

55+ COMMUNITY HANDBOOK



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Key Things In This Guide

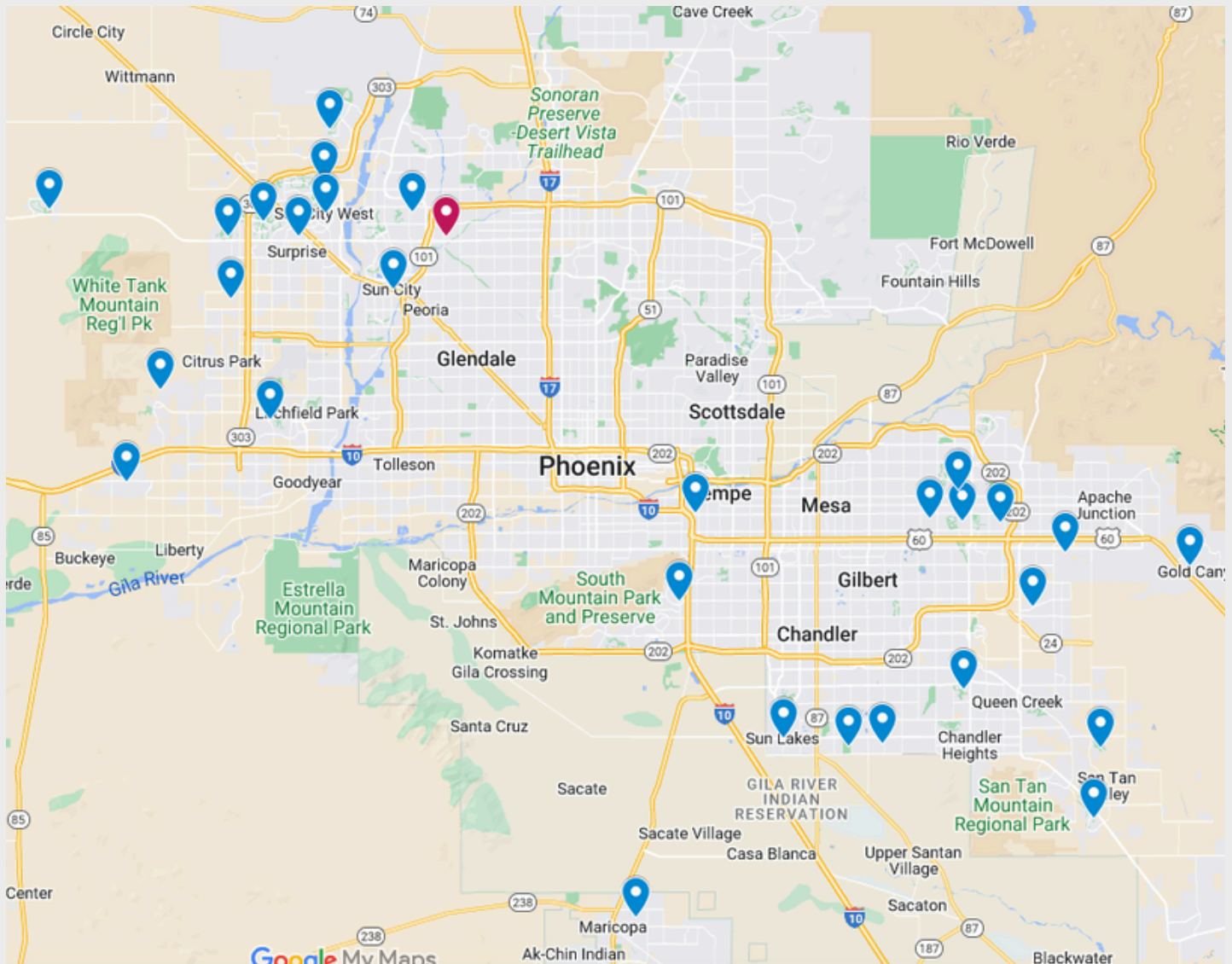
- **An active map showing the location of all the 55+ communities**
- **A chart breakdown showing the amenities, prices, and size of the communities**
- **Individual summaries of the top 10 communities**

WELLCOMME

MAP OF ALL 55+ COMMUNITIES IN THE PHOENIX AREA

To view an interactive map of the 55+ communities click the link below. You can click each marker to see the name of the community.

Link: <https://bit.ly/4hZTqos>



PRICES BREAKDOWN

Community Name	Location	Median Single Family Home Price (90 Days)	HOA/Rec Fee - 2 People Annual Total	Total Homes in community	Preservation Fee
Sun City	West Valley	\$330,000	\$650	23,000	\$5,500
Sun City West	West Valley	\$399,000	\$1,080	16,900	\$5,000
Sun City Grand	West Valley	\$477,000	\$1,795	9,500	\$5,000
Corte Bella (45+)	Surprise	\$632,000	\$2,600	1,650	\$4,000
Sun Village	Surprise	\$234,000	\$3,036	1,350	\$4,000
Heritage Asante	Surprise	\$445,000	\$2,280	1,500	\$1,410
Sterling Grove	Surprise	\$582,000	\$3,790	100	1500
Arizona Traditions	Surprise	\$381,000	\$2,340	1,700	\$2,300
Sun City Festival	Buckeye	\$466,000	\$2,016	6,800	.25% of Sale Price
Victory at Verrado	Buckeye	\$699,000	\$2,880	3,500	.5% of 1% of price
Sundance	Buckeye	\$335,000	\$1,296	1,100	\$1,700
PebbleCreek	Goodyear	\$560,000	\$3,088	6,100	\$3,286
Cantamia	Goodyear (Estrella Mt)	\$454,000	\$3,360	1,700	\$4,325
Westbrook Village	Peoria	\$487,000	\$792	3,910	\$5,500
Trilogy at Vistancia	Peoria	\$730,000	\$3,360	3,300	\$6,000
Ahwatukee Retirement	South Phoenix	\$379,000	\$1,020	5,000	\$1,200
Sun Lakes	South of Chandler	\$495,000	\$2,688	8,895	\$5,900
Springfield Lakes	Chandler	\$460,000	\$1,944	1,500	\$3,900
Sunbird	Chandler	\$335,000	\$1,416	1,630	\$2,800
Trilogy at Power Ranch	Gilbert	\$583,000	\$2,352	2,000	\$4,200
Encore at Eastmark	Mesa	\$563,000	\$2,772	1,000	\$712
Sunland Springs	Mesa	\$550,000	\$876	2,900	\$1,197
Sunland Village	Mesa	\$369,000	\$672	2,500	\$2,000
Fountain of the Sun	Mesa	\$385,000	\$1,440	2,300	\$2,025
Leisure World	Mesa	\$384,000	\$4,320	2,600	\$2,000
Dreamland Villa	Mesa	\$320,000	\$350	2,700	\$0
Province	Maricopa	\$369,000	\$3,400	2,200	\$750
Encanterra	San Tan Valley	\$630,000	\$5,924	1,200	\$1,300
Trilogy at Verde River	Rio Verde	\$925,000	\$6,096	1,385	\$3,000
MountainBrook Village	Gold Canyon	\$467,000	\$1,200	1,650	\$1,050

COMMUNITY SIZES

Community Name	Total Homes in community	Average Age of Home	# of Clubs Offered	HOA/Rec Fee - 2 People Annual Total	# of Golf Courses	Unlimited Golf Annual Cost (1 Person)	Pickleball Courts
Sun City	23,000	1970	130	\$650	8	\$1,550	30
Sun City West	16,900	1988	100	\$1,080	7	\$3,350	29
Sun City Grand	9,500	2001	45	\$1,795	4	\$4,010	22
Sun Lakes	8,895	1987	100+	\$2,688	5	\$1,100	14
Sun City Festival	6,800	2017	25	\$2,016	1	\$1950 (Plus Daily fees)	24
PebbleCreek	6,100	2002	100+	\$3,088	3	\$4,220	36
Ahwatukee Retirement	5,000	1983	20+	\$1,020	1	\$2,000	4
Westbrook Village	3,910	1990	50+	\$792	2	\$5,500	16
Victory at Verrado	3,500	2019	75+	\$2,880	2	\$6,999	14
Trilogy at Vistancia	3,300	2010	100+	\$3,360	1	\$3,065	10
Sunland Springs	2,900	2005	50+	\$876	1	\$2,450	12
Dreamland Villa	2,700	1970	10+	\$350	0	N/A	2
Leisure World	2,600	1982	10+	\$4,320	2	\$2,568	16
Sunland Village	2,500	1984	10+	\$672	1	\$2,000	8
Fountain of the Sun	2,300	1980	20+	\$1,440	1	\$2,425	6
Province	2,200	2012	50+	\$3,400	0	N/A	9
Trilogy at Power Ranch	2,000	2004	25+	\$2,352	1	2800 + (per round fee)	8
Arizona Traditions	1,700	2004	50+	\$2,340	1	\$3,796	6
Cantamia	1,700	2018	20+	\$3,360	1	\$3400 (Plus daily fees)	6
Corte Bella	1,650	2005	10	\$2,600	1	\$6,600	8
MountainBrook Village	1,650	1996	10+	\$1,200	1	UNK	2
Sunbird	1,630	1995	50	\$1,416	1	\$2,600	8
Heritage at Asante	1,500	2022	Unknown	\$2,280	0	N/A	12
Springfield Lakes	1,500	2000	10+	\$1,944	1	\$2,500	4
Trilogy at Verde River	1,385	2021	50+	\$6,096	1	\$7,080	8
Sun Village	1,350	1991	20+	\$3,036	1	600 (Par 3)	2
Encanterra	1,200	2018	100+	\$5,924	1	\$5,520	8
Sundance	1,100	2012	20+	\$1,296	1	\$3,275	2
Encore at Eastmark	1,000	2018	30	\$2,772	0	N/A	4
Sterling Grove	300	2021	10+	\$3,790	1		8

OTHER AMENITIES

Community Name	# of Rec Centers	Gated?	New Builds Still Available?	Indoor + Outdoor Pool	Mountain Views?	Dog Park?	Woodwork Shop?	Softball Field?	Walking /Biking Trails	Isolated From Rest of City
Sun City	8	N	N	Y	N	Y	Y	Y	OK	N
Sun City West	4	N	N	Y	N	Y	Y	Y	Good	N
Sun City Grand	2	N	N	Y	Y	Y	Y	Y	Good	N
Corte Bella	1	Y	N	Outdoor	N	N	N	N	OK	N
Sun Village	0	Y	N	N	N	N	Y	N	OK	N
Heritage at Asante	1	Y	Y	Outdoor	Y	Y	N	N	Good	Y
Sterling Grove	1	Y	Y	Outdoor		N	N		Great	
Arizona Traditions	2	Y	N	Outdoor	N	N	Y	N	Good	N
Sun City Festival	1	N	Y	Y	Y	Y	Y	Y	Great	Y
Victory at Verrado	3	N	Y	Y	Y	Y	N	N	Great	Y
Sundance	1	N	N	Outdoor	Y	Y	N	N	Good	N
PebbleCreek	2	Y	Y	Y	Y	Y	N	Y	Great	N
Cantamia	1	Y	Y	Y	Y	Y	N	N	Great	Y
Westbrook Village	2	N	N	Outdoor	N	Y	Y	N	Good	N
Trilogy at Vistancia	1	Y	N	Y	Y	Y	N	N	Great	Y
Ahwatukee Retirement	1	N	N	Y	Y	Y	Y	N	Great	N
Sun Lakes	3	Y&N	N	Y	N	N	Y	N	Great	N
Springfield Lakes	1	Y	N	Outdoor	N	Y	N	N	Good	N
Sunbird	1	Y	N	Outdoor	N	Y	Y	N	OK	N
Trilogy at Power Ranch	1	Y	N	Outdoor	N	Y	N	N	Great	N
Encore at Eastmark	1	N	Y	Outdoor	Y	Y	N	N	Good	Y
Sunland Springs	2	N	N	Outdoor	N	Y	Y	Y	OK	N
Sunland Village	1	N	N	Outdoor	N	Y	Y	Y	OK	N
Fountain of the Sun	1	Y	N	Outdoor	N	Y	N	N	Good	N
Leisure World	1	Y	N	Outdoor	N	Y	Y	N	Good	N
Dreamland Villa	1	Y	N	Outdoor	N	Y	Y	N	Good	N
Province	1	Y	Y	Y	Y	Y	N	N	Good	Y
Encanterra	2	Y	Y	Y	Y	N	N	N	Great	Y
Trilogy at Verde River	1	Y	Y	Outdoor	Y	Y	N	N	Great	Y
MountainBrook Village	1	N	N	Outdoor	Y	N	N	Y	Great	Y



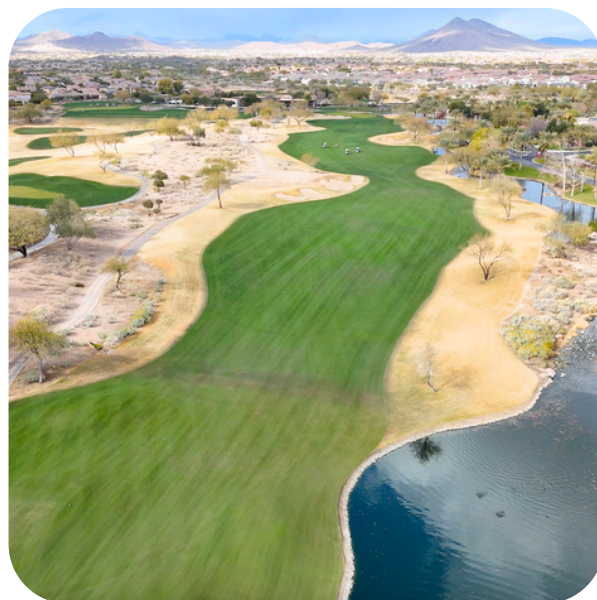
TRILOGY AT VISTANCIA

Median Sale Price: \$730,000

HOA Fee Monthly: \$280

Average Age of Home: 2010

Located in North Peoria, this is one of my personal favorite communities due to how lush and green the community is. It has tree lined streets with real grass in all the common areas. This guard gated community has two high end clubhouses with resort style pools, and plenty of activities/clubs to be a part of.



This community has 1 golf course right outside the gates, and it is a high end championship course with plenty of water holes and mountain views. There is also a nice restaraunt called V's Taproom in the clubhourese which many of the residents go to on a regular basis.



Click the video
to watch!



PEBBLECREEK

Median Sale Price: \$560,000

HOA Fee Monthly: \$257

Average Age of Home: 2012

Located in Goodyear, this guard gated community is the most central 55+ community in Phoenix, and it is in my opinion, the most ACTIVE community. With 36 pickleball courts, and hundreds of clubs, this community is a great place to stay active and meet new people. It has two clubhouses with the Tuscany side being the larger and newer clubhouse.



This community has 2 golf courses inside the community with many of the residents using golf carts to get around. It is nearby the Air Force Base, so this community does have more jet noise than the others, but the community and lifestyle tend to win over residents compared to the noise.



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to watch!



SUN CITY FESTIVAL

Median Sale Price: \$466,000

HOA Fee Monthly: \$168

Average Age of Home: 2017

Located in Buckeye, this community has luxurious amenities, plenty of new builds available, and offers one of the best values for the home style and amenities offered. It has 2 main clubhouses with incredible resort style pools, and a sports center with softball, pickleball, woodworking shop, and multiple arts and crafts room.



This community has a 27 hole golf course with amazing mountain views. It is more on the outskirts than most other 55+ communities, but you are 15 minutes to a grocery store (which does deliver to your home), and 20 minutes to a major shopping center that also has a Costco.



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to watch!**



TRILOGY AT VERDE RIVER

Median Sale Price: \$925,000

HOA Fee Monthly: \$508

Average Age of Home: 2021

Located in Rio Verde, this luxury community is the ultimate “all in one place” community where you would never need to leave the gates. The amenities are as high end as they get with plenty of ways to stay active and be connected. The location makes this a quieter community with open space all around. Many of the homes have some form of view in the backyard with great mountain, golf course, and open land views.



This community has 1 golf course within the gates, and many residents use a golf cart to get around. It is a private course with an initiation fee, but the course is well worth the price. This community is on the outskirts and a bit far from things to do and shopping centers, but the community itself is top notch. .



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to watch!**



VICTORY AT VERRADO

Median Sale Price: \$699,000

HOA Fee Monthly: \$240

Average Age of Home: 2019

Located in Buckeye, this newer community has quickly risen to be one of the nicest 55+ communities in Arizona. It has incredible views of the White Tank Mountains, and 65 different builders to choose from. This community has a big pickleball focus along with 4 different pools to enjoy. This regularly makes my top recommendations for a 55+ community.



There is 1 championship golf course in this community, and there is a 2nd just outside in the all-age Verrado. Both courses are high end with amazing views throughout the round. This community has some of the best options for people wanting a view in their backyard with great mountain views and plenty of golf course lots.



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to watch!



SUN CITY GRAND

Median Sale Price: \$477,000

HOA Fee Monthly: \$150

Average Age of Home: 2001

Located in Surprise, this is one of the more popular communities in Phoenix due to its size and its amenities. They have 'Grand' amenities that make it feel like you are in your own city with hundreds of chartered clubs, an impressively organized pickleball set up, indoor and outdoor pools, and plenty of community activities.



This community has 4 golf courses and they are all well-kept and enjoyable to play. This course and community has many water features throughout making it have a nice scenery driving around. The homes are fairly modern and often a great value compared to other communities this age. This is my clients most chosen community when they are under 500k.



CANTAMIA

Median Sale Price: \$454,000

HOA Fee Monthly: \$280

Average Age of Home: 2018

Located in South Goodyear, this is the most scenic of any community with multiple man-made lakes throughout the community and great views of the Estrella mountains. This is one of the more peaceful communities as it is further from the city and no communities further south than it. It has the best walking paths and gorgeous amenities.



There is no golf course inside this community, but the views and new homes make this still one of the more desired 55+ communities in Phoenix. It is a smaller community, so it doesn't have the large scale of amenities as other 55+, but it has everything you need within walking distance from your home.





SUN CITY WEST

Median Sale Price: \$399,000

HOA Fee Monthly: \$90

Average Age of Home: 1988

Sun City West is technically its own city, but it uses all of Surprise's first responders and utilities, so for reference this is located in Surprise. This massive community has the largest scale of amenities of any 55+ in Phoenix, and they are incredible at their 100's of chartered clubs. It is easy to stay active and meet new people at SCW.



This community has 7 golf courses all inside the community. a few are executed, and these are open to the public, but SCW members get first priority for booking and a discount. You can also get an unlimited golf pass to play at any of the courses. This community has one of the best values for the price of home and the amenities offered.



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CORTE BELLA

Median Sale Price: \$632,000

HOA Fee Monthly: \$216

Average Age of Home: 2005

Located just north of Sun City West in Surprise, this guard gated community is a high end smaller community with upscale amenities and nice scenery inside the community. It has less amenities than most due to it's size, but the modern homes and high end golf course make this community still a popular choice.



Right when you enter the gates, you see the gorgeous golf course and palm trees throughout the community. It has a resort style pool, plenty of pickleball courts, and many different community events and activities to get involved in.



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to watch!



STERLING GROVE

Median Sale Price: \$582,000

HOA Fee Monthly: \$315

Average Age of Home: 2021

Located in Surprise, this community is mostly an all-age community, but there is a neighborhood inside of it that is age restricted. It makes my list because many of my retired clients love this community for how luxurious it is and the incredible homes that Toll Brothers builds here. Their upscale amenities include 3 pools, a fitness center, pickleball & tennis courts, and a spa.



This community has 1 high-end golf course that has quickly risen to the top of best golf courses in the West Valley of Phoenix. It has stunning views of the White Tank mountains, and tons of water throughout the course. The homes here are modern and luxurious with plenty of ways to customize if you decide to build from the ground up. .





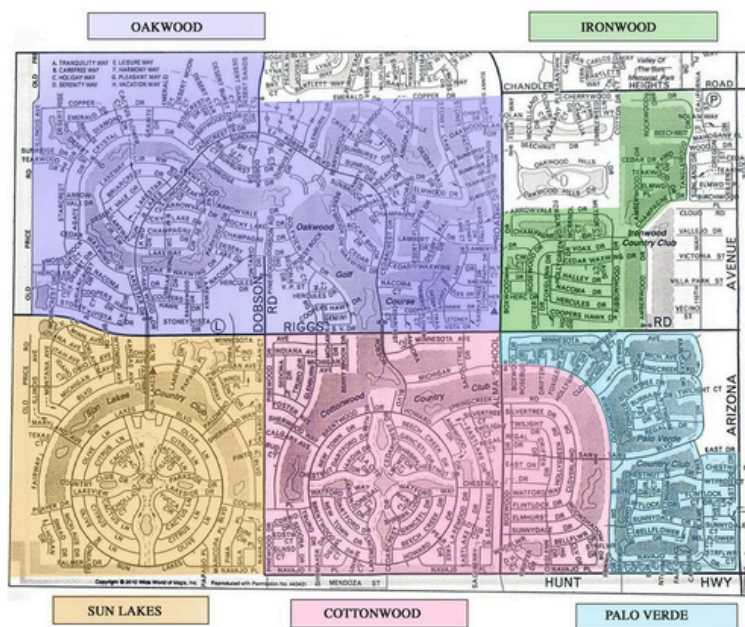
SUN LAKES

Median Sale Price: \$495,000

HOA Fee Monthly: \$224

Average Age of Home: 1987

Located in South Chandler, this community takes a bit of explaining because there are 5 different sections of the community all with their own amenities and differences. The highly desired sections of this community are Oakwood and Ironwood because those are the two gated sections with newer homes and more modern amenities.



This community has 5 golf courses - 1 for each section - and they all range in price and quality depending on the neighborhood. The Oakwood and Ironwood course are considered higher end, but the other courses are also less expensive and still well-maintained. The amenities differ greatly depending on the neighborhood, so call me for the full scoop!



SUN CITY

Median Sale Price: \$330,000

HOA Fee Monthly: \$54

Average Age of Home: 1970

The original 55+ community in the United States and Arizona. This community is located just west of Glendale and Peoria making it one of the more central 55+ communities in Phoenix. It is a massive community and is its own city due to the size. They have 8 recreation centers - yes 8 - and most people just go to the one closest to them.



Click the video
to watch!

There are 8 golf courses in Sun City, and similar to SCW, you can have an unlimited pass to play all the different courses. They have endless chartered clubs to join, every amenity you can think of, hundreds of homes for sale, and plenty of ways to meet new people. This community does have older homes, but the lifestyle is unbeatable for the price you are paying!

WANT HELP?



CALL ME TODAY!

THE 55+ COMMUNITY EXPERT!

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