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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, 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 features two actively selling new home collections, The Sovita Collection, and the 55+ Collection, with the future Elevation Collection anticipated to open in late 2026.

The Sovita Collection spans throughout Phases 1, 2, and 3 of the community and offers access to The Sovita Club, a 5,300-square-foot resort-style recreation center and 10-acre amenity park. Phase 2 is actively selling with 469 homesites across five neighborhoods by Beazer Homes, David Weekley Homes, and Pulte Homes, with home designs ranging from approximately 1,685 to 3,554 square feet.



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NORTHPOINTE AT VISTANCIA – ELEVATED DESERT LIVING

Beazer Homes, David Weekley Homes, Pulte Homes, and Shea Homes

Set among 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 premier 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 8,600 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, Northpointe at Vistancia community. Featuring 3,450-acres, Northpointe offers 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 actively selling new home collections including family-friendly options in The Sovita Collection of homes and the 55+ Collection of homes by Trilogy® Ridgecrest. A future Elevation Collection is anticipated to open in late 2026.

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 with neighborhoods thoughtfully designed to take advantage of the surrounding Sonoran Desert and mountain views.



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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 actively selling new home collections, The Sovita Collection and the 55+ Collection. Phase 2 in The Sovita Collection includes 469 homesites by Beazer Homes, David Weekley Homes, and Pulte Homes and Phase 3 includes an additional 188 homesites by Shea Homes family. Homes within The Sovita Collection have access to The Sovita Club, a 5,300 square foot recreation center, and 10-acre amenity park offering residents a wide range of indoor and outdoor amenities and activities. The 55+ Collection of homes, offers 414 homesites by Trilogy® Ridgecrest 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.



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Northpointe at Vistancia Community Fact Sheet

To date, Vistancia has sold over 8,600 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 13 years in a row.

SIZE

3,450 acres

TOTAL HOMES

3,200 at build out

OPENING

Sales began in early 2021. Phase 2 and 3 in The Sovita Collection and the 55+ Collection are actively selling.

OPEN SPACE

Northpointe at Vistancia includes approximately 1,700 acres of open space, including 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.



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Northpointe at Vistancia Community Fact Sheet

Two Peoria Unified School District K-8 elementary schools and one pre-K-12 charter school 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: a tuition-free Pre-K-12 charter school campus opened in 2025 in FIVE NORTH at VISTANCIA

RETAIL AND PUBLIC SERVICES

Vistancia Marketplace: Located within Vistancia at Vistancia Boulevard and El Mirage Road, is a retail shopping center featuring Safeway, Subway, Chase Bank, Walgreens, Chipotle, Vistancia Animal Hospital, Cross-Eyed Cricket, SunnyBrew Coffee, and various other services and retail.

Gas Station and Marketplace: Located at the southwest corner of Vistancia Boulevard and El Mirage Road is a 6,200-square-foot Circle K gas station and convenience store featuring seven gas pumps. Additionally, surrounding pads include a Starbucks drive-through, a Filiberto's, nail salon, and Fire House Subs.

Vistancia Point: Vistancia Point is a 123,000 square-foot shopping center along El Mirage Rd and Lone Mountain Road. Anchored by Fry's Marketplace, the retail center includes a second community gas station, sit-down dining including Kawaii Sushi, and quick service dining options including Jersey' Mikes, Thai Chili, McDonalds, Taco Bell. Other conveniences include Post Net, Zara Nail Bar, CityVet, Kingsman Barbershop, with additional retailers and dining planned.

FIVE NORTH at VISTANCIA: 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

3rd Add Northpointe at Vistancia Community Fact Sheet

dynamic and vibrant destination that offers a walkable and open space connection to cool experiences including 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. Construction is underway on an additional future Public Safety Facility and fire station including up to five-bays within the Northpointe at Vistancia community, and located on White Peak Dr, just east of Vistancia Blvd. The new facility is planned to open in 2027.

NEW HOME COLLECTIONS

Two actively selling new home collections are available in Northpointe at Vistancia, including family-friendly options in The Sovita Collection of Homes and the 55+ Collection by Trilogy® Ridgecrest. A third, Elevation Collection will bring new home opportunities by Castlerock Communities in late 2026.

THE SOVITA COLLECTION

The Sovita Collection features family-friendly new home neighborhoods in Phases 1, 2 and 3 of Northpointe at Vistancia. Monthly HOA dues are \$135 per month.

Actively Selling Builders:

Phase 2 in The Sovita Collection of homes, opened in 2023, and includes 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 1,683 to 2,985 square feet. Phase 3 includes 188 homesites with single and two-



story homes by Shea Homes family ranging from 2,185-3,505 square feet.

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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.pulthomes.com

Shea Homes:

Skymark at Northpointe (60' x 120', 112 homesites):
Single- and two-story floorplans ranging from 2,185 to 3,505 square feet.

www.sheahomes.com



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55+ COLLECTION

Shea Homes-Trilogy® Ridgecrest:

Trilogy® Ridgecrest features 414 homesites and single-story floorplans ranging from 1,649 to 3,040 square feet in three unique home collections.

www.sheahomes.com

RESIDENT AMENITIES

The Sovita Collection:

Residents living within The Sovita Collection of homes in Phases 1, 2 and 3 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 playscape, patio seating, and outdoor fire pit, and access to community walking trails.

The 55+ Collection:

Residents of the 55+ Collection of homes in Trilogy® Ridgecrest have access to a resort-caliber Club. Currently under construction the future Open™ Wellness + Social Club will feature a variety of wellness and fitness opportunities, dining and wine programs, outdoor sports including pickleball, lifestyle programming, a resort-style pool and more.



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



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Northpointe at Vistancia Builders

Phase 1, part of The Sovita Collection of homes included 437 homes by David Weekley Homes, Richmond American, and Pulte Homes.

Phase 2 in The Sovita Collection is actively selling with an additional 469 homesites with new home opportunities by Beazer Homes, David Weekley Homes, and Pulte Homes starting in the low \$500K's, and ranging in size from 1,683 to 3,505 square feet.

Phase 3 in The Sovita Collection opening in spring 2026 and features 188 homesites in by Shea Homes family with 8 floorplans in two collections starting in the \$600K's and ranging from 2,185 to 3,505 square feet. Two additional collections are planned to open later this year featuring 164 homesites in Highlands at Northpointe by Richmond American Homes.

The 55+ Collection of homes includes Trilogy® Ridgecrest, offers 414 homesites in three collections ranging from 1,649 to 3,040 square feet, starting in the low \$500K's.

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 gated Meridian neighborhood in Phase 2.

Phase 2 in The Sovita Collection:

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 in The Sovita Collection:

Foothills at Northpointe-Meadows Series (45' x 115' 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.



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Northpointe at Vistancia builders

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.



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.

Phase 3 in The Sovita Collection:

Skymark at Northpointe (45' x 115' and 60' x 120' lots, 188 homesites): Ascent and Emblem collections with single- and two-story homes from 2,185 to 3,505 square feet

The 55+ Collection:

Trilogy® Ridgecrest (gated, 414 homesites): Three collections of single-story homes ranging from 1,649 to 3,040 square feet.



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Northpointe at Vistancia

Phase 3 includes Skymark at Northpointe by Shea Homes, featuring 188 homesites across two collections. Two additional collections totaling 164 homesites are anticipated to open within Highlands at Northpointe by Richmond American Homes in 2026.

Residents of The Sovita Collection have access to The Sovita Club, a 5,300-square-foot resort-style recreation center set within a 10-acre amenity park located at one of the highest points in the community. The clubhouse serves as a central gathering place and includes indoor amenities such as The Vantage Pointe event room, catering kitchen, and The Elevation Studio, a movement space featuring Fitness On-Demand™ technology. Outdoor amenities include a resort-style pool, event lawns, multi-use turf and basketball courts, a children's play area, and direct access to community trails. A dedicated on-site Lifestyle Director curates a thoughtfully programmed calendar of events, clubs, and classes that bring neighbors together and cultivate a vibrant, connected community experience.

The 55+ Collection, Trilogy® Ridgecrest, includes 414 homesites in Northpointe at Vistancia. They offer single-story homes across three collections ranging from approximately 1,649 to 3,040 square feet, designed to support an active adult lifestyle with a focus on wellness and connection.

"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.



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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. Additionally, American Leadership Academy opened a tuition-free pre-K-12 charter school campus in the 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 offer 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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