

THE LOCAL COLLECTION / COMMUNITY GUIDE

Across the Valley

Arizona, a little closer.

A starting point for comparing Arizona communities and new-home options.

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JUNE 2026 INFORMATION

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LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

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NEW-BUILD COMMUNITY GUIDE // SURPRISE, ARIZONA

Frontera

A newer master plan near the White Tanks, home to the strongest financing incentive in Surprise.

Frontera is a newer family master plan in north Surprise with practical amenities and serious value. The headline: Meritage is offering a **fixed 3.75% rate** on select homes here, the most aggressive financing offer we found anywhere in Surprise. All collections sit comfortably **under $600K**.

01 AMENITIES & SETTING

Parks & Courts
Community parks with pickleball and basketball courts, designed around everyday family use.

White Tank Views
Northwest Surprise setting near White Tank Mountain Regional Park trails and desert open space.

Move-In Ready Perks
Meritage quick move-ins include washer, dryer, fridge, and whole-home blinds.

Growth Corridor
North Surprise setting. Confirm nearby planned services and project timelines.

02 COLLECTIONS BY PRICE BAND (3–4 bed, under $600K)

ENTRY | HIGH $300S

Mesquite Mountain Ranch *by Meritage Homes*
From $379,990
3–4 bed plans · quick move-ins available
Live incentive: fixed 3.75% rate (4.58% APR) + 1% toward closing on select homes. Gov't loan option: 2.75% year one.

Villas at Frontera *by Risewell Communities*
From $374,990
3–4 bed · from 1,448 sqft
Lowest entry into the master plan.

CORE FAMILY | LOW-TO-MID $400S

Residences at Frontera *by Risewell Communities*
From ~$410s
Mid-size 3–4 bed plans
The middle step between Villas and Estates.

Estates at Frontera *by Risewell Communities*
From $448,990
Largest plans, up to 2,960 sqft
Most space for the money in the master plan.

03 WHAT MATTERS FOR ADVISING

- **The rate is the story**
  A sub-4% permanent rate changes the payment math entirely. On a $400K loan it can mean hundreds per month versus market rates.
- **QMI homes only**
  The eye-catching offers apply to standing inventory the builder wants moved. To-be-built homes carry thinner incentives.
- **Lender tie applies**
  The Meritage rate requires their preferred lender, who funds the buydown through loan pricing. Compare total cost against an outside lender.
- **Amenities are practical, not resort**
  Compare the recreation facilities and access included with the specific home.

04 MATCH THE BUYER TO THE COLLECTION

Lowest monthly payment, period	Meritage **Mesquite Mountain Ranch**
Move-in ready with appliances included	Meritage **quick move-ins**
Lowest purchase price	Risewell **Villas**
Most square footage under $450K	Risewell **Estates**

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NEW-BUILD COMMUNITY GUIDE // GOODYEAR, ARIZONA

Estrella

Lakes, a yacht club, and golf in the Sierra Estrella foothills. The West Valley's amenity heavyweight.

Estrella is the most amenity-rich master plan in the West Valley: 72 acres of lakes, a yacht club, golf, two residents' clubs, and 65 miles of trails next to a 19,000-acre regional park. With multiple builders active, there are 3 and 4 bedroom options across the bands **under $600K**.

01 AMENITIES & SETTING

72-Acre Lakes
Lakes with the Yacht Club of Estrella, plus a lakeside amphitheater and waterpark splash area for kids.

Two Residents' Clubs
Resort pools, fitness centers, dining, and sport courts. Golf Club of Estrella with a refreshed club experience.

65 Miles of Trails
Hiking, biking, and running trails, adjacent to the 19,000-acre Estrella Mountain Regional Park.

Schools In-Plan
Pre-K through high school inside the community. More than 8,200 families call Estrella home.

02 COLLECTIONS BY PRICE BAND (3–4 bed, under $600K)

ENTRY | LOW-TO-MID $300S

CantaMia *by Taylor Morrison*

From $319,990

Single-story plans · age-qualified 55+

Resort pool, indoor pool, and Village Center clubhouse. For right-sizing buyers only, age restriction applies.

Value Collections *by D.R. Horton & others*

Mid $300s+

29 communities, 18 builders in the master plan

46 quick move-ins available across Estrella. Strong inventory depth for negotiating.

CORE FAMILY | $450S TO HIGH $500S

Beacon in Estrella *by Toll Brothers*

From $450K

1,672–2,623 sqft · 3–4 bed, 2–3 bath · 129 sites

Toll quality in Montecito Village: 10-ft ceilings, 8-ft doors, four architecture styles.

Harmony at Montecito *by William Ryan Homes*

$400s–$500s

Quick move-ins available

Live incentive: $40K flex cash OR 4.99% 30-yr fixed + $5K closing credit.

TOP OF BUDGET | HIGH $400S–$500S

Centella *by The New Home Company*

From high $400s

2,061–2,832 sqft · two-story · 80 homes

Flexible family layouts near Bougainvillea Park.

More Move-Up Collections *by multiple builders*

$500s

Larger plans across Montecito and Estrella Mountain Ranch

Tour two or three to compare lot premiums and included features.

03 WHAT MATTERS FOR ADVISING

- **The amenity story sells itself**
  Lakes, yacht club, golf, waterpark, and trails. No other West Valley master plan matches this list at these price points.
- **Mind the commute**
  Estrella sits in the foothills south of I-10. Beautiful setting, but test-drive the commute with buyers who work deeper in the Valley.
- **Strongest live incentive**
  William Ryan's $40K flex cash or 4.99% fixed offer at Harmony is the headline deal. Get it in writing and compare against an outside lender.
- **HOA varies by village**
  Dues differ between Estrella Mountain Ranch, Montecito, and CantaMia. Pull the exact figure for any home shortlisted.

04 MATCH THE BUYER TO THE COLLECTION

Lowest entry, 55+ right-sizing	Taylor Morrison **CantaMia**
Family home with builder pedigree	Toll Brothers **Beacon**
Best financing deal right now	William Ryan **Harmony at Montecito**
Two-story space for a growing family	New Home Co. **Centella**

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NEW-BUILD COMMUNITY GUIDE // LITCHFIELD PARK, ARIZONA

Zanjero Trails & Windrose

Litchfield Park's new-build corridor: top-ranked schools, White Tank views, and Loop 303 access.

Litchfield Park's new construction is concentrated on its western edge in two neighboring master plans, Zanjero Trails and Windrose. The draw here is different from the resort plans: **highly ranked Litchfield schools**, the White Tank Mountains out the back door, and the Loop 303 employment corridor minutes away, all **under $600K**.

01 AMENITIES & SETTING

Litchfield Schools
The highly ranked Litchfield Elementary School District is the single biggest driver of demand in this corridor.

Parks & Trails
Windrose is a 640-acre master plan with a community park, walking trails, and landscaped open space.

White Tank Access
Minutes from White Tank Mountain Regional Park for hiking, biking, and desert sunsets.

Loop 303 Corridor
Quick access to Loop 303 and I-10 puts the West Valley's fastest-growing job corridor in easy reach.

02 ACTIVE BUILDERS & PRICE BANDS (3–4 bed, under $600K)

ENTRY | MID $300S TO LOW $400S

Litchfield Park Collections *by Pulte Homes*
From mid $300s

3–4 bed single-family plans

Live incentive: low-rate offers on select quick move-ins closing by June 30, 2026.

Zanjero Trails *by David Weekley Homes*
$400s

Energy-efficient plans

Known for build quality and design-center flexibility.

CORE FAMILY | $400S TO $500S

Zanjero Trails *by Fulton Homes*
$400s–$500s

Family plans, RV-garage options on select sites

Local builder with a strong included-features program and 10-ft ceilings.

Windrose *by multiple builders*
$400s–$500s

Spanish-style architecture · 640-acre master plan

Newer phases with park and trail amenity core.

03 WHAT MATTERS FOR ADVISING

- **Schools carry resale here**
  Litchfield Elementary District is the value anchor. Homes in this corridor hold demand even in softer markets because of it.
- **RV garages are a differentiator**
  Fulton's RV-garage sites are scarce in the West Valley at this price. Flag them for toy-hauler and workshop buyers.
- **Pulte deadline is real**
  Their low-rate offers require closing by June 30, 2026, which effectively limits them to standing inventory. Move fast for buyers who want it.
- **Amenities are lighter, lots can be bigger**
  No resort core here. The trade is more home and lot for the money in an A-rated school district.

04 MATCH THE BUYER TO THE COLLECTION

Lowest entry with a rate deal	**Pulte quick move-ins**
RV garage or workshop space	**Fulton Zanjero Trails**
Design flexibility and efficiency	**David Weekley Zanjero Trails**
Newer phase, park-centered setting	**Windrose builders**

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NEW-BUILD COMMUNITY GUIDE // MESA, ARIZONA

Cadence at Gateway

Resort amenities and A-rated schools in Mesa's fastest-moving corridor.

> Cadence is southeast Mesa's standout: a resort-style amenity core, Queen Creek Unified schools, and a location at Ray and Ellsworth that puts Loop 202, SR 24, and the Gateway employment corridor minutes away. Homes here move **fast**, and there are 3 and 4 bedroom options **under $600K**.

01 AMENITIES & SETTING

Resort Pool
Resort-style pool with water slides, a clubhouse, and a full fitness center at the community core.

Parks & Courts
Neighborhood parks, dog park, basketball and tennis courts, and miles of walking and biking trails.

A-Rated Schools
Queen Creek Unified: Silver Valley Elementary and Eastmark High serve the community.

Gateway Corridor
Minutes to Loop 202, SR 24, Mesa Gateway Airport, and Legacy Park sports complex. 1,500+ homes at buildout.

02 ACTIVE BUILDERS & PRICE BANDS (3–4 bed, under $600K)

CORE FAMILY | MID $400S TO $500S

Phase 2 Collections *by Lennar, Pulte, Tri Pointe*
Mid $400s–$500s
3–5 bed plans across multiple collections
Phase 2 is actively building. Multiple builders means real cross-shopping leverage.

The Commons & more *by David Weekley, Gehan*
$500s
Design-forward family plans
Strong included-spec packages. Compare against Lennar's Everything's Included.

03 WHAT MATTERS FOR ADVISING

- **Homes here move quickly**
  Well-priced Cadence listings routinely go under contract in roughly a month. Buyers should be pre-approved and ready before touring.
- **Schools anchor the value**
  Queen Creek Unified ratings plus walkable Silver Valley Elementary keep family demand deep in this corridor.
- **Resale market is active too**
  Lightly-lived-in resales with builder upgrades sometimes beat new-build pricing. Run both options for every buyer.
- **Verify live pricing**
  Phase 2 pricing shifts with releases. Pull current price sheets from each builder before quoting a buyer.

04 MATCH THE BUYER TO THE COLLECTION

Best included-features value	Lennar **Everything's Included**
Design-center personalization	David Weekley **The Commons**
Widest plan selection	Pulte / Tri Pointe **Phase 2**
Budget-conscious, open to resale	**Lightly-used Cadence resales**

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NEW-BUILD COMMUNITY GUIDE // QUEEN CREEK, ARIZONA

Barney Farms

A 22-acre stocked lake, all single-story homes, one trusted local builder.

Barney Farms is Fulton Homes' flagship: a 550-acre master plan built around a **22-acre deep-water lake** you can actually fish, kayak, and paddleboard on. Every home is single-story, every home gets a 3-car garage standard, and the entry series starts **under $600K**.

01 AMENITIES & SETTING

The Lake
A 22-acre stocked deep-water lake with catch-and-release fishing, kayaking, canoeing, and paddleboarding. Boardwalk docks and bridges connect it all.

Aquatic Center
Community aquatic center and clubhouse anchoring a main park with a turf field and sports courts.

Six Neighborhood Parks
Shaded tot lots, ramadas, basketball courts, flower gardens, and a prairie walk. 114 acres of open space.

All Single-Story
Country-style single-level plans from 1,629 to 4,600 sqft with 10-ft ceilings and up to 4-car garages.

02 COLLECTIONS BY PRICE BAND (3–4 bed, under $600K)

ENTRY TO THE LAKE LIFE | MID $500S

Meadows at Barney Farms *by Fulton Homes*

From $525,400

1,691–2,650+ sqft · single-story · 3-car garage standard

Active promotions running now. Room options include guest suites, hobby rooms, and offices.

Larger Series *by Fulton Homes*

$600K+

Plans up to 4,600 sqft, lake-adjacent sites

Above the cap, but worth showing move-up buyers the model row while you're there.

03 WHAT MATTERS FOR ADVISING

- **The lake is genuinely rare**
  A swimmable-adjacent, fishable, paddle-able lake in a non-gated family community is nearly unique in the East Valley. It photographs and it appraises.
- **Single-story scarcity**
  All-single-story communities are increasingly rare as land costs rise. That protects resale demand for every plan here.
- **One builder, one standard**
  Fulton's single-builder control means consistent quality and a known included-features program, but no cross-builder negotiating leverage inside the plan.
- **Check the Hot Deal**
  Fulton runs rotating promotions on Meadows inventory. Get the current offer in writing and compare their lender against an outside quote.

04 MATCH THE BUYER TO THE COLLECTION

Lake lifestyle under $600K	Fulton **Meadows series**
Guest suite or multi-gen need	Fulton **Meadows room options**
Hobby or workshop space	Fulton **4-car garage plans**
Move-up buyer, bigger budget	Fulton **lake-adjacent series**

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NEW-BUILD COMMUNITY GUIDE // APACHE JUNCTION, ARIZONA

Blossom Rock

The East Valley's newest master plan, rising at the foot of the Superstitions.

> Blossom Rock is Brookfield's 1,400-acre master plan on the eastern frontier of the metro, planned for 5,500 homes with nearly 1,000 residents already in. The amenity build-out is genuinely ambitious, the Superstition Mountain views are unbeatable, and entry pricing starts **around $406K**.

01 AMENITIES & SETTING

The Dutch
Resident-only 8,000 sqft community center with a resort-style pool pavilion, cabanas, kids pool, and outdoor gathering spaces.

Miner's Run
A 3.5-acre adventure playground (climbing wall, rope swings, slides) inside a 16-acre public park.

A Park Within 2 Blocks
Neighborhood parks are arranged so every home is less than two blocks from one. Game courts, lakes, and miles of trails.

School Coming
A walkable community school is planned in the master plan, with three community parks at buildout.

02 COLLECTIONS BY PRICE BAND (3–4 bed, under $600K)

ENTRY | LOW-TO-MID $400S

Wildflower *by Brookfield Residential*
From ~$406K
4 bed / 3 bath from 1,763 sqft
The developer's own entry series. Featured homes in the high $430s.

Multi-Builder Inventory *by Lennar, Richmond American, David Weekley*
$400s–$500s
29 quick move-ins across the plan
New builders are still joining, which keeps pricing competitive.

CORE FAMILY | HIGH $400S TO $500S

Blossom Rock *by Pulte Homes*
From $484,990
1,671–3,344 sqft · 15 homes
Wide plan range under one builder.

Laurel *by Brookfield Residential*
$500s
1,998–3,094 sqft · flex & multi-gen options
One and two-story designs with included smart-home tech.

03 WHAT MATTERS FOR ADVISING

- **Ground-floor pricing**
  Early phases of a master plan are historically where appreciation is strongest as amenities complete and later phases price higher.
- **Superstition views are free**
  East and south-facing lots stare straight at the Superstitions. Lot premiums for views here are cheap compared to Gold Canyon.
- **The build-out is the bet**
  Lakes, three community parks, and the school are planned, not all delivered. Set timeline expectations honestly with buyers.
- **Builder competition is heating up**
  Richmond American, Lennar, and David Weekley joining Brookfield and Pulte means more inventory and more negotiating room through 2026.

04 MATCH THE BUYER TO THE COLLECTION

Lowest entry into the plan	Brookfield **Wildflower**
Widest plan range, one builder	Pulte **Blossom Rock**
Multi-gen or flex-space need	Brookfield **Laurel**
Maximum negotiating leverage	**Cross-shop the new builders**

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NEW-BUILD COMMUNITY GUIDE // APACHE JUNCTION, ARIZONA

Radiance

D.R. Horton's amenity-rich master plan at Superstition Vistas, on the Mesa border.

Radiance at Superstition Vistas is the value counterpart to Blossom Rock next door: a single-builder D.R. Horton master plan with a genuine resort amenity core, Superstition Mountain views, and entry pricing **from the low $400s**. Located at Ironwood and Ray on the Mesa border, 3 miles from SR 24.

01 AMENITIES & SETTING

Resort Core
Community pool, splash pad, spa, fire pits, and a clubhouse with media room built for gatherings and events.

Fitness & Trails
Fully equipped fitness center plus scenic walking and biking trails through the community.

Parks & Play
Parks and playgrounds woven through the plan, all framed by Superstition Mountain views.

Connected Location
3 miles to SR 24, 8 miles to Gateway Airport, about 15 minutes to Queen Creek and Chandler.

02 FLOOR PLANS BY PRICE BAND (3–5 bed, under $600K)

ENTRY | LOW-TO-MID $400S

One-Story Plans *by D.R. Horton*
From ~$426K

1,330–1,977 sqft · 3–5 bed, 2 bath

Includes a rare 5-bed single-story plan (Taylor, 1,977 sqft). 6 move-in ready homes available now.

Two-Story Plans *by D.R. Horton*
Mid $400s–$500s

Up to 2,487 sqft · 3–5 bed, 2–3 bath

17 floor plans total with available 3-car garages.

TOP OF RANGE | $500S

Largest Plans & Premium Lots *by D.R. Horton*
Up to ~$635K

View lots and 3-car garage options

Stay selective: the best Superstition-view lots carry premiums but hold value.

Resale Watch *by within Radiance*
Median ~$467K

~29 resale listings active

Early-phase resales compete with new builds. Run both for every buyer.

03 WHAT MATTERS FOR ADVISING

- **Carrying costs are low**
  HOA runs roughly $28–$159 a month depending on section, and Pinal County property taxes are light. The monthly payment math beats comparable Maricopa communities.
- **Resale competition cuts both ways**
  With ~29 resales active, buyers have leverage, but remind sellers-to-be that early-phase pricing faces new-build competition for a few more years.
- **D.R. Horton deals on inventory**
  America's largest builder leans heavily on rate buydowns through DHI Mortgage to move standing inventory. Always ask for the current financing special in writing.
- **Schools are improving fast**
  A Great Hearts charter academy opens fall 2026 next door in Blossom Rock, adding a strong option to the Apache Junction district schools.

04 MATCH THE BUYER TO THE COLLECTION

Lowest entry to Superstition Vistas	D.R. Horton **one-story entry plans**
5 bedrooms on a single level	D.R. Horton **Taylor plan**
3-car garage or storage need	D.R. Horton **select plans**
Max value, open to gently used	**Radiance resales**

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