

## Sonoran Foothills Facts



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|-------------------------------|--|
| <b>Total Project Area</b>     | 800 Acres  |
| <b>Community Location</b>     | North Phoenix, Arizona   |
| <b>Development Plan</b>       | 1800 Residential Units<br>160 acres of retail/office/commercial<br>Two multi-family sites  |
| <b>Buildout Population</b>    | 3500 - 4000 residents  |
| <b>Community Entitlements</b> | Community Recreation Center & 11-acre Park <ul style="list-style-type: none"><li>• 4000 sq ft Clubhouse</li><li>• Splash Fountain</li><li>• Lap &amp; Leisure Pool</li><li>• Children's Wading Pool</li><li>• Shade Ramada</li><li>• Children's Playground &amp; Sand Lot</li><li>• 2 Tennis Courts (1 Lighted)</li><li>• 1 Volleyball Court</li><li>• 1 Basketball Court</li><li>• Turf Activity Areas &amp; Great Lawn</li></ul> Neighborhood and Pocket Parks<br>Soccer Field<br>7+ miles of Public & Private Trail Systems<br>Natural Desert Washes<br>Adjacent to proposed Sonoran Preserve |
| <b>Proposed Development</b>   | Neighborhood Retail Center<br>Commercial Core<br>Elementary School   |



**Sonoran Foothills...  
a haven for homeowners  
who aspire to live  
in harmony with nature...**



# new homes set in the timeless beauty of the desert

Surrounded by the desert's timeless beauty, Sonoran Foothills is a haven for homeowners who aspire to live in harmony with nature. The Sonoran Desert has always beckoned to nature lovers with its striking combination of tranquility and untamed beauty. Saguaro cactuses stand tall against Western skies drenched in sunset hues of red and orange, while dusky purple mountain ranges recede into the background.

Sonoran Foothills residents treasure the best of both worlds: beautiful, upscale homes and the stunning setting of the Sonoran Desert. Residents are inspired to

pause from the hectic pace of their daily lives to savor the calming sights of the desert flora, fauna and wildlife.

Natural trails, desert washes near a proposed mountain preserve are all components of Sonoran Foothills. In the background, 360-degree views of mountain ranges enhance the sheltered atmosphere.

Three high quality and trusted builders provide potential homeowners with a range of options and diverse architectural styles in this scenic enclave.

Besides stunning visuals and quality homes, residents at Sonoran Foothills enjoy a wealth of amenities and activities. Community classes and events foster a lifestyle rich in community spirit and recreation. The Community Center is anchored by a 4,000-square-foot clubhouse and park with plenty of ways to cool off on warm summer days—a splash fountain for

children, a lap and leisure pool and a children's wading pool. An event lawn is the perfect setting for community activities while shade ramadas provide a welcoming place for residents to relax, picnic or visit with friends and neighbors. Happy childhood memories will go hand-in-hand with new friendships at the center's playground and sand lot.

For the athletically inclined, Sonoran Foothills has two tennis courts—one of which is lighted—a volleyball court, a basketball court, soccer field and plenty of turf activity areas. For those residents who like to wander off the beaten path, plenty of natural trails facilitate exploration and hiking. An integrated trail system links these amenities with neighborhoods and smaller parks dotted throughout the community.

Convenience is key at Sonoran Foothills. Near Interstate 17 and Carefree Highway in North Phoenix, the community offers easy access to area shopping centers. An elementary school and more than 160 acres of additional retail, office and commercial space have been proposed.

The ideal location completes the community's pleasing combination of natural beauty, lifestyle-enhancing amenities and quality homes.

To reach Sonoran Foothills, from Interstate 17, go east on Carefree Highway to 27th Drive. Go south one mile. Turn left on North Valley Parkway to the entry. For more information and directions, please visit [www.sonoranfoothills.com](http://www.sonoranfoothills.com).

