ARIZONA 55+ COMMUNITIES
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2026 EDITION

THE COMPLETE

Arizona 55+ Communities Buyer's Guide

How to choose the right Arizona retirement community, with 50 communities compared.



Jarl Kubat, REALTOR®

22+ years helping buyers in Arizona 55+ and retirement communities

INSIDE

- ✓ Prices for 50 communities
- ✓ HOA dues and buyer fees
- ✓ Age rules made simple
- ✓ Touring and buying plan

Serving buyers and sellers across the West Valley and East Valley

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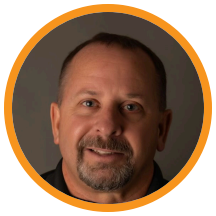
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Welcome. Let's find your place in the sun.

If you're planning a retirement move to Arizona, you have a lot of choices. There are dozens of 55+ communities across the Valley, and each one has its own feel, rules and costs. This guide helps you narrow the list fast.

I've helped buyers in Arizona 55+ communities for more than 22 years. I also live in one, Arizona Traditions in Surprise. So I know these communities from the inside: the clubs, the golf, the HOA meetings and the neighbors.

Inside you'll find what homes really cost in 50 communities, how the age rules work, which fees surprise buyers, and a simple plan for touring and buying. Use it to make a short list. Then call me, and we'll go see them together.



Jarl Kubat, REALTOR®
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West Valley or East Valley?

Most Arizona 55+ communities sit on one side of Phoenix or the other. Both sides have great choices. The right one depends on how you want to live.

WEST VALLEY

Big, full-service communities

Surprise, Sun City, Sun City West, Peoria, Goodyear and Buckeye. This is home to the famous Del Webb communities, with many golf courses, large rec centers and hundreds of clubs.

- The Grand, Sun City West, Sun City
- PebbleCreek, Corte Bella, Arizona Traditions
- Newer choices in Buckeye, like Sun City Festival and Victory at Verrado

Good fit if you want lots to do right outside your door and a wide range of prices.

EAST VALLEY

Smaller and close-knit

Mesa, Chandler, Gilbert, Sun Lakes, Queen Creek and Gold Canyon. Many communities here are smaller, with patio homes, quiet streets and views of the Superstition Mountains.

- Sun Lakes' five communities
- Leisure World, Fountain of the Sun, the Sunland villages
- Solera, SunBird, Springfield, Trilogy at Power Ranch

Good fit if you want a smaller community feel and easy access to Mesa and Chandler.

Our tip: Spend one day on each side before you decide. Drive it at 8 a.m. and again at 5 p.m. Many buyers who were sure about one side end up loving the other.

Beyond the Valley

Want more space or lower prices? Look at Robson Ranch (Eloy), Mission Royale (Casa Grande), Province (Maricopa) and Sun City Anthem (Florence). Prefer the high desert? Rio Verde and Tonto Verde sit northeast of Scottsdale.

How 55+ age rules really work

"55+" does not mean everyone must be 55. The rules are more flexible than most buyers think.

The basic rule

In most 55+ communities, each home needs just **one resident who is 55 or older**. The other resident can be younger.

The small exception

Some communities allow a small share of homes, about 10% to 20%, where no one needs to be 55, as long as the residents are at least 45. It's never more than 20%, because a community that goes over 20% loses its 55+ status. The Grand, for example, allows about 15% of homes with residents 45 and up.

Can my adult child live with me?

In many communities, yes. In The Grand and Sun City West, an adult 19 or older can live with a resident who is 55+. Rules differ, so check the community's CC&Rs (its rule book) before you buy.

What about grandkids?

Visits are welcome. Most communities limit how long anyone under 19 can stay. In The Grand and Sun City Festival, for example, it's no more than 90 nights in a year.

> **Why it matters:** Age rules affect who can live with you now and who can buy your home later. Before you write an offer, we pull the exact rules for that home and walk you through them.

Rules change and can differ by neighborhood within a community. Always confirm the current CC&Rs for the exact property.

The real cost: dues and buyer fees

The price of the home is only part of the story. Here are the costs every 55+ buyer should plan for.

1. Monthly HOA dues

Dues pay for rec centers, pools, common areas and staff. They range from about $52 a month (Sun City West) to more than $500 (some Trilogy communities). Low dues don't always mean less to do: Sun City and Sun City West keep dues low partly because buyers pay a larger one-time fee at closing.

2. Capital improvement fee (one time)

Most communities charge buyers a one-time fee at closing to fund future upgrades. It can be a few hundred dollars or more than $6,000.

3. Transfer fee (one time)

A smaller fee, often $100 to $500, to update the HOA's records.

4. Golf is separate

HOA dues do not pay for golf. Golfers buy a membership or pay to play. Pickleball and other rec courts are part of the community's amenities.

> **Example: The Grand.** About $160 a month in dues, plus about $5,400 (capital) and $100 (transfer) at closing. Plan on roughly $5,500 in one-time HOA fees on top of normal closing costs.

5 fee questions to ask before you buy

- [ ] What are the monthly dues for this exact home (including any sub-association)?
- [ ] What one-time fees will I pay at closing?
- [ ] Are any special assessments planned?
- [ ] What does golf cost if I want to play?
- [ ] How much have dues gone up in the last few years?

50 communities compared

Use these tables to see where your budget fits. Then call us for current listings, exact fees and our honest take on each one.

WEST VALLEY

Community	City	Homes from*	Avg. HOA / mo
Arizona Traditions	Surprise	$300K	$215
CantaMia	Goodyear	$290K	$265
Corte Bella	Sun City West	$295K	$255
Happy Trails Resort (park models & homes)	Surprise	$140K	$238
Heritage at Asante	Surprise	$320K	$205
PebbleCreek	Goodyear	$330K	$294
RidgeCrest at Vistancia	Peoria	$580K	Call
Sterling Grove ‡	Surprise	$635K	$355
Sun City	Sun City	$160K	$57
Sun City Festival	Buckeye	$290K	$180
Sun City West	Sun City West	$190K	$52
Sun Village	Surprise	$250K	Call
SunDance	Buckeye	$220K	$113
The Grand (formerly Sun City Grand)	Surprise	$270K	$160
Trilogy at Vistancia	Peoria	$405K	$340
Trilogy at Wickenburg Ranch ‡	Wickenburg	$370K	$513
Ventana Lakes	Peoria	$325K	$123
Victory at Verrado	Buckeye	$345K	$264
Westbrook Village	Peoria	$300K	$68

*"Homes from" = the lowest **single-family home** sale in the last 90 days (Arizona Regional MLS, October 2026), rounded down. Condos, patio homes and townhomes are not included. HOA = average monthly dues for a single-family home; some communities have more than one association, so dues vary by home. "Call" = ask us for the current number. ‡ = age rules vary by section in this community; ask us which homes are age-restricted. **Prices and fees change, so call or text (480) 710-6326 to verify today's numbers.**

EAST VALLEY

Community	City	Homes from*	Avg. HOA / mo
Ahwatukee	Phoenix	$350K	$67
Apache Wells	Mesa	$270K	$40
Cottonwood	Sun Lakes	$285K	$154
Dreamland Villa	Mesa	$220K	Call
Encore at Eastmark	Mesa	$420K	$245
Fountain of the Sun	Mesa	$225K	$127
Ironwood	Sun Lakes	$355K	$253
Leisure World	Mesa	$215K	$370+
MountainBrook Village	Gold Canyon	$310K	$116
Oakwood	Sun Lakes	$340K	$253
Ovation at Meridian	Queen Creek	$420K	$295
Palo Verde	Sun Lakes	$320K	$211
Solera	Chandler	$315K	$174
Solera at Johnson Ranch	San Tan Valley	$320K	Call
Springfield	Chandler	$310K	$208
Sun Lakes Country Club	Sun Lakes	$235K	$154
SunBird	Chandler	$205K	$125
Sunland Springs Village	Mesa	$365K	$76
Sunland Village	Mesa	$295K	$59
Sunland Village East	Mesa	$320K	$76
Trilogy at Encanterra ‡	San Tan Valley	$360K	$514
Trilogy at Power Ranch ‡	Gilbert	$350K	$225

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SCOTTSDALE & RIO VERDE

Community	City	Homes from*	Avg. HOA / mo
Rio Verde Country Club	Rio Verde	$400K	$439
Tonto Verde	Rio Verde	$495K	$455
Trilogy at Verde River ‡	Rio Verde	$500K	Call
Villa Monterey	Scottsdale	$335K	Call
Scottsdale Heights	Scottsdale	$925K	Call

OUTLYING ARIZONA

Community	City	Homes from*	Avg. HOA / mo
Mission Royale	Casa Grande	$245K	$162
Province	Maricopa	$275K	$291
Robson Ranch	Eloy	$320K	$290
Sun City Anthem at Merrill Ranch	Florence	$295K	$215

*"Homes from" = the lowest **single-family home** sale in the last 90 days (Arizona Regional MLS, October 2026), rounded down. Condos, patio homes and townhomes are not included. HOA = average monthly dues for a single-family home; some communities have more than one association, so dues vary by home. "Call" = ask us for the current number. ‡ = age rules vary by section in this community; ask us which homes are age-restricted. **Prices and fees change, so call or text (480) 710-6326 to verify today's numbers.**

Looking for the lowest price? Single-family homes in Sun City and Sun City West have sold for under $200,000 in the last 90 days. Condos, patio homes and townhomes in Sun City, Sun Village and Sunland Village can cost less. Ask for our **Affordable 55+ Homes in Arizona** guide.

Want a golf course lot? Many of these communities have golf, but HOA dues don't include it. We can show you golf course homes and walk you through membership costs.

10 questions to find your fit

Answer these honestly, and your list of 50 will shrink to three or four.

1. **What's my all-in budget?** Include the price, monthly dues and one-time fees.
2. **How big a community do I want?** A small one with 300 homes, or a town of thousands with its own clubs and theaters?
3. **Do I play golf?** If not, don't pay extra for a golf lot or a golf-focused community.
4. **Pickleball, swimming, crafts or music?** Visit the rec centers and see the activity calendars.
5. **Do I need a gate?** Some communities are guard-gated and some aren't. Ask us which is which.
6. **What kind of home?** Single-family, patio home, townhome or condo. Single-level is the norm in most communities.
7. **How close do I want to be to family, doctors and the airport?**
8. **Will anyone younger live with me?** Check the age rules first.
9. **Will I live here full-time or for the winter?** Some communities have more winter visitors than others.
10. **New build or resale?** New homes take months; resales let you move sooner and often come with upgrades.

Your touring and buying plan

Before you visit

- Pick 3 or 4 communities from the tables.
- Get pre-approved by a lender, or have proof of funds ready if you're paying cash.
- Call us. We'll set up showings and send listings that match.

A simple 3-day tour

DAY 1

Tour your top community. See homes, the rec center, and the activity calendar. Eat lunch at the clubhouse if you can.

DAY 2

Tour your other choices. Drive the area at rush hour. Find the nearest grocery store, pharmacy and hospital.

DAY 3

Go back to your favorite. See the best homes again and talk to a few residents. If one feels right, we'll write a strong offer.

From offer to keys

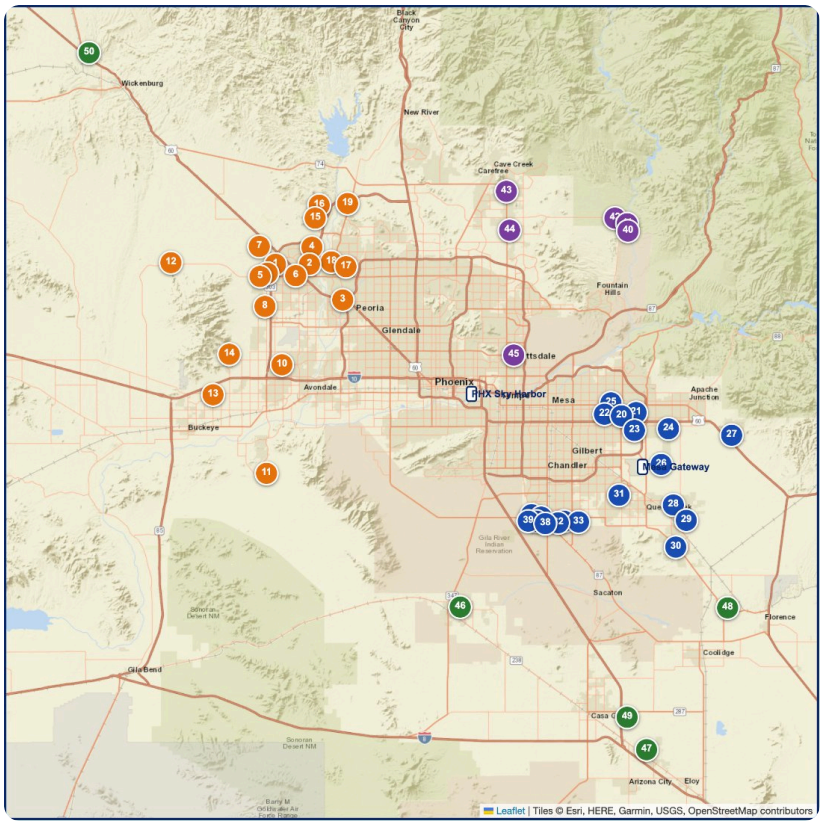
1. **Offer.** We price it using recent sales in that community.
2. **Inspection.** Usually within 10 days. Roofs, AC units and plumbing matter most in older homes.
3. **HOA documents.** Review dues, fees and rules before you're locked in.
4. **Appraisal and loan** (if financing).
5. **Closing.** Often 30 to 45 days. You can sign from out of state.

7 mistakes to avoid

1. **Shopping by price alone.** A cheaper home with high dues can cost more each month than a pricier home with low dues.
2. **Forgetting one-time fees.** Capital and transfer fees can add thousands at closing.
3. **Assuming golf is included.** It almost never is.
4. **Skipping the CC&Rs.** Rules on parking, RVs, sheds and leasing differ a lot from one community to the next.
5. **Calling a community "gated" without checking.** Some well-known communities, like The Grand, are not gated.
6. **Visiting only in winter.** See it in the warmer months too, or at least ask residents about summer.
7. **Working with an agent who doesn't know 55+ communities.** Age rules, fees and resale values work differently here.

Ready for a short list? Tell us your budget, your must-haves and when you want to move. We'll send 3 or 4 communities that fit, with current listings in each.

Map: 50 Arizona 55+ communities

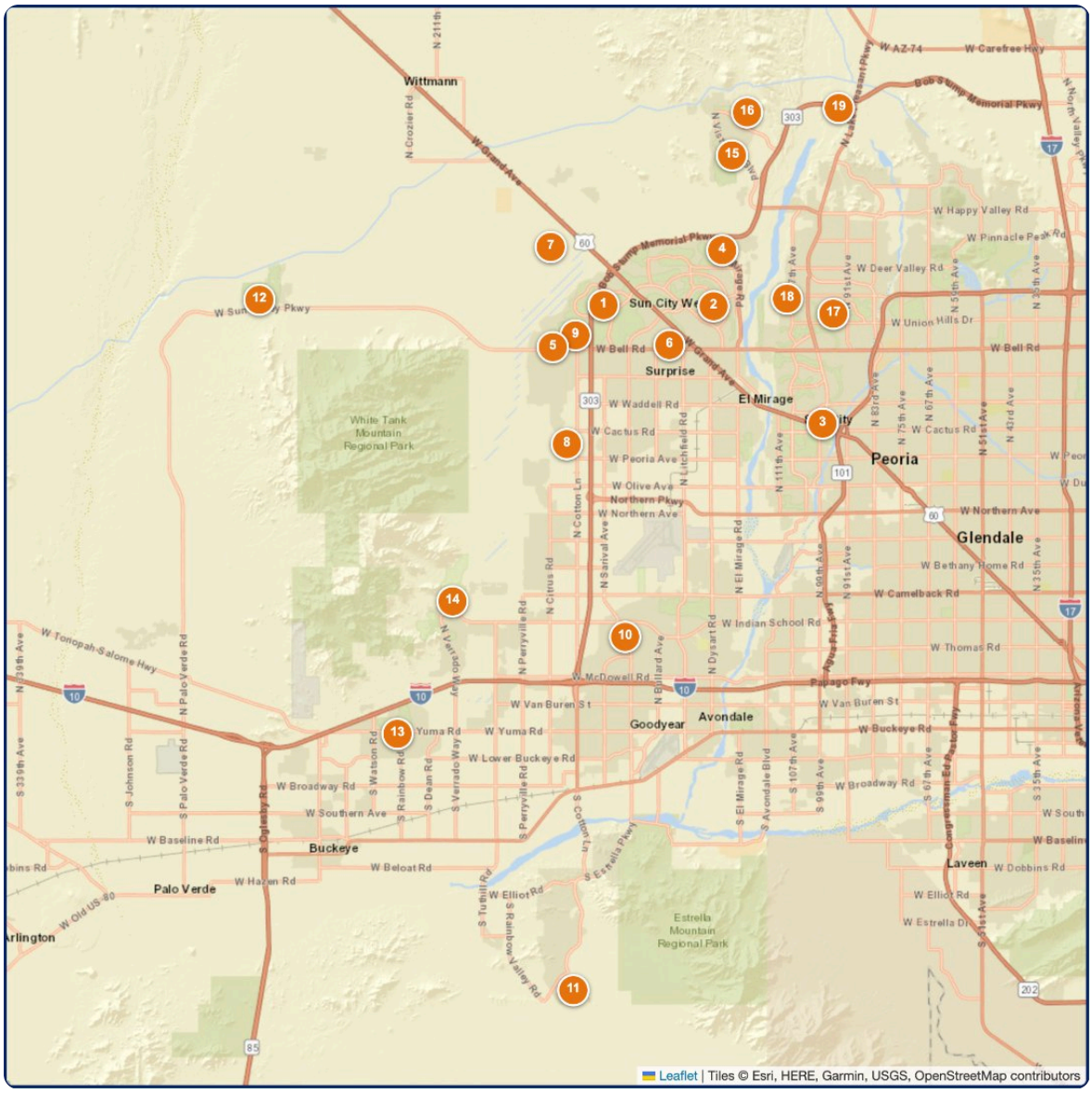


West Valley · East Valley · Scottsdale & Rio Verde · Outlying

1. **The Grand (formerly Sun City Grand)** · Surprise
2. **Sun City West** · Sun City West
3. **Sun City** · Sun City
4. **Corte Bella** · Sun City West
5. **Arizona Traditions** · Surprise
6. **Sun Village** · Surprise
7. **Heritage at Asante** · Surprise
8. **Sterling Grove** · Surprise
9. **Happy Trails Resort** · Surprise
10. **PebbleCreek** · Goodyear
11. **CantaMia** · Goodyear
12. **Sun City Festival** · Buckeye
13. **SunDance** · Buckeye
14. **Victory at Verrado** · Buckeye
15. **Trilogy at Vistancia** · Peoria
16. **Blackstone Country Club** · Peoria
17. **Westbrook Village** · Peoria
18. **Ventana Lakes** · Peoria
19. **RidgeCrest at Vistancia** · Peoria
20. **Leisure World** · Mesa
21. **Fountain of the Sun** · Mesa
22. **Sunland Village** · Mesa
23. **Sunland Village East** · Mesa
24. **Sunland Springs Village** · Mesa
25. **Dreamland Villa** · Mesa
26. **Encore at EastMark** · Mesa
27. **MountainBrook Village** · Gold Canyon
28. **Ovation at Meridian** · San Tan Valley
29. **Trilogy at Encanterra** · San Tan Valley
30. **Solera Johnson Ranch** · San Tan Valley
31. **Trilogy at Power Ranch** · Gilbert
32. **Springfield** · Chandler
33. **Solera Chandler** · Chandler
34. **SunBird** · Chandler
35. **Cottonwood (Sun Lakes)** · Sun Lakes
36. **Ironwood (Sun Lakes)** · Sun Lakes
37. **Oakwood (Sun Lakes)** · Sun Lakes
38. **Palo Verde (Sun Lakes)** · Sun Lakes
39. **Sun Lakes Country Club** · Sun Lakes
40. **Rio Verde** · Rio Verde
41. **Tonto Verde** · Rio Verde
42. **Trilogy at Verde River** · Rio Verde
43. **Terravita** · Scottsdale
44. **Scottsdale Heights** · Scottsdale
45. **Villa Monterey** · Scottsdale
46. **Province** · Maricopa
47. **Robson Ranch** · Eloy
48. **Sun City Anthem at Merrill Ranch** · Florence
49. **Mission Royale** · Casa Grande
50. **Trilogy at Wickenburg Ranch** · Wickenburg

This is the same map as on our homepage. See the next two pages for close-ups, or explore it live at justjarl.com.

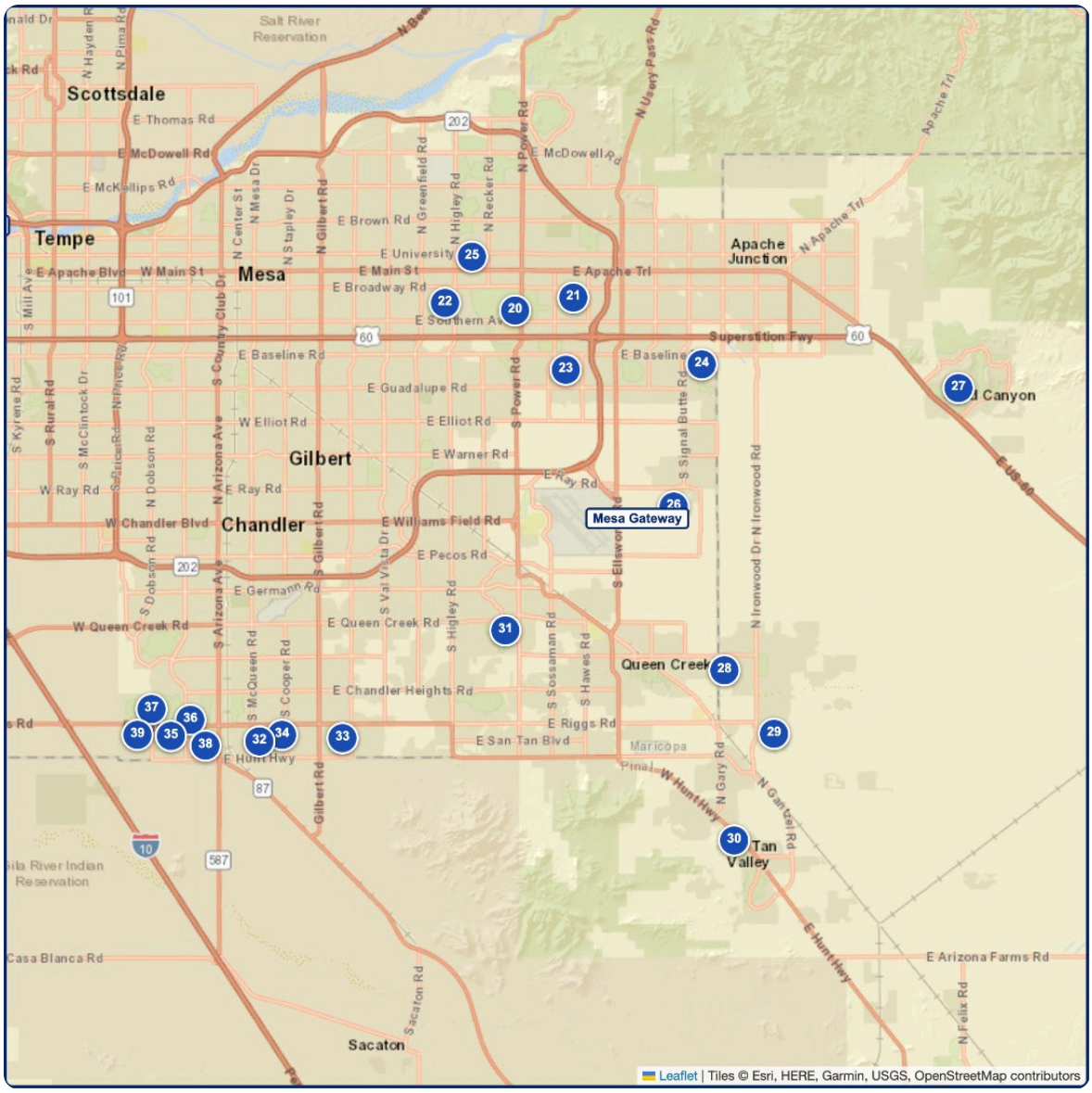
West Valley close-up



1. **The Grand (formerly Sun City Grand)** · Surprise · from ~$270K
2. **Sun City West** · Sun City West · from ~$190K
3. **Sun City** · Sun City · from ~$160K
4. **Corte Bella** · Sun City West · from ~$295K
5. **Arizona Traditions** · Surprise · from ~$300K
6. **Sun Village** · Surprise · from ~$250K
7. **Heritage at Asante** · Surprise · from ~$320K
8. **Sterling Grove** · Surprise · from ~$635K
9. **Happy Trails Resort** · Surprise · from ~$140K
10. **PebbleCreek** · Goodyear · from ~$330K
11. **CantaMia** · Goodyear · from ~$290K
12. **Sun City Festival** · Buckeye · from ~$290K
13. **SunDance** · Buckeye · from ~$220K
14. **Victory at Verrado** · Buckeye · from ~$345K
15. **Trilogy at Vistancia** · Peoria · from ~$405K
16. **Blackstone Country Club** · Peoria · from ~$450K
17. **Westbrook Village** · Peoria · from ~$300K
18. **Ventana Lakes** · Peoria · from ~$325K
19. **RidgeCrest at Vistancia** · Peoria · from ~$580K

"From" = lowest **single-family home** sale in the last 90 days (Arizona Regional MLS, October 2026). Call or text (480) 710-6326 for today's prices.

East Valley close-up



20 **Leisure World** · Mesa · from ~$215K
21 **Fountain of the Sun** · Mesa · from ~$225K
22 **Sunland Village** · Mesa · from ~$295K
23 **Sunland Village East** · Mesa · from ~$320K
24 **Sunland Springs Village** · Mesa · from ~$365K
25 **Dreamland Villa** · Mesa · from ~$220K
26 **Encore at EastMark** · Mesa · from ~$420K
27 **MountainBrook Village** · Gold Canyon · from ~$310K
28 **Ovation at Meridian** · San Tan Valley · from ~$420K
29 **Trilogy at Encanterra** · San Tan Valley · from ~$360K
30 **Solera Johnson Ranch** · San Tan Valley · from ~$320K
31 **Trilogy at Power Ranch** · Gilbert · from ~$350K
32 **Springfield** · Chandler · from ~$310K
33 **Solera Chandler** · Chandler · from ~$315K
34 **SunBird** · Chandler · from ~$205K
35 **Cottonwood (Sun Lakes)** · Sun Lakes · from ~$285K
36 **Ironwood (Sun Lakes)** · Sun Lakes · from ~$355K
37 **Oakwood (Sun Lakes)** · Sun Lakes · from ~$340K
38 **Palo Verde (Sun Lakes)** · Sun Lakes · from ~$320K
39 **Sun Lakes Country Club** · Sun Lakes · from ~$235K

"From" = lowest **single-family home** sale in the last 90 days (Arizona Regional MLS, October 2026). Call or text (480) 710-6326 for today's prices.

55+ golf communities and their courses

These Arizona 55+ communities have golf inside or right next to the community. The # matches the map. **HOA dues don't pay for golf**; golfers pay green fees, passes or club dues.

Map #	Community	Golf	How you play
1	**The Grand (formerly Sun City Grand)**	4 courses, 72 holes: Desert Springs, Cimarron, Granite Falls North and South	Open to the public; lower resident rates
2	**Sun City West**	9 courses: 7 resident-owned (4 regulation, 3 executive), plus a public course and a private club	Resident golf is paid separately
3	**Sun City**	11 courses: 8 resident-owned, plus 3 private clubs	Resident annual pass available
4	**Corte Bella**	18 holes, par 72	Privately owned club
5	**Arizona Traditions**	18 holes, par 70 (Arizona Traditions Golf Club)	Open to the public
9	**Happy Trails Resort**	18 holes, par 72 (Great Eagle Golf Club)	Open to the public
10	**PebbleCreek**	About 54 holes: Eagle's Nest and Tuscany Falls	Resident golf
12	**Sun City Festival**	27 holes (Copper Canyon Golf Club)	
14	**Victory at Verrado**	2 par-72 Tom Lehman courses (Victory and Founders)	Public tee times and passes
15	**Trilogy at Vistancia**	18 holes (Gary Panks design)	Public; resident discounts
17	**Westbrook Village**	2 courses: Lakes and Vistas	
20	**Leisure World**	2 courses: Coyote Run (par 73) and Heron Lakes (executive, par 62)	Private; added fee
21	**Fountain of the Sun**	18-hole executive, par 63	Semi-private; memberships and passes
22	**Sunland Village**	18-hole executive, par 62	
23	**Sunland Village East**	18-hole executive, par 62	Public
24	**Sunland Springs Village**	27-hole executive (three nines)	
39	**Sun Lakes Country Club**	18-hole executive, par 60	Residents and guests
35	**Cottonwood (Sun Lakes)**	18 holes, par 72	
38	**Palo Verde (Sun Lakes)**	18-hole executive, par 62	
36	**Ironwood (Sun Lakes)**	18 holes, par 67	IronOaks club (shared with Oakwood)
37	**Oakwood (Sun Lakes)**	27 holes (three par-36 nines)	IronOaks club (shared with Ironwood)
49	**Mission Royale**	18 holes, par 72 (Greg Nash design)	Club membership or fees

Several other communities, like Robson Ranch, Tonto Verde and Trilogy at Wickenburg Ranch, also have golf. Ask us for details. Courses, fees and access rules change, so confirm before you buy.

55+ pickleball communities

Pickleball is one of the most-asked-about amenities in Arizona 55+ communities. Courts are community amenities, paid for by your HOA or rec center dues, and most communities also have a resident club that runs leagues and open play. The # matches the map.

Map #	Community	Courts	Good to know
10	**PebbleCreek**	36 (24 lighted)	Championship court; 7 more in development for 43 total
2	**Sun City West**	24+	
1	**The Grand (formerly Sun City Grand)**	20	
3	**Sun City**	20+	20 at one rec center, 8 covered
35–39	**Sun Lakes (5 communities)**	About 23 combined	
20	**Leisure World**	16 lighted	Residents and guests; club about $100 a year
9	**Happy Trails Resort**	14 lighted	Hosts the "Wild West" Pickleball Classic
7	**Heritage at Asante**	12 lighted	
24	**Sunland Springs Village**	12	
23	**Sunland Village East**	9	6 dedicated + 3 multi-use
4	**Corte Bella**	8 lighted	Club with 300+ members
22	**Sunland Village**	8	
21	**Fountain of the Sun**	6	6 more approved in 2026
49	**Mission Royale**	Lighted courts	Club membership required
5	**Arizona Traditions**	Yes	At the community center

How to pick a community for pickleball

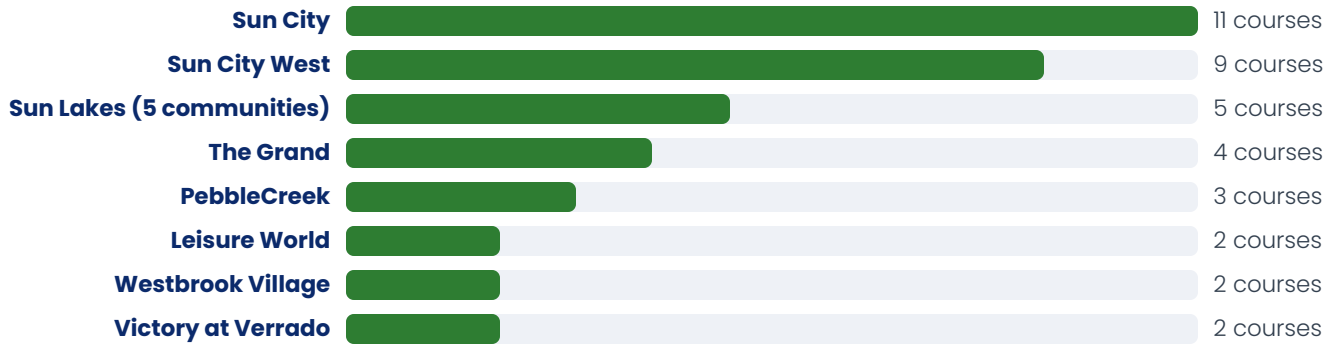
- **Count courts per resident,** not just courts. A big community with 20 courts can feel as busy as a small one with 8.
- **Ask about open play and leagues.** Some clubs are social; others run competitive ladders.
- **Check shade and lights** for summer mornings and cool evenings.

Court counts change as communities add and resurface courts. Confirm current courts and club rules before you buy, or call or text (480) 710-6326.

Golf and pickleball at a glance

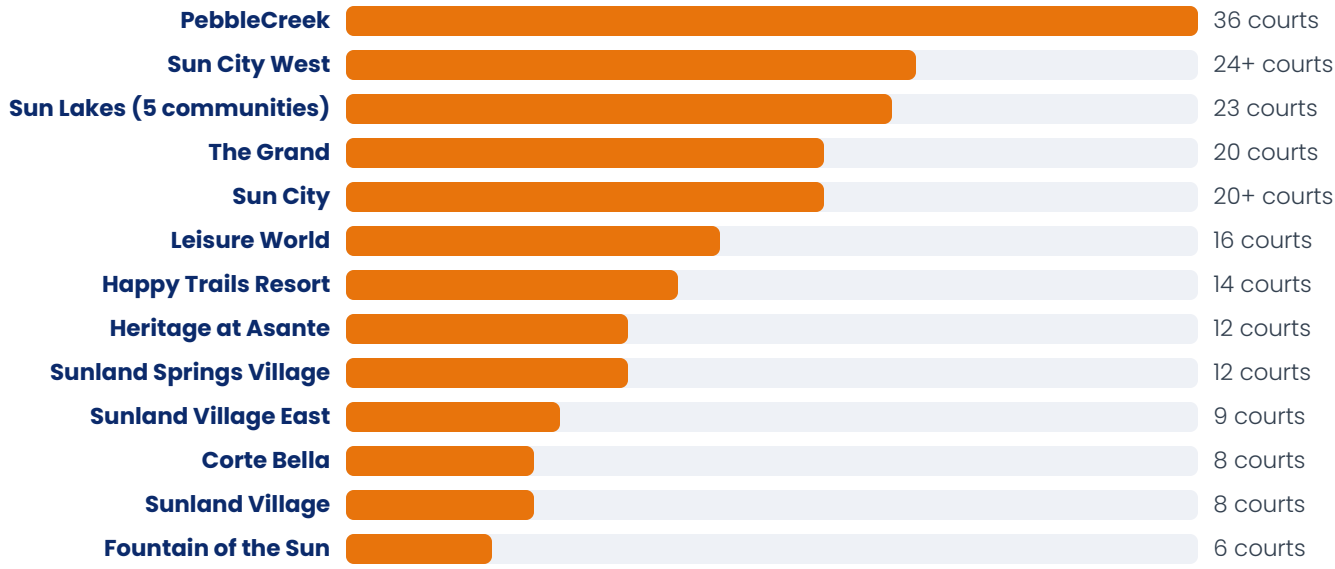
A quick way to compare. Golf counts are courses inside or right next to each community; pickleball counts are courts we've confirmed.

Golf courses by community



Many more communities have one 18- or 27-hole course, like Arizona Traditions, Corte Bella, Sun City Festival, Trilogy at Vistancia, Happy Trails, Mission Royale and the three Sunland communities.

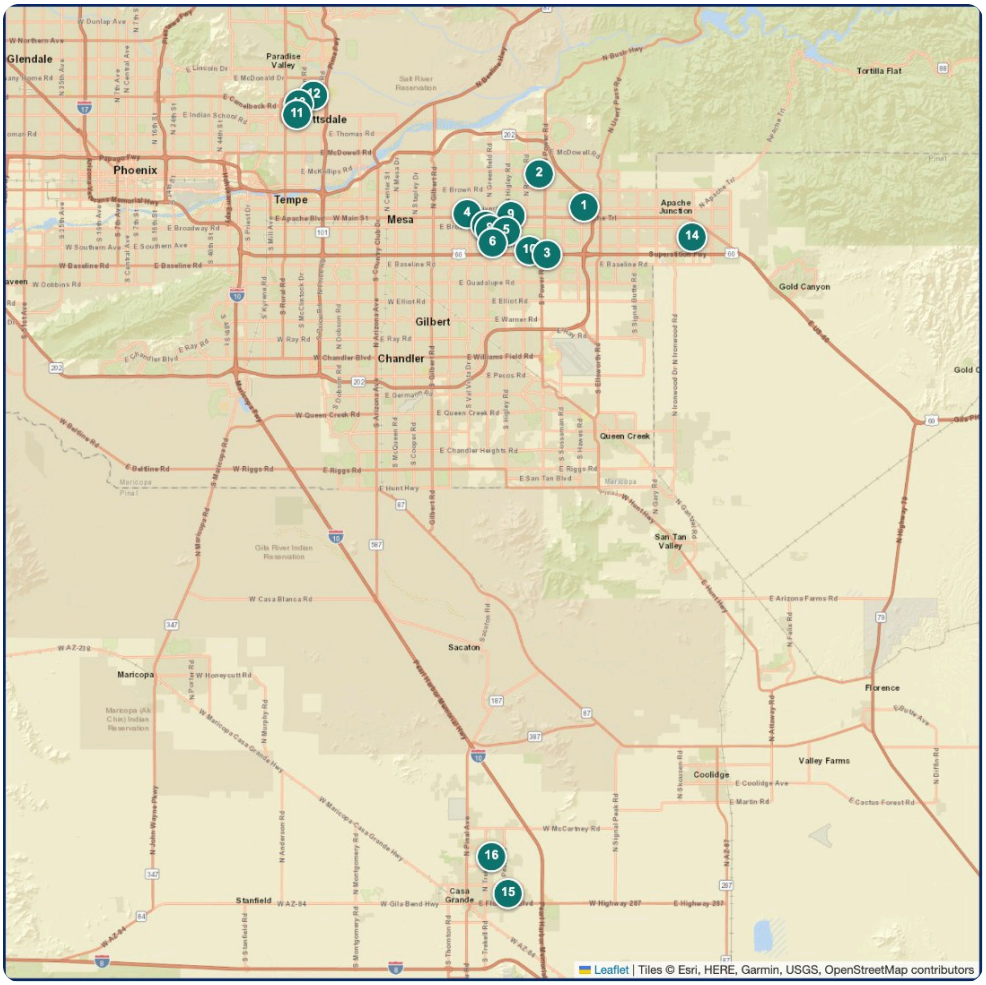
Pickleball courts by community

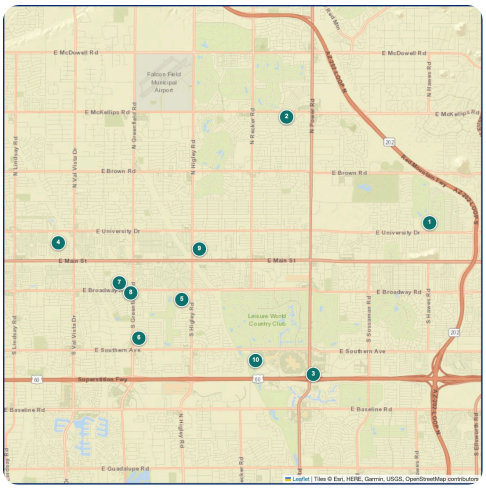


Counts change as communities add and resurface courts. HOA dues don't pay for golf; pickleball courts are community amenities. Call or text (480) 710-6326 to confirm before you buy.

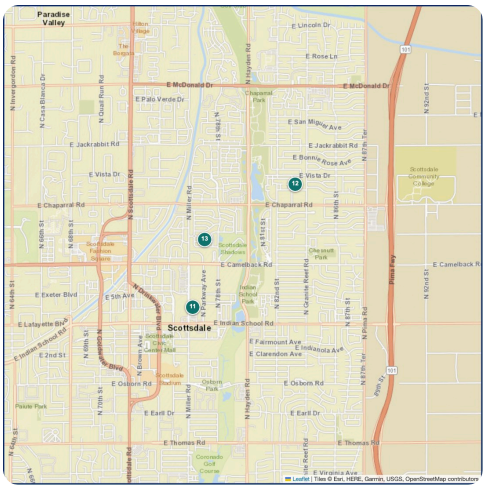
Patio home and townhome communities

Want less yard work and a lower price? These smaller 55+ communities are made up of patio homes, townhomes, villas or condos. The numbers match the list on the next page.





Mesa close-up (1–10)



Scottsdale close-up (11–13)

Patio home and townhome communities: the list

1 **Barclay Village** · Mesa
A small, gated 55+ community of about 65 single-level patio homes built from 2003 to 2009. It has a pool and tennis, and the HOA handles a lot of the outside upkeep.

2 **Red Mountain Villas** · Mesa
About 70 patio homes in northeast Mesa, built between 1985 and 2000. It's pet-friendly, with a fenced dog run, and there's no capital-improvement fee at closing.

3 **HearthStone Villas** · Mesa
Just 60 townhome-style garden villas behind a gate, built by True North Homes from 1997 to 1999. Quiet, secure and close-knit.

4 **Las Alegres** · Mesa
A gated community of 84 attached townhomes built from 1980 to 1986, in a calm, well-landscaped setting.

5 **Camino del Rey** · Mesa
About 120 townhomes built by Parklinks Homes between 1984 and 1999. It's pet-friendly, and the HOA fee includes front-yard care.

6 **Greenfield Glen** · Mesa
About 208 townhomes built from 1985 to 1994, with more amenities than you'd expect: courts for pickleball, racquetball and handball, plus a full clubhouse.

7 **Verde Groves** · Mesa
About 210 single-level patio homes behind a gate, built by Hughes Development from about 1999 to 2004, around a 10,000-square-foot clubhouse with a pool, lap pool and fitness room.

8 **Desert Sun Condos** · Mesa
A gated community of 191 owned condominiums with a lot of amenities for a small, budget-friendly HOA fee.

9 **Casa de Paz** · Mesa
More than 80 patio homes and garden condos built by Farnsworth Homes from 1980 to 1984. The HOA handles the outside, and the fee includes water, sewer and garbage.

10 **Parklinks** · Mesa
A gated community of more than 85 patio homes and Gemini twin homes, built from 1993 to 1998. The association handles all exterior upkeep, and there's a pool and an activity calendar.

11 **Golden Keys** · Scottsdale
About 184 midcentury-modern attached homes built from 1964 to 1968, minutes from Old Town Scottsdale.

12 **Heritage Village IV** · Scottsdale
About 162 single-level attached homes built from 1985 to 1994, behind a gate. Some are updated and some are more original.

13 **Villa Monterey** · Scottsdale
One of Scottsdale's original 55+ communities: classic 2- and 3-bedroom patio homes built starting in 1961, northeast of Old Town. It's several separate associations, so rules vary by phase.

14 **Lantana Villas** · Apache Junction
A small, gated community of side-by-side villa-style townhomes near the Superstition Mountains, with low yearly dues.

15 **Ironwood Village** · Casa Grande
A small, gated community of single-level townhomes on owned land. The HOA takes care of the exterior. (Not the same as Ironwood in Sun Lakes.)

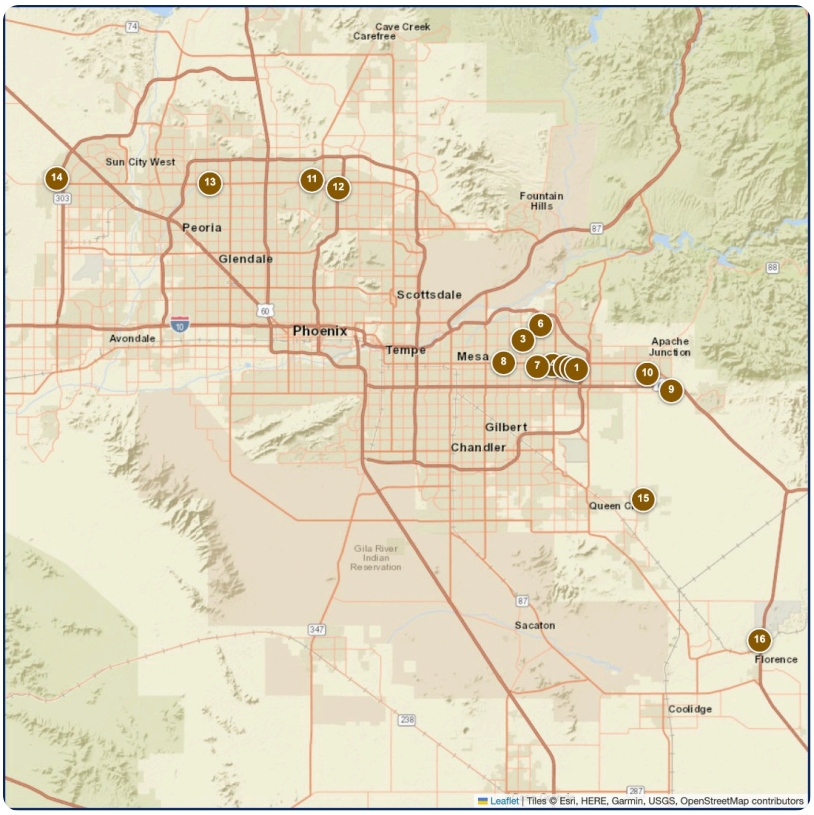
16 **Pueblo Townhomes** · Casa Grande
A small community of townhomes and Gemini twin homes. The association handles the outside, so you can lock the door and travel.

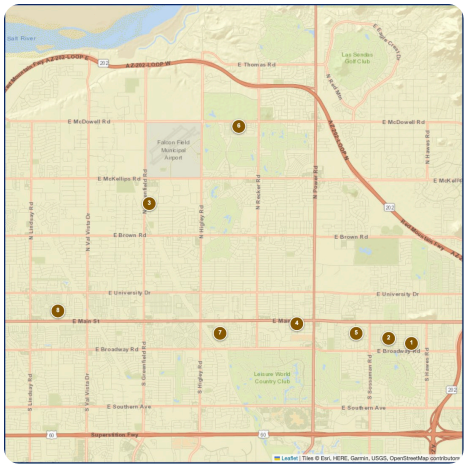
Inside the bigger communities, too: Many of the bigger communities also have patio homes, townhomes or condos alongside their single-family homes: Sun City, Sun City West, The Grand (La Solana condos), PebbleCreek, Ventana Lakes, Westbrook Village, Leisure World, Robson Ranch, the three Sunland communities and Cottonwood and Oakwood in Sun Lakes.

Some map dots for the smallest communities are approximate. Fees, pet rules and what the HOA covers vary by community, sometimes by building, so we confirm them for every home.

Manufactured home communities on owned land

For many buyers, a manufactured or park-model home is the most affordable way to own a retirement home in a 55+ community. Every community here is on **land you own**, so there's no lot rent. We don't sell homes on leased land.





Mesa close-up (1–8)

Manufactured home communities: the list

1. **Arizona Skies** · Mesa
A 55+ manufactured-home community where each lot is deeded to the home, so there's no lot rent. An affordable way to own a single-level home in the East Valley.

2. **Carriage Manor** · Mesa
A guard-gated, resident-owned community of park-model homes with more than 900 lots and one of the biggest amenity lineups of any park-model resort.

3. **Greenfield Village** · Mesa
A guard-gated, resort-style park-model community on deeded lots, with bowling, tennis and pickleball courts and many hobby shops.

4. **Desert Dawn Estates** · Mesa
A small, easygoing community of manufactured homes, including double-wides, on owned lots. Few amenities; the draw is a low-cost home on land you own.

5. **Mesa East** · Mesa
An established community of about 613 owned lots, run by a property owners association, with an active social calendar.

6. **The Wells** · Mesa
A gated manufactured-home community on deeded lots, with heated pools, tennis and a friendly, active feel.

7. **Velda Rose Garden Countryside** · Mesa
A quiet, established community of manufactured homes, including double-wides, on owned lots, with a community pool.

8. **Village Grove** · Mesa
A small, simple community of manufactured homes on owned lots in a convenient Mesa location.

9. **Golden Vista** · Apache Junction
A guard-gated resort with about 1,075 deeded lots of manufactured homes and park models, beneath the Superstition Mountains, welcoming residents since the 1980s.

10. **Roadhaven Resort** · Apache Junction
A guard-gated park-model resort with about 1,000 homes on owned lots, its own golf course, two heated pools and more than 30 clubs.

11. **Bell Casas** · Phoenix
A modest community of manufactured homes, including double-wides, on owned lots.

12. **Palm Lakes Village** · Phoenix
About 363 privately owned lots on roughly 80 acres, with a mix of manufactured and modular homes. Pet-friendly.

13. **Casa Campana** · Glendale
A low-key community of manufactured homes on owned lots in a convenient West Valley location.

14. **Happy Trails Resort** · Surprise
A guard-gated resort around the 18-hole Great Eagle golf course, with park models and manufactured homes on owned lots, 4 pools and 14 lighted pickleball courts.

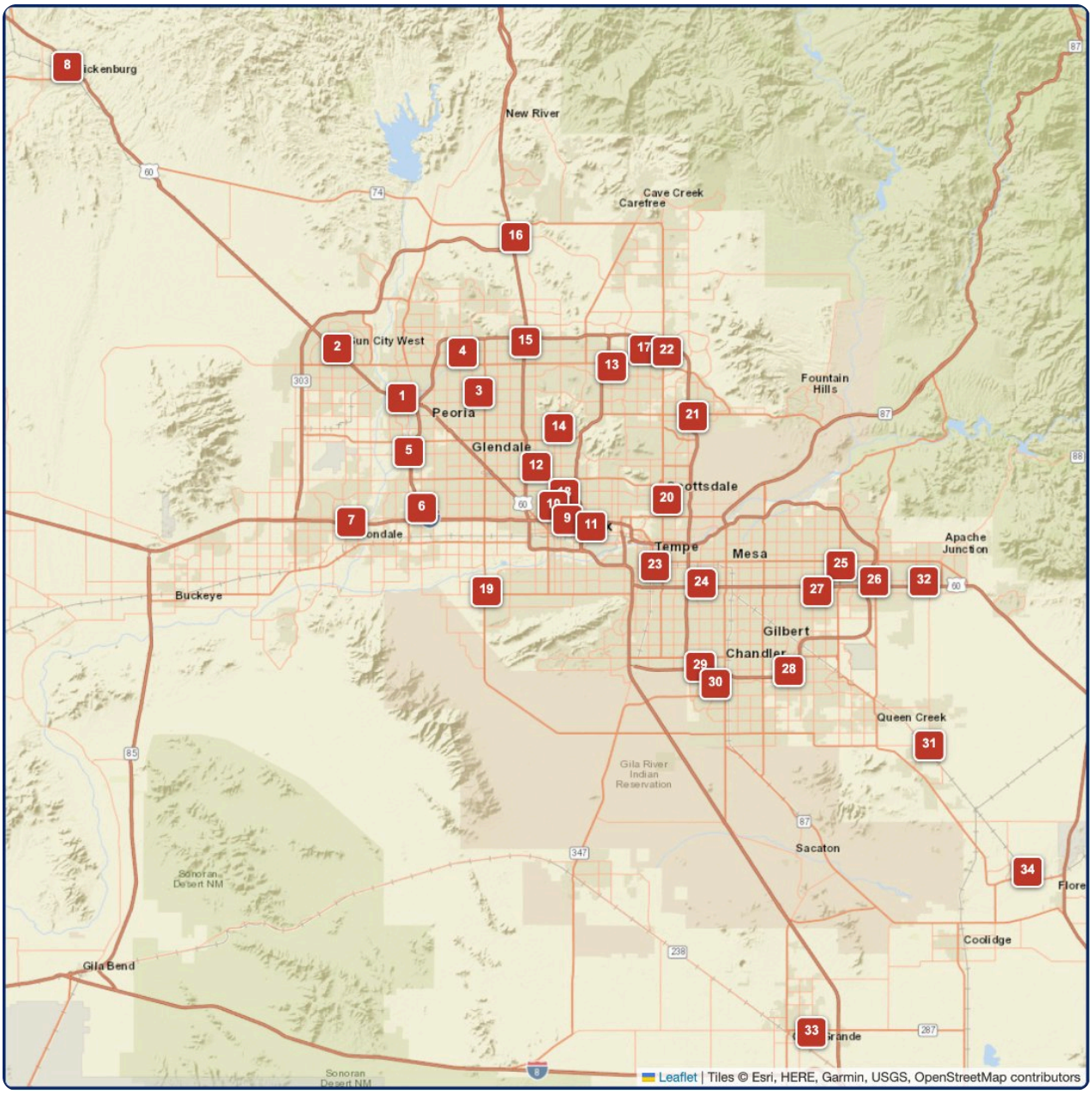
15. **Links Estates** · San Tan Valley
A gated community of newer manufactured homes on owned land, quiet and easy to live in.

16. **Florence Gardens** · Florence
An established 179-home community of manufactured and park-model homes on owned lots, first started in 1971.

SunBird (Chandler) and Sun Lakes Country Club also have some manufactured homes alongside site-built homes. Some map dots are approximate. Before any offer, we confirm the land is owned and check the home's age and condition.

Hospitals in the Valley

Being close to good health care matters. Here are the major full-service hospitals within about 50 miles of Phoenix, from Wickenburg to Casa Grande. The numbers match the list on the next page.



Hospitals in the Valley: the list

WEST VALLEY & WICKENBURG

1. **Banner Boswell Medical Center** · Sun City
2. **Banner Del E. Webb Medical Center** · Sun City West
3. **Banner Thunderbird Medical Center** · Glendale
4. **Abrazo Arrowhead Campus** · Glendale
5. **Dignity Health St. Joseph's Westgate Medical Center** · Glendale
6. **Banner Estrella Medical Center** · Phoenix (west)
7. **Abrazo West Campus** · Goodyear
8. **Wickenburg Community Hospital** · Wickenburg

PHOENIX & SCOTTSDALE

9. **Banner – University Medical Center Phoenix** · Phoenix
10. **Dignity Health St. Joseph's Hospital and Medical Center** · Phoenix
11. **Valleywise Health Medical Center** · Phoenix
12. **Abrazo Central Campus** · Phoenix
13. **Abrazo Scottsdale Campus** · Phoenix (Bell Rd)
14. **HonorHealth John C. Lincoln Medical Center** · Phoenix
15. **HonorHealth Deer Valley Medical Center** · Phoenix
16. **HonorHealth Sonoran Crossing Medical Center** · Phoenix (north)
17. **Mayo Clinic Hospital** · Phoenix (north)
18. **Phoenix VA Medical Center (Carl T. Hayden)** · Phoenix
19. **Dignity Health Arizona General Hospital** · Laveen
20. **HonorHealth Scottsdale Osborn Medical Center** · Scottsdale
21. **HonorHealth Scottsdale Shea Medical Center** · Scottsdale
22. **HonorHealth Scottsdale Thompson Peak Medical Center** · Scottsdale

EAST VALLEY

23. **HonorHealth Tempe Medical Center** · Tempe
24. **Banner Desert Medical Center** · Mesa
25. **Banner Baywood Medical Center** · Mesa
26. **HonorHealth Four Peaks Medical Center** · Mesa
27. **Banner Gateway Medical Center** · Gilbert
28. **Dignity Health Mercy Gilbert Medical Center** · Gilbert
29. **Dignity Health Chandler Regional Medical Center** · Chandler
30. **Banner Ocotillo Medical Center** · Chandler
31. **Banner Ironwood Medical Center** · San Tan Valley
32. **Banner Goldfield Medical Center** · Apache Junction

SOUTH OF THE VALLEY

33. **Banner Casa Grande Medical Center** · Casa Grande
34. **HonorHealth Florence Medical Center** · Florence

> **Our tip:** When you tour a community, drive to the nearest hospital and time it. Many 55+ communities in the West Valley and East Valley have a major hospital within a few miles.

Main hospitals only; not a complete list of clinics, urgent care, specialty or emergency-only centers. Names and services change, so check before you rely on one. In an emergency, call 911.

Meet Jarl Kubat



I'm Jarl Kubat, founder of Arizona 55+ Communities Real Estate with West USA Realty.

For more than 22 years, I've helped buyers and sellers in Arizona 55+ and retirement communities across the West Valley and East Valley, from Sun City, Sun City West and The Grand to Sun Lakes and Mesa.

I live in Arizona Traditions in Surprise, a 55+ golf community, so I know these communities as a neighbor, not just an agent. I've walked the fairways, sat through the HOA meetings and toured the rec centers with buyers year after year.

Many of my clients move here from out of state. Others are long-time residents ready to right-size or move closer to family. Either way, my job is the same: give you straight answers on prices, fees and age rules, and help you find the home that fits how you want to live.

22+ YEARS

Helping buyers and sellers in Arizona 55+ and retirement communities.

4.9 ★ GOOGLE

Rated 4.9 stars by clients on Google.

BOTH VALLEYS

West Valley and East Valley, plus communities beyond the Valley.

BUYERS & SELLERS

From your first tour to closing, in person or from out of state.

Call or text me any time: (480) 710-6326

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How we help

Arizona 55+ Communities Real Estate is all about 55+ and retirement communities in the West Valley and East Valley. It's all we do.

Founder Jarl Kubat has spent 22+ years helping buyers and sellers in Arizona 55+ communities. He lives in one himself, so his advice comes from daily life, not a brochure. Our team will:

- Narrow 50+ communities to the few that fit you
- Send you new listings in those communities as they come up
- Explain the age rules, HOA fees and CC&Rs for each home
- Tour with you in person, or by video if you're out of state
- Negotiate using recent sales in that exact community

Let's talk about your move

Call or text me any time. I'll answer your questions, even if you're a year or more away from buying.

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Information in this guide comes from the Arizona Regional MLS, community HOAs and public sources, and is believed accurate as of October 2026 but is not guaranteed. Prices, fees and rules change; verify all details for any specific property. Jarl Kubat is a licensed Arizona REALTOR® with West USA Realty. Equal Housing Opportunity. © 2026 Arizona 55+ Communities Real Estate.