ARIZONA 55+ COMMUNITIES
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2026 EDITION

FOR HOMEOWNERS

Selling Your Home in a 55+ Community

How to price, prepare and sell for top dollar in an age-restricted community.



Jarl Kubat, REALTOR®
22+ years helping buyers in Arizona 55+ and retirement communities

INSIDE

- ✓ Pricing in your community
- ✓ Fees sellers pay
- ✓ Prep that pays off
- ✓ Timing your sale

Serving buyers and sellers across the West Valley and East Valley

Call/Text (480) 710-6326
justjarl.com

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Thinking about selling? Start here.

Selling a home in a 55+ community isn't like selling anywhere else. The buyers are different, the rules are different, and the timing matters more.

I've helped homeowners sell in Arizona 55+ communities for more than 22 years. I live in one myself, so I know what buyers look for when they walk in your door, and what makes them walk away.

This guide covers how to price your home, the fees and paperwork sellers should expect, the prep that pays off, and the best time to list. Whether you're moving closer to family, right-sizing, or moving to a different community, we'll help you plan it.



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Who buys in 55+ communities

Knowing your buyer is the first step to selling for top dollar.

OUT OF STATE

Many buyers aren't local

A big share of buyers come from other states. They often shop online first and may tour by video, so great photos and a full description matter.

AGE RULES

The buyer pool is set by the rules

Your community's age rules decide who can live in your home. We market to buyers who qualify, and help them understand the rules.

CASH

Many pay cash

Lots of 55+ buyers have sold a home elsewhere. Cash offers can mean a quicker, simpler closing.

LIFESTYLE

They buy the community

Buyers want the golf, the clubs and the rec centers. We sell your community's lifestyle along with your home.

What buyers ask first: How old is the roof? How old is the AC? What are the dues and one-time fees? Have those answers ready.

Pricing your home right

The right price brings more showings and stronger offers. A price that's too high can leave your home sitting.

Start with recent sales in your community

We look at homes like yours that sold in your community in the last 90 days: the same floor plan if possible, similar condition and similar location.

Adjust for what makes your home different

- Updates like kitchen, baths, flooring and windows
- The age of the roof, AC and water heater
- Location: golf course, corner lot, cul-de-sac or busy street
- Extras like a golf cart garage, casita or solar

Watch the active competition

Buyers compare your home with every similar home for sale right now. We show you what you're up against, so your price stands out for the right reasons.

> **Our tip:** The first two weeks on the market bring the most interest. Pricing right from the start usually beats lowering the price later.

Fees and paperwork sellers should expect

Every sale has costs and forms. Here's what to plan for in an Arizona 55+ community.

HOA fees at sale

Most associations charge a resale disclosure fee to prepare the HOA documents for your buyer. It's often around $200 to $400. Some also charge document or rush fees. Buyers usually pay the capital and transfer fees, but every contract is different.

Common seller costs

- Real estate commission (always negotiable)
- Your share of title and escrow fees
- Paying off your mortgage, if you have one
- Repairs you agree to after the inspection
- Prorated property taxes and HOA dues

Arizona disclosures

- **Seller's Property Disclosure Statement (SPDS):** tell the buyer what you know about the home.
- **HOA disclosure package:** the association's rules, dues and fees.
- **Lead-based paint disclosure** for homes built before 1978, which includes many homes in older communities.

This is general information, not legal or tax advice. Ask your title company and tax professional about your sale.

Prep that pays off

You don't need a big remodel. Focus on what buyers notice first.

1. **Service the AC** and keep the receipt. Buyers will ask.
2. **Fresh paint** in light, neutral colors makes rooms feel bigger and newer.
3. **Clean up the front yard.** Fresh rock, trimmed plants and a clean entry make a great first photo.
4. **Clear the clutter.** Less furniture makes a single-level home feel roomy.
5. **Fix the small things:** dripping faucets, sticky doors, burned-out bulbs.
6. **Deep clean,** especially the kitchen, baths and windows.
7. **Gather your records:** roof, AC, water heater and any updates.
8. **Check with your HOA** for any open violations before you list.

Ask us before you spend. We'll walk through your home and tell you which projects are worth it, and which aren't.

Timing your sale

In Arizona 55+ communities, the calendar makes a big difference.

OCTOBER–APRIL

Busy season

Winter visitors and out-of-state buyers are in town touring. More buyers usually means more showings and stronger offers.

MAY–SEPTEMBER

Quieter season

Fewer buyers, but also fewer homes for sale. Serious buyers still shop, and your home can stand out.

Plan ahead

- Start prep 4 to 8 weeks before you want to list.
- Most sales close 30 to 45 days after an offer is accepted.
- Leaving for the summer? We can sell your home while you're away, with lockbox showings and remote signing.

> **Our tip:** Listing in early fall lets you catch the first wave of winter buyers before more homes come on the market.

Your next move

Most sellers are also buying, or moving somewhere new. Plan both together.

Staying in Arizona?

Maybe you want a smaller home in the same community, a newer home in a different one, or a place closer to family. We help you time both sales so you only move once if you can.

Moving out of state?

We can refer you to a trusted agent where you're going, and handle your Arizona sale from start to finish, even after you leave.

Selling a loved one's home?

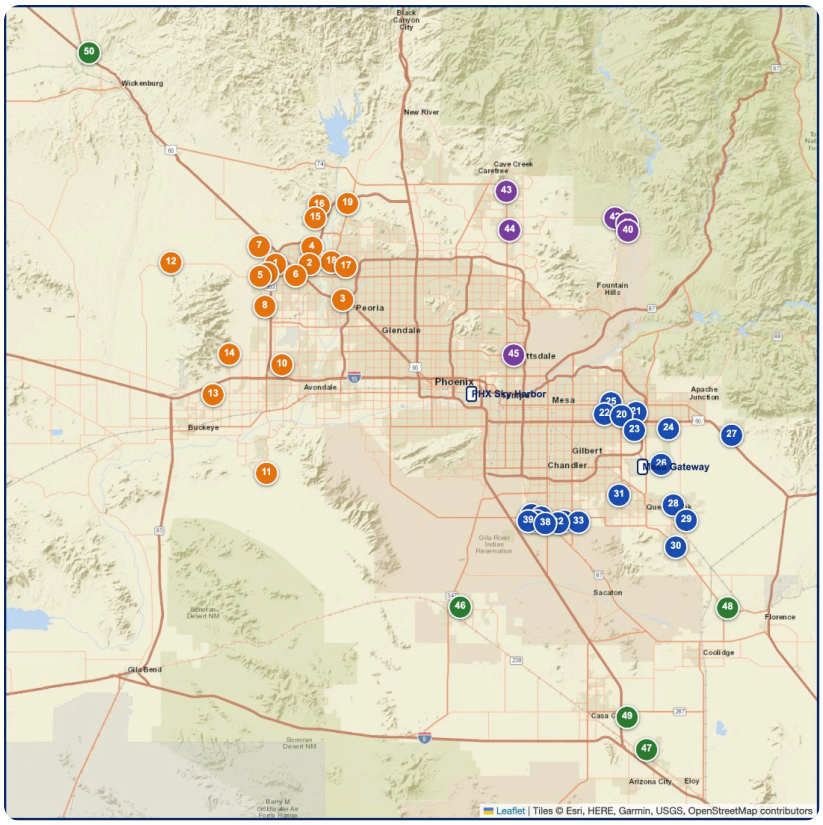
We help families sell homes after a move to assisted care or a passing. We work with your attorney or trustee and can coordinate cleanouts, repairs and showings for you.

> **Common question:** "Should I buy first or sell first?" It depends on your money, your timing and the market. We'll walk through the options with you.

Seller's checklist

- [ ] Call us for a market value review of your home
- [ ] Pick your target list date
- [ ] Order an AC service and gather your home records
- [ ] Make a short list of repairs and touch-ups
- [ ] Check with your HOA for open violations
- [ ] Declutter and plan where extra furniture will go
- [ ] Deep clean before photos
- [ ] Professional photos and video tour
- [ ] Fill out the SPDS and other disclosures
- [ ] Go live, and review offers with us
- [ ] Inspection and repair requests
- [ ] Order HOA documents for the buyer
- [ ] Final walk-through and closing
- [ ] Turn over keys, remotes, gate cards and rec cards

Map: 50 Arizona 55+ communities

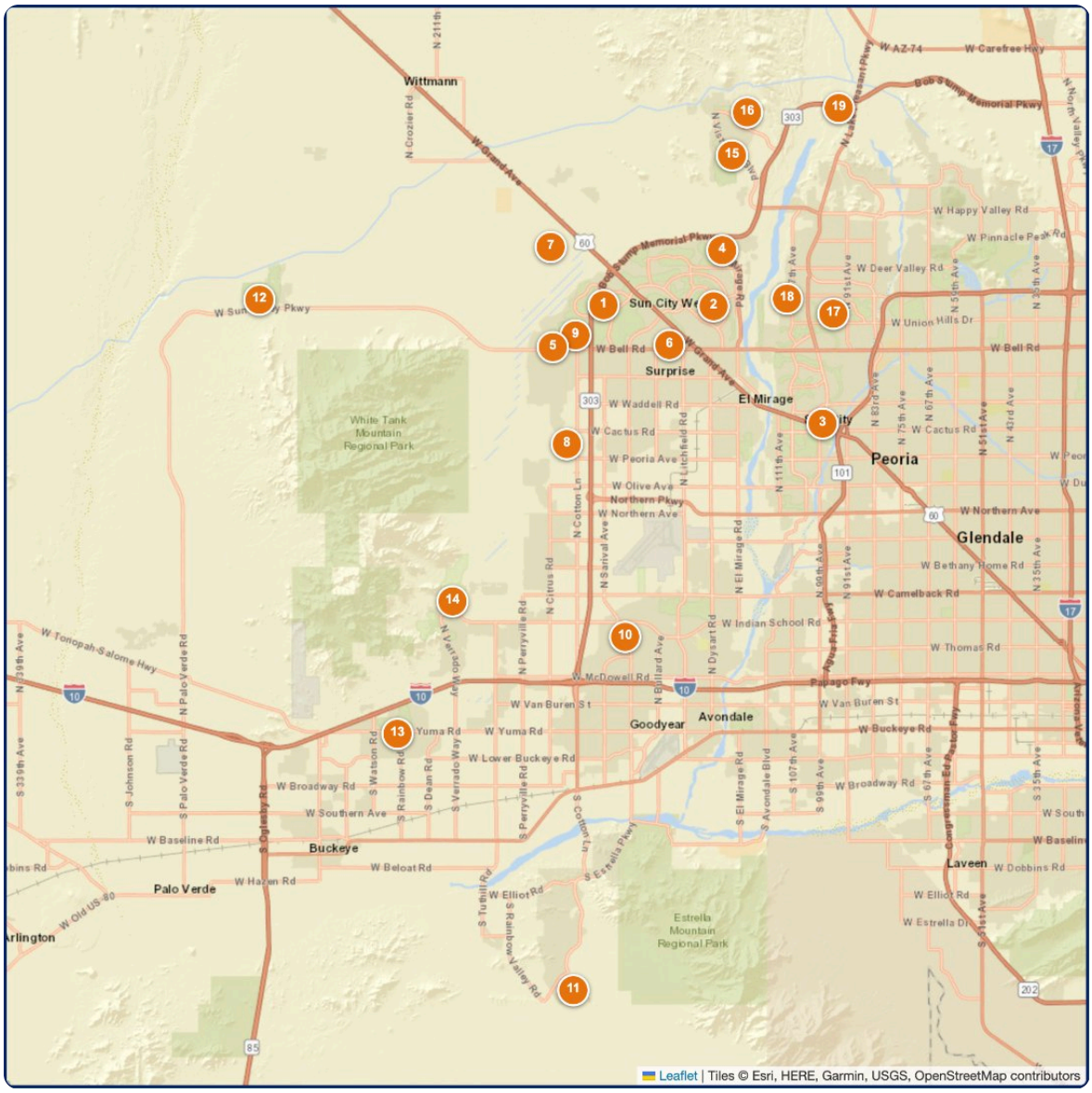


West Valley · East Valley · Scottsdale & Rio Verde · Outlying

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.

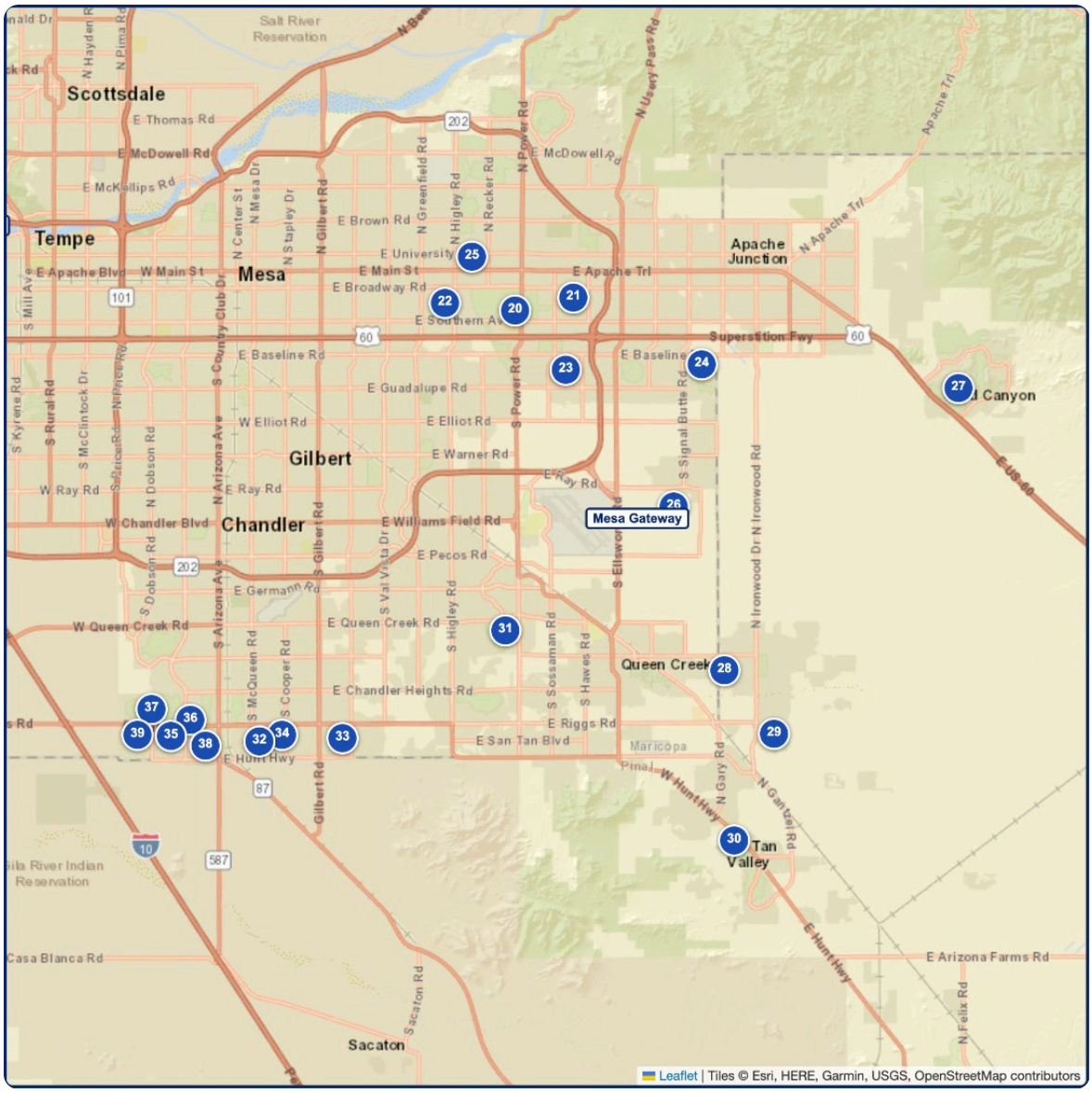
West Valley close-up



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

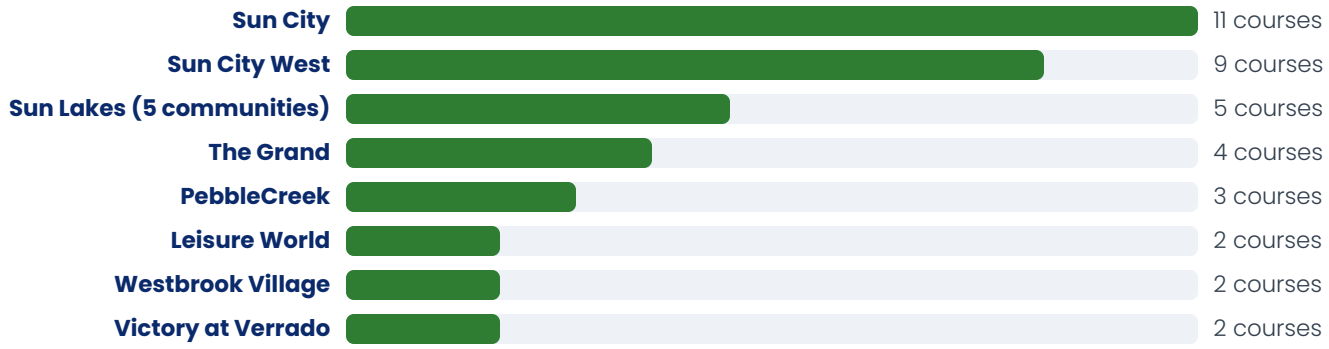
- **Count courts per resident,** not just courts. A big community with 20 courts can feel as busy as a small one with 8.
- **Ask about open play and leagues.** Some clubs are social; others run competitive ladders.
- **Check shade and lights** for summer mornings and cool evenings.

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

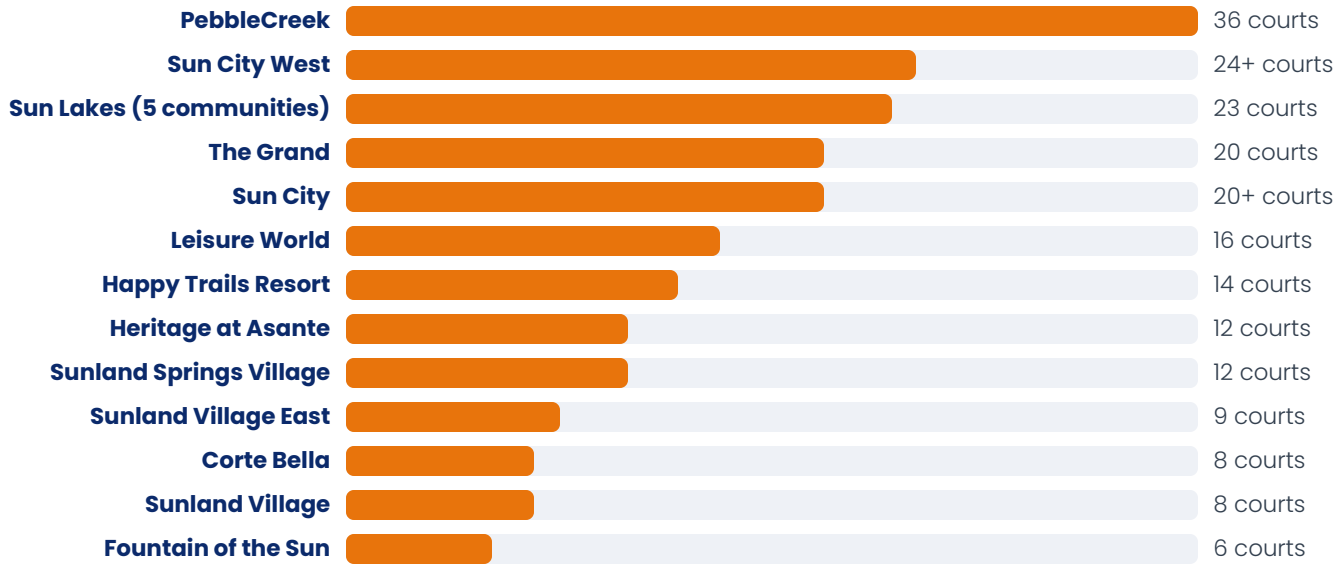
A quick way to compare. Golf counts are courses inside or right next to each community; pickleball counts are courts we've confirmed.

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.

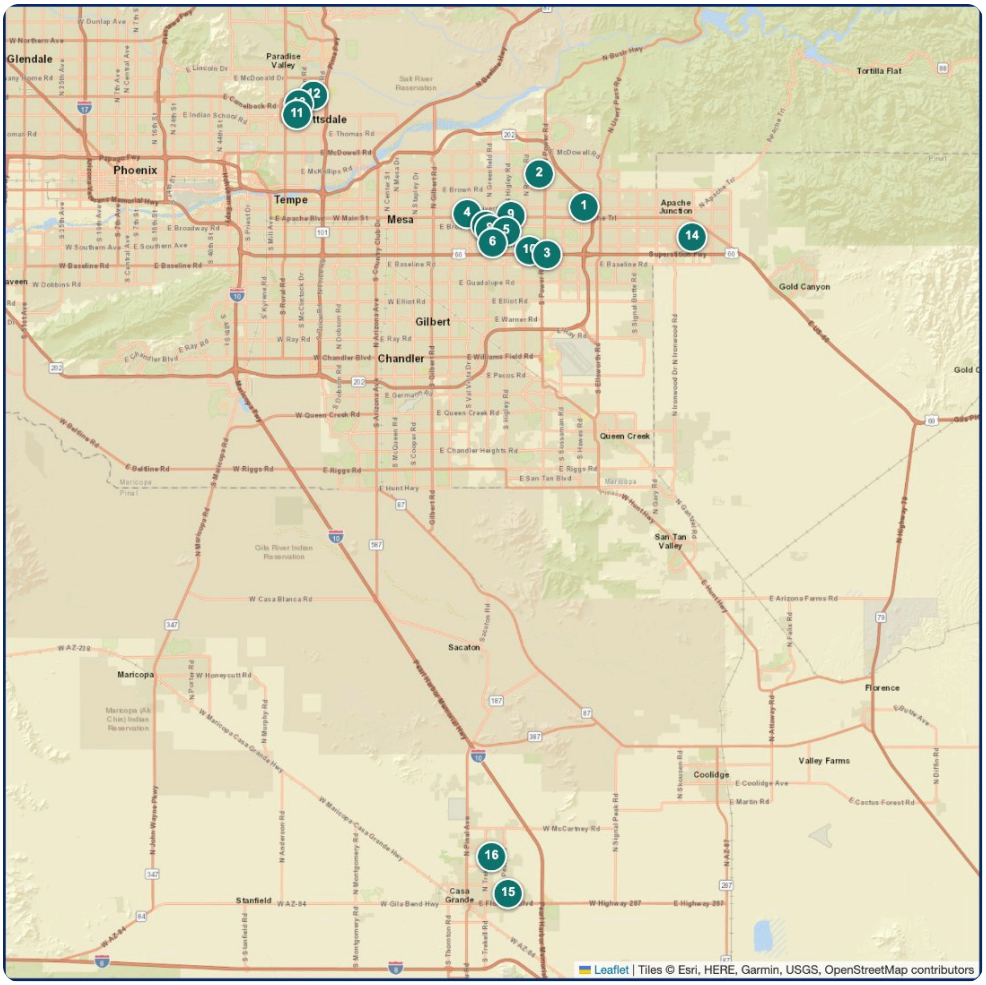
Pickleball courts by community

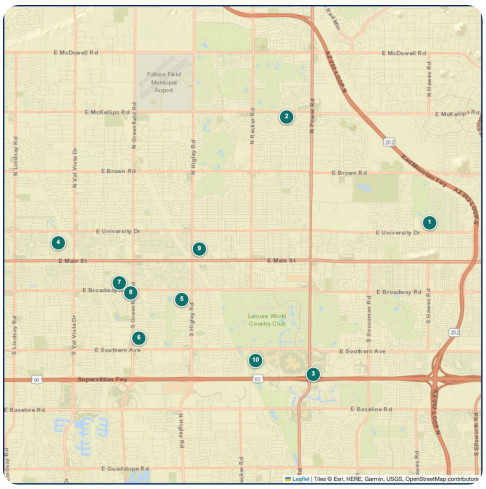


Counts change as communities add and resurface courts. HOA dues don't pay for golf; pickleball courts are community amenities. Call or text (480) 710-6326 to confirm before you buy.

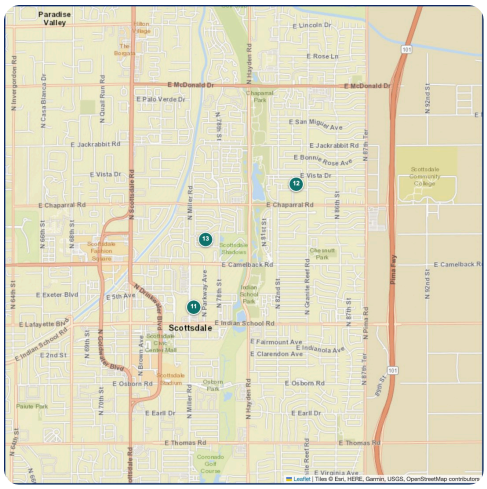
Patio home and townhome communities

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.)

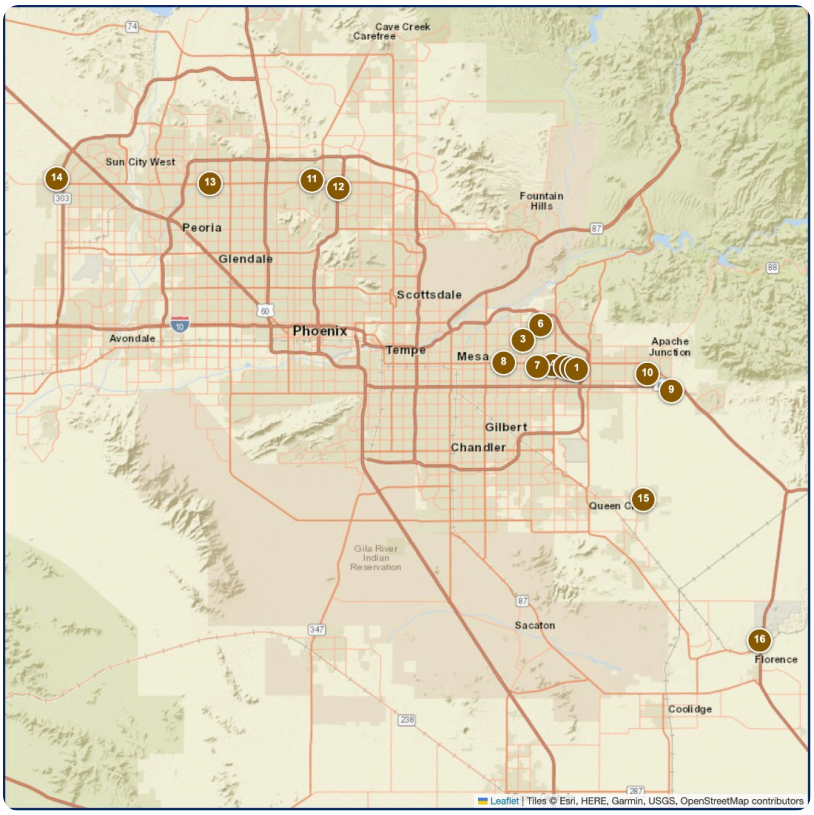
16 **Pueblo Townhomes** · Casa Grande
A small community of townhomes and Gemini twin homes. The association handles the outside, so you can lock the door and travel.

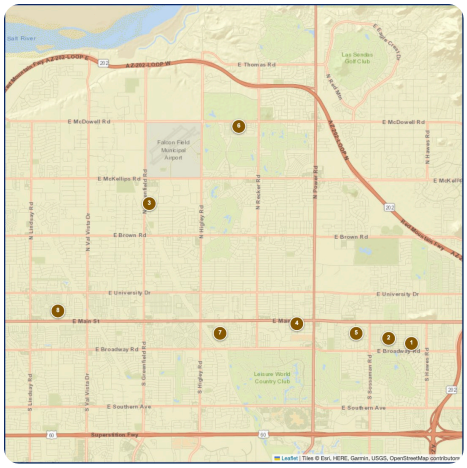
Inside the bigger communities, too: Many of the bigger communities also have patio homes, townhomes or condos alongside their single-family homes: Sun City, Sun City West, The Grand (La Solana condos), PebbleCreek, Ventana Lakes, Westbrook Village, Leisure World, Robson Ranch, the three Sunland communities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

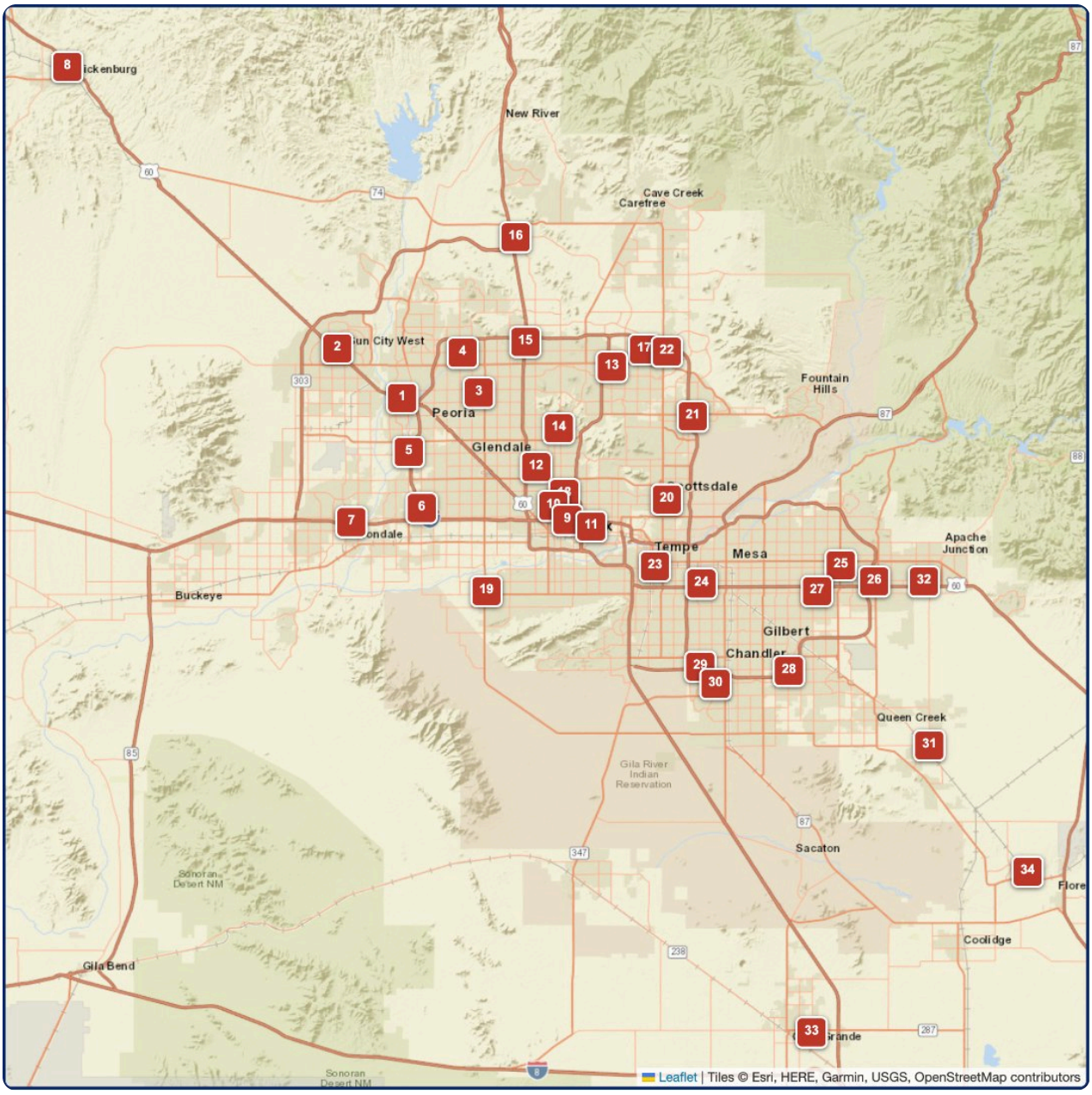
15. **Links Estates** · San Tan Valley
A gated community of newer manufactured homes on owned land, quiet and easy to live in.

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 homeowners sell in 55+ and retirement communities across the West Valley and East Valley.

Founder Jarl Kubat has spent 22+ years selling homes in Arizona 55+ communities, and he lives in one himself. Our team will:

- Price your home using real recent sales in your community
- Show you which prep projects are worth it
- Market your home to buyers in Arizona and out of state
- Handle the HOA paperwork and disclosures with you
- Help you plan and time your next move

What's your home worth?

Call or text for a market value review. There's no pressure and no obligation to list.

Call/Text (480) 710-6326

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