

DISCOVER YOUR SCOTTSDALE RETREAT

Welcome to **The Rocks at Pinnacle Peak**—a private, member-owned luxury residence club designed for discerning buyers seeking a sophisticated, low-maintenance vacation home in the heart of Scottsdale, Arizona. Located on 22 acres of pristine Sonoran Desert, this exclusive community offers panoramic views of Pinnacle Peak, Troon Mountain, Four Peaks, and the McDowell Mountains—all just moments from world-class golf and fine dining.

LUXURY VILLAS WITH TIMELESS DESIGN

Each three- and four-bedroom villa is masterfully crafted by acclaimed architect Bing Hu and comes fully furnished in elegant Southwestern hacienda style. With two master suites, gourmet kitchens, spacious living areas, private terraces, and spa-style bathrooms, these villas provide comfort and privacy with high-end finishes including Wolf and Sub-Zero appliances.

Ownership options include 30 wholly owned residences and 10 fractional ownership villas with 1/7th deeded shares—giving you full real estate rights and flexible usage.

OWNERSHIP BENEFITS

Owning at The Rocks means having your own luxury home without the responsibilities of full-time maintenance. Enjoy resort-style living with:

- Daily housekeeping and upkeep
- Grocery pre-stocking and bell staff
- On-site concierge for reservations and event planning
- Chef-prepared in-residence meals
- Daily continental breakfast and weekly receptions

Each deeded ownership includes title insurance, a shared interest in the community's furnishings and amenities, and voting rights in the homeowner's association.

PREMIER AMENITIES FOR EVERY STAY

As a member, you'll enjoy:

- **24/7 Staffed Gatehouse & Personalized Arrival**
- **Private Outdoor Terraces** with plunge pools, BBQs, and fireplaces
- **The Clubhouse** with spa, fitness center, lap/recreational pools, and lounge/bar
- **Concierge Services** to arrange everything from tee times to private dining
- **Luxury Spa & Fitness Center** with massage rooms, steam areas, and top-tier equipment

GOLF ACCESS LIKE NO OTHER

Thanks to our partnership with Troon Golf, ownership at The Rocks includes preferred access to Scottsdale's top courses:

- Book tee times up to 90 days in advance
- Play at Troon North, The Boulders, Eagle Mountain, and more
- Enjoy charging privileges at Troon North

EFFORTLESS TRAVEL & STORAGE

Owners enjoy personal storage for golf clubs, wardrobe essentials, and more—making every arrival and departure seamless. Just pack light and relax.

FREQUENTLY ASKED QUESTIONS FOR BUYERS

Is The Rocks a timeshare? No. Ownership is deeded real estate with flexible usage rights, resale opportunities, and inheritance options—not a timeshare.

What's included in the villas?

- Multiple master suites
- Full kitchens and dining areas
- Fireplaces, entertainment systems
- Private spool (spa/pool) terraces
- Outdoor kitchens and dining areas
- High-speed internet and wireless printers

What services do owners receive?

- Daily housekeeping and villa maintenance
- Concierge assistance for dining, events, and golf
- Chef-prepared meals and “Ready to Grill” options
- 24/7 bell staff and pre-arrival preparation

What are the annual dues? Dues cover everything—utilities, maintenance, staff, internet, landscaping, repairs, and a reserve fund for future upgrades.

Can I resell or rent my villa? Yes. Your ownership can be sold via MLS with licensed agents. Rentals are managed according to HOA policies.

What kind of community is this? This is a secure, gated, high-end residence club governed by its members and managed professionally by Troon Golf.

KEY VILLA FEATURES

- 3,000+ sq. ft. of interior space
- Two master suites with spa bathrooms

- Outdoor living space with hot tubs and BBQs
- Gourmet kitchens with premium appliances
- Workstations and high-speed Wi-Fi
- Two-car garages and private owner storage
- Optional chef, babysitting, laundry services

MEMBERSHIP SCHEDULES

RPMP MEMBERSHIP

- Annual calendar runs October–September
- Members enjoy 4 Planned Weeks + 2 Long-Term Space Available Weeks
- Bookings open June 1; confirmations by July
- Villas included: 138, 139, 140, 133, 134, 129, 131, 111
- Eligible for Timbers Trade Program (up to 4 exchanges/year)

SONORAN MEMBERSHIP

- Annual calendar runs September–August
- Members enjoy 6 Planned Weeks (2 each in Fall/Spring, Winter, Summer)
- Villas included: 136 & 137
- Friday–Friday schedule for planned weeks
- Eligible for Timbers Trade Program (up to 4 exchanges/year)
- Includes 2 Long-Term and 1-at-a-time Short-Term Space Available Weeks
- 3- and 4-bedroom deeded ownerships; 4-bed owners guaranteed a 4-bedroom villa
- Rentals allowed for planned weeks (no third-party platforms)

VISIT, STAY, AND OWN

The Rocks at Pinnacle Peak offers a rare blend of private luxury and smart ownership. Whether you're seeking a tranquil escape or an active Scottsdale lifestyle, this is the vacation home solution you've been waiting for—without the hassle.

Ready to tour or have questions? We're here to help you make The Rocks your home away from home.











