



NORTHPOINTE®

AT VISTANCIA

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NORTHPOINTE AT VISTANCIA—ELEVATED DESERT LIVING AND OUTDOOR ADVENTURE

Peoria, Ariz. — Spanning 3,450 acres, Northpointe at Vistancia is an elevated desert lifestyle community within the award-winning 7,100-acre master plan of Vistancia. Northpointe at Vistancia is situated among the most elevated and mountainous land area within 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.

Planned to include up to 3,200 homes, Northpointe at Vistancia offers two new home collections, The Sovita Collection, and the 55+ Collection. The Sovita Collection of homes includes Phases 1 and 2 of Northpointe at Vistancia surrounding The Sovita Club recreation center. Phase 1 remaining new home opportunities include Ascent at Northpointe by David Weekley Homes with plans ranging from 2,060 to 3,041 square feet. Phase 2 offers 469 homesites in five neighborhoods by Beazer Homes, David Weekley Homes, and Pulte Homes, with new home plans ranging from 1,685 to 3,554 square feet.



1st Add Northpointe at Vistancia

Residents of The Sovita Collection of homes have access to The Sovita Club, a 5,300-square-foot resort-style recreation center and 10-acre amenity park. 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 studio featuring Fitness On-Demand™ technology. Outdoor amenities include a resort-style pool, event lawns, multi-use turf court and basketball court, kids outdoor play zone, patio seating, and access to community trails.

The 55+ Collection of homes will include 414 homesites in Ridgecrest™ a Trilogy® Boutique Community™. Ridgecrest at Northpointe will offer single-story homes in three collections ranging from 1,657 to 3,138 square feet. Anticipated to begin presales in late 2024, Phase 1 of Ridgecrest™ will include 158 single-story homes starting in the high \$400's.

"Northpointe at Vistancia 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.



2nd Add

Northpointe at Vistancia

Northpointe at Vistancia residents have access to Vistancia's range of quality lifestyle experiences including two golf courses - Trilogy Golf Club (public) and Blackstone Country Club (private), City of Peoria parks, and its signature outdoor amenity The Discovery Trail, a 3.5-mile linear trail linking Vistancia neighborhoods, schools, parks and retail centers. Additionally, Vistancia is proud to be part of Peoria Unified School District and two K-8 elementary schools. A third elementary school is proposed to be located within Northpointe at Vistancia. American Leadership Academy will open a tuition-free K-12 charter school campus in the future FIVE NORTH at VISTANCIA mixed use lifestyle community in 2025.

"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.

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.

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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, Northpointe at Vistancia currently offers thoughtfully crafted homes in two new home collections, The Sovita Collection and the future 55+ Collection. Northpointe's introductory phase located within The Sovita Collection opened in 2021 and included a diverse selection of new homes by award-winning builders David Weekley Homes, Pulte Homes, and Richmond American Homes. Phase 2 in The Sovita Collection is now open and includes an additional 469 homesites by Beazer Homes, David Weekley Homes, and Pulte Homes. The Sovita Collection of homes has access to The Sovita Club, a 5,300 sf recreation center, and 10-acre amenity park offering residents a wide range of indoor and outdoor amenities and activities. The 55+ Collection of homes, planned to begin presales in late 2024, will offer a collection of 414 homesites by Shea Homes® in Ridgecrest™ - a Trilogy® Boutique Community™ with access to a private resort-caliber Club features resort-style amenities and a variety of fitness and wellness opportunities.

Northpointe at Vistancia is the elevated desert living community within the Vistancia master plan. Vistancia opened in 2004 and includes four additional unique lifestyle communities - Trilogy at Vistancia, an active adult resort community; The Village at Vistancia, a multi-generational family-friendly community; Blackstone at Vistancia, a gated private golf course community, and FIVE NORTH at VISTANCIA, the future 320-acre mixed-use lifestyle community offering unique, eclectic and creatively infused experiences to eat, work, live, and connect.



1st Add

Northpointe at Vistancia Community Fact Sheet

To date, Vistancia has sold over 8,200 homes and has more than 20,000 residents. Vistancia is entitled for a total of 12,000 homes and is estimated to have approximately 34,000 residents upon completion.

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 11 years in a row.

SIZE

3,450 acres

TOTAL HOMES

3,200 at build out

OPENING

Sales began in early 2021. Phase 1 and 2 in The Sovita Collection is now selling. The 55+ Collection is planned to begin presale in late 2024, and grand opening in 2025.

OPEN SPACE

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

PARKS AND TRAILS

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

A future K-8 Elementary school is proposed to be located within Northpointe at Vistancia. Timing and location will be determined by the Peoria Unified School District when development supports the school.

2nd Add

Northpointe at Vistancia Community Fact Sheet



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

Vistancia Elementary: approx. 1,200 students, opened in 2006

Lake Pleasant Elementary: approx. 1,200 students, opened in 2009

American Leadership Academy will open a tuition-free K-12 charter school campus in FIVE NORTH at VISTANCIA in 2025.

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, Chipotle, Vistancia Animal Hospital, Cross-Eyed Cricket, Northwest Coffee, 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.

Vistancia Point: Opened in late 2024 is Vistancia Point, a 123,000 SF retail shopping center along El Mirage Rd and Lone Mountain Road. Anchored by Fry's Marketplace, the retail center includes a second community gas station, and will include Jersey's Mikes, Baskin Robbins, Zara Nail Bar, My Dr. Now, Thai Chili and McDonalds. Additional retailers to be announced as they are finalized.

FIVE NORTH at VISTANCIA: Planned to open starting in 2025, the 320-acre FIVE NORTH at VISTANCIA mixed-use lifestyle community located adjacent to Loop 303/Bob Stump Memorial Parkway along Lone Mountain Parkway and El Mirage Road, is envisioned as the energetic heartbeat and high-quality lifestyle hub within Vistancia. FIVE NORTH at VISTANCIA is envisioned to be a dynamic and vibrant destination that offers a walkable and open space connection to cool experiences including "best in class" and



“first to market” lifestyle and living options. FIVE NORTH is planned to include a main street restaurant/retail corridor, hospitality, office, healthcare, education, and employment core, open space and linear park, and up to 1,900 luxury mid- to high-density residential units.

Fire Station: The City of Peoria’s three-bay fire station is located within Vistancia, just west of Vistancia Boulevard on El Mirage Road. A future Public Safety Facility and fire station including up to five-bays will be built within the Northpointe at Vistancia community, and located north of the Central Arizona Project (CAP Canal), east of Vistancia Boulevard south of Twin Buttes Road. The new facility is planned to begin construction in 2025.

NEW HOME COLLECTIONS

Two new home collections are available in Northpointe at Vistancia, including family-friendly options in The Sovita Collection of Homes and the future 55+ Collection by Shea Homes® in Ridgecrest™ at Northpointe, a Trilogy® Boutique Community™.

THE SOVITA COLLECTION

The Sovita Collection features family-friendly new home neighborhoods in Phases 1 and 2 of Northpointe at Vistancia, surrounding The Sovita Club recreation center.

Northpointe at Vistancia’s first phase in The Sovita Collection includes a diverse range of home sizes and styles by award-winning builders Richmond American Homes, David Weekley Homes, and Pulte Homes. Remaining Phase 1 new home opportunities include Ascent at Northpointe by David Weekley Homes with plans ranging from 2,060 to 3,041 square feet. Monthly HOA dues are \$133 per month.

David Weekley Homes:

Ascent at Northpointe (50 x 120, 85 homesites): Single- and two-story floorplans ranging from 2,060-3,041 square feet.

www.davidweekleyhomes.com



Phase 2 in The Sovita Collection of homes, opened in 2023, and includes an additional 469 homesites with a diverse range of home sizes and styles with five neighborhoods by three award-winning builders Beazer Homes, David Weekley Homes, and Pulte Homes with plans ranging from 1,685 to 3,554 square feet.

Beazer Homes:

Highpointe at Northpointe (45' x 120', 84 homesites): Single- and two-story floorplans ranging from 1,685 to 2,801 square feet.

www.beazerhomes.com

David Weekley Homes:

Meridian at Northpointe (gated, 60' x 120', 112 homesites): Single-story floorplans ranging from 2,371 to 2,985 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' x 120', 111 homesites): Single- and two-story floorplans ranging from 2,294 to 3,554 square feet.

Foothills at Northpointe-Meadows Series (45' x 115', 66 homesites): Single- and two-story floorplans ranging from 1,730 to 2,605 square feet.

www.pultehomes.com



55+ COLLECTION

Shea Homes-Ridgecrest™ a Trilogy® Boutique Community:

Three Collections, totaling 414 homesites:

Ridgecrest™ at Northpointe a Trilogy® Boutique Community™ will feature single-story floorplans ranging from 1,657 to 3,138 square feet in three unique home collections. Presales are planned for late 2024.

www.sheahomes.com

RESIDENT AMENITIES

The Sovita Collection:

Residents living within The Sovita Collection of homes in Phases 1 and 2 of the Northpointe at Vistancia community have access to the following:

The Sovita Club, a 5,300-square-foot resort-style private clubhouse and 10-acre amenity park 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 walking trails.

The 55+ Collection:

Future residents of the 55+ Collection of homes in Ridgecrest™ a Trilogy® Boutique Community™ will have access to a resort-caliber Club planned featuring a variety of wellness and fitness opportunities, dining and wine programs, outdoor sports including pickleball, lifestyle programming, a resort-style pool and more.

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.

6th Add

Northpointe at Vistancia Community Fact Sheet

**INFORMATION**

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

WEBSITE

www.liveatnorthpointe.com



Contact: seenorthpointe@vistancia.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 8,200 homes among its five 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, Northpointe at Vistancia, an elevated desert living community; and FIVE NORTH at VISTANCIA, the future 320-acre mixed-use lifestyle community offering unique and creatively-infused experiences to eat, work, live and connect.

In 2021, Vistancia opened its elevated desert 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.

Northpointe at Vistancia features two new home collections including family-friendly options in The Sovita Collection of homes and the future 55+ Collection of homes by Shea Homes® in Ridgecrest™ at Northpointe, a Trilogy® Boutique Community™.

With a keen focus on capturing the essence of elevated desert living at its finest, Northpointe at Vistancia selected a prestigious group of award-winning builders for the first 437 homesites in Phase 1, part of The Sovita Collection of homes which included David Weekley Homes, Richmond American, and Pulte Homes.



1st Add

Northpointe at Vistancia Builders

Phase 2 in The Sovita Collection of homes offers an additional 469 homesites community in five neighborhoods with new home opportunities by Beazer Homes, David Weekley Homes, and Pulte Homes starting in the high \$400's, and ranging in size from 1,685 to 3,554 square feet.

The 55+ Collection of homes will include Ridgecrest™ - a Trilogy® Boutique Community™ by Shea Homes®, including 414 homesites in three collections ranging from 1,657 to 3,138 square feet. Anticipated to start presales in late 2027, Phase 1 of Ridgecrest™ will include 158 single-story homes starting in the high \$400's. Model opening is anticipated in spring of 2025.

The Sovita Collection Builders:



Beazer Homes

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

Highpointe at Northpointe (45' x 120' lots, 84 homesites): A collection of single- and two-story floorplans ranging from 1,685 to 2,801 square feet.



2nd Add

Northpointe at Vistancia Builders

David Weekley Homes

David Weekley Homes

Founded in 1976 and one of the nation's largest privately owned builders headquartered in Houston, Texas, David Weekley Homes' current new home opportunities include the Ascent at Northpointe neighborhood in Phase 1 of Northpointe at Vistancia and the gated Meridian neighborhood in Phase 2.

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.

Phase 2:

Meridian at Northpointe (gated, 60' x 120' lots, 112 homesites): A collection of single-story homes ranging from 2,371 to 2,985 square feet.



Pulte Homes

The third largest home construction company in the U.S., Pulte Homes's current new home opportunities in Northpointe include three unique neighborhoods in Foothills at Northpointe in Phase 2.

Phase 2:

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



3rd Add

Northpointe at Vistancia Builders

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 3,554 square feet.

The 55+ Collection:



Shea Homes

Shea Homes, an independent member of the Shea family of companies, is the oldest family-owned homebuilder in the United States. Shea Homes builds new homes in California, Arizona, Nevada, Colorado, Washington, North Carolina and Florida, with choices to suit homeowners in every stage of life.

Ridgecrest™ at Northpointe - a Trilogy® Boutique Community™ (gated, 414 homesites): Three collections of single-story homes ranging from 1,657-3,138 square feet.