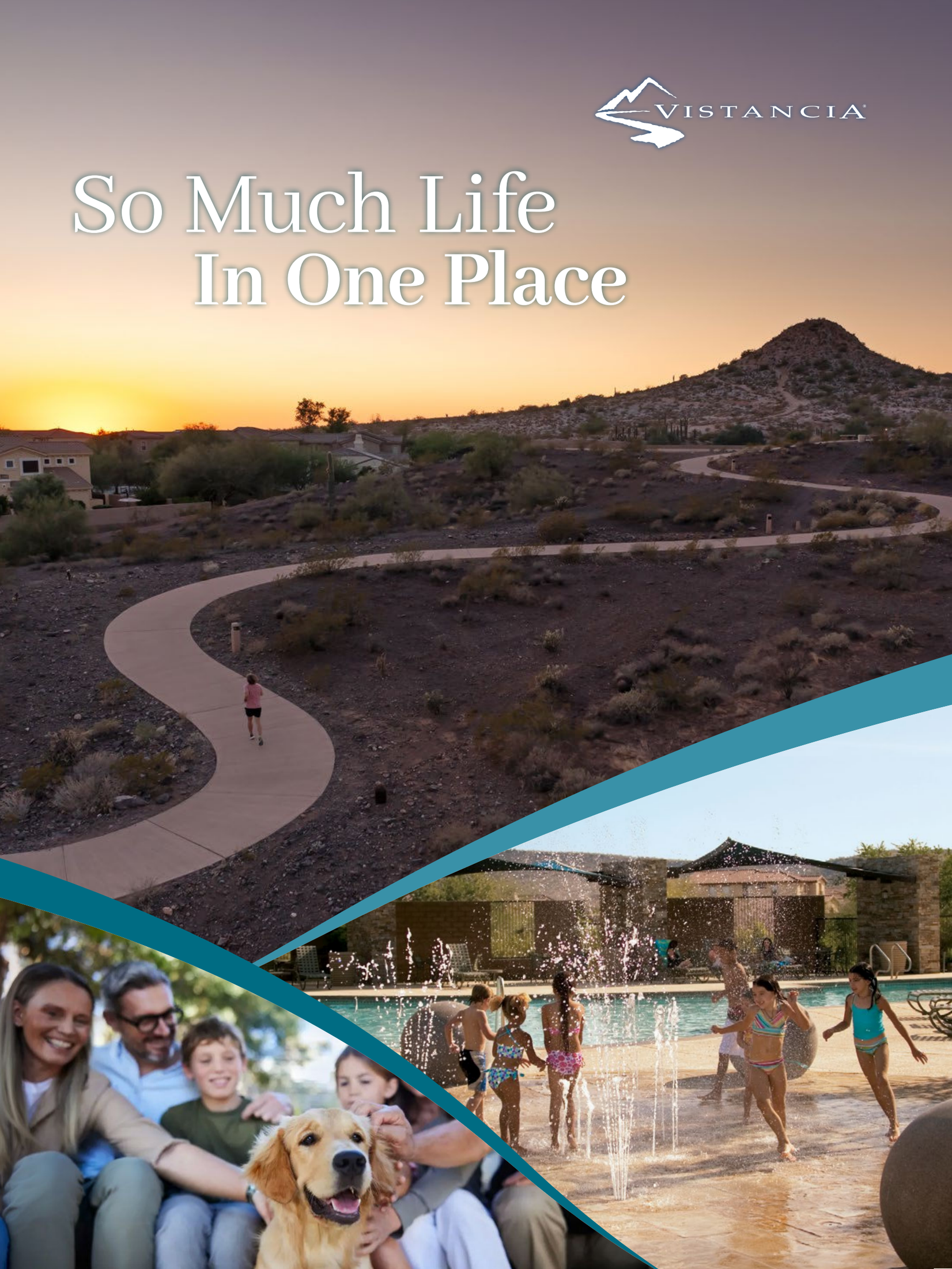
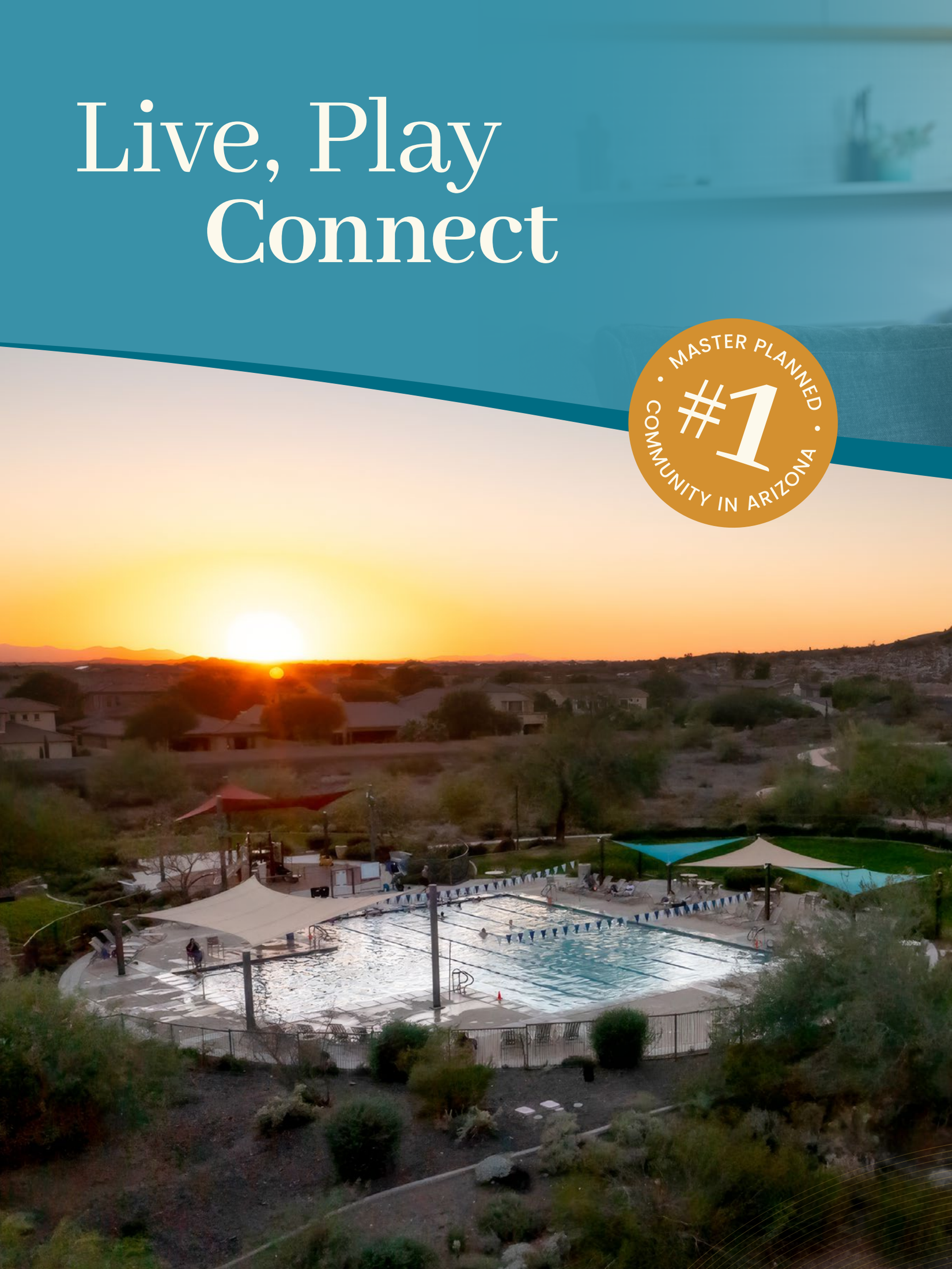
VISTANCIA®

So Much Life In One Place



Live, Play **Connect**



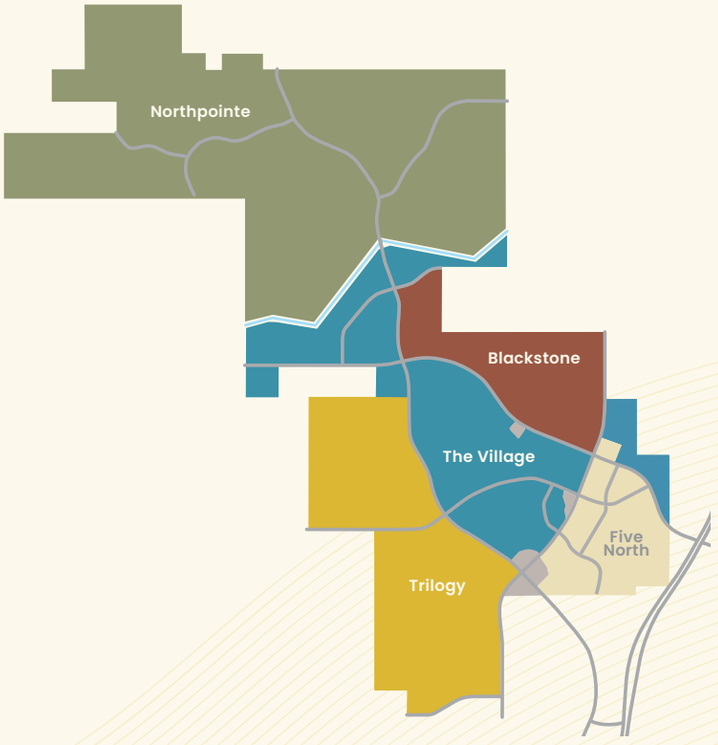


Vistancia

Vibrant, Connected Community

Set among the natural Sonoran Desert foothills in North Peoria, the award-winning, 7,100-acre Vistancia master plan offers a distinctive blend of scenic desert beauty, connected community experiences, and everyday conveniences.

For more than 20 years, Vistancia has grown to include five unique lifestyle destinations, recreation centers, parks and trails, schools, golf courses, and an expanding mix of shopping and dining – all thoughtfully connected within one community.

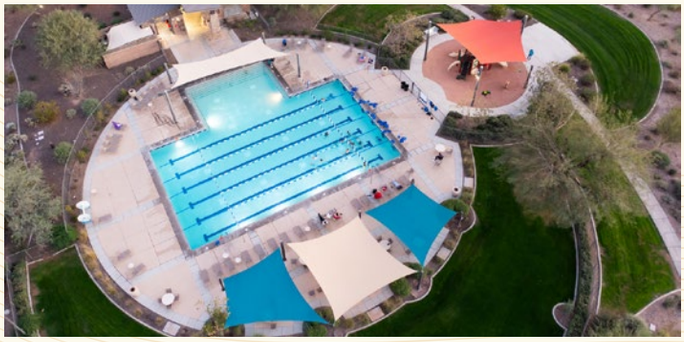




the village
AT VISTANCIA







The Village at Vistancia brings neighbors together

A distinctive mix of resort-style recreation centers, engaging lifestyle activities, and inviting gathering spaces are designed for every member of the family.

Residents have access to two private community recreation centers including:

MOUNTAIN VISTA CLUB

Aquatic Park with three pools and two water slides, an indoor basketball gymnasium, tennis and pickleball courts, children's playground, clubhouse meeting spaces, and an outdoor event lawn.

FOOTHILLS CENTER

Heated pool with lap area, children's playground, picnic ramadas, and welcoming spaces to relax and connect.



Introducing Saguaro Hills

DRB HOMES

Intimate Enclave of New Homes in a Mountainside Setting

Discover Saguaro Hills by DRB Homes, located at the foothills of Vistancia's signature Twin Buttes mountains in The Village at Vistancia featuring convenient access to resort-style community pools, parks and trails, a K-8 elementary school, and a full calendar of community lifestyle activities.

Part of the DRB Group, the third-largest private homebuilder in the U.S., DRB Homes offers thoughtfully-designed and flexible floorplans, quality craftsmanship, and personalized selections.





Saguaro Hills features:

6 Floorplans	Single- & Two-Story	1,486 to 3,027 Square Feet

Visit today to tour available homes and learn more.

Vistancia.com/DRBHomes













Explore More Outdoors

The Discovery Trail

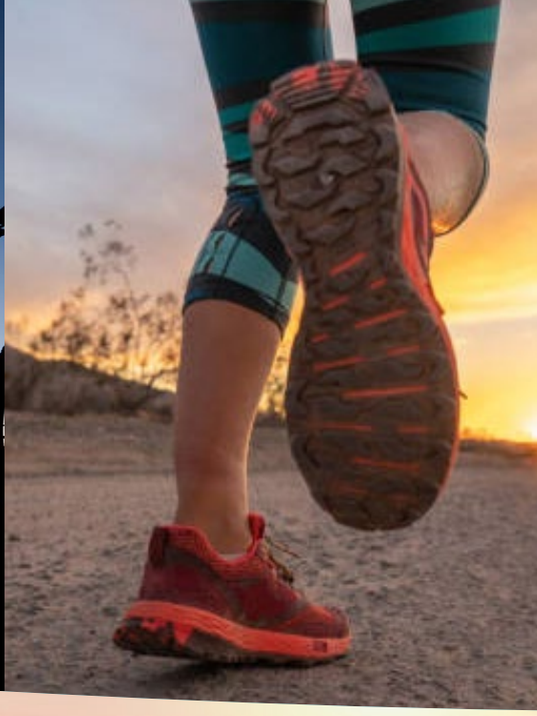
Enjoy Vistancia's scenic Sonoran Desert surroundings along the 3.5-mile Discovery Trail, a paved and bollard-lit path connecting neighborhoods, parks and schools throughout the community. Along the way, themed parks, gardens, and scenic spaces invite residents to walk, bike or simply slow down and enjoy the views.

Future Multi-Use Trail System

A future City of Peoria multi-use trail system is proposed for the dedicated open space areas within the community for hiking, walking, jogging, and cycling.

Visit www.peoriaaz.gov for more information.








Community Parks

Vistancia is home to two City of Peoria parks, Sunset Park and Westland Park, with two future City of Peoria parks planned within the community. Within a short drive, even more outdoor recreation awaits.

The City of Peoria offers more than 18 miles of multi-use trails and numerous parks, including Mystic Community Park, and nearby Paloma Community Park featuring pickleball courts, sports fields, a dog park, community events, and catch-and-release fishing.

Golf Courses

Two golf courses are located within the Vistancia master-planned community.

Trilogy® Golf Club
A public, 18-hole championship course designed by Gary Panks.

Blackstone Country Club
A private, award-winning course with premier clubhouse amenities and stunning desert surroundings.

All You Need Close to Home








Inspiring Education

Schools and Education

Families in Vistancia have access to award-winning schools right within the community, with additional top-rated options just minutes away.

Everyday Essentials

Within Vistancia, residents enjoy convenient access to shopping, dining, healthcare, and everyday essentials at both Vistancia Marketplace and Vistancia Point.

The future 320-acre FIVE NORTH at VISTANCIA mixed-use urban core located within the community is envisioned to be a dynamic, modern, and high-quality lifestyle destination offering walkable connections to retail, restaurants, office, healthcare, residential, employment areas, a City of Peoria park, a linear park, and open space gathering areas.











WITHIN THE COMMUNITY

Lake Pleasant Elementary (K-8)
Peoria Unified School District

Vistancia Elementary (K-8)
Peoria Unified School District

American Leadership Academy (ALA)
Tuition-free Pre-K-12 Charter

NEARBY SCHOOL OPTIONS

Liberty High School
Peoria Unified School District

BASIS Peoria (K-12)

Candeo Schools (K-8)

Great Hearts Academy (6-12)

North Peoria
On the Rise

Just a short drive away, the North Peoria area offers an expanding mix of additional shopping, entertainment, dining, and conveniences.



Employment and Innovation

North Peoria continues to attract investment in advanced manufacturing, technology, healthcare, and business services. The planned Peoria Innovation Core, including the future Amkor® Technology facility, is expected to further establish the area as a growing destination for innovation and employment.

Spring Training

Each spring, the Peoria Sports Complex, located just a short drive away from the community, is home to two Major League Baseball spring training teams, the San Diego Padres and the Seattle Mariners.

Lake Pleasant Regional Park

Within a 20-minute drive is Lake Pleasant Regional Park, a 23,000-acre park offering boating, fishing, camping, water recreation rentals, and two marinas with lakeside dining options.






So Much Life
In One Place

VISTANCIA®

VISTANCIA.COM

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WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

Open space within the Vistancia master-planned community that is dedicated to the City of Peoria is proposed to be used for a multi-use trail system and accessible to the public. For more information visit www.peoriaaz.gov

A PUBLIC REPORT IS AVAILABLE ON THE ARIZONA DEPARTMENT OF REAL ESTATE WEBSITE.
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