ARIZONA 55+ COMMUNITIES
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2026 EDITION

EAST VALLEY GUIDE

Mesa & Sun Lakes 55+ Communities

Patio homes, golf communities and quiet streets east of Phoenix.



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

INSIDE

- ✓ Mesa 55+ communities
- ✓ Sun Lakes' five areas
- ✓ Prices and dues
- ✓ Which one fits you

Serving buyers and sellers across the West Valley and East Valley

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Welcome to the East Valley

Planning a retirement move to the east side of Phoenix? Mesa, Sun Lakes and Chandler have some of Arizona's friendliest 55+ communities.

East Valley communities tend to be smaller and close-knit, with patio homes, golf courses and views of the Superstition Mountains. Many have low dues and a wide range of prices.

Founder Jarl Kubat has spent 22+ years helping buyers and sellers in Arizona 55+ communities on both sides of the Valley. This guide shows you how the East Valley choices compare.



Jarl Kubat, REALTOR®
West USA Realty
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Why buyers love the East Valley

The East Valley mixes small-community living with big-city shopping, health care and travel close by.

COMMUNITY

Smaller and close-knit

Many communities are smaller than the big West Valley ones, so you get to know your neighbors fast.

VALUE

Low dues, many choices

Several Mesa communities have dues under $80 a month, and homes range from patio homes to golf course homes.

SCENERY

Mountain views

The Superstition Mountains and desert trails are close by, especially in east Mesa and Gold Canyon.

TRAVEL

Two airports

Phoenix-Mesa Gateway is close to east Mesa, and Phoenix Sky Harbor is an easy drive from Chandler and Sun Lakes.

Our tip: Drive from each community to the hospital, the grocery store and the airport you'll use most. In the East Valley, a few miles can make a big difference.

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Mesa 55+ communities

Mesa has more 55+ choices than any other East Valley city.

Community	Homes from*	Avg. HOA / mo	Capital fee
Sunland Village	$295K	$59	$2,000
Leisure World	$215K	$370+	$4,000
Dreamland Villa	$220K	Call	Call
Fountain of the Sun	$225K	$127	$2,100
Sunland Village East	$320K	$76	$3,000
Sunland Springs Village	$365K	$76	$2,287
Encore at Eastmark	$420K	$245	$735
Apache Wells	$270K	$40	$1,500

Quick notes

- **Leisure World** has higher dues, but they cover a lot: two golf courses (golf is an added fee), 16 lighted pickleball courts, pools, studios and more.
- **Fountain of the Sun** has an 18-hole executive golf course and a 24-hour guard gate.
- **Encore at Eastmark** is one of the newest, with newer homes and a higher price.

*"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; dues vary by home. "Call" = ask us for the current number. **Fees and prices change, so call or text (480) 710-6326 to verify.**

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The three Sunland communities

Sunland Village, Sunland Village East and Sunland Springs Village sit close together in east Mesa. Each has its own golf course and low dues.

	Sunland Village	Sunland Village East	Sunland Springs
Homes built	1974–84	1984–2001	1997 on
Single-family from	~$295K	~$320K	~$365K
Avg. dues / mo	$59	$76	$76
Capital fee	$2,000	$3,000	$2,287
Golf	18-hole executive	18-hole executive	27-hole executive
Pickleball courts	8	9	12

How to choose

- **Sunland Village** has the lowest prices. Many homes are older, so plan on some updates.
- **Sunland Village East** is a middle ground on age and price.
- **Sunland Springs Village** has the newest homes and the most golf.

> **Golf is separate.** Your HOA dues don't pay for golf. Pickleball and the rec centers are community-owned and part of your dues.

*"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; dues vary by home. "Call" = ask us for the current number. **Fees and prices change, so call or text (480) 710-6326 to verify.**

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Sun Lakes: five communities, three HOAs

Sun Lakes sits just south of Chandler. It's really five country club communities run by three homeowners associations.

Community	HOA	Homes from*	Avg. dues / mo	At closing
Sun Lakes Country Club	#1	$235K	$154	~$3,500
Cottonwood	#2	$285K	$154	~$5,800
Palo Verde	#2	$320K	$211	~$5,800
Ironwood	#3	$355K	$253	~$6,500
Oakwood	#3	$340K	$253	~$6,500

Each one has its own golf

- **Sun Lakes Country Club:** an 18-hole executive course for residents and guests.
- **Cottonwood:** a full-length, par-72 course. **Palo Verde:** a shorter par-62 course.
- **Ironwood and Oakwood** share 45 holes as one club, IronOaks. Golf and fitness are separate memberships.

Good to know

Palo Verde is guard-gated. Cottonwood is not. Sun Lakes Country Club has the lowest buy-in of the five.

"At closing" = capital fee plus transfer and disclosure fees, rounded. ldquo;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; dues vary by home. "Call" = ask us for the current number. **Fees and prices change, so call or text (480) 710-6326 to verify.**

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Chandler, Gilbert and nearby

More great East Valley choices, from Chandler to Gold Canyon.

Community	Homes from*	Avg. HOA / mo	Capital fee
SunBird (Chandler)	$205K	$125	$3,300
Springfield (Chandler)	$310K	$208	$1,872
Solera (Chandler)	$315K	$174	$4,168
MountainBrook Village (Gold Canyon)	$310K	$116	$1,396
Trilogy at Power Ranch (Gilbert) ‡	$350K	$225	$4,500
Ovation at Meridian (Queen Creek)	$420K	$295	$1,128

‡ Age rules vary by section at Trilogy at Power Ranch. Ask us which homes are age-restricted.

Quick notes

- **SunBird** has its own golf course and sits close to Sun Lakes.
- **MountainBrook Village** is known for its Superstition Mountain views.
- **Ovation at Meridian** is a newer community with newer homes.

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Age rules and fees to know

Age rules aren't the same everywhere

Most communities need at least one resident 55 or older in each home. But the details differ:

- **Sun Lakes:** at least 80% of homes have a resident 55+, every home needs a resident 40+, and no one under 19 may live there full-time.
- **Leisure World:** no one under 45 may live in any home.
- **Fountain of the Sun condos:** no one under 18 may stay more than 90 days in a 12-month period.

Plan for the one-time fees

Most communities charge buyers a capital fee at closing. In the East Valley, it ranges from under $1,000 to more than $6,000. Some, like IronOaks, base it on the yearly dues.

Watch for a second HOA

Many townhomes and patio homes have their own association with extra dues. Ask about both before you buy.

> **Before you write an offer,** we pull the current dues, fees and rules for that exact home, so there are no surprises.

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Which one fits you?

LOWEST COST

Sunland Village, Apache Wells, Sun Lakes Country Club or Fountain of the Sun.

SERIOUS GOLF

Cottonwood, IronOaks, Leisure World or Sunland Springs Village.

NEWER HOMES

Encore at Eastmark, Ovation at Meridian or Sunland Springs Village.

MOUNTAIN VIEWS

MountainBrook Village or the east Mesa communities.

Questions to ask yourself

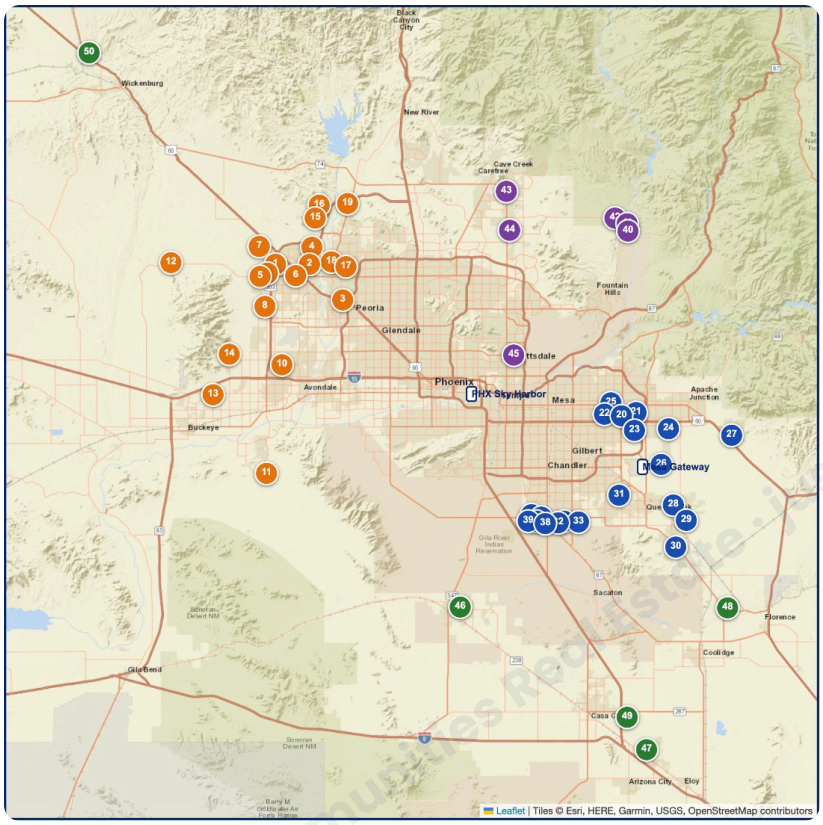
- [ ] What's my all-in monthly budget, including dues?
- [ ] Will I golf, or would I rather not pay for a golf location?
- [ ] Do I want a new home, or am I happy to update an older one?
- [ ] How close do I want to be to family, doctors and the airport?

Also looking west? Ask for our West Valley Guide to The Grand, Sun City West and Sun City.

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Map: 50 Arizona 55+ communities



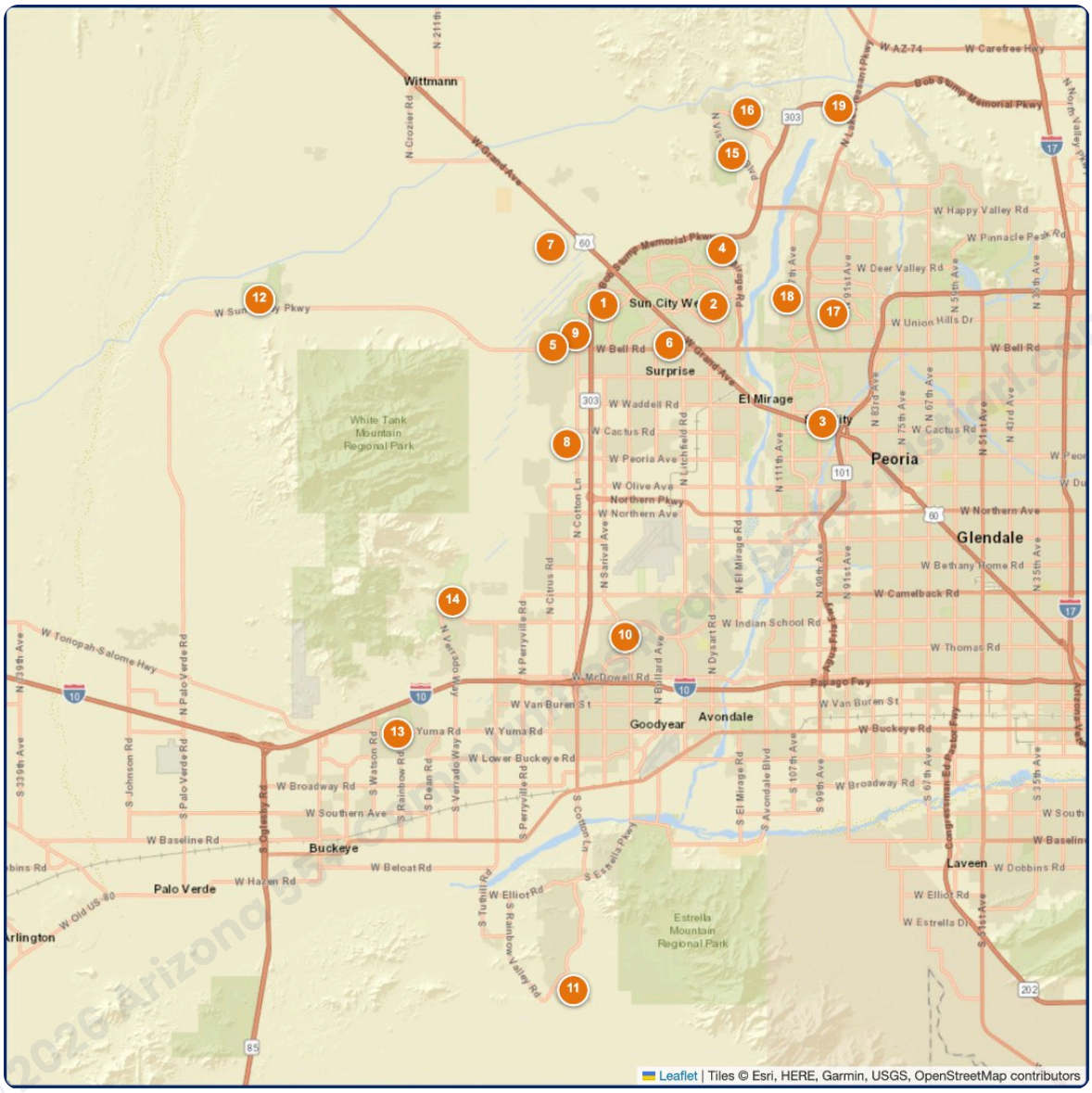
West Valley · East Valley · Scottsdale & Rio Verde · Outlying

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.

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West Valley close-up

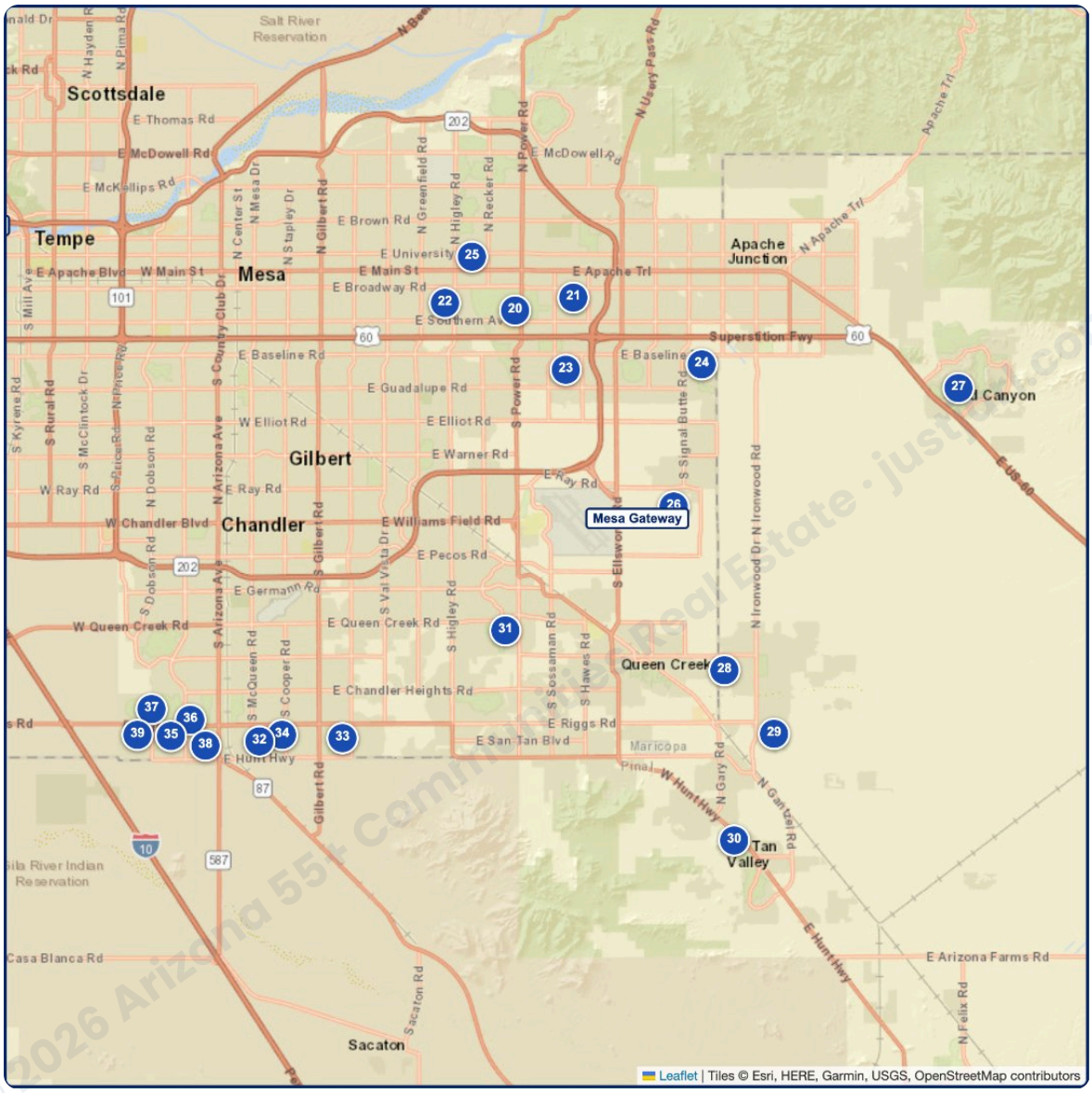


1. **The Grand (formerly Sun City Grand)** · Surprise · from ~$270K
2. **Sun City West** · Sun City West · from ~$190K
3. **Sun City** · Sun City · from ~$160K
4. **Corte Bella** · Sun City West · from ~$295K
5. **Arizona Traditions** · Surprise · from ~$300K
6. **Sun Village** · Surprise · from ~$250K
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

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East Valley close-up



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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

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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.

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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

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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.

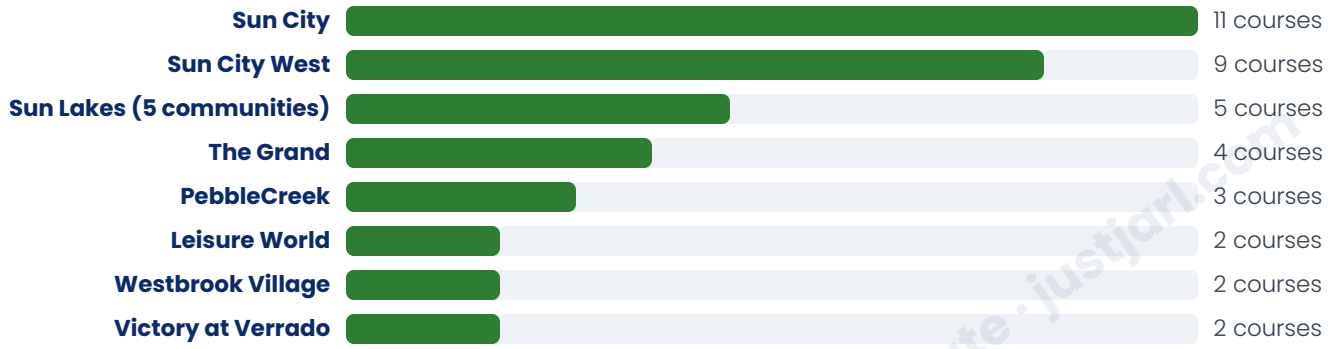
Court counts change as communities add and resurface courts. Confirm current courts and club rules before you buy, or call or text (480) 710-6326.

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Golf and pickleball at a glance

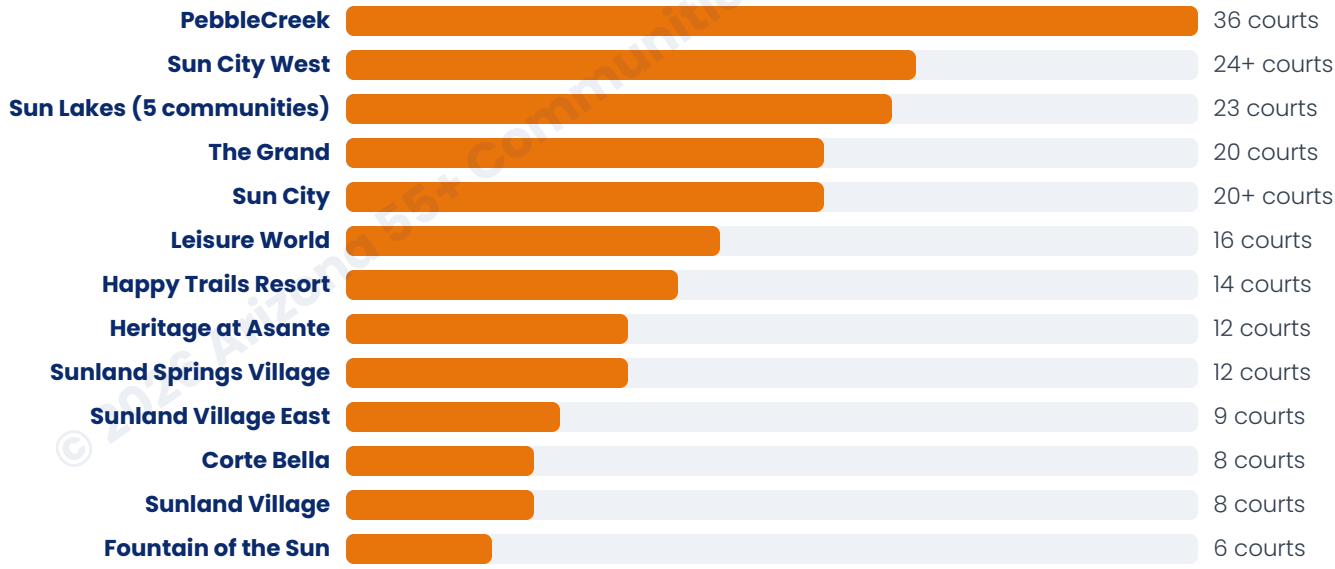
A quick way to compare. Golf counts are courses inside or right next to each community; pickleball counts are courts we've confirmed.

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



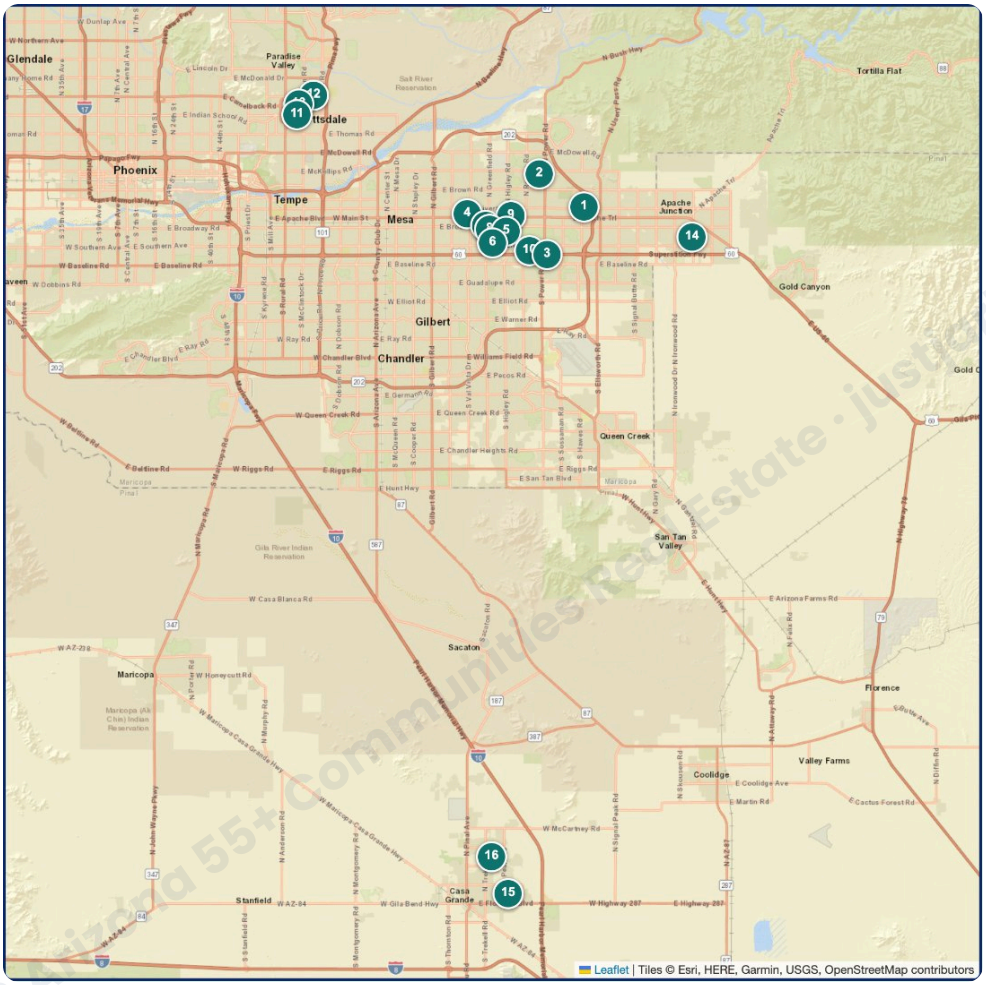
Counts change as communities add and resurface courts. HOA dues don't pay for golf; pickleball courts are community amenities. Call or text (480) 710-6326 to confirm before you buy.

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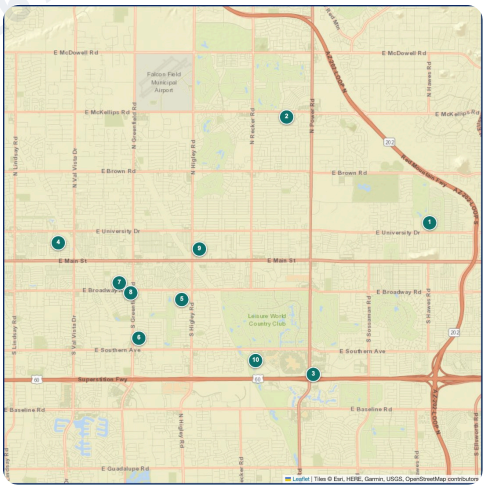
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Patio home and townhome communities

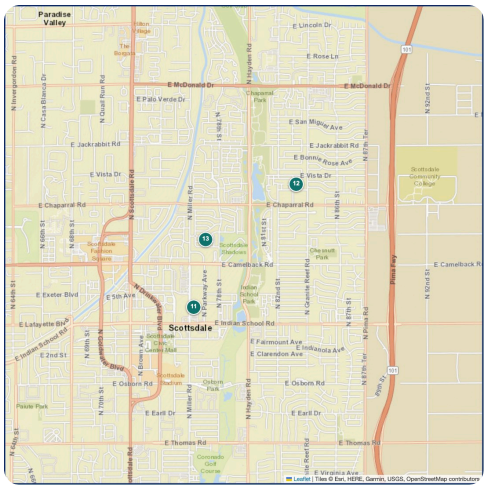
Want less yard work and a lower price? These smaller 55+ communities are made up of patio homes, townhomes, villas or condos. The numbers match the list on the next page.



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Mesa close-up (1–10)



Scottsdale close-up (11–13)

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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.

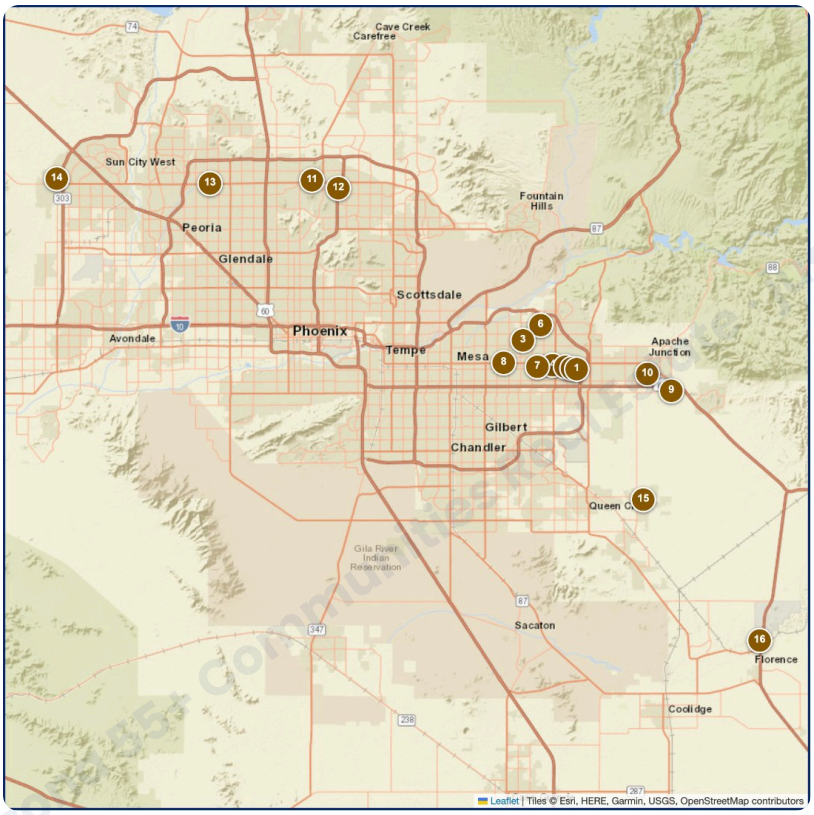
Some map dots for the smallest communities are approximate. Fees, pet rules and what the HOA covers vary by community, sometimes by building, so we confirm them for every home.

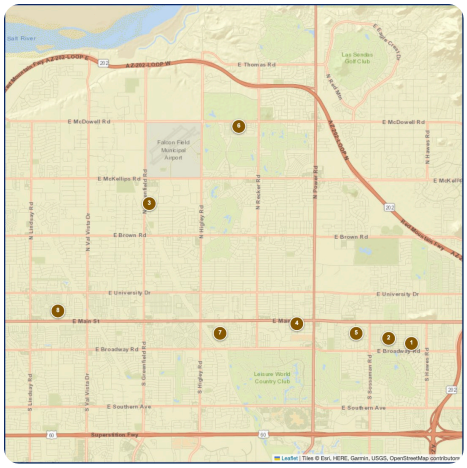
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Manufactured home communities on owned land

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)

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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.

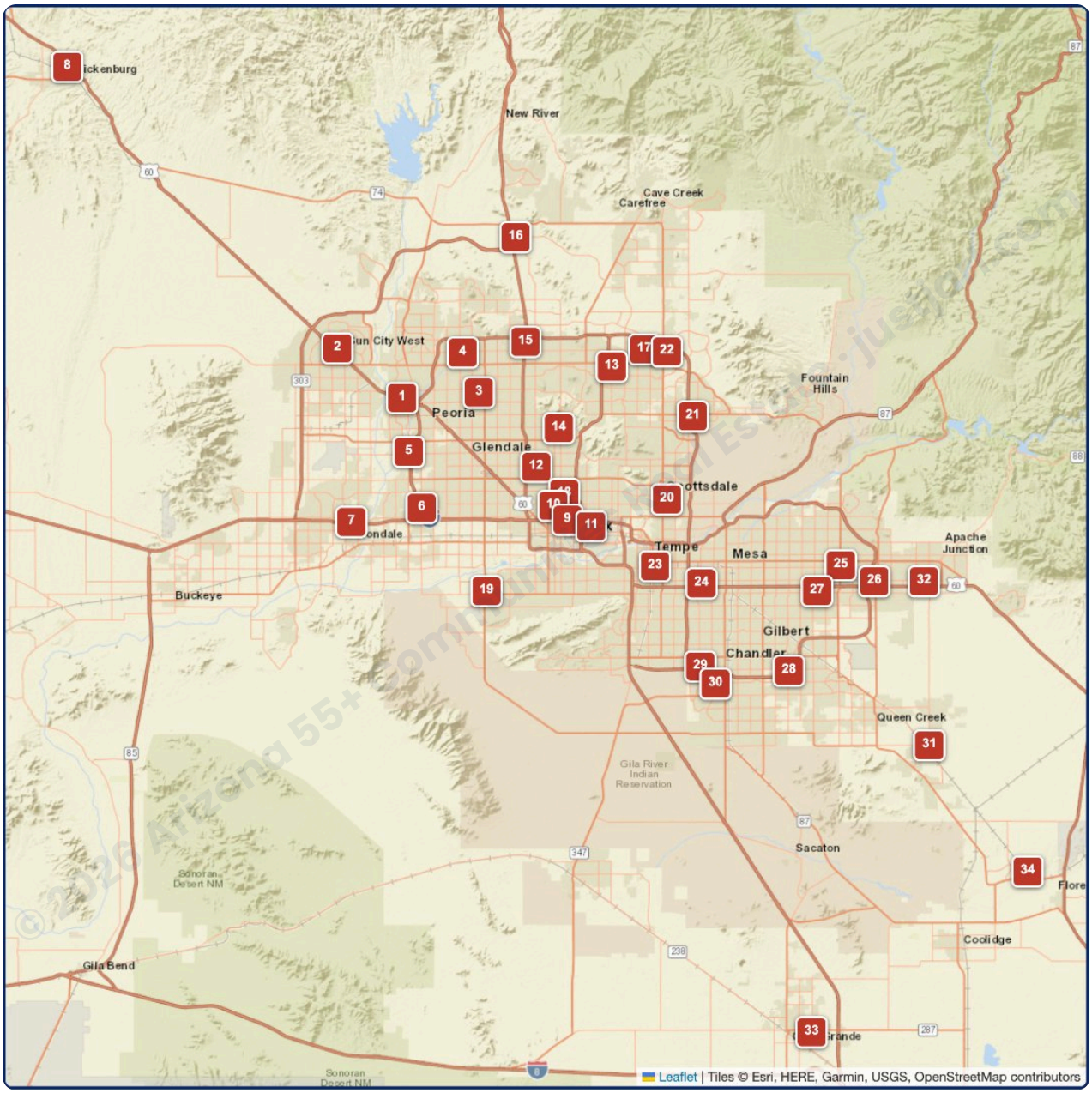
SunBird (Chandler) and Sun Lakes Country Club also have some manufactured homes alongside site-built homes. Some map dots are approximate. Before any offer, we confirm the land is owned and check the home's age and condition.

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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.



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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

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> **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.

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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.

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

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East Valley community directory

Every East Valley community on our map, with city, years built and size. Home counts are approximate.

20 Leisure World
Mesa · Built 1974–1990 · About 2,664 homes
Gated Mesa community on owned land, with two private golf courses and 16 pickleball courts.

21 Fountain of the Sun
Mesa · Built 1975–1996 · About 2,300 homes
Guard-gated east Mesa community with an executive golf course and low HOA dues.

22 Sunland Village
Mesa · Built 1976–1987 · About 2,685 homes
Farnsworth community with an 18-hole executive course and low dues.

23 Sunland Village East
Mesa · Built 1985–2000 · About 2,435 homes
Farnsworth community with a public executive golf course and 9 pickleball courts.

24 Sunland Springs Village
Mesa · Built 1999–2018 · About 2,890 homes
Newest of the three Sunland communities: 27-hole executive golf and 12 pickleball courts.

25 Dreamland Villa
Mesa · Built 1960–1973 · About 2,732 homes
One of Mesa's oldest 55+ communities, known for low costs.

26 Encore at EastMark
Mesa · Built 2015–2022 · About 973 homes
Newer 55+ neighborhood inside the EastMark master plan.

27 MountainBrook Village
Gold Canyon · Built 1990–2002 · About 1,659 homes
Gold Canyon community at the foot of the Superstition Mountains, with its own golf course.

28 Ovation at Meridian
San Tan Valley · Built 2019–2026 · About 780 homes
Newer community near Queen Creek, still building.

29 Trilogy at Encanterra
San Tan Valley · Built 2009–2022
Shea's 55+ section inside the Encanterra country club community.

30 Solera Johnson Ranch
San Tan Valley · Built 2001–2009 · About 727 homes
Smaller, newer San Tan Valley community with a clubhouse.

31 Trilogy at Power Ranch
Gilbert · Built 2000–2007 · About 2,000 homes
Shea community in Gilbert with an 18-hole golf course.

32 Springfield
Chandler · Built 1997–2000 · About 742 homes
Smaller Chandler community close to shopping and hospitals.

33 Solera Chandler
Chandler · Built 2001–2004 · About 1,880 homes
Del Webb community in south Chandler.

34 SunBird
Chandler · Built 1988–1998 · About 1,600 homes
Chandler golf community with lakes; some manufactured homes too.

35 Cottonwood (Sun Lakes)
Sun Lakes · Built 1981–1991 · About 2,700 homes
Robson Sun Lakes community with a full 18-hole, par-72 course.

36 Ironwood (Sun Lakes)
Sun Lakes · Built 1987–2000
Robson Sun Lakes community on the IronOaks golf club.

37 Oakwood (Sun Lakes)
Sun Lakes · Built 1995–2006
Robson Sun Lakes community with 27 holes at the IronOaks club.

38 Palo Verde (Sun Lakes)
Sun Lakes · Built 1986–1994 · About 1,100 homes
Robson Sun Lakes community with an 18-hole executive course.

39 Sun Lakes Country Club
Sun Lakes · Built 1973–2002 · About 2,100 homes
The original Sun Lakes (1972), with an executive golf course and low monthly dues.

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East Valley cities

Mesa

East Valley · pop. about 529,000 · est. 1883

The East Valley's biggest city, with more 55+ communities than almost anywhere in Arizona.

Don't miss: Sloan Park (Cubs), Hohokam Stadium (A's), Mesa Arts Center, Usery Mountain, Saguaro Lake

Hospitals: Banner Desert, Banner Baywood, HonorHealth Four Peaks

Chandler

East Valley · pop. about 288,000 · est. 1920

Southeast Valley city with a lively historic downtown, close to Sun Lakes, SunBird and Solera.

Don't miss: Historic downtown and the San Marcos, Chandler Center for the Arts, Veterans Oasis Park

Hospitals: Chandler Regional Medical Center, Banner Ocotillo

Gilbert

East Valley · pop. about 295,000 · est. 1920

Family-friendly town with a busy Heritage District and Trilogy at Power Ranch.

Don't miss: Heritage District dining, Riparian Preserve at Water Ranch, SanTan Village shopping

Hospitals: Banner Gateway (with Banner MD Anderson), Mercy Gilbert

Sun Lakes

East Valley · pop. about 15,000 · begun 1972

Robson's first community: five country club areas with golf, lakes and clubhouses, next to Chandler.

Don't miss: Sun Lakes Country Club, Cottonwood, Palo Verde, Oakwood and IronOaks clubs

Hospitals: Banner Ocotillo and Chandler Regional (Chandler)

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East Valley cities (continued)

Queen Creek

East Valley · pop. about 88,000 · est. 1989

Farm-town roots and open space on the southeast edge of the Valley.

Don't miss: Schnepf Farms, Queen Creek Olive Mill, Horseshoe Park, San Tan Mountain Regional Park

Hospitals: Banner Ironwood; Banner Gateway and Mercy Gilbert nearby

San Tan Valley

East Valley · pop. about 100,000 · became a town in 2025

Arizona's newest town, near Queen Creek, with Trilogy at Encanterra, Ovation and Solera Johnson Ranch.

Don't miss: San Tan Mountain Regional Park, Schnepf Farms and Queen Creek Olive Mill nearby

Hospitals: Banner Ironwood Medical Center (in San Tan Valley)

Scottsdale

East Valley · pop. about 251,000 · est. 1951

Upscale city east of Phoenix known for Old Town shops and dining, golf, resorts and spring training.

Don't miss: Old Town, Taliesin West, McDowell Sonoran Preserve, Scottsdale Stadium (Giants)

Hospitals: Three HonorHealth Scottsdale medical centers

Fountain Hills

East Valley · pop. about 24,500 · est. 1989

Quiet mountain town northeast of Scottsdale, built around one of the world's tallest fountains.

Don't miss: The fountain (runs at the top of each hour), Avenue of the Fountains art walk, McDowell Mountain Regional Park

Hospitals: No hospital in town; HonorHealth Scottsdale Shea and Mayo Clinic Hospital are closest

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East Valley events and spring training

JANUARY

Arizona Balloon Classic · Wild Horse Pass Festival Grounds (near Chandler)

FEBRUARY

Arizona Renaissance Festival · Renaissance Festival grounds near Gold Canyon (US-60 east of Apache Junction)

Mesa Marathon · Usery Mountain area to downtown Mesa

MARCH

Ostrich Festival · Rawhide Western Town

APRIL

Mesa Easter Pageant · Mesa Arizona Temple, Mesa

OCTOBER

Schnepf Farms Pumpkin & Chili Party · Schnepf Farms, Queen Creek

NOVEMBER

Gilbert Days · Downtown Gilbert and Gilbert rodeo grounds

Fountain Festival of Fine Arts & Crafts · Avenue of the Fountains

DECEMBER

Mesa Arizona Temple Christmas Lights · Mesa Arizona Temple grounds

Tempe Festival of the Arts · Mill Avenue, Downtown Tempe

Barrett-Jackson (January) and the WM Phoenix Open (February) are in Scottsdale, an easy drive from most East Valley communities. Dates shift each year, so check before you go.

Spring training ballparks

Ballpark	Teams	Address	Nearby 55+ communities
Sloan Park	Chicago Cubs	2330 W. Rio Salado Pkwy., Mesa, AZ 85201	Leisure World, Dreamland Villa, Sunland Village
Hohokam Stadium	Athletics	1235 N. Center St., Mesa, AZ 85201	Dreamland Villa, Fountain of the Sun, Leisure World
Tempe Diablo Stadium	Los Angeles Angels	2200 W. Alameda Dr., Tempe, AZ 85282	Sun Lakes, Solera Chandler, SunBird
Salt River Fields at Talking Stick	Arizona Diamondbacks, Colorado Rockies	7555 N. Pima Rd., Scottsdale, AZ 85258	Villa Monterey, Terravita, other Scottsdale 55+ communities
Scottsdale Stadium	San Francisco Giants	7408 E. Osborn Rd., Scottsdale, AZ 85251	Villa Monterey and the Old Town area

Spring training runs late February to late March; the 2027 season opens February 19.

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How we help

Arizona 55+ Communities Real Estate helps buyers and sellers in 55+ and retirement communities across the East Valley and West Valley.

Founder Jarl Kubat has spent 22+ years helping buyers find the right Arizona 55+ community. Our team will:

- Narrow the East Valley choices to the few that fit you
- Tour homes with you in person or by live video
- Pull the dues, one-time fees and age rules for each home
- Price your offer using real recent sales
- Help you sell your current home, too



Let's find your East Valley home

Call or text any time. We'll send you today's homes for sale in the communities you like.

Call/Text (480) 710-6326

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