

ESTRELLA™

THE MOUNTAINS ARE HOME

RESIDENTS' CLUBS

Estrella's signature Residents' Clubs— Presidio, Starpointe and CantaMia Village Center, include full access in respective HOA fees. Residents are also **welcome** to enjoy the contemporary Welcome Center and a treat at the vibrant Café Bebida.

Nestled in the center of the Montecito village, **Presidio** features relaxing casual spaces, a heated resort-style pool, sports lounge, state-of-the-art fitness area, outdoor seating with fireplace, and The Cantina bar & restaurant. **Starpointe** resides in the Mountain Ranch village and boasts beautiful lake views, the family-friendly StarSplash Waterpark, heated lap pool, fitness center, The Lakeside Grill, reservable ballrooms, Youth Club, and child watch area.

GOLF CLUB OF ESTRELLA

Golf Club of Estrella welcomes beginners and seasoned players to experience desert golfing at its best. Our **award-winning** Nicklaus Design course is available by daily fee or annual membership. The Player's Grill & Patio serves American fare and drinks daily.



50+ COMMUNITY PARKS

As Estrella grows, so do the number of parks. Enjoy more than 50, ranging from **small gathering** spaces to **large-scale sport fields**, giving you plenty of choices for your next get-together.

For those who love water-filled adventures, residents can check out our **complimentary watercraft** at the Yacht Club to make a day in the desert an extraordinary experience.

GREAT SCHOOLS

Within Estrella can be found two excellent **K-8 schools**: Estrella Mountain Elementary School (IB) and Westar Elementary School (STEAM) before feeding into Estrella Foothills High School. Estrella Mountain Preschool and Phoenix Children's Academy are also ideal choices for daycare, before and after care, and preschool.

65+ MILES OF TRAILS

With over 65 miles of hiking, biking, and walking trails you can stroll, explore, and exercise to your heart's content. The nearby **Estrella Mountain Regional Park** offers 19,000 more acres of adventure and sightseeing opportunities.

  8175 South Hillside Drive, Goodyear, AZ 85338 623-386-1000 Estrella.com

MAP MAY NOT BE TO SCALE. Estrella North LLC ("Estrella North") is the developer of the Estrella Community ("Community"). Homebuilders unaffiliated with Estrella North ("Homebuilders") or their affiliates are building homes within the Community. Estrella North and its affiliates are collectively referred to as the "Released Parties". The Released Parties are not co-developing, co-building, guarantors of, or otherwise responsible for, nor shall they incur any liability as a result of, any of the obligations or representations made to buyers by any Homebuilder or other third-party. Estrella North's responsibility with respect to the Community is limited to the development of certain selected infrastructure improvements (e.g., roads, sewer, etc.) and such obligations run solely to Homebuilders and other persons buying real property directly from Estrella North. Buyers of homes and Homebuilders waive, to the fullest extent allowed under the law, any and all rights, claims, causes of action and other rights whatsoever against the Released Parties arising out of their purchase of a home or services, respectively, in the Community from Homebuilders or any other third-party. If Homebuilders seek to qualify real property located in the Community for offering and sale in those states where prior qualification is required before such interests in out-of-state real property may be offered for sale or lease to its residents, then it is the obligation of such Homebuilders, and not the Released Parties, to comply with any and all federal or state land sales laws and to distribute all required disclosures, including but not limited to, disclaimers and reports to prospective purchasers prior to or at execution of a contract of sale for real estate. Any prices, sketches, renderings, and specifications contained herein are proposed only and subject, without notice, to change or withdrawal at any time. EQUAL HOUSING OPPORTUNITY.

AVAILABLE NEIGHBORHOODS

1 BEAZER HOMES – ACACIA FOOTHILLS

1,500 – 1,930 Sq. Ft. 2 Models
4 Floorplans 3 – 4 Bedrooms
2 – 2.5 Bathrooms 1 Story
2 Car Garage

623-404-8461 | 12158 S. 173rd Ln., Goodyear, AZ 85338
Models open Thu-Tue 10am-6pm & Wed 12pm-6pm

3 RICHMOND AMERICAN – PORTFOLIO

1,940 – 3,070 Sq. Ft. 2 Models
5 Floorplans 3 – 5 Bedrooms
2 – 3 Bathrooms 1 – 2 Story
2 – 3 Car Garage

623-294-6820 | 16933 W. Ardmore Rd., Goodyear, AZ 85338
Models open Sat-Thu 10am-6pm & Fri 1pm-6pm

4 RICHMOND AMERICAN – SEASONS

1,590 – 2,630 Sq. Ft. 1 Model
3 Floorplans 3 – 5 Bedrooms
2 – 3 Baths 1 – 2 Story
2 Car Garage

623-294-8172 | 8933 S. 170th Ln., Goodyear, AZ 85338
Models open Sat-Thu 10am-6pm & Fri 1pm-6pm

5 TAYLOR MORRISON – CANTAMIA 55+

1,361 – 2,326 Sq. Ft. 8 Models
11 Floorplans 2 – 4 Bedrooms
2 – 4.5 Bathrooms 1 Story
2 – 5 Car Garage Optional Casita

623-254-5348 | 17700 W. Star Point Dr., Goodyear, AZ 85338
Models open Thu-Tue 10am-6pm & Wed 1pm-6pm

6 TAYLOR MORRISON – LUCERO DISCOVERY

1,575 – 2,842 Sq. Ft. 2 Models
7 Floorplans 2 – 5 Bedrooms
2 – 3.5 Bathrooms 1 – 2 Story
2 – 3 Car Garage

623-253-9253 | 9150 S. 169th Drive, Goodyear, AZ 85338
Models open Thu-Tue 10am-6pm, & Wed 1pm-6pm

7 TOLL BROTHERS – BEACON

1,672 – 2,612 Sq. Ft. 2 Models
5 Floorplans 3 – 4 Bedrooms
2 – 3 Bathrooms 1 – 2 Story
2 Car Garage

866-275-4895 | 15552 S. 182nd Ave, Goodyear, AZ 85338
Models open Thu-Tue 10am-5:30pm & Wed 1pm-5:30pm

8 WILLIAM RYAN HOMES – HARMONY

2,602 – 3,262 Sq. Ft. 2 Models
4 Floorplans 3 – 6 Bedrooms
2.5 – 4.5 Baths 1 Story
3 Car Garage Optional Casita

623-263-4185
18624 W. Cathedral Rock Dr, Goodyear, AZ 85338
Models open Sat-Thu 10am-6pm & Fri 1pm-6pm

2 DRB HOMES – HACIENDA

2,093 – 3,486 Sq. Ft. 1 Model
5 Floorplans 3 – 5 Bedrooms
2 – 4 Baths 1 – 2 Story
2 – 3 Car Garage

623-267-2834 | 16630 W. Ardmore Rd., Goodyear, AZ 85338
Models open Mon 1pm-6pm & Tue-Sun 10am-6pm

6 MILES TO 10

ENTRANCE

AMENITIES

- 1 Welcome Center
- 2 Presidio Residents' Club
- 3 Starpointe Residents' Club
- 4 CantaMia Village Center
- 5 Yacht Club
- 6 Golf Club of Estrella
- 7 Estrella Foothills High School
- 8 Estrella Mountain Elementary (K-8)
- 9 Westar Elementary School (K-8)
- 10 Phoenix Children's Academy, Estrella
- 11 Estrella Mountain Preschool
- 12 Elliot Market
- 13 Mountain Ranch Marketplace
- 14 Banner Health Center
- 15 Fire Station
- 16 Public Safety Facility

- Open Space
- Completed Neighborhood
- Future Neighborhood
- Available Neighborhood
- Parks
- Schools
- Lakes
- Planned Commerical
- Planned Light Industrial
- Waste/Water Facility

