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# New subdivision to bring 100 homes to northeast Phoenix

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By Brittany Smith

The Republic | azcentral.com

Tue Apr 9, 2013 9:06 AM

A new single-family subdivision is planned for a site in northeast Phoenix that once was [home](#) to horseback-riding stables.

The infill project, known as Santa Rita, is at 4421 E. Grovers Ave. One-hundred homes will be spaced across 19.5 acres, according to Sue Goodrich, vice president of sales for Cachet Homes, which is developing Santa Rita.

The neighborhood's proximity to Loop 101 and Arizona 51, as well as to Desert Ridge Marketplace and local schools, contributed to Cachet's interest in the property, Goodrich said.

Homes will be between 1,700 and 2,700 square feet with pricing anticipated in the low \$300,000s.

Santa Rita will be a new community in an area where existing homes tend to be between 15 and 30 years old, Goodrich said.

"Buyers love purchasing in a new-home community with today's energy features, tile roofs," Goodrich said in an e-mail. "Our background as a custom homebuilder gives us a chance to bring some custom features into production housing."

Those features include innovative floor plans, niches and unique elevations, she said.

Cachet bought the location, which used to be Santa Rita Stables, at the end of 2012.

Phoenix Councilman Jim Waring, who lived in a neighborhood near the project until the end of 2012, said, "It became apparent people had issues with the horse property being used the way it was and were happy about [houses](#) going in."

Waring recused himself from the property's rezoning vote because he said it would have directly impacted his home's property value, which would have been a conflict of interest.

Workers are improving the site's infrastructure, including water and sewage. Model construction is planned to begin in May, with models opening in September. The

first move-ins are slated for November or December of this year, Goodrich said.

Cachet has developed projects throughout the Valley, including at Scottsdale's Encore at Grayhawk, Mesa's Las Sendas and Phoenix's Arcadia Grove communities. Outside of Phoenix, Cachet has communities in Flagstaff, Prescott and Sedona.



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 **John Taber**  
 More exploitation of the disappearing horse property in the valley . Lets put up another sea of stucco, styrofoam and chicken wire homes, just what we need. The guy who removed himself from the vote has probably already made his back room deal with the developer and pols.

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