ARIZONA 55+ COMMUNITIES
REAL ESTATE · JUSTJARL.COM

2026 EDITION

THE OUT-OF-STATE BUYER'S PLAYBOOK

Moving to Arizona for Retirement

Timing, touring, costs and closing from a distance, step by step.



Jarl Kubat, REALTOR®

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

INSIDE

- ✓ Best months to move
- ✓ How to tour in 3 days
- ✓ Buying from out of state
- ✓ First-year checklist

Serving buyers and sellers across the West Valley and East Valley

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Welcome to your Arizona move

Moving to Arizona for retirement is exciting. It's also a lot to plan from far away. This guide walks you through it, one step at a time.

Many of my buyers come from out of state. Over 22+ years, I've helped people move here from California, the Midwest, Texas, Colorado, the Pacific Northwest and beyond. I live in an Arizona 55+ community myself, so I've seen what makes a move go smoothly, and what trips people up.

Use this guide to plan your timing, tour smart, buy from a distance and settle in fast. When you're ready, call me and we'll map out your move together.



Jarl Kubat, REALTOR®
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Why so many people retire to Arizona

Sunshine is just the start. Here's what draws people to Arizona for retirement.

WEATHER

Mild winters

Most winter days are sunny and pleasant, so you can golf, walk and play pickleball outdoors while much of the country shovels snow.

TAXES

Retirement-friendly

Arizona has a flat state income tax, and it doesn't tax Social Security benefits. Military retirement pay can be subtracted too.

CHOICE

Dozens of 55+ communities

From big Del Webb communities with many golf courses to small, quiet patio-home neighborhoods, there's a fit for most budgets.

TRAVEL

Easy to get home

Phoenix Sky Harbor and Phoenix-Mesa Gateway airports make visits with family simple.

Good to know: Most of Arizona doesn't change its clocks for daylight saving time. Your family back home will be on a different time difference in summer than in winter.

Tax rules change. Ask a tax professional how Arizona taxes apply to your income.

When to move (and the truth about summer)

The best time to **tour** and the best time to **move** aren't always the same.

Tour from October to April

The weather is great, and you can see the rec centers at their busiest, with clubs, classes and events in full swing. That's when you'll get the truest feel for a community.

Plan for the summer heat

Summer days in the Valley are very hot, often well over 100 degrees. Locals adjust: they golf and walk early, swim in the afternoon, and run errands in the cool of the evening. Many communities stay active indoors all summer.

Moving in summer can save you money

Fewer buyers shop in summer, so you may face less competition. Just plan the moving truck for early morning, and make sure the AC is checked before you close.

> **Our tip:** Visit once in the cooler months to choose your community, and once in summer if you can. If you love it in July, you'll love it all year.

Monsoon season

From about July to September, afternoon storms can bring wind, dust and heavy rain. They pass quickly, and they cool things down.

West Valley or East Valley?

Most Arizona 55+ communities sit west or east of Phoenix. Both are great. They just feel different.

WEST VALLEY

Big and full-service

Surprise, Sun City, Sun City West, Peoria, Goodyear and Buckeye. Home to The Grand (formerly Sun City Grand), Sun City West, Sun City, PebbleCreek and newer communities like Sun City Festival.

Great if you want lots of golf, clubs and activities, and a wide range of prices.

EAST VALLEY

Smaller and close-knit

Mesa, Chandler, Gilbert, Sun Lakes, Queen Creek and Gold Canyon. Patio homes, quiet streets and views of the Superstition Mountains.

Great if you want a smaller community feel near Mesa and Chandler.

Questions that decide it

- [ ] Where will family visit from, and which airport is closer for them?
- [ ] Do you want a large community with everything, or a small, quiet one?
- [ ] Is golf a must, or would you rather not pay for a golf location?
- [ ] What's your all-in budget, including HOA dues and one-time fees?

Compare 50 communities side by side in our **Arizona 55+ Communities Buyer's Guide**, with prices and HOA dues for each.

How to tour from out of state

Before your trip

- Pick 3 or 4 communities that fit your budget and wish list.
- Talk with a lender, or have proof of funds ready if you're paying cash, so you can act fast.
- Call us. We'll set up showings and send you listings before you land.

A 3-day tour that works

DAY 1

See your top community: homes, the rec center and the activity calendar. Have lunch at the clubhouse.

DAY 2

Tour the others. Drive to the nearest grocery store, pharmacy and hospital. Try the drive at rush hour.

DAY 3

Go back to your favorite and see the best homes again. Talk to a few residents. If it feels right, we can write an offer before you fly home.

Can't travel yet?

We can tour homes with you by live video, walk the street, and show you the clubhouse. Many of our out-of-state buyers choose their community on a video call, then visit to pick the home.

Buying from a distance

You don't have to live here to buy here. Here's how it works.

1. **Get ready to buy.** Pre-approval from a lender, or proof of funds for a cash purchase.
2. **Choose by video or in person.** We tour with you live and send recent sales for each home.
3. **Make an offer.** We price it using what homes actually sold for in that community.
4. **Inspection.** Usually within 10 days. You can join by phone or video, and we'll be there in person.
5. **HOA documents.** Review the dues, one-time fees and rules before you're locked in.
6. **Sign from home.** Many Arizona title companies offer remote online signing or a mail-away signing package.
7. **Close and get your keys.** Most closings take 30 to 45 days. We can meet movers or let in service people if needed.

Protect your money: Wire fraud is real. Before you send any money, call your title company at a phone number you know is real (not one from an email) to confirm the wiring instructions. Never trust a last-minute email that changes them.

Selling your home back home

Timing two moves is the trickiest part. Here are the common ways people do it.

SELL FIRST

Sell your current home, then buy in Arizona. Less stress about two mortgages, but you may need a short stay in between.

BUY FIRST

Buy in Arizona, then sell. Easier move, but you'll carry two homes for a while. Cash buyers often choose this.

LINE THEM UP

Time both closings close together, or make your Arizona offer depend on selling your current home. We'll talk with you and your agent back home to find the right plan.

Right-sizing your stuff

- Many 55+ homes are single-level and smaller than homes up north. Measure your furniture before you ship it.
- Garages may be shared with a golf cart. Decide what you'll really use.
- Heavy winter gear can stay behind. Light layers will cover most winter evenings.

> **Need an agent back home?** We can refer you to a trusted agent in your current state, so both sides of your move work together.

Your first 30 days in Arizona

Check these off, and you'll feel at home fast.

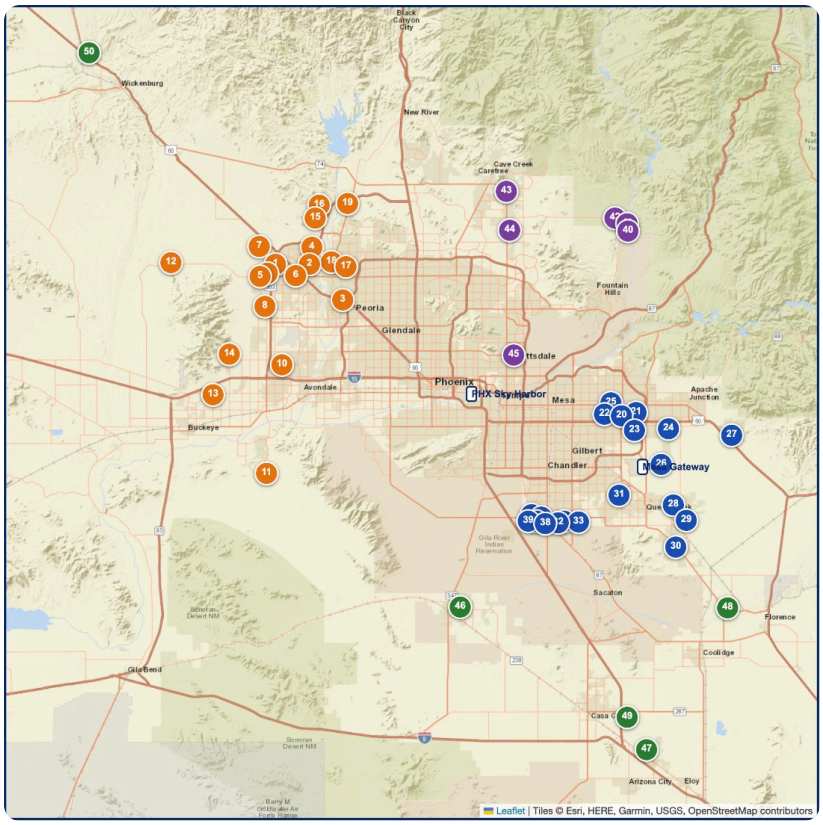
- [ ] **Driver license.** Visit an Arizona MVD office with your old license and proof of who you are.
- [ ] **Register your car.** Arizona asks new residents to register as soon as they become residents. Some cars in the Phoenix area need an emissions test first.
- [ ] **Homeowner's insurance** in place before closing, and check if your HOA covers anything outside.
- [ ] **Utilities.** Depending on your address, your electric company is usually APS or SRP. Set up water, trash and internet too.
- [ ] **Community ID or activity card.** Get it from your community's member office so you can use the rec centers.
- [ ] **Register to vote** and update your address with Social Security, Medicare, banks and the post office.
- [ ] **Find new doctors** and transfer prescriptions early, before you need them.
- [ ] **Join one club.** It's the fastest way to make friends.

Desert living tips

1. **Drink more water than you think.** The dry air pulls moisture from you, even in winter.
2. **Shade is your friend.** Park in the shade or use a sunshade. Steering wheels and seat belts get hot.
3. **Get your AC serviced** each spring. In a resale, ask how old the unit is.
4. **Desert landscaping saves water** and work. Many communities have rules about yards, so check before you plant.
5. **Sunscreen and a hat,** year-round.
6. **Watch for monsoon storms** in late summer. Never drive into a flooded road.
7. **Enjoy the outdoors in winter.** Hiking, golf, pickleball, spring training baseball and outdoor dining are all close by.

The best part? Your neighbors moved here too. In most 55+ communities, people are friendly, active and happy to help newcomers.

Map: 50 Arizona 55+ communities

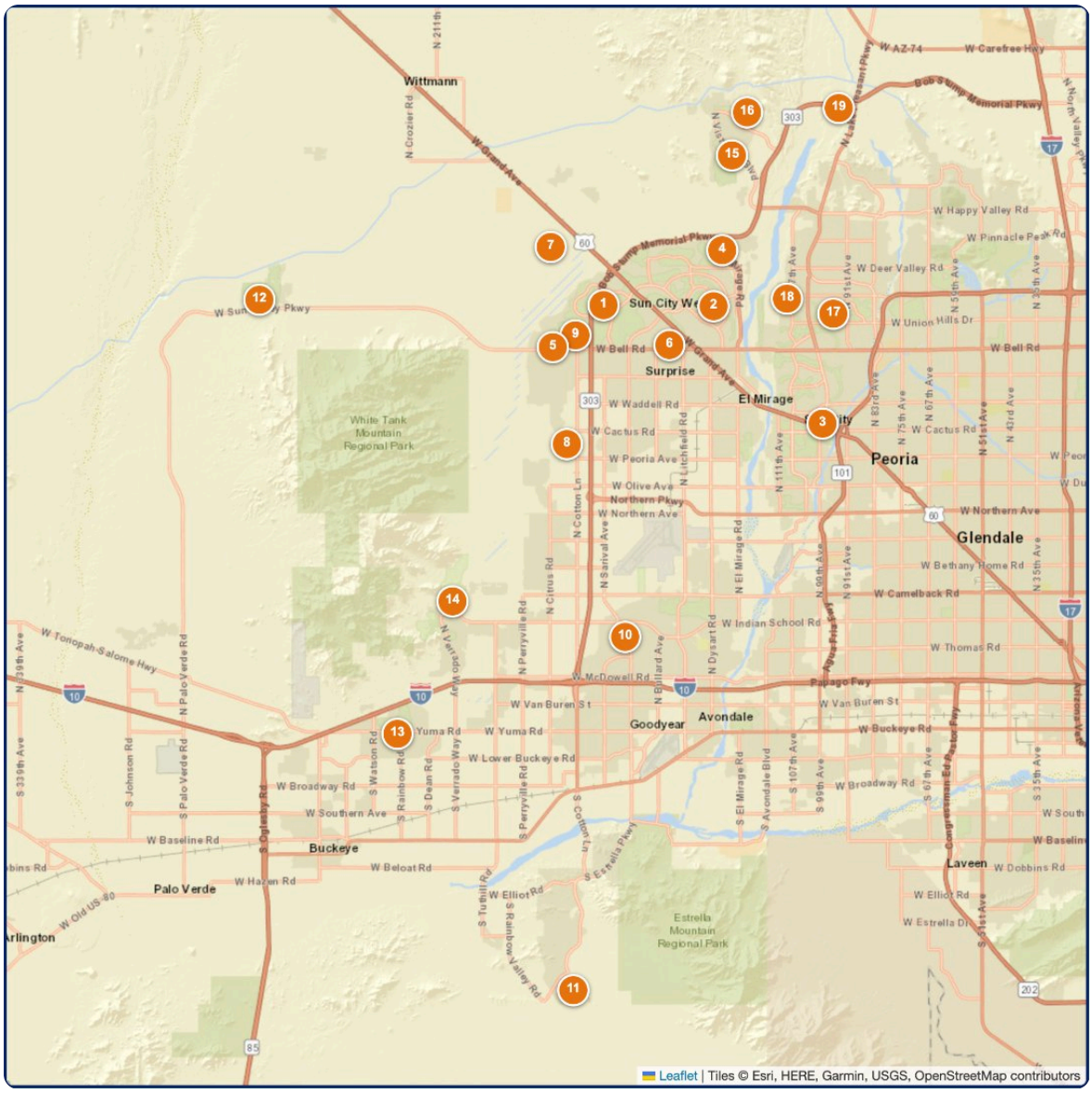


West Valley · East Valley · Scottsdale & Rio Verde · Outlying

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.

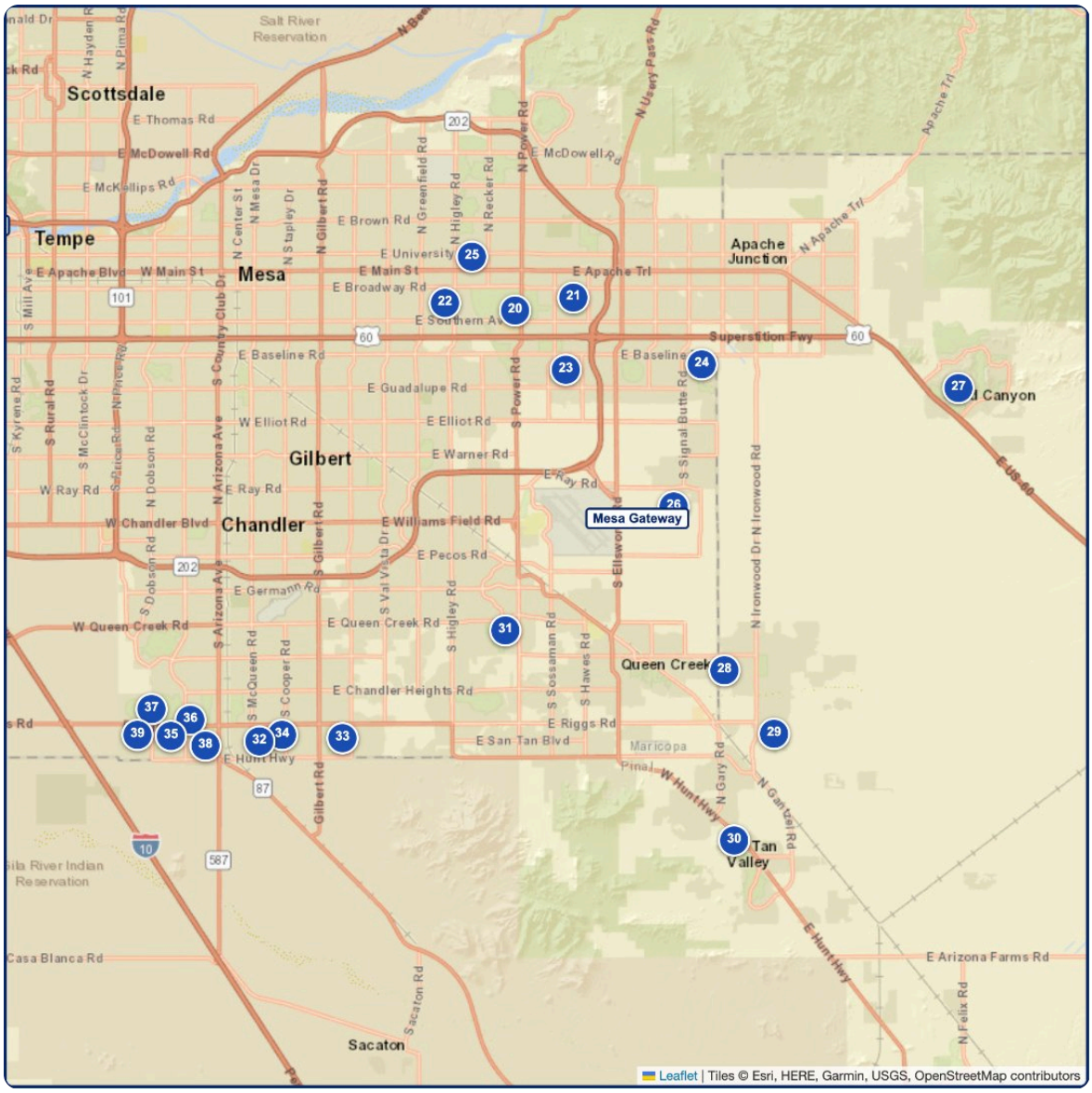
West Valley close-up



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

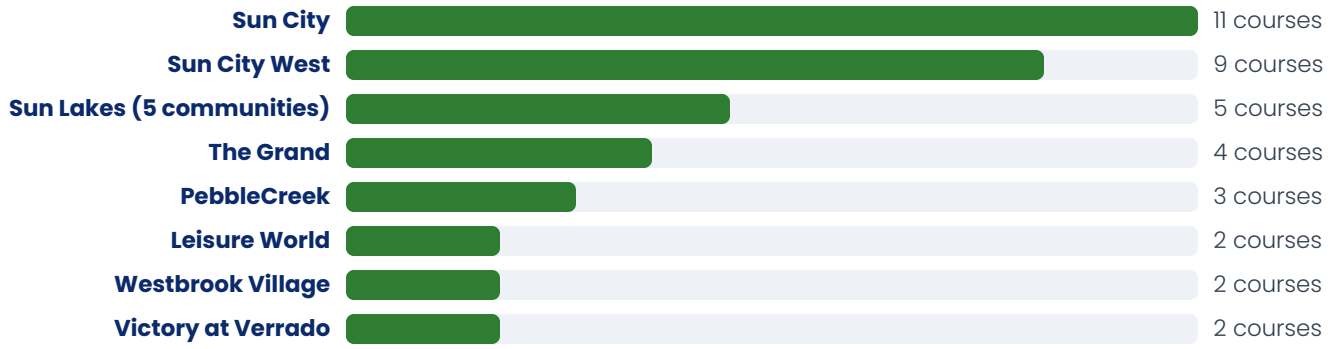
- **Count courts per resident,** not just courts. A big community with 20 courts can feel as busy as a small one with 8.
- **Ask about open play and leagues.** Some clubs are social; others run competitive ladders.
- **Check shade and lights** for summer mornings and cool evenings.

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

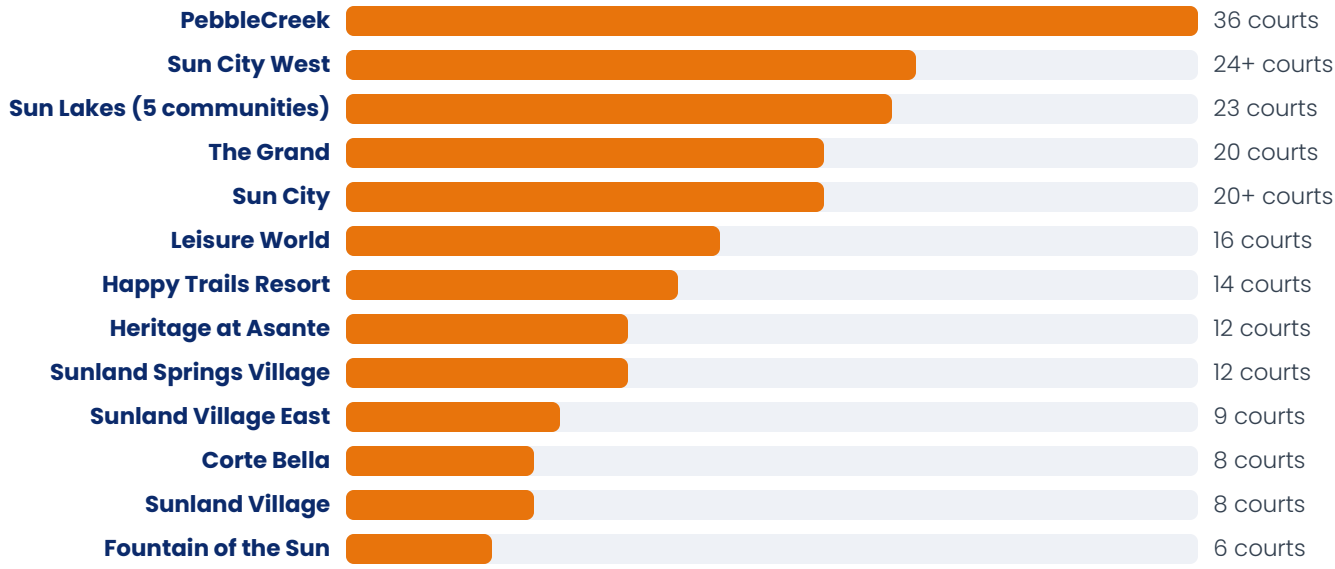
A quick way to compare. Golf counts are courses inside or right next to each community; pickleball counts are courts we've confirmed.

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.

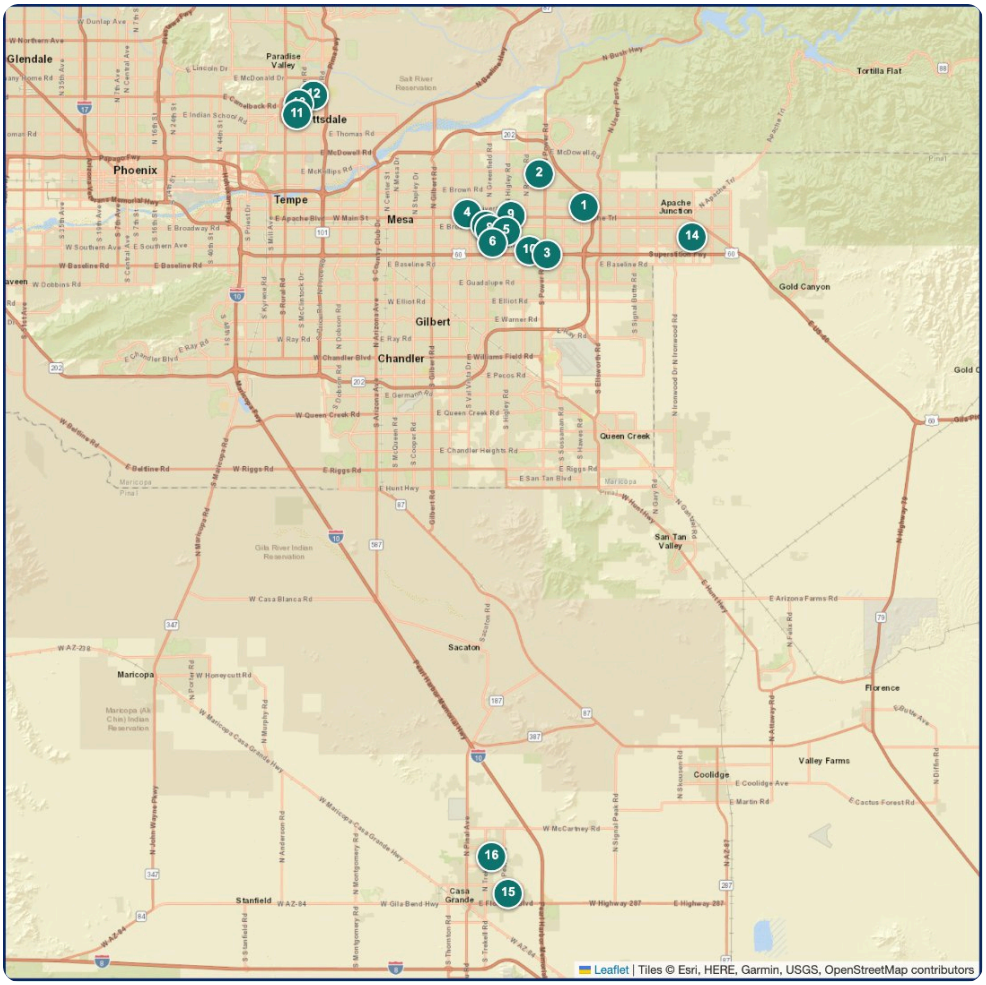
Pickleball courts by community

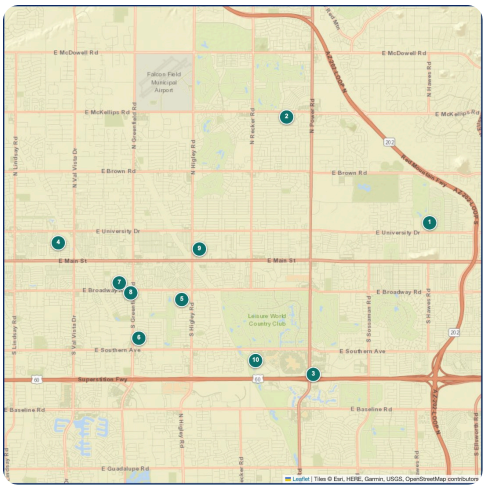


Counts change as communities add and resurface courts. HOA dues don't pay for golf; pickleball courts are community amenities. Call or text (480) 710-6326 to confirm before you buy.

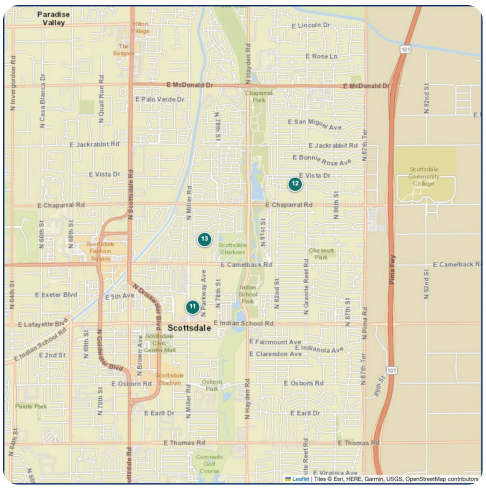
Patio home and townhome communities

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.)

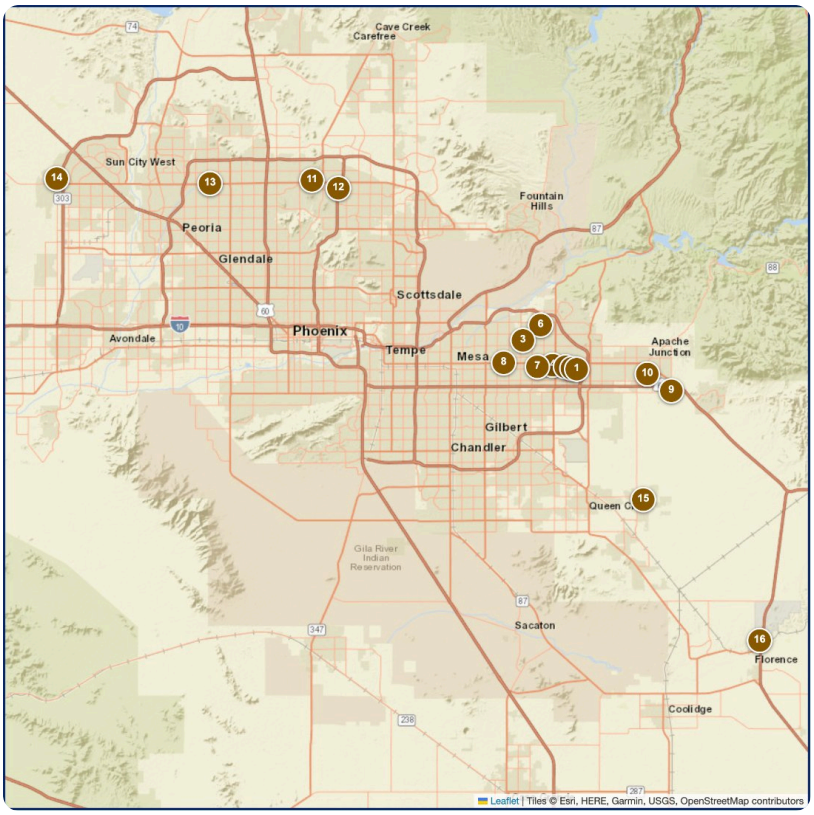
16. **Pueblo Townhomes** · Casa Grande
A small community of townhomes and Gemini twin homes. The association handles the outside, so you can lock the door and travel.

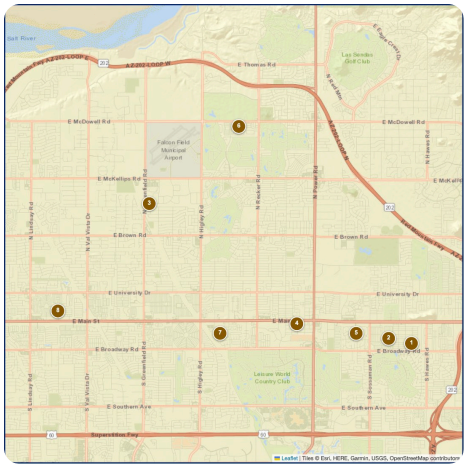
Inside the bigger communities, too: Many of the bigger communities also have patio homes, townhomes or condos alongside their single-family homes: Sun City, Sun City West, The Grand (La Solana condos), PebbleCreek, Ventana Lakes, Westbrook Village, Leisure World, Robson Ranch, the three Sunland communities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

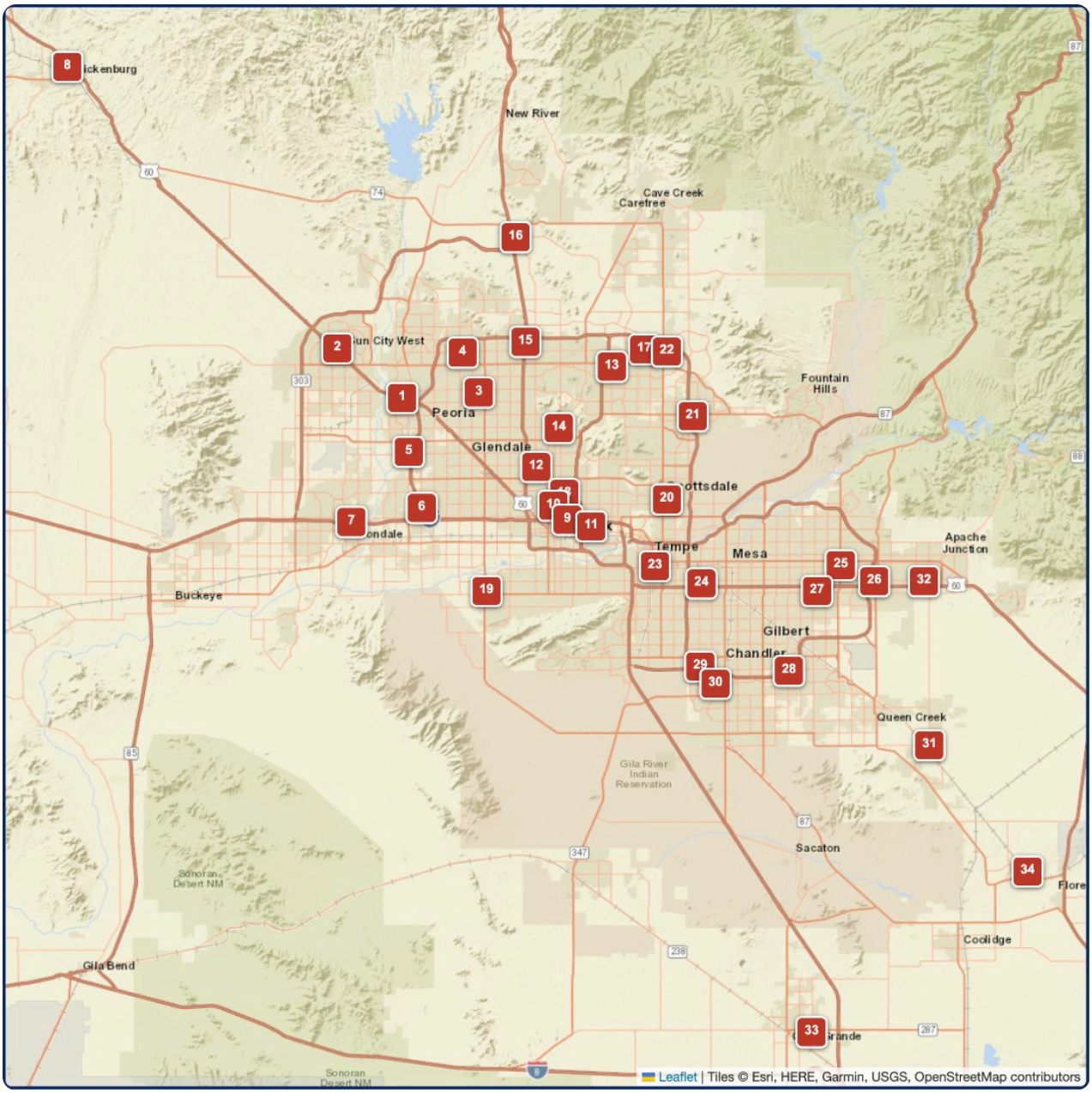
15. **Links Estates** · San Tan Valley
A gated community of newer manufactured homes on owned land, quiet and easy to live in.

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 helps buyers move to 55+ and retirement communities across the West Valley and East Valley.

Founder Jarl Kubat has spent 22+ years helping buyers, many of them from out of state. He lives in an Arizona 55+ community himself. Our team will:

- Narrow 50+ communities to the few that fit you
- Tour homes with you in person or by live video
- Explain the age rules, HOA fees and CC&Rs for each home
- Attend inspections and walk-throughs when you can't
- Coordinate with your agent back home on timing

Let's plan your move

Call or text me any time, even if your move is a year or more away.

Call/Text (480) 710-6326

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