2026, reflecting a proud heritage of market-exclusive retailers and top-performing brands. With 1.9 million square feet and more than 200 shops and restaurants, Scottsdale Fashion Square's newly expanded and updated luxury presentation features nearly 60 unique-to-market retailers, as well as more than 40 of the world's finest contemporary luxury brands including Louis Vuitton, Dior, Saint Laurent, Gucci, Christian Louboutin, Cartier, Bottega Veneta, Bulgari, Prada, Versace, Balenciaga, Ferragamo, Jimmy Choo and Burberry. Adding to the luxury ambiance, a selection of upscale dining concepts invite shoppers to experience culinary delights at coveted destinations including Catch, Din Tai Fung, Elephante, Moxies, Nobu Scottsdale, Ocean 44, Society Swan, Teleferic Barcelona and Toca Madera. The shopping center was also recently honored as a Scottsdale History Hall of Fame inductee in recognition of its lasting and meaningful impact on the city. Additional information about Scottsdale Fashion Square can be obtained by visiting www.fashionsquare.com. ❖



FESTIVAL OF TALES RETURNS

Free Community Literacy Event

Paradise Valley Community College and Southwest Human Development host Festival of Tales, a free community literacy event. Families can enjoy a morning of live storytelling, theater, dance, music, arts and crafts, face painting and food trucks. Every child goes home with free books.



Paradise Valley Community College and Southwest Human Development host this free literacy festival twice a year, and the December event fills the PVCC Union Hills Campus with storytelling, cultural activities and hands-on fun for families with children of all ages. Every child who takes part receives free books.

The day includes live storytelling, theater and dance performances, small-group fairytale readings, a story-and-coding session, a library storytime with music and movement, and a sensory-friendly play space for children five and younger. Families can also enjoy arts and crafts, games, face painting, vendors, demonstrations, live music and food trucks.

The event will be held Saturday, December 5th from 9:00 a.m. to 1:00 p.m. at Paradise Valley Community College, Union Hills Campus, located at 18401 N. 32nd Street in Phoenix. For more information, visit the website at www.paradisevalley.edu/academics/festival-tales. ❖





Community Fundraiser
Jingle & Mingle Paint and Sip Benefitting
~ Hope Women's Center ~

Following the success of their inaugural Petals & Prosecco community fundraiser event, Hope Women's Center is thrilled to kick off the holidays with their Jingle & Mingle Paint and Sip on Friday, November 13th at 6:00 p.m. The festive, feel-good evening will bring together creativity, community and philanthropy to support women and teen girls across Arizona.

Guests will enjoy a fully guided holiday-themed painting workshop accompanied by charcuterie bites, seasonal sweets and mulled wine. While attendees will leave with their very own piece of holiday artwork, the impact of their ticket purchase goes much further. A portion of proceeds will directly fund a private seasonal painting party for Hope Women's Center clients, complete with an hour of free childcare.

It's a wonderful way to embrace the spirit of the season, connect with the local community and help make a lasting difference while simply enjoying a festive night out!

Event Details

- ***Date:*** Friday, November 13th, 2026
- ***Time:*** 6:00 p.m.
- ***Location:*** Hope Women's Center Headquarters 1640 E. McDowell Road Phoenix, AZ 85006
- ***Tickets:*** $100 per person
- ***Registration:*** Visit secure portal at https://secure.qgiv.com/for/fallfloralevent/event jingleandmingle

For more information, visit www.hopewomenscenter.org

#1 in the Biltmore for 12 Years in a Row!



BILTMORE HILLSIDE VILLAS
3 Bed | 2.5 Bath | 3,315 Sq Ft



BILTMORE VILLAS II
3 Bed | 3 Bath | 1,965 Sq Ft



COLONY BILTMORE 5
3 Bed | 3 Bath | 2,113 Sq Ft



BILTMORE HILLSIDE VILLAS 2
4 Bed | 3.5 Bath | 3,820 Sq Ft



COLONY BILTMORE
3 Bed | 2 Bath | 2,167 Sq Ft



TALIVERDE
3 Bed | 3 Bath | 3,139 Sq Ft

THE
BROKERY
LOCAL REAL ESTATE BROKERS

Tucker Blalock Managing Broker, Co-Founder
602.561.0445 | Tucker@TheBrokery.com
Oleg Bortman Associate Broker, Co-Founder
602.402.2296 | Oleg@TheBrokery.com
www.TheBrokery.com

LANDMARK
TITLE ASSURANCE AGENCY
A Shaddock Company

WHERE EXPERIENCE MATTERS
At Landmark Title we set the standard for personal attention, security and service, because what's important to you is important to us. Your needs are our priority, and we are dedicated to ensuring your satisfaction with every interaction.
www.LTAAG.com | 602.748.2800

Biltmore Publishing Company
736 East Windsong Drive
Phoenix, AZ 85048

PRSRT STD
U.S. Postage
PAID
Phoenix, AZ
Permit No. 1662

Your Dream Home Might Not be Online...*Yet.*

We have several exclusive off-market listings that haven't hit the active market... ***yet.***
If you're a buyer looking for a head start in today's market, let's talk.

CALL TODAY FOR ACCESS TO OUR LATEST OFF-MARKET PROPERTIES



FOR SALE
TALIVERDE *5 Bed | 4 Bath | 4,256 Sq Ft*



FOR SALE
BILTMORE HILLSIDE VILLAS *4 Bed | 3.5 Bath | 3,248 Sq Ft*



FOR SALE
BILTMORE GREENS 4 *3 Bed | 3.5 Bath | 2,725 Sq Ft*

THE
BROKERY
LOCAL REAL ESTATE BROKERS

THE **#1 REAL ESTATE TEAM IN THE BILTMORE**
FOR 12 YEARS IN A ROW



LANDMARK
TITLE ASSURANCE AGENCY
A Shaddock Company
WHERE EXPERIENCE MATTERS www.LTAAG.com | 602.748.2800

TUCKER BLALOCK Co-Founder | 602.561.0445 | Tucker@TheBrokery.com
OLEG BORTMAN Co-Founder | 602.402.2296 | Oleg@TheBrokery.com

WWW.THEBROKERY.COM