



NORTHPOINTE®

AT VISTANCIA

FOR IMMEDIATE RELEASE

Contact: LAVIDGE
(480) 648-7549
Megan Wahl
mwahl@lavidge.com

NORTHPOINTE AT VISTANCIA—ELEVATED DESERT LIVING AND OUTDOOR ADVENTURE

Peoria, Ariz. – Spanning 3,450 acres, Northpointe at Vistancia is the fourth and final lifestyle community within the 7,100-acre master plan of Vistancia. Northpointe at Vistancia is situated among the most elevated and mountainous land area with the Vistancia community, and is prominently nestled between the White Peak and Twin Buttes mountains. The community is designed to showcase and embrace its epic panoramic views, serene desert surroundings, dark skies, and natural outdoor recreation experiences.

With approximately 1,000 acres of mountain preserve, Northpointe at Vistancia offers a sense of adventure unique in its beauty, diversity, and design. The elevated desert living environment, community lifestyle, and serenity with miles of open space away from the city, connects residents to nature and offers ample opportunities to enjoy the breathtakingly beautiful desert sanctuary.

Northpointe at Vistancia residents have access to Vistancia’s signature outdoor amenity, The Discovery Trail, a 3.5-mile linear trail linking Vistancia neighborhoods, schools, community recreational facilities, and parks. It is envisioned the City of Peoria will activate additional city parks and a multi-use trail system around the mountain areas surrounding the community. Planned to include up to 3,200 homes, Northpointe at Vistancia’s introductory phase grand opened in 2021 and included 437 homesites by David Weekley Homes, Pulte Homes and Richmond American. Currently, David Weekley Homes and Pulte Homes offer homes ranging from 1,841 to 3,297 square feet, and starting in the \$500’s.



1st Add Northpointe at Vistancia

Phase 2 of Northpointe at Vistancia is under development and is anticipated to open in 2023. The new phase will add an additional 469 homesites and five neighborhoods by Beazer Homes, David Weekley Homes, and Pulte Homes, with home plans ranging from 1,501 to 3,826 square feet.

Northpointe at Vistancia residents have access to a 10-acre amenity park including The Sovita Club, a 5,300-square-foot resort-style recreation center. The Sovita Club and surrounding amenity park is set in the heart of the first phase of the community and located at one of the highest points of the property to take advantage of stunning views to the south. The clubhouse serves as a focal point and hub for resident recreation and activities. Indoor features include gathering spaces for resident events and meetings including The Vantage Pointe event room, a catering kitchen, and The Elevation Studio, a movement and fitness on-demand studio. Outdoor amenities include a resort-style pool, event lawns, multi-use turf court and basketball court, kid's outdoor playscape, patio seating, and access to community pathways and trails.

"Northpointe offers residents a truly special desert living experience. Being nestled between the Twin Buttes and White Peak mountains, residents of Northpointe are surrounded by one-of-a-kind views unlike anything else offered in the Valley," said Mark Hammons, general manager of Vistancia.

"We are extremely proud of Northpointe at Vistancia, and the opportunity to showcase the most mountainous land within the master plan. The beauty and tranquility of the surrounding mountains offers residents the best of Arizona's desert living and a heightened community experience." Hammons said.



**2nd Add
Northpointe at Vistancia**

The award-winning Vistancia community is located in Peoria and set amongst a stunning backdrop of Sonoran Desert mountain ranges featuring dramatic views of White Peak and Twin Buttes. Take Loop 303 to Lone Mountain Parkway (exit 127). The Northpointe Visitor Center is located inside The Sovita Club at 32900 N. White Peak Dr, Peoria, AZ 85383. Take Loop 303 to Lone Mountain Parkway (Exit 127). Head north approximately 2.5 miles to Vistancia Boulevard. Take a right on Vistancia Boulevard to Sonoran View Drive, approximately two miles. For information about Northpointe at Vistancia, visit www.liveatnorthpointe.com or call 623-933-6233.

###



NORTHPOINTE®

AT VISTANCIA

Contact: LAVIDGE
(480) 648-7549.
Megan Wahl
mwahl@lavidge.com

NORTHPOINTE AT VISTANCIA – ELEVATED DESERT LIVING

Beazer Homes, David Weekley Homes, Pulte Homes

Set amongst the natural Sonoran Desert foothills, the North Peoria Vistancia master planned community, which opened in 2004, has earned a beloved reputation as one of the best master planned communities in the Valley. With its signature panoramic mountain backdrop of the White Peak and Twin Buttes mountains, the community has sold more than 7,900 homes among its four unique lifestyle communities. The Village at Vistancia, a family-friendly multi-generational community; Blackstone at Vistancia, a gated luxury golf course community featuring the private Blackstone Country Club; Trilogy at Vistancia, an active adult resort community featuring a daily fee golf course, and Northpointe at Vistancia, an elevated desert living community.

In 2021, Vistancia opened its fourth and final lifestyle community. The 3,450-acre Northpointe at Vistancia community features some of the most elevated and picturesque views in the Valley. Poised at the highest elevation within the master plan and surrounded by the community's flagship White Peak and Twin Buttes mountain preserves, Northpointe at Vistancia will include approximately 3,200 homes upon completion.

With a keen focus on capturing the essence of elevated desert living at its finest, Northpointe at Vistancia selected a prestigious group of builders for its first phase of 437 homesites. Award-winning builders David Weekley Homes, Richmond American, and Pulte Homes joined to launch the first phase of the finale community within the master plan. Richmond American closed out of their neighborhood in late 2021. Current Phase 1 new home opportunities start in the \$500's ranging in size from 1,841 to 3,297 square feet.



1st Add

Northpointe at Vistancia Builders

Phase 2 of Northpointe at Vistancia, anticipated to open in 2023, will add an additional 469 homesites to the Northpointe at Vistancia community in five neighborhoods by Beazer Homes, David Weekley Homes, and Pulte Homes with new home opportunities ranging in size from 1,501 to 3,826 square feet.



Beazer Homes

Founded in 1985, and currently the 11th largest home builders in the United States, Beazer Homes will offer one new home neighborhood in Phase 2 of Northpointe at Vistancia.

Phase 2 Opening in 2023 - Highpointe at Northpointe (45' x 120' lots, 84 homesites): A collection of single- and two-story floorplans ranging from 1,501 to 2,805 square feet.

David Weekley Homes

David Weekley Homes

Founded in 1976 and one of the nation's largest privately-owned builders headquartered out of Houston, Texas, David Weekley Homes currently offers two distinctive neighborhoods in Phase 1 of Northpointe at Vistancia, with one new neighborhood opening in Phase 2 in 2023.

Phase 1:

Ascent at Northpointe (50' x 120' lots, 85 homesites): A collection of seven single- and two-story floorplans ranging from 2,060 to 3,041 square feet in Spanish, Craftsman, Desert Prairie, Mediterranean, Territorial Ranch, and Hacienda styles.



2nd Add

Northpointe at Vistancia Builders

Summit at Northpointe (70' x 125' lots, 60 homesites): A collection of six single-story floorplans ranging from 2,497 to 3,297 square feet in Spanish, Spanish Casa, Italian, Desert Prairie, and Ranch Hacienda styles.

Phase 2 Opening in 2023 - Meridian at Northpointe (60' x 120' lots, 112 homesites): A collection of single-story homes ranging from 2,117 to 3,025 square feet.



Pulte Homes

The third largest home construction company in the U.S., Pulte Homes offer two unique neighborhoods in Phase 1 of Northpointe at Vistancia, with three new neighborhoods opening in Phase 2 in 2023.

Phase 1:

Altitude at Northpointe – Cactus Series (53' x 115' lots, 83 homesites): A collection of four single-story floorplans ranging from 1,841 to 2,249 square feet in Spanish, Prairie, Tuscan, and Regional Farmhouse styles. Options for extended patios and outdoor fireplaces available.

Altitude at Northpointe – Canyon Series (60' x 120' lots, 97 homesites): A collection of five single-story floorplans ranging from 2,263 to 2,569 square feet in Spanish, Prairie, Tuscan, and Regional Farmhouse styles. Options for extended patios and outdoor fireplaces available.



3rd Add

Northpointe at Vistancia Builders

Phase 2 Opening in 2023 – 273 total homesites:

Foothills at Northpointe-Meadows Series (45' x115' lots, 66 homesites): Single- and two-story floorplans ranging from 1,730 to 2,605 square feet.

Foothills at Northpointe-Cactus Series (50' x 115' lots, 96 homesites): Single- and two-story floorplans ranging from 1,841 to 2,821 square feet.

Foothills at Northpointe-Estate Series (55' x120' lots, 111 homesites): Will feature single- and two-story floorplans ranging from 2,294 to 3,826 square feet.



NORTHPOINTE®

AT VISTANCIA

Contact: LAVIDGE
(480) 648-7549
Megan Wahl
mwahl@lavidge.com

NORTHPOINTE AT VISTANCIA COMMUNITY FACT SHEET

ABOUT

Located within the award-winning 7,100-acre master planned community in Peoria, Ariz., Northpointe at Vistancia offers an elevated desert living experience nestled between the White Peak and Twin Buttes mountains. Spanning 3,450 acres and planned for 3,200 homes upon completion, the introductory phase includes 437 thoughtfully crafted homesites set to capture some of the best views in north Peoria. Northpointe at Vistancia opened in 2021 and offers a diverse selection of new homes by award-winning builders including David Weekley Homes, Pulte Homes, and Richmond American Homes who closed out in late 2021. Phase 2, anticipated to grand open in 2023, will include an additional 469 homesites by Beazer Homes, David Weekley Homes, and Pulte Homes. A 10-acre amenity park and 5,300 sf recreation center, The Sovita Club offers residents a wide range of indoor and outdoor amenities and activities.

Northpointe at Vistancia is the finale elevated desert living community within the Vistancia master plan. Vistancia opened in 2004 and includes three additional unique lifestyle communities - Trilogy at Vistancia, an active adult resort community; The Village at Vistancia, a multi-generational family-friendly community; and Blackstone at Vistancia, a gated private golf course community.

To date, Vistancia has sold over 7,900 homes and has more than 19,500 residents. Vistancia is entitled for a total of 10,500 homes and is estimated to have approximately 30,000 residents upon completion.



1st Add

Northpointe at Vistancia Community Fact Sheet

AWARDS

Vistancia has received numerous accolades including National Homebuilders Association Master Planned Community of the Year, RCLCO and John Burns Real Estate Consulting Top Selling U.S. Master Planned Communities, and *Ranking Arizona's* Best Master Planned Community in Arizona for nine years in a row.

SIZE

3,450 acres

TOTAL HOMES

3,200 at build out

OPENING

Sales began in early 2021. Phase 2 is planned to open in 2023.

OPEN SPACE

Northpointe at Vistancia includes approximately 1,000 acres of mountain preserve with an abundance of desert wildlife and saguaros.

PARKS AND TRAILS

City Parks and Trails: It is envisioned the City of Peoria will create a hiking trail system built around the surrounding mountainous areas and a City Park.

Discovery Trail: Northpointe at Vistancia residents have access to Vistancia's signature outdoor amenity, The Discovery Trail; a 3.5-mile linear park linking Vistancia neighborhoods, schools, community recreational facilities, and community parks.

SCHOOLS

Northpointe at Vistancia will include a future K-8 Elementary school within the community. Timing will be determined by the Peoria Unified School District when development supports the school.

Two Peoria Unified School District K-8 elementary schools are currently available within the Vistancia community.

Vistancia Elementary: 1,286 students, opened in 2006

Lake Pleasant Elementary: 1,013 students, opened in 2009



2nd Add

Northpointe at Vistancia Community Fact Sheet

RETAIL AND PUBLIC SERVICES

Vistancia Marketplace: Located within Vistancia at Vistancia Boulevard and El Mirage Road, is a retail center featuring Safeway, Subway, Chase Bank, Walgreens and various other services and retail.

Gas Station: Located at the southwest corner of Vistancia Boulevard and El Mirage Road is a 6,200-square-foot Circle K gas station featuring seven gas pumps. The convenience store and market features fresh produce, floral, prepared meals, frozen food and a full-service kitchen/deli.

Commercial Core: Located adjacent to Loop 303, a future 320-acre commercial core mega-site is planned for future development and is envisioned to be a modern and unique mixed-use regional center. The commercial core is entitled for a wide range of mixed uses such as higher education, healthcare, office, retail, hospitality, entertainment, and urban residential.

Fire Station: The City of Peoria's three-bay fire station is located within Vistancia, just west of Vistancia Boulevard on El Mirage Road.

COMMUNITIES/BUILDERS

Northpointe at Vistancia's first phase includes a diverse range of home sizes and styles by award-winning builders. Current new home offerings range from 1,841-3,297 square feet. Monthly HOA dues are \$133 per month.

David Weekley Homes: Featuring two distinctive neighborhoods within Northpointe at Vistancia:

Ascent at Northpointe (50 x 120, 85 homesites): Features seven single- and two-story floorplans ranging from 2,060-3,041 square feet in Spanish, Craftsman, Desert Prairie, Mediterranean, Territorial Ranch, and Hacienda styles.

3rd Add



Northpointe at Vistancia Community Fact Sheet

Summit at Northpointe (70 x 125, 60 homesites):
Features six single-story floorplans ranging from
2,497-3,297 square feet in Spanish, Spanish Casa, Italian,
Desert Prairie, and Ranch Hacienda styles.

www.davidweekleyhomes.com

Pulte Homes: Featuring two unique neighborhoods within
Northpointe at Vistancia:

Altitude at Northpointe-Cactus Series (53 x 115,
83 homesites): Features four single-story floorplans
ranging from 1,841-2,249 square feet in Spanish, Prairie,
Tuscan, and Regional Farmhouse styles.

Altitude at Northpointe-Canyon Series (60 x120,
97 homesites): Features five single-story floorplans
ranging from 2,263-2,569 square feet in Spanish Prairie,
Tuscan, and Regional Farmhouse styles.

www.pultehomes.com

Phase 2 of Northpointe, planned to open in 2023, will
include an additional 469 homesites with a diverse range of
home sizes and styles with five neighborhoods by three
award-winning builders. Square footage ranges are
anticipated to range from 1,501 to 3,826 square feet.

Beazer Homes:

Highpointe at Northpointe (45' x 120', 84 homesites):
Single- and two-story floorplans ranging from 1,501 to
2,805 square feet.

www.beazerhomes.com



**4th Add
Northpointe at Vistancia Community Fact Sheet**

David Weekley Homes:

Meridian at Northpointe (60' x 120', 112 homesites):
Single-story floorplans ranging from 2,117 to 3,025
square feet.

www.davidweekleyhomes.com

Pulte Homes: Three neighborhoods, totaling 273 homesites:

Foothills at Northpointe-Cactus Series (50' x 115',
96 homesites): Single- and two-story floorplans ranging
from 1,841 to 2,821 square feet.

Foothills at Northpointe-Estate Series (55' x120',
111 homesites): Single- and two-story floorplans ranging
from 2,294 to 3,826 square feet.

Foothills at Northpointe-Meadows Series (45' x115',
66 homesites): Single- and two-story floorplans ranging
from 1,730 to 2,605 square feet.

www.pultehomes.com

RESIDENT AMENITIES

Residents living within the Northpointe at Vistancia
community have access to the following:

A 10-acre amenity park, including The Sovita Club, a 5,300-
square-foot resort-style private clubhouse that serves as a
focal point and hub for resident recreation and activities.

Indoor features include gathering spaces for resident events
and meetings including The Vantage Pointe event room, a
catering kitchen, and The Elevation Studio, a movement and
fitness on demand studio. Outdoor amenities include a
resort-style pool, event and yoga lawns, multi-use turf court
and basketball court, kid's outdoor play zone, patio seating
and outdoor fire pit, and access to community pathways and
trails.



5th Add
Northpointe at Vistancia Community Fact Sheet

LOCATION

Northpointe at Vistancia is located in Peoria, Ariz. Take Loop 303 to Lone Mountain Parkway (exit 127). A second community entrance is available off Loop 303 at Vistancia Blvd (exit 125). The Northpointe at Vistancia community and builder models are located at Vistancia Boulevard and Sonoran View Drive.

INFORMATION

Northpointe Visitor Center
32900 North White Peak Dr.
Peoria, AZ 85383
623-933-6233
seenorthpointe@vistancia.com

WEBSITE

www.liveatnorthpointe.com