

32 LINGER LANE

Modern Farmhouse Designed for How Families Actually Live

PRE-COMPLETION PRICING ENDS MAY 2026



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| Estate: | 6,129 SF 0.42 Acre Lot 5 Ensuite Bedrooms 6 Full Baths 3 Powder Baths 3 Offices 1,524 SF 4-Car Garage Diving Pool & Lush Yard Outdoor BBQ Kitchen Fire Sprinklers |
| Main House: | 5,175 SF (4 Bedrooms 5 Full Baths 2 Powder Baths 2 Offices Bonus Room Loft) Vaulted Great Room w/Grand Staircase Whole-Home Smart System 2 Dishwashers 2 W/D Huge North-Facing Back Patio Large Balcony Secret Attic Playroom for Kids Custom Fireplaces |
| Casita: | 954 SF (1 Bedroom 1 Full Bath 1 Powder Bath Office Space Full Kitchen & Laundry) |

UPTOWN PHOENIX | CENTRAL CORRIDOR | BRIDAL PATH

Madison School District • Tree-Lined Cul-de-Sac • Walk to Acclaimed Restaurants and Shops

THE STORY

When Amber Behrens, the owner and designer of Falling Stars Design, designed and built her family's dream home, she knew she'd created something special: a modern farmhouse where every detail was designed from the perspective of a family actually living there, not just for show. From hosting 100+ person school parties to intimate gatherings of friends, the refrain was constant and consistent. Friends and clients who visited didn't just admire it; they asked if she could build one for them.

32 Linger Lane is that home.

Set on a tree-lined cul-de-sac along Phoenix's beloved Central Bridal Path, *32 Linger Lane* represents a rare opportunity: a brand-new custom home in one of uptown Phoenix's most established and walkable neighborhoods, where new construction is virtually nonexistent.

This isn't a developer's spec home built for a quick sale. This is a designer's labor of love; an iteration on the home she lives in with her family, refined with the insights that only come from experiencing a space with your own family day-in and day-out. Every closet, every cabinet placement, every play space, every dimension, every sightline, every unexpected detail exists because it solved a real problem or elevated a daily ritual for a family that lives in this home's inspiration.

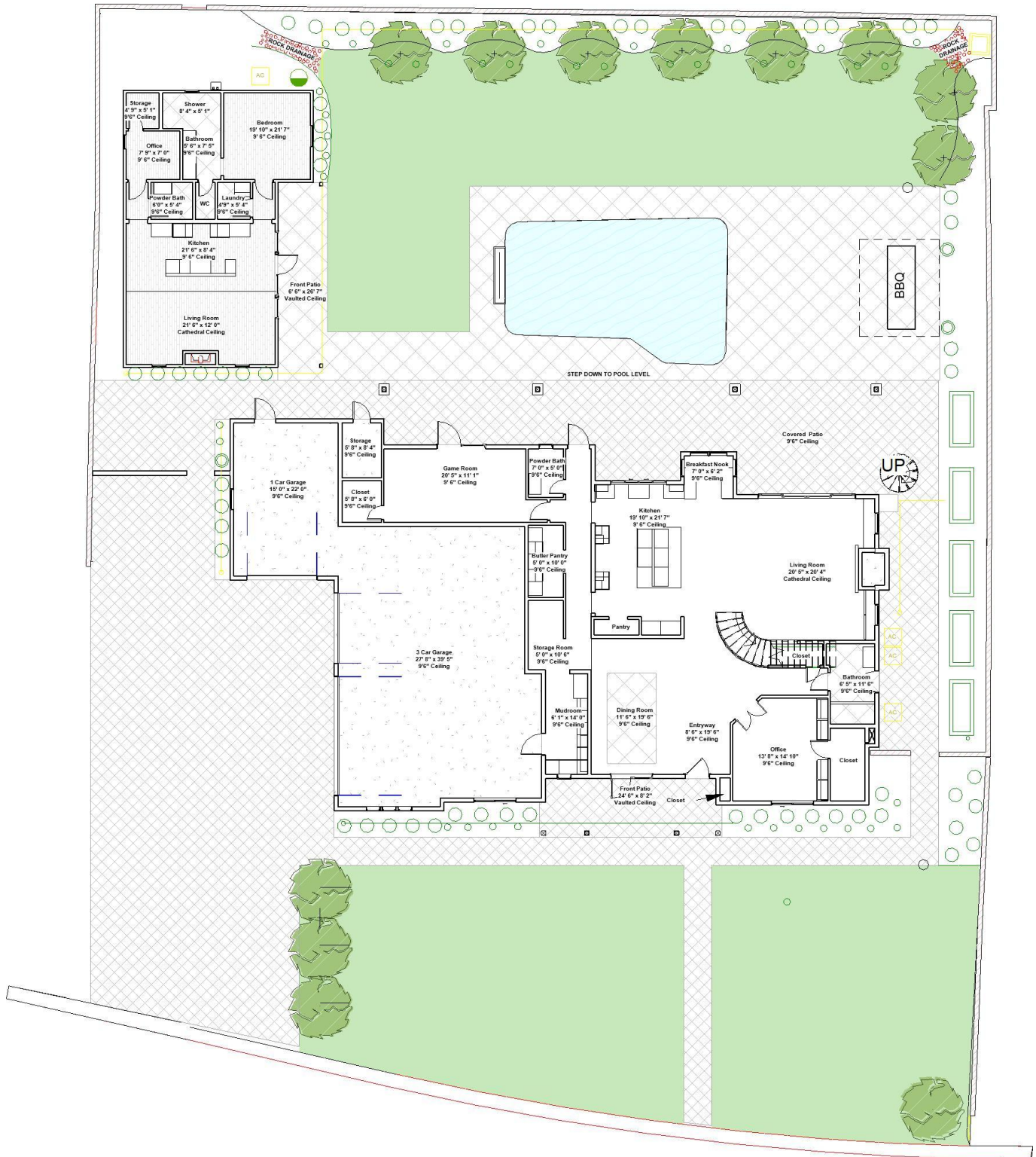
The result is 6,129 square feet of thoughtfully designed living space that feels both grand and livable, sophisticated yet warm: a rare balance in luxury homes and impossible to find in the beautiful, mature Uptown Phoenix neighborhood.



Main House Kitchen Rendering

LIVE THE UPTOWN PHOENIX LIFESTYLE

Morning coffee on your front patio while neighbors walk by with their dogs. Afternoon pool time with the kids. Evening entertaining on the back patio with mountain views. Weekend bike rides on the Central Bridal Path. Walking to dinner at Postino or brunch at Lydia's. This is the lifestyle 32 Linger Lane offers, and it's increasingly rare in Phoenix.



Estate Landscape Rendering

DESIGNED FOR FAMILY LIFE

ENTERTAINING & GATHERING

This home is designed for the way families actually gather. The open great room flows seamlessly to the covered patio; pass-through windows from the kitchen create effortless entertaining. The upstairs balcony offers mountain views for sunset gatherings, while the front courtyard welcomes neighbors and friends. The loft, bonus room, and secret attic playroom give kids their own spaces, while the diving pool and expansive yard make your home the natural gathering spot. You and your friends will enjoy sipping a glass of wine on the front patio while chatting with neighbors, dining on the back patio watching the kids swim, or enjoying a sunset from the balcony. The wood ceiling, custom masonry fireplace, and gourmet kitchen, all framed by the grand staircase, create a stunning centerpiece that naturally draws guests to linger. The thoughtful design invites conversation and connection, making your great room the heart of every gathering.



Great Room Renderings

Enjoy al fresco dining when you open the front French doors and extend the dining room to the front courtyard or when you BBQ out back and dine under the endless back patio. Extend your party to the back balcony, with access from your primary suite, upstairs breezeway or spiral staircase. Serve your guests through the pass-through window from the kitchen to the patio bar. When the evenings get cool, get cozy in front of the custom masonry fireplace and enjoy game night.



Patio Rendering

FAMILY-FIRST DESIGN

Every bedroom in this home includes a private ensuite bathroom, a rare luxury that transforms daily living. No shared bathrooms. No morning conflicts. Just privacy and convenience for every family member and guest. The mudroom off the garage entry provides organization for the family's shoes, backpacks, keys and more. An oversized 4-car garage with dedicated workspace ensures your vehicles and recreational equipment are protected and organized. Let the kids have independence in decorating their kids-only secret attic space they access from their closets. Provide a sense of intrigue (or simply secure storage) with a hidden closet off the main office. Witness endless delight as kids use the built-in slide to fast-track their passage from upstairs to the mudroom. Two dedicated offices (plus an office space in the casita) enable everyone to work from home or complete schoolwork without distractions.

Keeping up with a family is a never-ending chore. Things are much less hectic with the right conveniences. *32 Linger Lane* was designed to ease the burden. Two dishwashers and dual washer/dryer units streamline daily routines, while ample storage throughout keeps family life organized and stress-free. Two tankless water heaters ensure you never run out of hot water, even when everyone wants to take a bath at once. Dedicated electric car charging stations around the garage so you can always wake up with full range.

Your casita seamlessly integrates into your property, offering the privacy and amenities of a standalone guest suite. Perfect for multi-generational living, hosting out-of-town guests or use as an additional workspace. With a vaulted wood ceiling, custom masonry fireplace, beautiful kitchen, stunning bathroom, laundry and office space, your parents, grown kid or pampered guests will feel spoiled living amongst your family, but with separation.



Casita Rendering

PLAYFUL DETAILS KIDS WILL LOVE

Most luxury homes feel like museums where kids tiptoe around expensive furniture. Not this one. *32 Linger Lane* embraces the reality of family life, which means kids should actually enjoy living here.

The Built-In Slide: The crown jewel of kid-approved features: a custom slide from the upstairs hallway directly to the mudroom. Racing your sibling to the car? Late for school? Just want to make a dramatic entrance? The slide delivers. Parents love it too. It's the fastest way to get kids from bedroom to garage without the usual dawdling.

Secret Attic Playroom: Accessed only through the kids' bedroom closets, this hidden space is theirs alone. Perfect for building forts, hosting secret club meetings or simply having a space that's off-limits to adults.

Loft & Bonus Room: Dual spaces for game nights, movie marathons, sleepovers or teenage hangouts. These aren't afterthought spaces, they're designed for how kids actually use them, with room for gaming setups, reading nooks and friend gatherings.

Diving Pool with Play End: Not just a lap pool, this is designed for cannonballs, pool basketball and all-day summer fun. The shallow end means younger kids can play comfortably while older ones perfect their dives.

Huge Grass Yard: Increasingly rare in Phoenix new construction, your expansive lawn is perfect for soccer practice, backyard camping, water balloon fights or simply running around. The mature Live Oak provides natural shade and is ideal for a tire swing.

These aren't afterthoughts or indulgences, they're intentional design decisions from someone who's lived through birthday parties, playdates and the daily chaos of family life. Your kids will love this house. And more importantly, they'll remember growing up here.

SMART & SUSTAINABLE

Control the lights, thermostat, irrigation, pool system, garage doors, door locks and cameras from your phone or through your Alexa, Google or Apple home hub. Maintain your lush lawn and properly deep water your trees with the neighborhood's deep irrigation. Sleep with peace of mind knowing your home is protected with a full fire sprinkler system throughout. Know your property is built with high-end, timeless finishes that won't require constant remodeling. Enjoy life with your family rather than worry about keeping up with your property.



Main House Front Elevation Rendering

THE NEIGHBORHOOD

CENTRAL CORRIDOR / NORTH CENTRAL ON CENTRAL BRIDAL PATH

You're not just buying a house. You're buying a lifestyle that's increasingly rare in Phoenix: true walkability, lush, mature landscaping, a tight-knit community, a great school district and the kind of neighborhood where people actually know their neighbors.

WALKABILITY THAT'S ACTUALLY WALKABLE

Situated on Phoenix's beloved Central Bridal Path and 3/4 mile from the canal where you can start your long bike ride. Walk or bike to many of Phoenix's acclaimed restaurants and coffee shops. Feel a sense of calm every time you pull onto your tree-lined street in one of Phoenix's most sought-after locations.

SCHOOLS THAT MATTER

Families from all over the valley drive their kids to the Madison Elementary School District. You are situated right in the heart and can choose which school and program is best for your kids – Madison Meadows, Rose Lane, Park, #1 and MTA are all great schools. When the kids are ready for high school, you are perfectly situated for Madison Highland Preparatory, Brophy College Preparatory, Xavier College Preparatory and Sunnyslope High School. The Madison school district ensures strong resale value if you choose to downsize once the kids move out.

A MATURE NEIGHBORHOOD WITH VIRTUALLY NO NEW BUILDS

This neighborhood was built decades ago. Lots this size, on tree-lined streets like this, with new construction? It doesn't happen. When a property like this becomes available, it moves quickly.

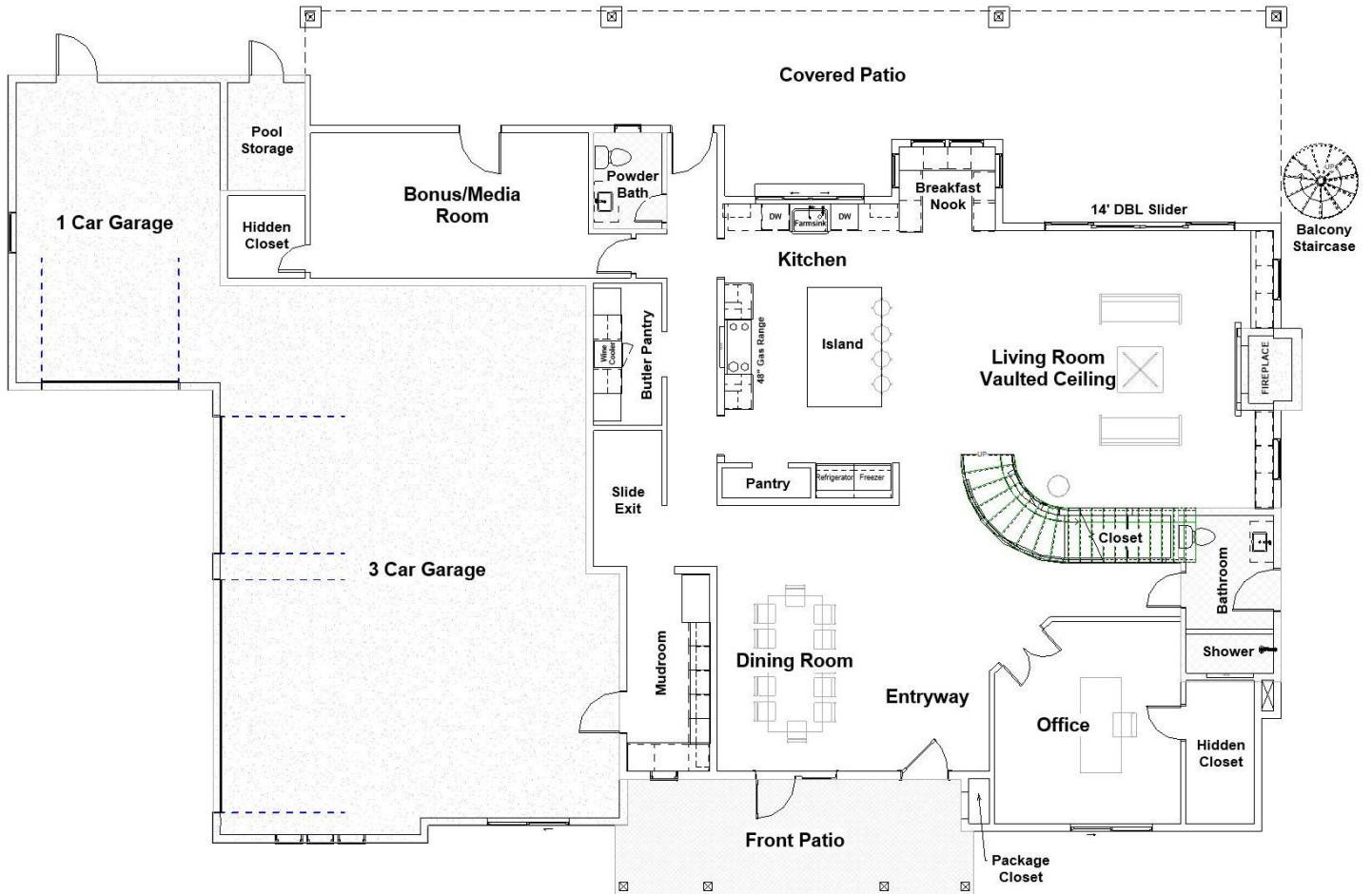
New construction in established Madison District neighborhoods is virtually nonexistent. Comparable new builds in Arcadia and Paradise Valley exceed \$5.5mm. This represents immediate equity and long-term investment security.



MAIN LEVEL

2533 SF | Full Bath | Powder Bath | Office | Bonus/Media Room | Mud Room

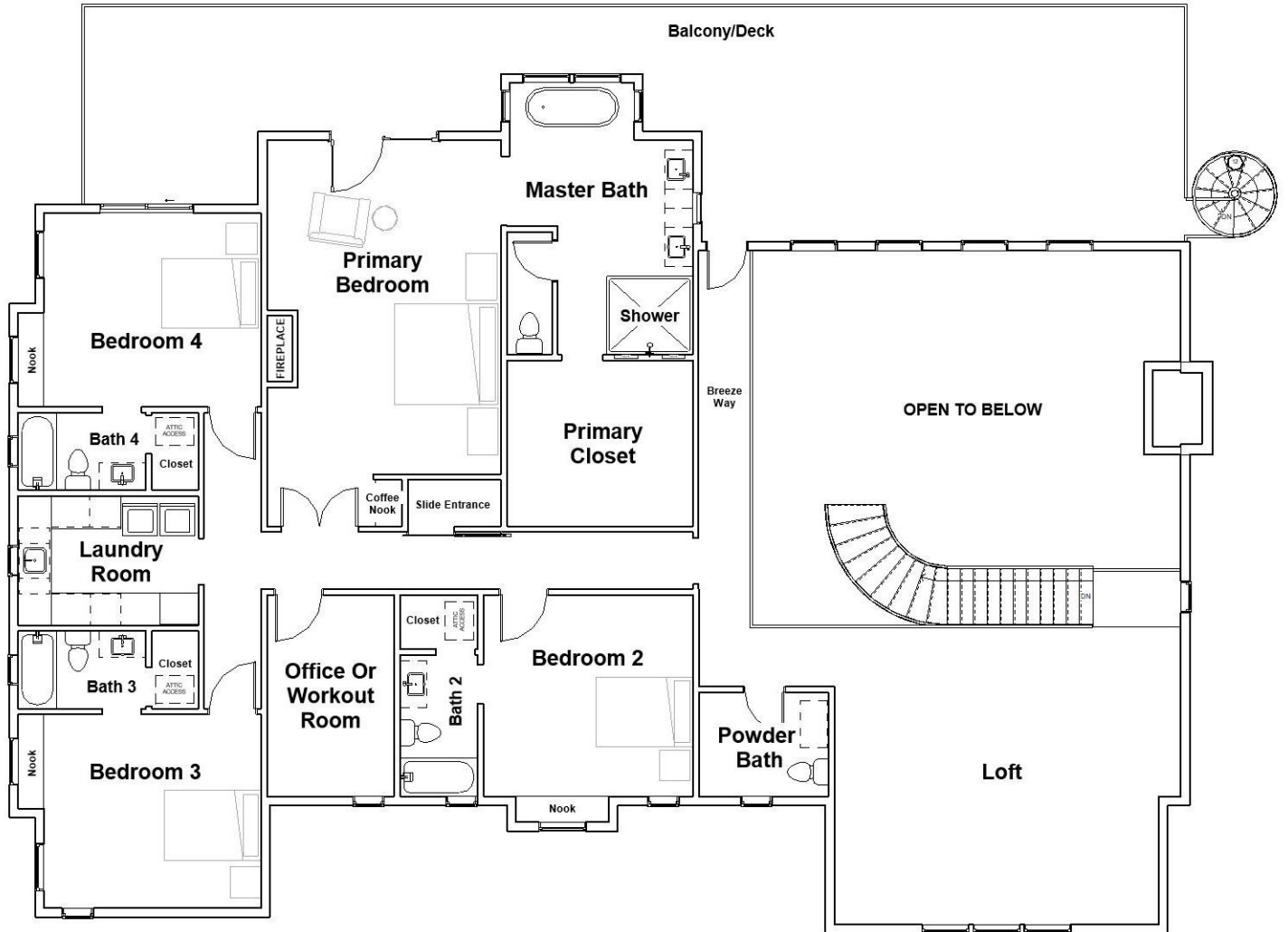
Oversize 4 Car Garage (1524 SF) | Great Room w/Vaulted Wood Ceilings & Grand Staircase



SECOND FLOOR

2642 SF | 4 Bedrooms (all Ensuite) | Powder Bath | Loft | Office | Laundry w/2 W/D

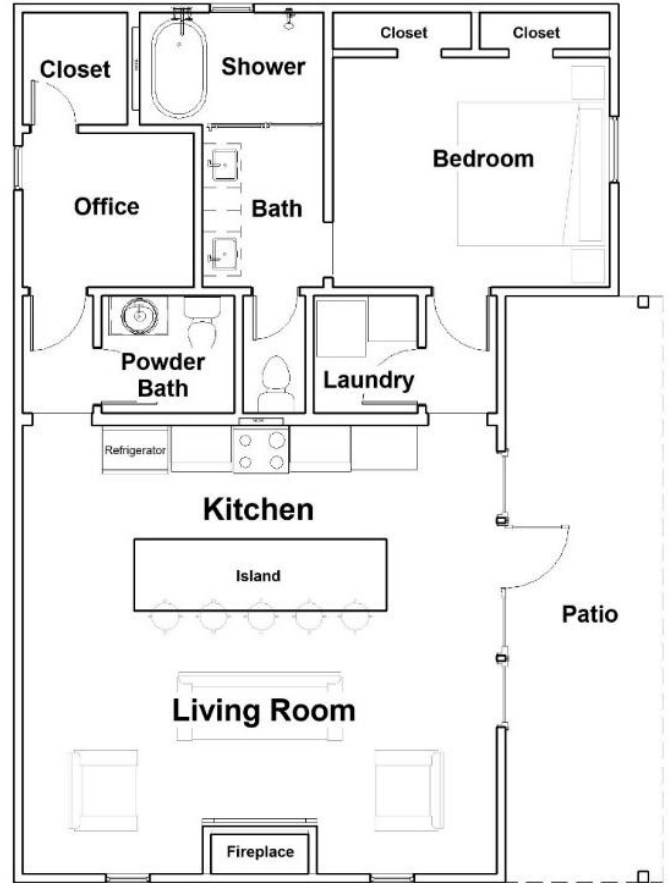
Large Balcony | Hidden Attic Playroom | Slide to Mudroom



CASITA

954 SF | 1 Bedroom (Ensuite) | Powder Bath | Office | Full Kitchen | Laundry Room

Designed for Guests or Multi-Generational Living



ABOUT THE BUILDER

Falling Stars Design is a boutique design-build firm specializing in custom homes where every detail is considered from the perspective of families actually living there.

Unlike traditional spec builders optimizing for quick sales, Falling Stars Design approaches each project as if building for a family they know and love. The result is homes with the kind of thoughtful details you only think of when you've lived through the inconveniences of poorly designed spaces.

32 Linger Lane is an evolution of the designer's own home - refined, perfected and built on one of uptown Phoenix's most desirable streets.

SCHEDULE YOUR PRIVATE SHOWING TODAY

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