West Valley 55+ Community Comparison Guide 2026

18 active-adult communities side by side: what you'll pay each year, what you'll pay once at closing, golf and gates.

Prepared by Greg Slaughter, Loving Phoenix Team | Real Broker
Call or text 623-523-1557 · greg@lovingphoenix.com · westvalley55plus.com
AZ License #SA665093000

Fees are subject to change. Edition: October 2026. Where sources disagree or show a range, this guide uses the **higher** number so you can plan conservatively. Always verify current figures with the association and in the resale disclosure packet for the specific home.

Fees and features at a glance

Community	Yearly HOA / rec fees (higher figure)	One-time buyer fees at closing (higher figure)	Golf	Gated
Sun City Sun City	$680/yr	$6,030	8 courses owned by the Recreation Centers of Sun City (RCSC)	No
Sun City West Sun City West	$618/yr per person on the deed	$6,025	7 courses owned by the Recreation Centers of Sun City West (RCSCW)	No
Sun City Grand (now The Grand) Surprise	$1,976/yr	$5,400	4 association-owned courses (Cimarron, Desert Springs, Granite Falls North & South)	No
Sun City Festival Buckeye	$2,160/yr	$1,445 0.25% of price	27-hole Copper Canyon Golf Club (association-owned, managed by Troon)	No
Corte Bella Sun City West area	$2,840/yr	$4,260 Transfer / document fees: contact Greg	18-hole Corte Bella Golf Club (privately owned, semi-private; KemperSports)	Yes (guard-gated)

Community	Yearly HOA / rec fees (higher figure)	One-time buyer fees at closing (higher figure)	Golf	Gated
PebbleCreek Goodyear	$3,522/yr	$3,872	54 holes: Eagle's Nest (18) + Tuscany Falls East & West (36)	Yes (guard-gated)
Trilogy at Vistancia Peoria	$4,076/yr Vistancia master association: contact Greg	$6,000	18-hole Trilogy Golf Club at Vistancia (Gary Panks design; public daily-fee)	Yes (guard-gated)
Westbrook Village Peoria	$819/yr	$5,055	2 × 18 holes: Lakes (par 71) and Vistas (par 72)	No
Arizona Traditions Surprise	$2,460/yr	One-time buyer fees: contact Greg	18-hole Arizona Traditions Golf Club (Dick Bailey design)	Yes
Victory at Verrado Buckeye	$3,096/yr	$1,529 0.65% of price + $500	18-hole Victory Course (Tom Lehman design); Verrado's second course nearby	No
Sterling Grove Surprise	$4,380/yr	$6,500 Disclosure / transfer fees: contact Greg	Private Nicklaus Design 18-hole course, managed by Troon (separate membership)	Yes (staff-gated)
CantaMia at Estrella Goodyear	$4,176/yr	$5,822	No course inside CantaMia. The Golf Club of Estrella is about 3 miles away (separate).	Yes
Happy Trails Resort Surprise	$2,856/yr	$2,859 Transfer fee (a 2025 third-party guide lists $190): contact Greg	Surrounds Great Eagle Golf Club, an 18-hole, par-72 public course	Yes (24-hour patrol)
Sun Village Surprise	$3,159/yr	$400 1.0% of price (cap $4,000)	On-site golf course (par-3, public, separate fees)	Yes (access-controlled)
Ventana Lakes Peoria	$1,441/yr Sub-area fee (Gardens, townhome areas): contact Greg	$4,400	No golf course in the community	No (per 55places and golfat55)
Heritage at Asante Surprise	$3,408/yr	$2,482	9-hole putting course (no full golf course)	Yes (gated, per the HOA)
Sundance Adult Village Buckeye	$1,362/yr	$2,586	Sundance Golf Club runs through the community (golf fees separate; ask Greg)	No (per 55places and golfat55)
Trilogy Ridgecrest Peoria	$4,224/yr	$6,000	No course in the community; Trilogy at Vistancia Golf Club is nearby (daily fee)	Yes (gated, non-manned, per Shea)

Figures gathered October 2026 from the sources on each community page at westvalley55plus.com (official association documents where available; otherwise figures from Greg Slaughter, the Loving Phoenix Team's fee guides, or third-party reports). "Contact Greg" means we couldn't confirm a

current figure. Golf, sub-association fees and property taxes aren't included. Greg is a real estate agent, not a tax advisor; please ask a tax professional about property taxes.

How to use this guide

1. Circle the three communities that fit your budget and lifestyle. 2. Visit them on a weekday morning, when the rec centers are busiest. 3. Before you make an offer, ask for the resale disclosure packet and check every fee in it. Greg is happy to help with any of these steps.

Community profiles

Sun City (Sun City)

The original active adult community, with eight golf courses and some of the lowest recurring costs in the Valley.

Opened: January 1, 1960 · **Homes:** About 27,000–28,000 (published figures vary)

More: westvalley55plus.com/communities/sun-city

Sun City West (Sun City West)

Seven golf courses, four big recreation centers and more than 90 chartered clubs.

Opened: 1978 (completed 1997) · **Homes:** 17,187 homes + 604 apartments (RCSCW, Dec 2025)

More: westvalley55plus.com/communities/sun-city-west

Sun City Grand (now The Grand) (Surprise)

Del Webb's third Arizona Sun City, rebranded in 2023 as “The Grand”: one community, two names, with four championship golf courses in Surprise.

Opened: October 1996 (built out mid-2000s) · **Homes:** About 9,550 homes + 252 condos

More: westvalley55plus.com/communities/sun-city-grand

Sun City Festival (Buckeye)

Del Webb's newest West Valley Sun City at the foot of the White Tank Mountains. New construction and resale.

Opened: Mid-2000s (sources cite 2005–2006); still building · **Homes:** About 7,200 planned at buildout

More: westvalley55plus.com/communities/sun-city-festival

Corte Bella (Sun City West area)

A small, guard-gated Del Webb country club community with Santa Barbara–inspired architecture.

Opened: 2003 (built 2003–2007) · **Homes:** 1,650

More: westvalley55plus.com/communities/corte-bella

PebbleCreek (Goodyear)

A guard-gated Robson resort community in Goodyear with 54 holes of golf and a huge pickleball scene.

Opened: 1993 · **Homes:** About 6,100–6,300

More: westvalley55plus.com/communities/pebblecreek

Trilogy at Vistancia (Peoria)

Shea Homes' guard-gated resort community in north Peoria, with the Kiva and Mita clubs and a championship golf course.

Opened: 2004 · **Homes:** About 3,300, sold out (Shea Homes, via Peoria Times, Apr 2025)

More: westvalley55plus.com/communities/trilogy-at-vistancia

Westbrook Village (Peoria)

An established Peoria community with two 18-hole courses, two clubhouses and a central location near Loop 101.

Opened: 1982 (completed 1993) · **Homes:** 3,910 (44 neighborhoods)

More: westvalley55plus.com/communities/westbrook-village

Arizona Traditions (Surprise)

A smaller gated 55+ community in Surprise with an 18-hole course and a 20,400 sq ft clubhouse.

Opened: 1997 (completed 2013) · **Homes:** About 1,768

More: westvalley55plus.com/communities/arizona-traditions

Victory at Verrado (Buckeye)

A 55+ district inside the Verrado master plan, set in the White Tank foothills, with the hilltop Victory Club and the Victory Course.

Opened: Mid-2010s (grand opening reported Jan 2016); still building · **Homes:** About 3,000 entitled homes (per DMB)

More: westvalley55plus.com/communities/victory-at-verrado

Sterling Grove (Surprise)

Toll Brothers' staff-gated golf community in Surprise. It's a mixed-age master plan with dedicated 55+ collections, not a strictly 55+ community.

Opened: Construction began about 2018; Toll Brothers still building · **Homes:** About 2,200 planned on 780 acres

More: westvalley55plus.com/communities/sterling-grove

CantaMia at Estrella (Goodyear)

A gated 55+ community inside the lake-filled Estrella master plan in Goodyear, with a 29,000 sq ft Village Center.

Opened: Village Center opened 2011 (per a local agent site); Taylor Morrison now building · **Homes:** 1,700+ home sites (per CantaMia HOA)

More: westvalley55plus.com/communities/cantamia

Happy Trails Resort (Surprise)

A gated 55+ RV and manufactured-home resort on Bell Road, where you own your lot, wrapped around Great Eagle Golf Club.

Opened: Lot sales January 1985; grand opening January 1986 · **Homes:** 2,000+ lots (third-party estimate)

More: westvalley55plus.com/communities/happy-trails-resort

Sun Village (Surprise)

A 55+ community of 1,382 homes and condos around lakes and a golf course in central Surprise.

Opened: Built starting 1985 (per the Loving Phoenix Team); built out · **Homes:** 1,382 homes and condos (per Sun Village)

More: westvalley55plus.com/communities/sun-village

Ventana Lakes (Peoria)

A non-gated 55+ community on the Peoria/Sun City line, built around nine stocked lakes with walking paths, fishing and non-motorized boating.

Opened: Association formed 1986; built from the mid-1980s · **Homes:** About 1,700–1,770 (published figures vary)

More: westvalley55plus.com/communities/ventana-lakes

Heritage at Asante (Surprise)

Lennar's gated 55+ community inside the Asante master plan in north Surprise, with the Heritage Club, lakes, pickleball and a 9-hole putting course.

Opened: New construction by Lennar (still selling, Oct 2026) · **Homes:** contact Greg for current figures

More: westvalley55plus.com/communities/heritage-at-asante

Sundance Adult Village (Buckeye)

The 55+ section of Buckeye's all-ages Sundance master plan: about 1,100 homes around the Sundance golf course, fully built out.

Opened: Built from about 2002 (per golfat55); fully built out · **Homes:** About 1,100 (per the HOA)

More: westvalley55plus.com/communities/sundance-adult-village

---

Trilogy Ridgecrest (Peoria)

Shea Homes' new 414-home Trilogy boutique 55+ community in Northpointe at Vistancia, north Peoria. Its Open Wellness + Social Club is planned for 2027.

Opened: Pre-sales Sept 2024; models opened 2025 (Shea / Peoria Times) · **Homes:** 414 planned (per Peoria Times, Apr 2025)

More: westvalley55plus.com/communities/trilogy-ridgecrest

Questions? Greg is glad to help.

Call or text **623-523-1557** · Email **greg@lovingphoenix.com**
More guides, the Cost to Live calculator and new-listing alerts: **westvalley55plus.com**

Greg Slaughter, AZ License #SA665093000, Loving Phoenix Team. Brokerage: Real Broker AZ, LLC, AZ License #LC696641000, 3707 E Southern Ave, Suite 1074, Mesa, AZ 85206, 602-755-3415. Information is deemed reliable but not guaranteed and is for general educational purposes. All fees are subject to change. Not affiliated with or endorsed by any community association or builder named. Equal Housing Opportunity.