



YOUR INSIDER'S RELOCATION GUIDE

Moving to the *White Mountains*

Everything you need to know about buying a home and building a life in Arizona's high country — from someone who lives it every day.

PINETOP · LAKESIDE · SHOW LOW

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WELCOME

A cooler, calmer *way to live*

If you're reading this, you've probably felt it — that pull toward tall pines, four real seasons, and a slower pace only a couple hours from the Valley. You're not alone, and you're in exactly the right place.

I'm Shawn Wirtz, a full-time REALTOR® with Advantage Realty Professionals and a longtime local in Pinetop-Lakeside. I've spent years helping families trade Phoenix traffic and 115° summers for cabin porches, lake mornings, and a community where neighbors still wave. This guide is the conversation I have with almost every buyer who calls me about relocating — put on paper so you can start with your eyes wide open.



~6,900'

ELEVATION

4

REAL SEASONS

~3 hrs

FROM PHOENIX

2015

SERVING BUYERS SINCE

"The White Mountains aren't a vacation you take — they're a life you get to keep. My job is to help you land in the right spot for the way you actually want to live."

WHY PEOPLE MOVE HERE

The high-country *trade-up*

At roughly 6,900 feet, Arizona's White Mountains offer something the desert can't: cool summers, snow-dusted winters, and a canopy of Ponderosa pine to the horizon. For many buyers, the move starts as an escape from Valley heat and ends as a permanent change of life.

THE CLIMATE

Escape the heat

While Phoenix bakes, summer highs up here sit comfortably in the 70s–80s with cool nights. Fall turns golden, winter brings real snow, and spring is crisp and green.

THE LIFESTYLE

Outside your door

Lakes, trails, forests, and fishing are minutes away, not a road trip. Recreation isn't an event here — it's the daily backdrop.

THE ACCESS

Close, not cut off

Roughly a 3-hour drive from the Phoenix metro — near enough for weekend cabin life, far enough to feel like a different world.

THE COMMUNITY

Small-town roots

Local festivals, friendly neighbors, and a genuine sense of belonging — with medical, grocery, and dining all close by.

"Most people think they're buying a house up here. What they're really buying is their weekends, their mornings, and the version of their family that spends more time outside."

KNOW THE AREA

The towns of the *White Mountains*

Each community here has its own personality. Finding your fit is half the fun — here's the honest shorthand I give buyers.

HEART OF THE PINES

Pinetop-Lakeside

Tall pines, cabins, lakes, dining, and a walkable feel. A favorite for second homes, retirees, and the "in the trees" lifestyle.

WIDE-OPEN VALUES

Snowflake & Taylor

Gentler, sunnier high-desert country. Bigger lots, horse property, and strong value for buyers who want land and elbow room.

LAKES & LIVING

Lakeside

Rainbow Lake, forested neighborhoods, and easy amenities. Popular with full-time residents and Blue Ridge school district families.

DEEP WOODS

Heber-Overgaard

Quiet, heavily forested cabin country along the Mogollon Rim. Ideal for privacy and true getaway seclusion.

THE HUB

Show Low

The area's commercial center — hospital, shopping, services — with more open terrain. A practical home base with quick access to it all.

NOT SURE YET?

Let's match you

Tell me how you want to live — cabin retreat, lake house, horse property, or full-time family home — and I'll point you to the right towns first.

YEAR-ROUND LIVING

Four seasons, *four reasons*

One of the biggest surprises for buyers coming from the desert: up here, the calendar actually changes. Here's what a year of mountain living looks like.

SPRING

Green & quiet

Crisp and green before the summer crowds. Trout season opens, trails dry out, and it's a beautiful — and often smart — time to buy before demand climbs.

FALL

The local favorite

Aspens and oaks turn gold, the air goes cool and clear, and the pace relaxes. Prime time for scenic drives, hunting, and settling in.

SUMMER

The main event

Highs in the comfortable 70s–80s while the Valley scorches. Lake days, camping, golf, and porch evenings. Second-home demand peaks now.

WINTER

Cozy cabin season

Real snow — enough for sledding and skiing at nearby Sunrise Park Resort — without brutal cold. A quieter market with motivated sellers.

"Buyers always ask which season is best to move. The truth: each one opens a different kind of opportunity. Tell me your timeline and I'll tell you how to play it."

THE LIFESTYLE

Your backyard is *1,000 square miles*

People don't move here for the house alone — they move for everything around it. The White Mountains are one of Arizona's premier recreation regions, and most of it is minutes from home.

ON THE WATER

Lakes & fishing

Rainbow, Woodland, Show Low, and Fool Hollow Lakes put trout fishing, kayaking, and boating right in your neighborhood.

IN THE SNOW

Winter sports

Skiing and snowboarding at nearby Sunrise Park Resort, plus sledding, snowshoeing, and cross-country close to home.

ON THE TRAILS

Hiking & biking

Hundreds of miles of forest trails — including the White Mountains Trail System — for hiking, mountain biking, and walking the dog in the pines.

FAIR WEATHER

Golf & more

Mountain golf courses, horseback riding, ATV and off-road trails, camping, hunting, and wildlife everywhere you look.

"Whatever pulls you outside — a fly rod, a mountain bike, a horse, or just a quiet porch — there's a home up here positioned to make it a daily habit. Finding that fit is the fun part of my job."

THE PRACTICAL STUFF

Schools, essentials & *the homes here*

Mountain living still comes with everyday life, and the area is well-equipped for it. Families are served by respected local districts including Blue Ridge Unified and Show Low Unified, plus charter and private options. Show Low anchors the region with a regional hospital, shopping, restaurants, and services — so you're never far from what you need.

SIGNATURE

Mountain cabins

Tucked in the pines, from cozy weekenders to year-round retreats.

WATER VIEWS

Lakeside homes

Walk-to-the-lake living around Rainbow, Woodland, and Show Low lakes.

SPACE & PRIVACY

Land & acreage

Build your own, or simply buy the space and privacy that's hard to find anywhere else.

ROOM TO ROAM

Horse & ranch

Especially out toward Snowflake, Taylor, and the open high desert.

NO COMPROMISE

Luxury retreats

Elevated finishes, views, and privacy for buyers who want the mountains without compromise.

ROOTS

First homes

Approachable neighborhoods and starter properties for putting down full-time roots.

YOUR MOVE, MADE SIMPLE

The relocation *roadmap*

Buying from out of the area — or from the Valley — is easier than most people expect when you have a local guide. Here's the path I walk buyers through.

- 01 **Get clear on the "why."** Full-time move, summer escape, investment, or future retirement? It shapes everything from town to home type.
- 02 **Set your range & get pre-approved.** Know your comfortable budget and line up financing (I connect you with local lenders who know mountain properties).
- 03 **Pick your must-haves.** Acreage, lake access, garage/shop, horse setup, low-maintenance for a second home — we prioritize together.
- 04 **Tour smart.** I pre-screen listings and often preview on your behalf, so your trips up are efficient and you only see homes worth your time.
- 05 **Understand mountain-specific details.** Wells & septic, snow access, wildfire & insurance, HOAs, and seasonal roads — I flag what desert buyers don't think to ask.
- 06 **Make a confident offer.** I price it against real local comps and negotiate to protect you.
- 07 **Close & settle in.** Inspections, utilities, and local connections — I hand you the keys and the local playbook.

LET'S MAKE IT HAPPEN

Better Call *Shawn*

I'm a full-time White Mountains REALTOR® with Advantage Realty Professionals, helping buyers and sellers across the high country since 2015 — reflected in 100+ reviews averaging 4.9 stars. Whether you're a year out or ready this season, start the conversation now and I'll help you move at exactly your pace.

THREE EASY NEXT STEPS

- 01 Get new listings first.** Custom White Mountains listing alerts → ShawnWirtz.com/listing-alerts
- 02 Selling too?** Get a free, no-obligation home value → ShawnWirtz.com/home-value
- 03 Just want to talk it through?** Call or text me directly — real answers, no pressure.

Your mountains are waiting. Let's find your place in them.



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