

SUN CITY FESTIVAL



Thanks to Irene and Jerry, and the other real Del Webb residents featured in this brochure.

**WELCOME TO
A COMMUNITY
DESIGNED ALL
AROUND YOU.**

Scenic mountain foothills. Year-round sunshine. Incredible outdoor recreation. Outstanding dining. This is life in the Phoenix west valley, where in addition to all this, you can take advantage of all the culture, entertainment, and sporting events the major metropolitan market offers. And there's a remarkable place to call home in this part of the country: Sun City Festival.

THE DEL WEBB LIFESTYLE



A DAY SHOULD BE AD-LIBBED, NOT SCRIPTED.

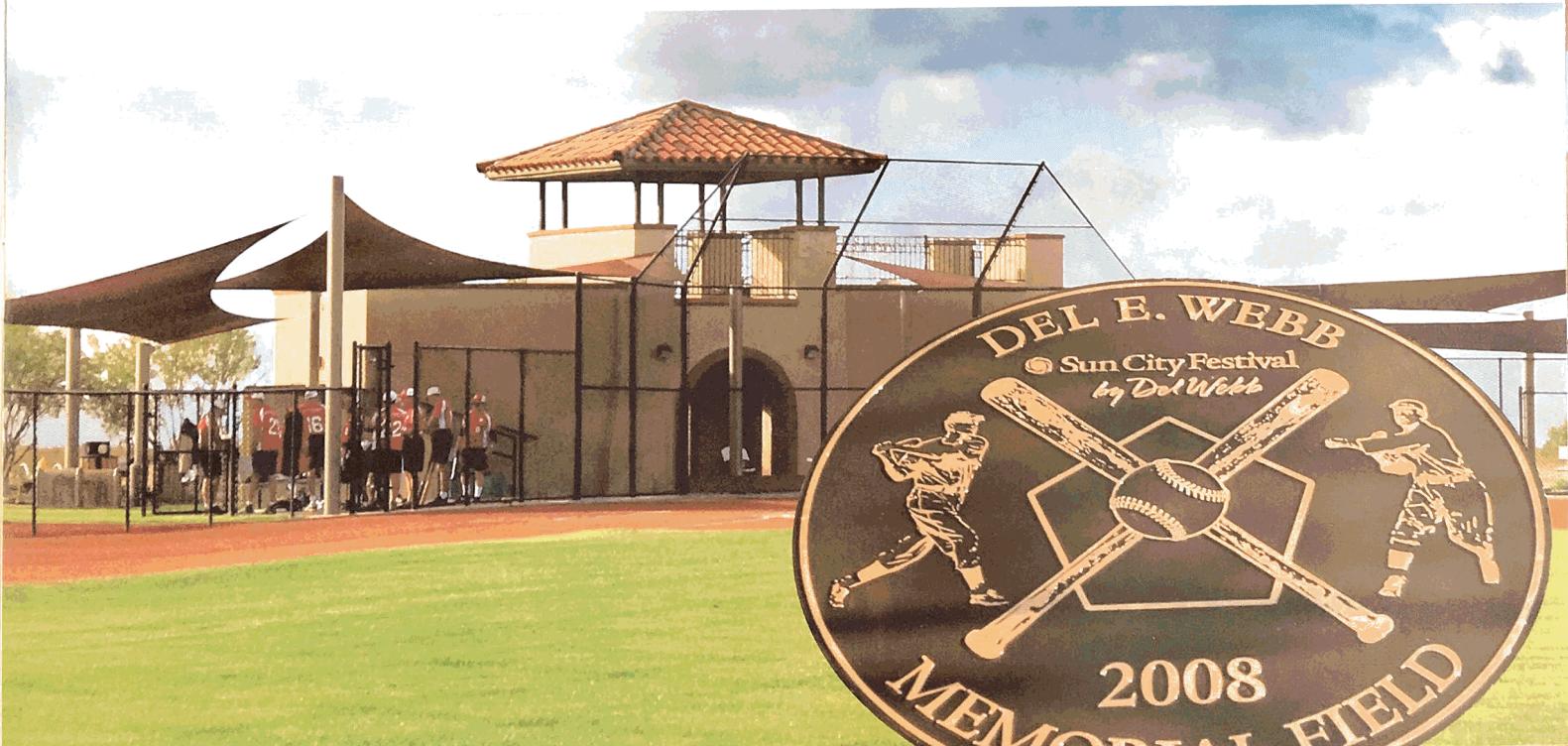
There's a unique spirit to every Del Webb community. A feeling of purpose and optimism that comes from making meaningful connections and growing as a person. Whether it's taking up pickleball, putting together a band, or taking advantage of opportunities for lifelong learning, you'll be amazed at how rich your days can be.





THE QUESTION “WHAT AM I GOING TO DO TODAY?” QUICKLY FADES AWAY.

Looking to “Love life to the fullest™”? Look no further than the Sage Center for Wellness and Higher Learning. With state-of-the-art fitness, resort-style pool and spa, tennis and pickle ball courts, basketball, bocce, sand volleyball, an outdoor amphitheater and more, the 31,000 sq ft Sage Center is the heart of our thriving community. Elsewhere in the community you’ll also find a 9,000 sq ft. wood shop and craft studio, and a softball stadium.



THE CENTER OF YOUR NEW LIFE.

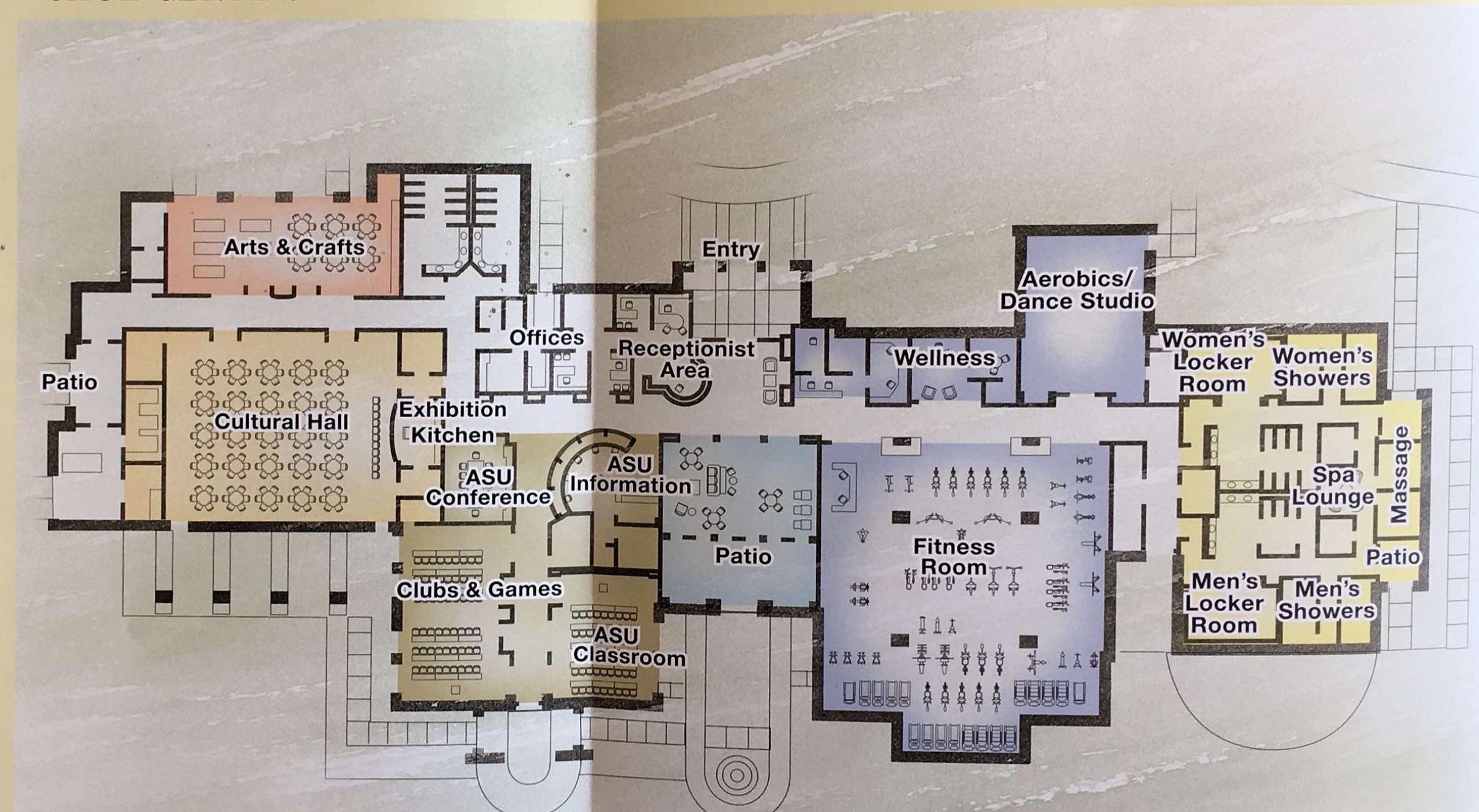


AMENITIES AND ACTIVITIES

SAGE CENTER

AMENITIES AND ACTIVITIES AT THE COMMUNITY CENTER AND BEYOND INCLUDE:

- State-of-the-art fitness center
- ASU Lifelong Learning Academy
- Basketball, sand volleyball and horseshoes
- Softball Stadium
- Ballroom, exhibition kitchen
- Arts & Crafts rooms
- Outdoor resort-style pool and spa
- Pickle ball, bocce, and horseshoes
- Outdoor Amphitheater for special events
- Cyber cafe with wireless internet



JOIN ONE OF OUR CLUBS AND CLASSES

Paper Crafts and More

Glass Arts Clubs

Fine Arts Club

Pottery and Ceramics Club

Woodcrafters Club

Knitting and Crochet Club

Body Sculpting Class

Rhythm & Moves

Yoga Class

Strength Stretch &

Balance Class

Lady Putters Club

Softball Club

Hiking Club

Golf Club

Dance Club

Canadian/American
Friendship Club

Barrel Buddies Wine Club

Computer/Internet Classes

Digital Photo Club

Gourmet Cooking Club

Car Club

Paws and Claws Pet Club

Quilters Club

Scrapbooking Club

Genealogy Club

Caring Neighbors

RV Club

Motorcycle Club

Brew Crew

Desert Harmony

Field and Stream

WOODCRAFTERS CLUB



TROON GOLF® YOUR PLAYING PARTNER

COPPER CANYON GOLF CLUB: YOUR NEW HOME COURSE

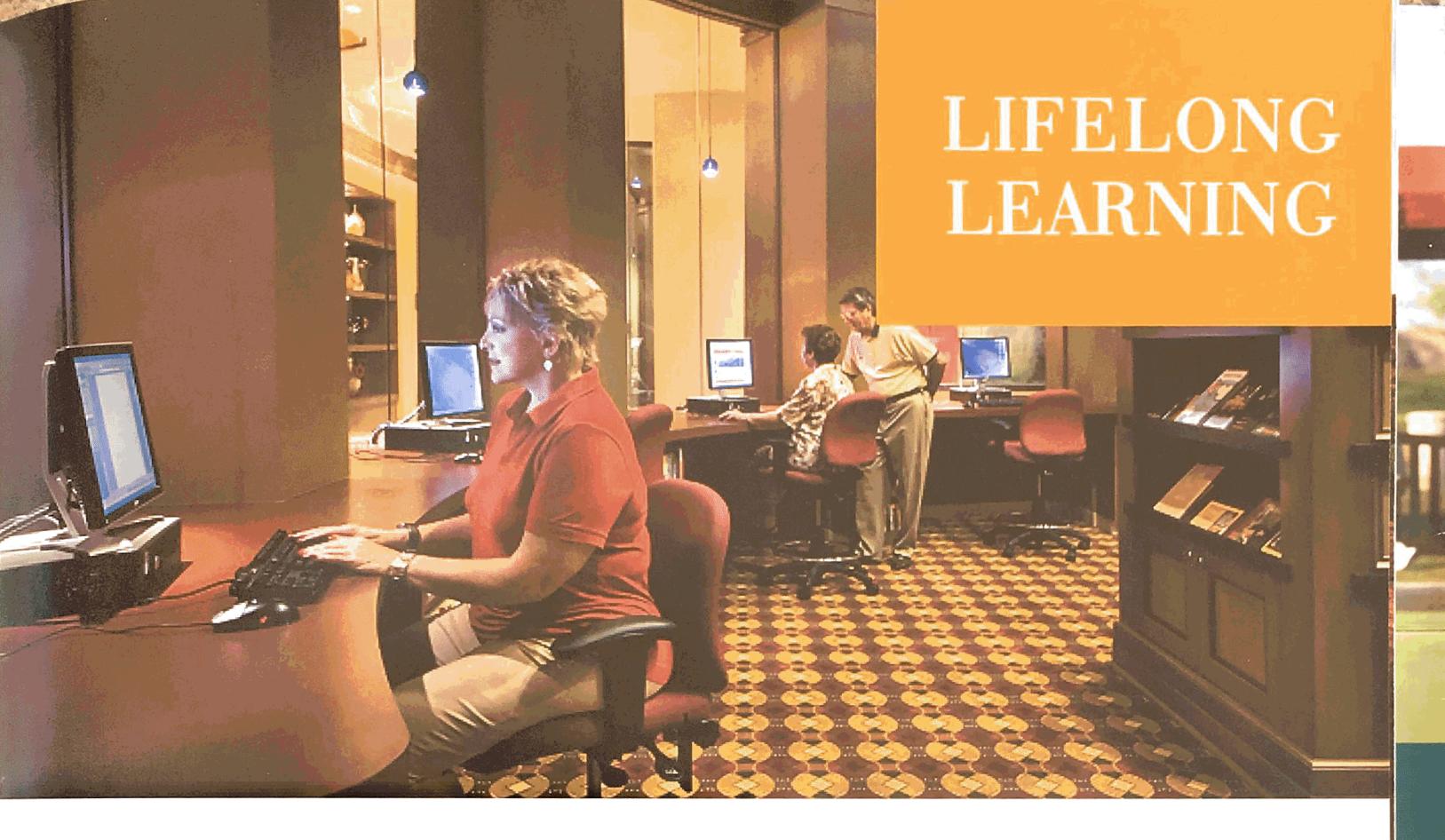
There are many advantages to having a “home course.” Everyone knows your name. Favorable tee times. Course knowledge. And of course a “member’s bounce” now and then. Another big plus? Copper Canyon Golf Club is managed by Troon Golf, one of the most respected golf management companies in the world. From playing conditions to customer service, expect a superior golf experience.



TROON GOLF®



LIFELONG LEARNING



KEEP LEARNING, KEEP GROWING.

Now is the time to live your dreams and grow your mind in new ways. Del Webb is working with Road Scholar, the world's largest not-for-profit educational travel organization, to give you exclusive rates on some unforgettable adventures. From 'A Taste of Costa Rica' to backstage on Broadway, there's a whole world of ideas and knowledge out there just waiting for you to explore.

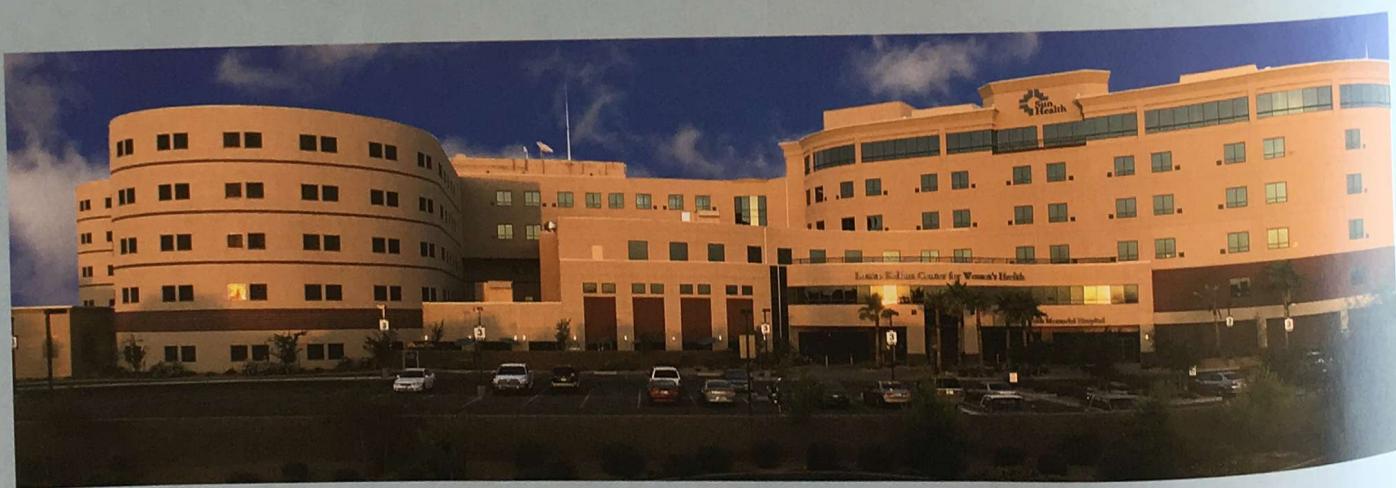
Closer to home, Sun City Festival has its very own ASU Lifelong Learning Academy partnering with the Arizona State University to offer informal classes in a broad range of subjects. How broad? Try:

- Literature, poetry, and memoir writing
- Financial Planning and Investing
- Computer Classes – novice to expert
- Foreign Language classes

If you have a yearn to learn, you can fulfill it at Sun City Festival.



GREATER PHOENIX COMMUNITY



ABOUT YOUR NEW HOME



A HOME DESIGNED ENTIRELY AROUND YOUR LIFESTYLE.

Imagine getting everything you've always wanted in a home. More space for dinner parties. A luxurious master bedroom retreat. A home office for launching a second career. Del Webb homes are designed around your lifestyle, and built for lasting value, low maintenance and peace of mind backed by a comprehensive warranty. No wonder Del Webb residents have such a strong sense of pride in their homes.



QUALITY CONSTRUCTION, SMART DESIGN.

Leader in Energy Efficiency.

Since the inception in 1996, Del Webb has participated in the ENERGY STAR® Home Program building more energy star qualified homes in Arizona than any other builder. The energy-efficient features of this home offer year-round comfort with Low-E double-paned insulated windows, cathedralized attic insulation and energy efficient tankless hot water heaters.

Craftsmanship and attention to detail.

From the basic structure of the house to the molding, these are well-built homes you can be proud to call your own.

Peace of Mind Promise.

Del Webb brings you peace of mind through homes of the very highest quality. When you move into a Del Webb home, you know it will be exceptionally solid and reliable, and will provide lasting value.



QUALITY FIXTURES AND APPLIANCES
FROM WHIRLPOOL®
KOHLER® AND MOEN®

*“After 37 years in construction, I’m amazed at the quality of
Del Webb homes and the way they’re built.”*

– Mel Pepitone, Del Webb resident



IS A DEL WEBB COMMUNITY RIGHT FOR YOU?

EXPLORE DEL WEBB.

There's one sure way to find out if the Del Webb lifestyle is right for you—come find out for yourself. Whether for a day or a few, tour the community, play golf at resident rates, enjoy full use of the amenities, sample the activities, and get to know your potential new neighbors.

Schedule your visit at **delwebb.com/explore**.



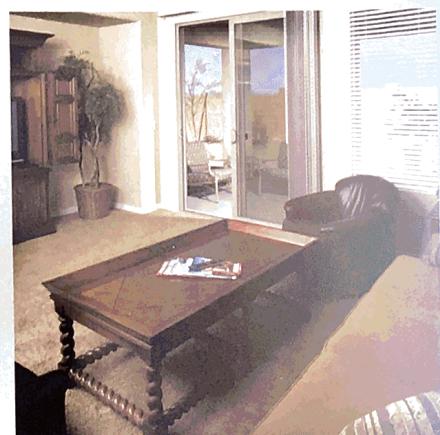
Or try these other ways of learning about life at a community like Sun City Festival.

Take our Lifestyle Advisor survey at **delwebb.com/advisor**.

Join our conversation on Facebook 

Learn more about Festival by Del Webb at **delwebb.com/suncityfestival**

Call (800) 341-6121 to reserve your stay.



RETREAT SERIES

The center of your new life. From 1,573 to 2,194 square feet.



Haven shown with Italian Elevation.



 **Sun City Festival**
by Del Webb®

*"We truly enjoy our
community and the amenities
available."*

- Susan and Jerry

HIDEAWAY

1.573 Square Feet
2 Bedrooms
2 Bathrooms
2-Car Garage



Elevation "A" Spanish



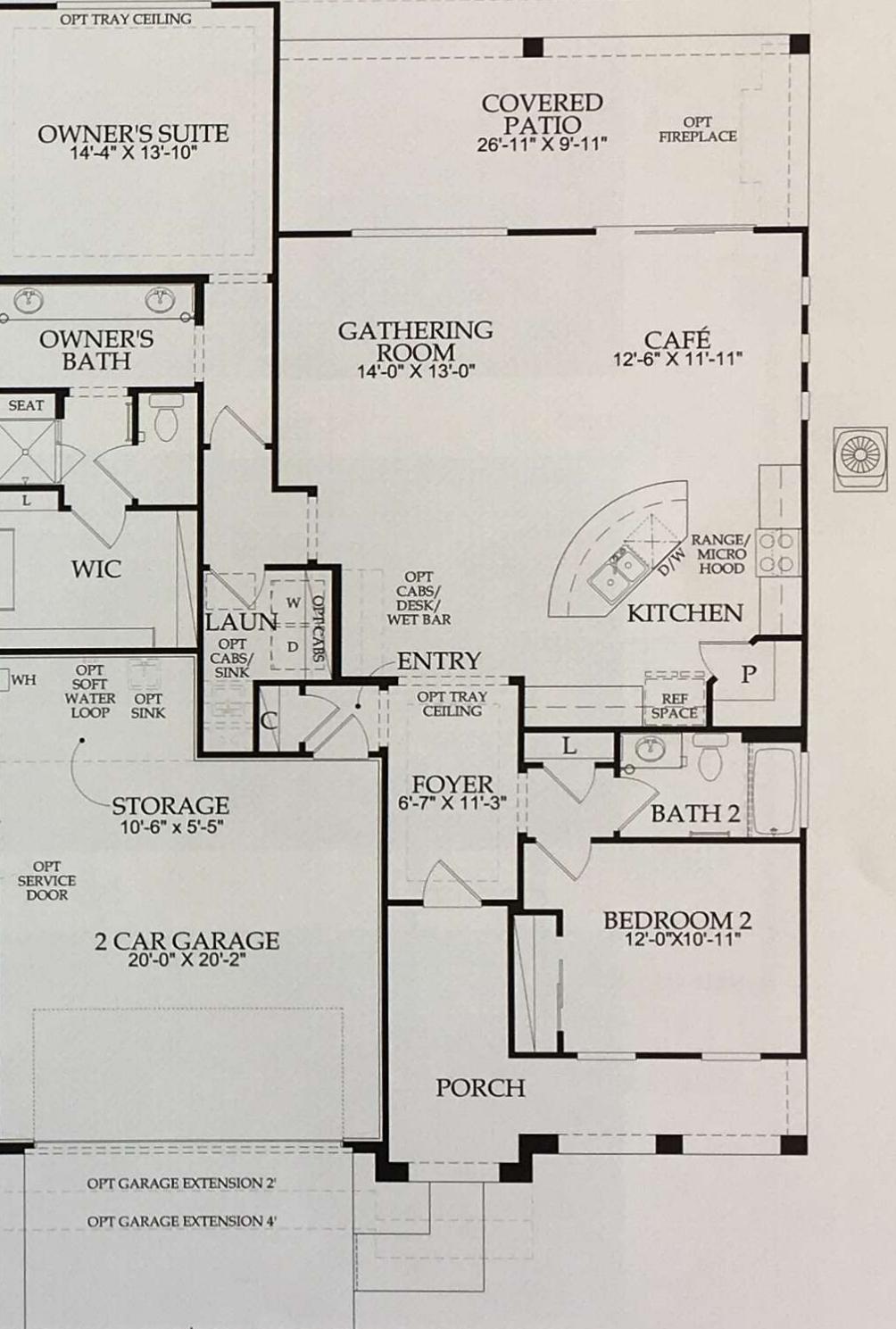
Elevation "B" Italian



Elevation "C" Tuscan

OPT BAY WINDOW

OPT COVERED PATIO 2



Ask about additional structural options

SANCTUARY

1,715 Square Feet
2 Bedrooms
2 Bathrooms
2-Car Garage



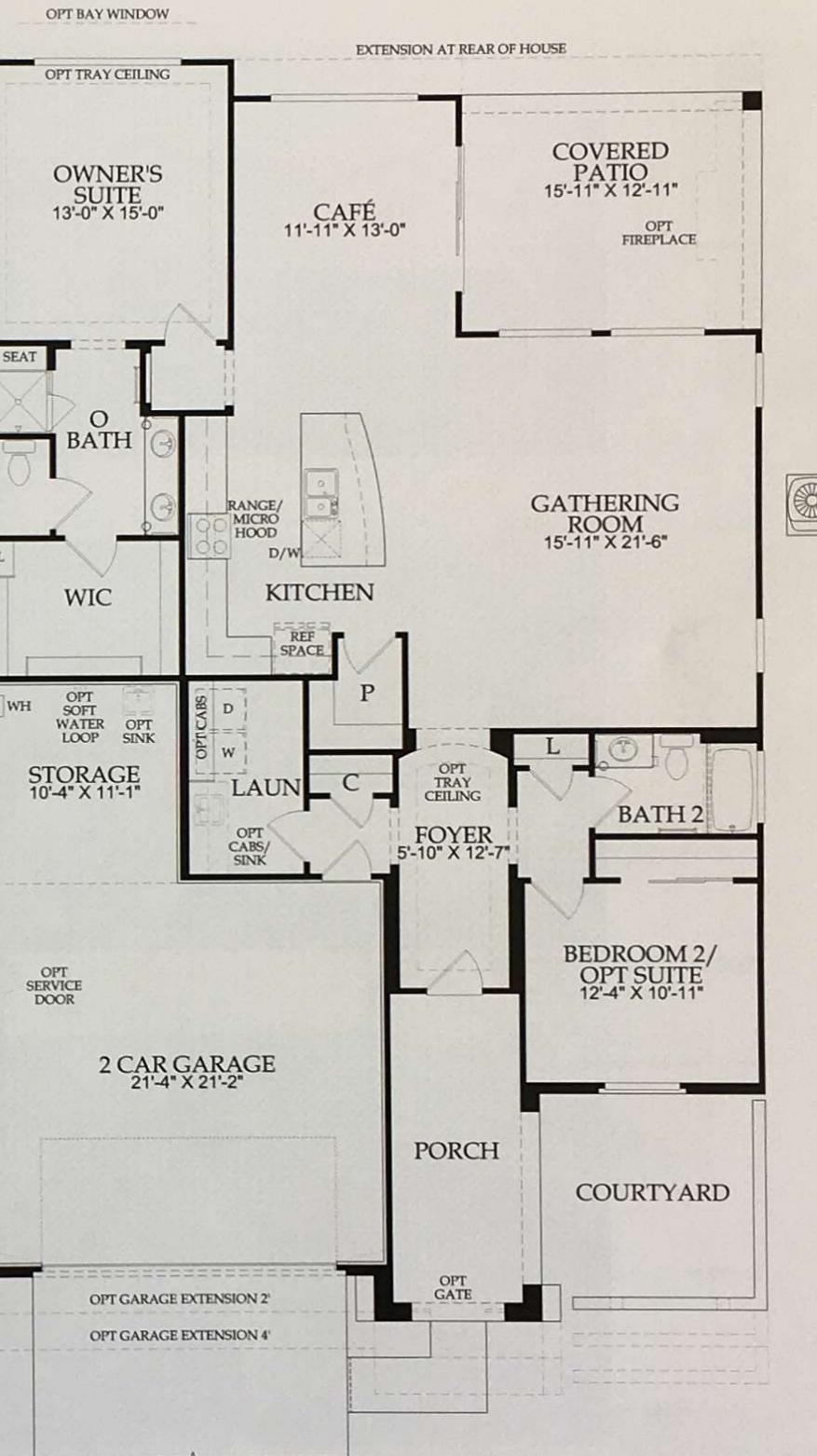
Elevation "A" Spanish



Elevation "B" Italian



Elevation "C" Tuscan



Ask about additional structural options

HAVEN

1,859 Square Feet
2 Bedrooms
2 Bathrooms
2-Car Garage



Elevation "A" Spanish

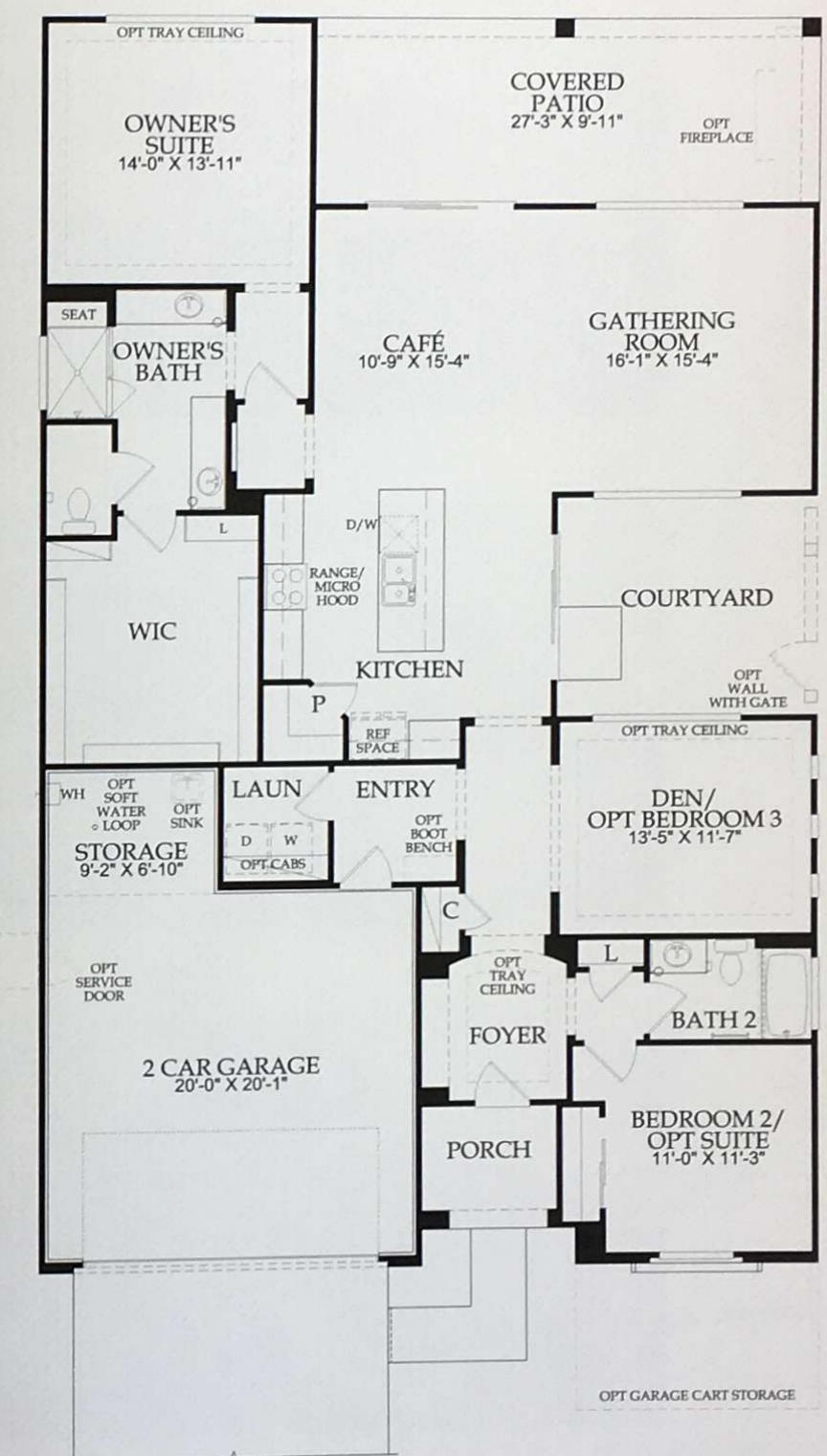


Elevation "B" Italian



Elevation "C" Tuscan

OPT BAY WINDOW



Ask about additional structural options

PRESERVE

2,010 Square Feet
2 Bedrooms | Den
2 Bathrooms
2-Car Garage



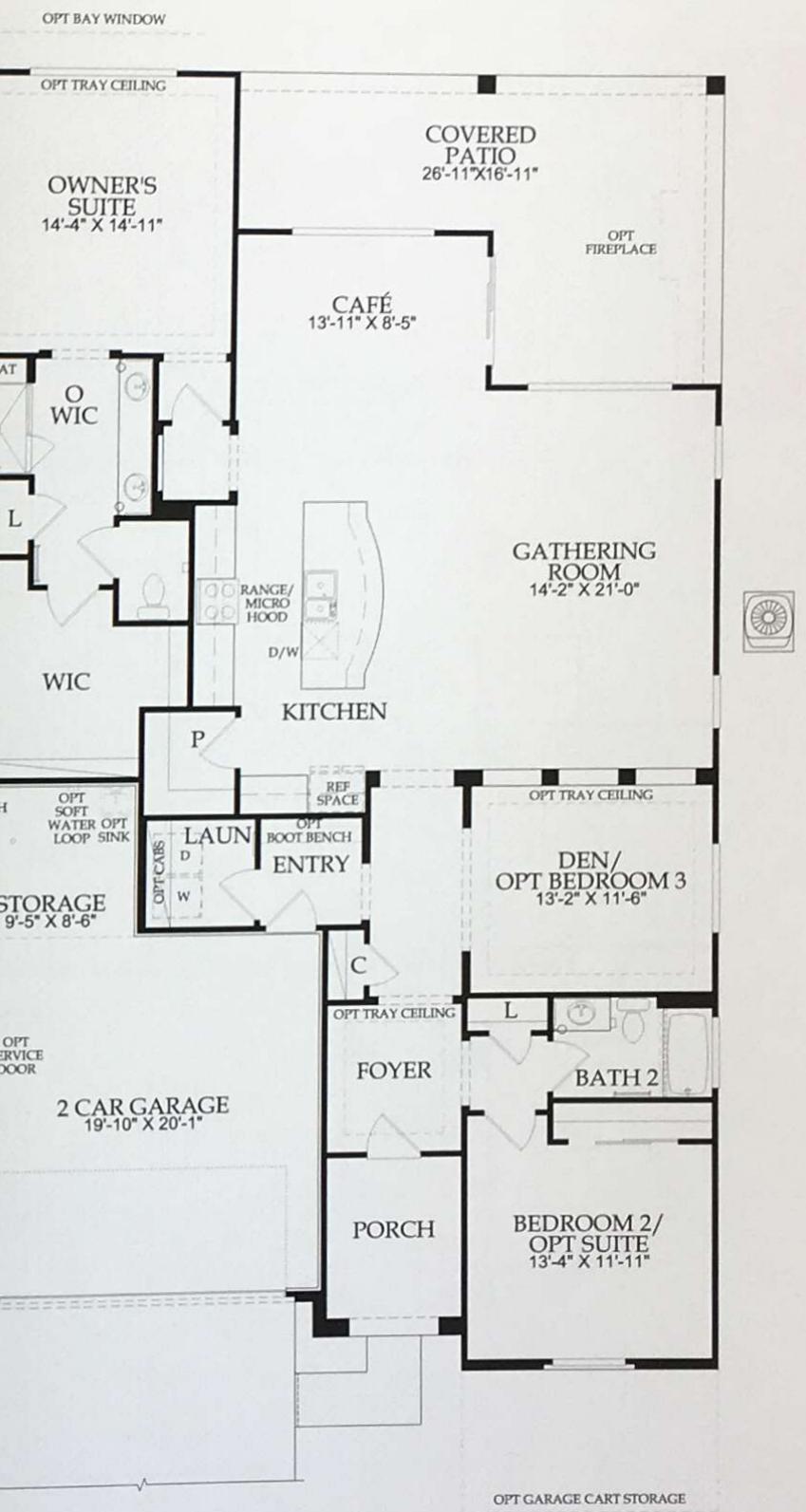
Elevation "A" Spanish



Elevation "B" Italian



Elevation "C" Tuscan



Ask about additional structural options

REFUGE

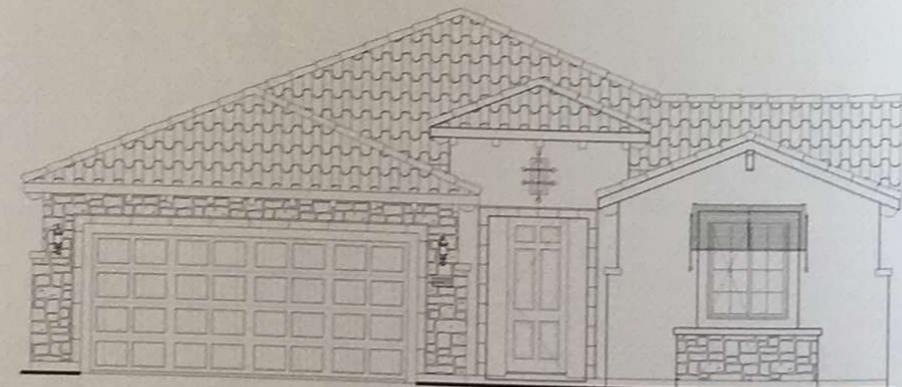
2,194 Square Feet
2 Bedrooms 2.5 Bathrooms
2-Car Garage



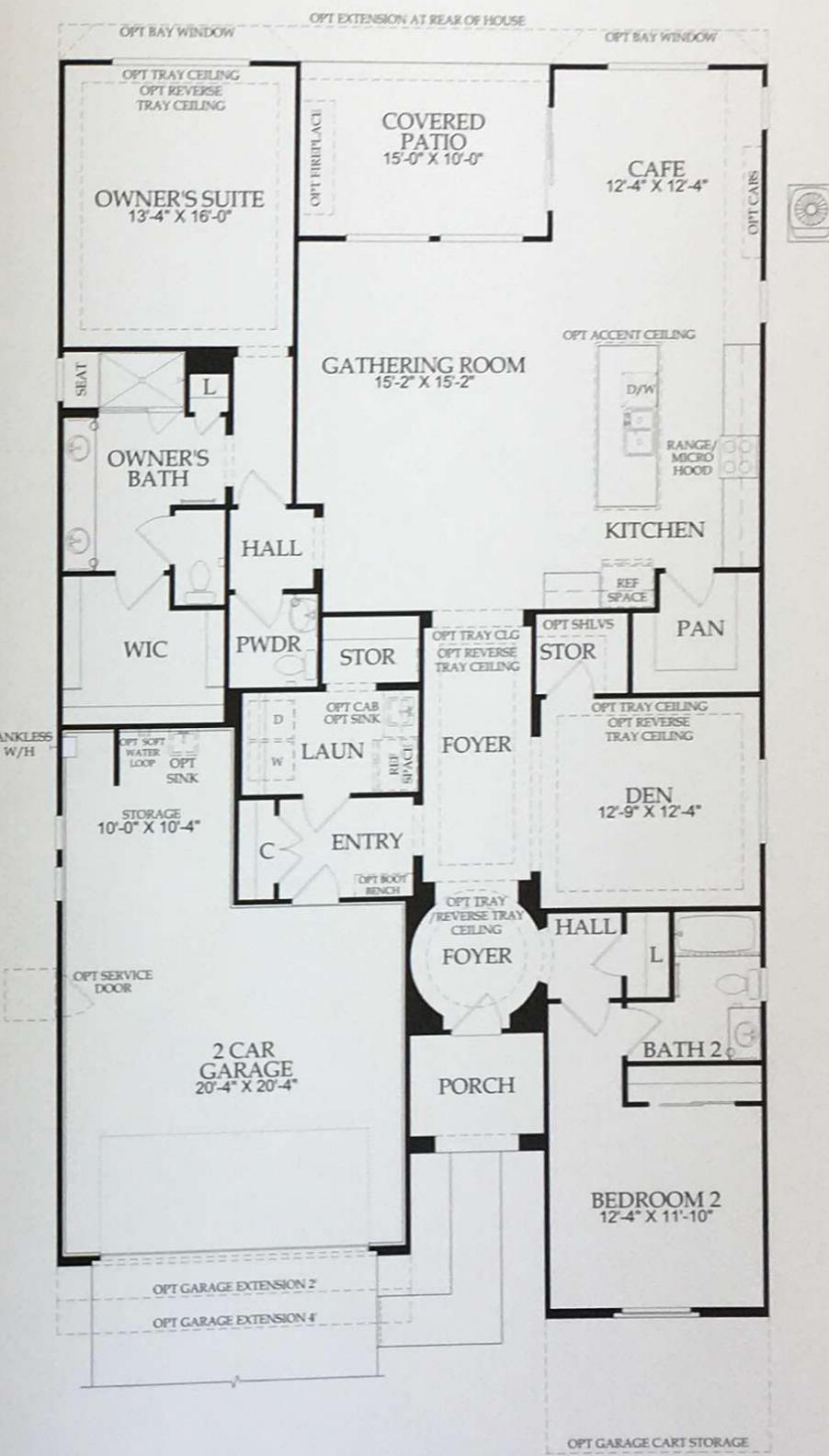
Elevation "A" Spanish



Elevation "B" Italian



Elevation "C" Tuscan



Ask about additional structural options



To learn more visit delwebb.com/suncityfestival
Email us: info@delwebb.com Call us: **1-800-341-6121**

Follow us on



A least one resident must be 55 years of age or better, a limited number of residents may be younger and no one under 19 years of age. Some residents may be younger than 55. Community Association fees required. Complete offering terms for the homeowner's association is in an offering plan available from sponsor. Void where prohibited. Details available upon request. Dimensions shown are approximate. Location, size, and construction of doors, windows, walls, fireplaces and any other items depicted may vary depending on elevation preference or choice of options and are subject to change without notice. Owing to normal construction tolerances, the room sizes may vary. Please ask a sales consultant for more details. Photography is for illustrative purposes only and is not intended to be an actual representation of a specific community. Neighborhood, or any completed improvements being offered. ©2017 Pulte Home Corporation.



ENCORE SERIES

The home of your dreams, available from 2,023 to 2,736 square feet



Serenity shown with Italian Elevation.



 **SunCity Festival**
by Del Webb®

*“Moving to Del Webb
was a no brainer.
We have never been more
active or healthier.”*
- John and Linda

SERENITY

2,337 Square Feet
2 Bedrooms | Den
2 Bathrooms
2-Car Garage



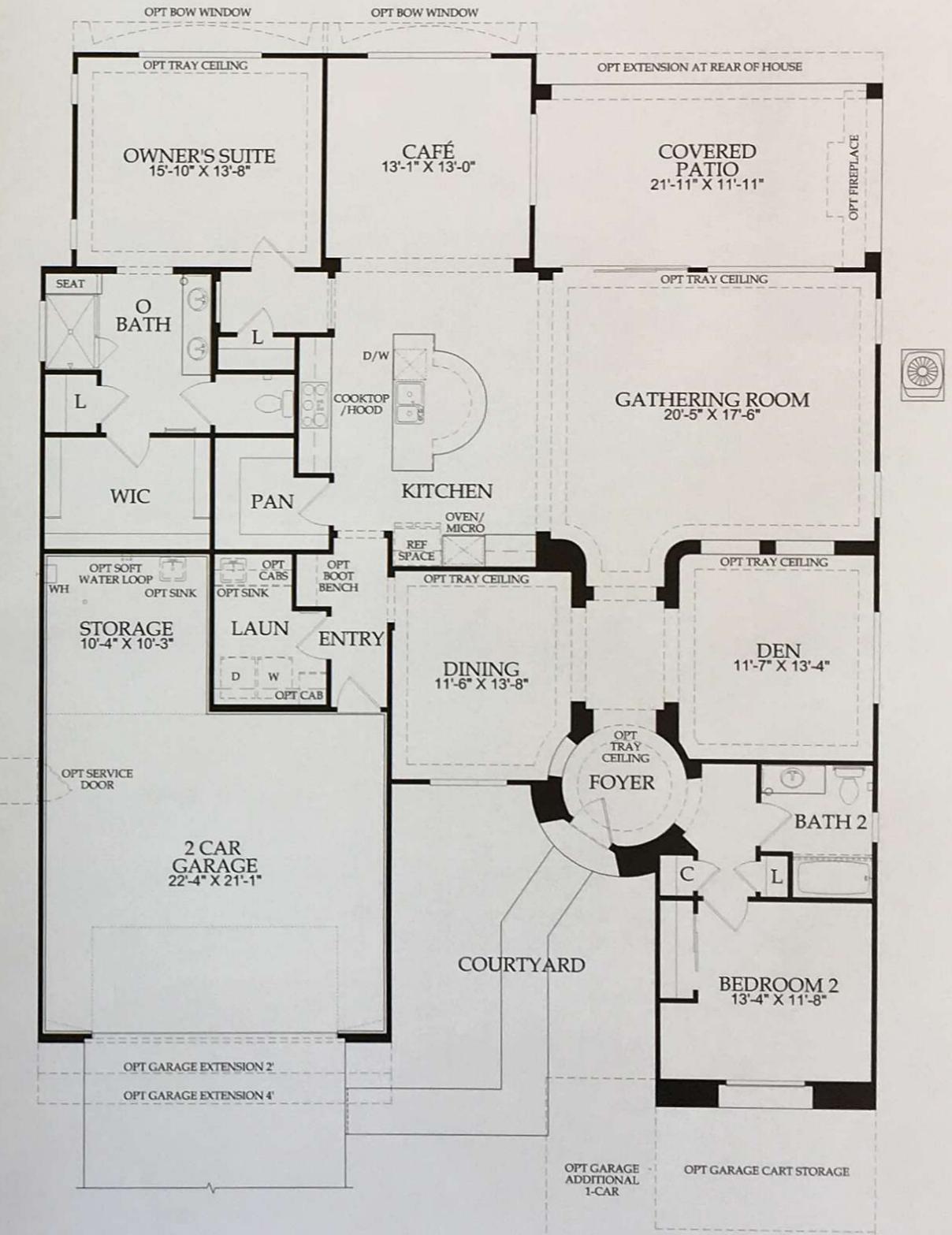
Elevation "A" Spanish



Elevation "B" Italian



Elevation "C" Tuscan



Ask about additional structural options

ENDEAVOR

2,474 Square Feet
2 Bedrooms | Den
2.5 Bathrooms
2-Car Garage



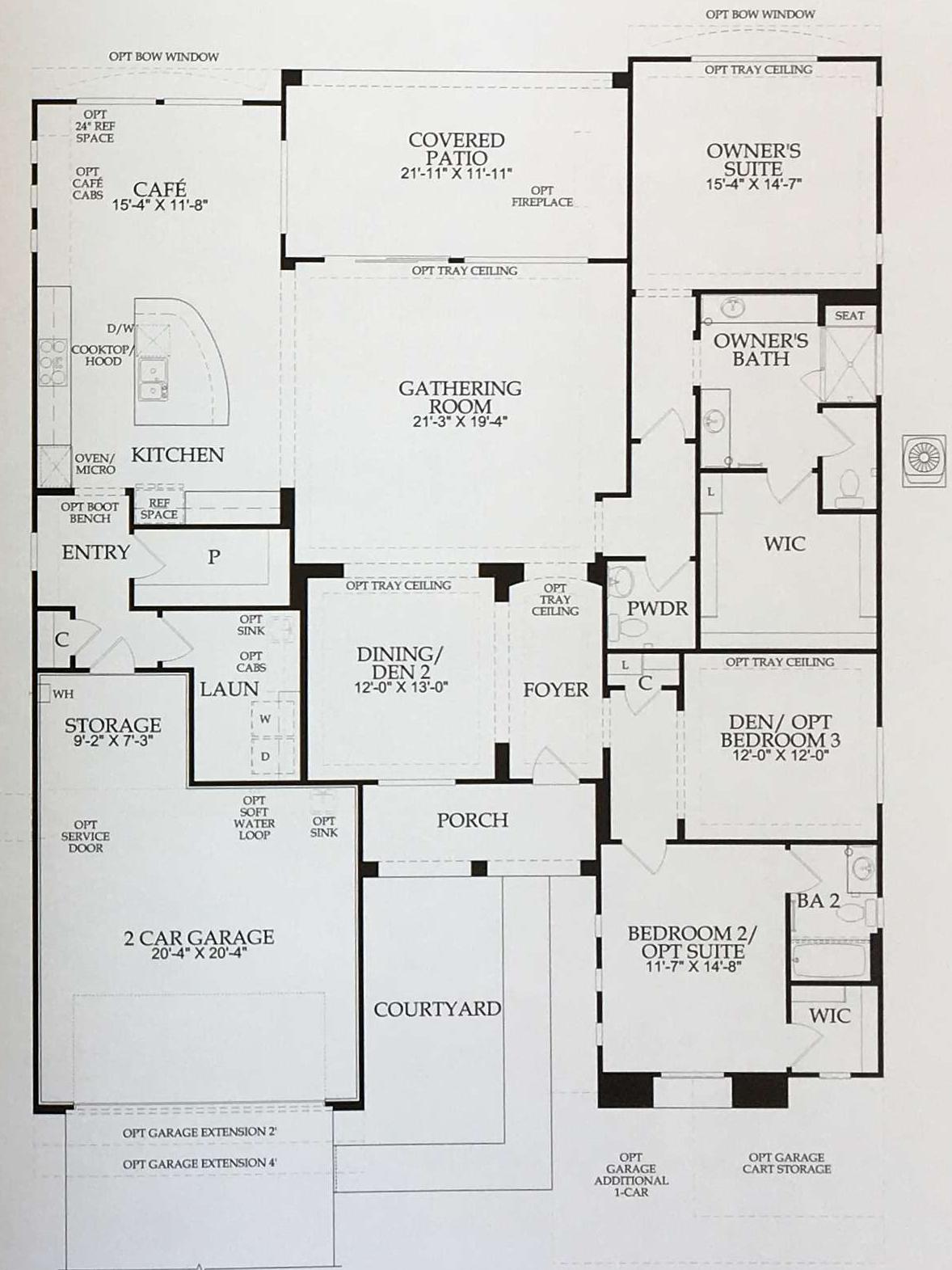
Elevation "A" Spanish



Elevation "B" Italian



Elevation "C" Tuscan



Ask about additional structural options

JOURNEY

2,514 Square Feet
2 Bedrooms | Den
2.5 Bathrooms
2-Car Garage



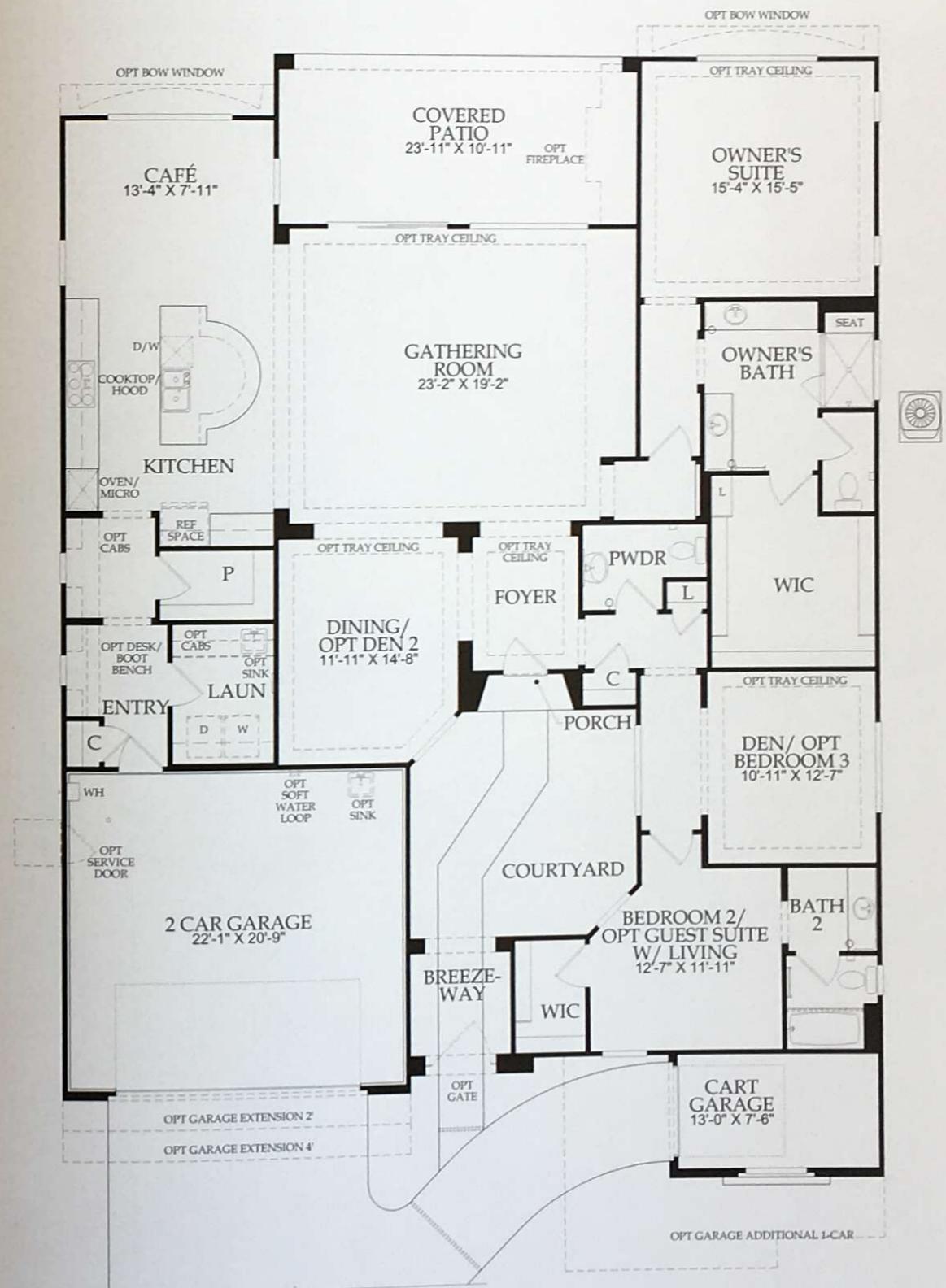
Elevation "A" Spanish



Elevation "B" Italian



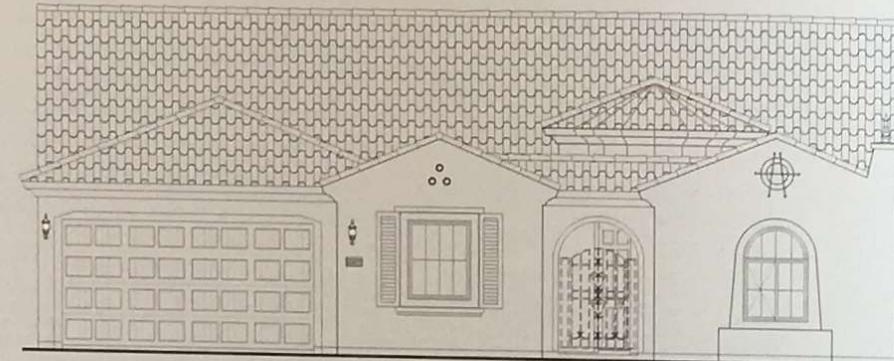
Elevation "C" Tuscan



Ask about additional structural options

VOYAGE

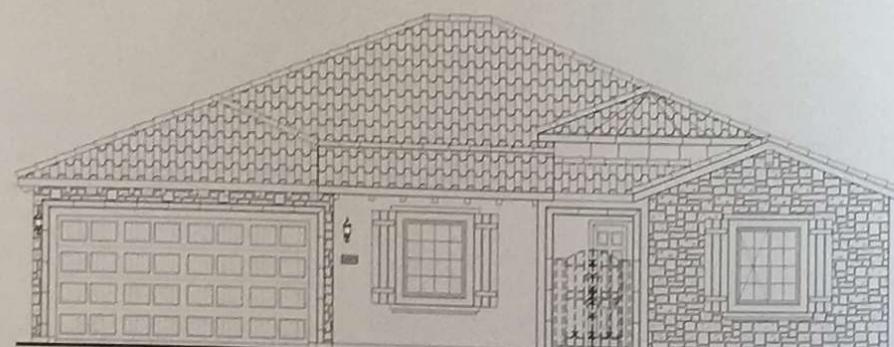
2.736 Square Feet
3 Bedrooms
2.5 Bathrooms
2-Car Garage
w/Cart Garage



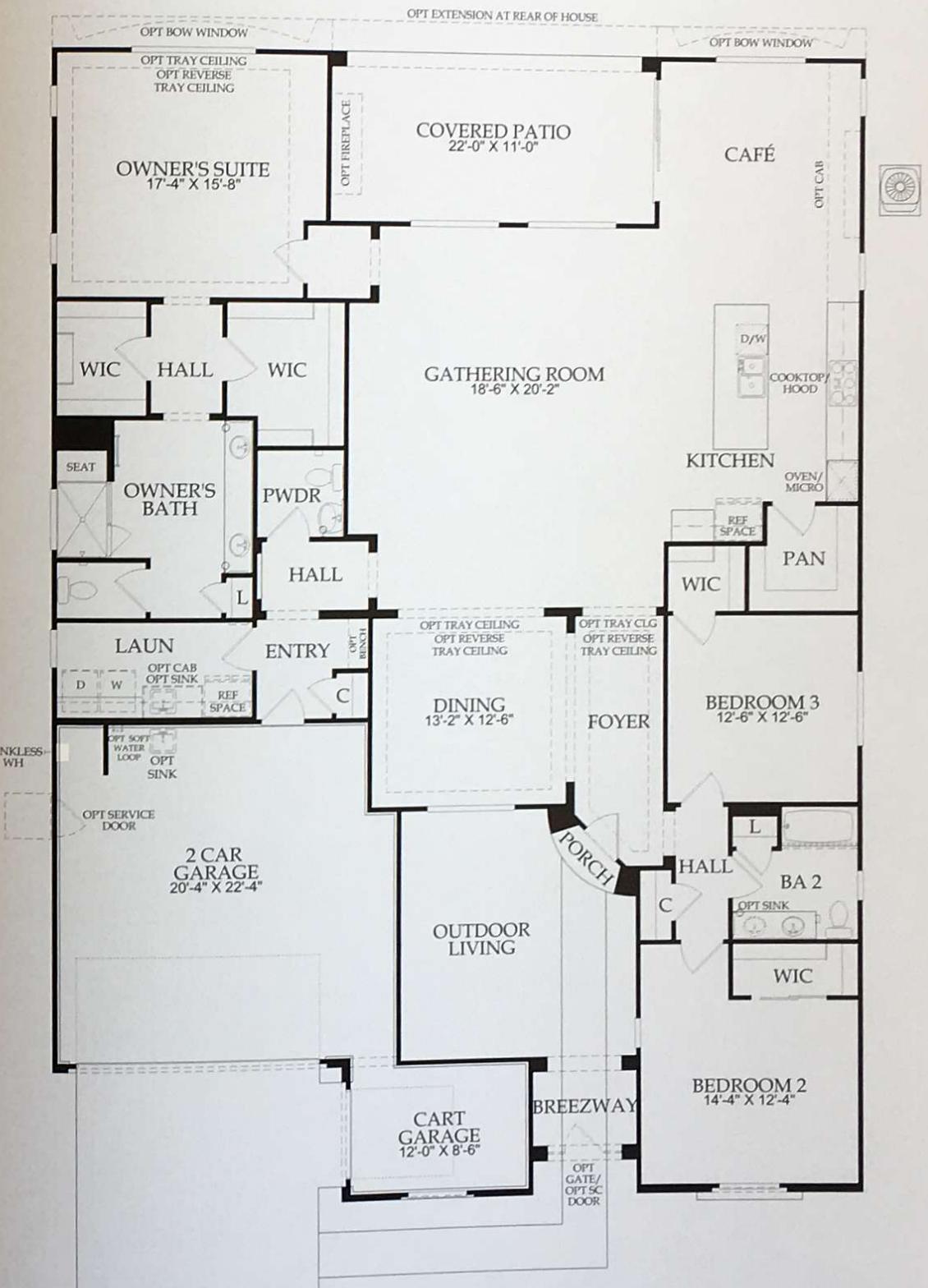
Elevation "A" Spanish



Elevation "B" Italian



Elevation "C" Tuscan



Ask about additional structural options



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INCLUDED FEATURES & OPTIONS

RETREAT SERIES

ENERGY EFFICIENCY

- Blown-in cellulose insulation
- Cathedralized attic insulation
- Energy efficient low-E dual pane vinyl windows
- Weather stripping and caulking around all exterior doors and windows
- 14-SEER air conditioner
- Programmable thermostat
- Sterling® high efficiency toilet
- Water saving shower heads
- Tankless gas hot water heater
- Energy Star dishwasher
- Balanced air ducts for energy efficiency and comfortable living
- Energy efficient CFL lighting
- EPA Energy Star
- Gas furnace

QUALITY CONSTRUCTION

- Post tension slab foundation
- 200 or 300 Amp electrical service (per plan)
- Weather resistant exterior outlets
- Aquapex® plumbing system
- Smoke and carbon monoxide detectors
- 10-year structural warranty
- 5-year warranty protection against leaks
- 3-year termite warranty
- 2-year mechanical warranty
- 1-year workmanship and materials warranty

DRAMATIC EXTERIORS

- Choice of architecturally designed exterior elevations
- Durable Boral® concrete roof tile
- Monterey exterior stucco finish
- Illuminating exterior coach light at garage
- Sherwin Williams® painted exterior
- Exterior hose bibbs (per plan)
- Covered patio with stucco columns
- Cultured stone on select elevations
- Schlage® chrome handle set
- Carriage style garage door
- Beautiful exterior color schemes

A CLOSER LOOK INSIDE

- 9' ceilings on the first floor
- 8' Therma-Tru® painted 6-panel front door
- 6-panel interior doors
- Decora® rocker light switches
- Schlage® chrome hardware for all interior doors
- Durable and stylish carpeting
- Tile flooring in entry, kitchen, owner's bath, laundry and powder bath
- Ceiling fan pre-wire in family/great room and owner's bedroom
- Sherwin Williams® interior paint
- Cable outlets at owner's bedroom and family/great room
- Telephone outlets at owner's bedroom and kitchen
- Rounded interior corners and windows
- Decorative skip-trowel drywall finish
- Sea Gull® chrome light fixtures
- 2 1/4" baseboards
- Finished garages

A GOURMET'S DELIGHT

- Oakcraft® staggered alder cabinetry
- Cabinet crown molding
- Laminate countertop and backsplash
- Stainless steel kitchen sink
- Whirlpool® appliance package in black or white
- Insinkerator® 1/3 hp disposal
- Moen® Chateau chrome single handle faucet with side sprayer
- Pre-plumbed for icemaker
- Reverse osmosis pre-plumb
- Spacious pantries (per plan)

ELEGANT BATHS

- Oakcraft® staggered alder cabinetry
- Vikrell® tub/shower surrounds in secondary baths
- Moen® polished chrome faucets in all baths
- Mirrored medicine cabinets in owner's bath and secondary baths
- Pedestal sink in powder bath (per plan)
- Executive height vanity at owner's bath
- Cultured marble countertop with bullnose edge in owner's and secondary baths
- Cultured marble surrounds in owner's bath
- Comfort height toilets
- Shower with seat in owner's bath

UPGRADES AND OPTIONS

- Upgraded flooring
- Garage service door
- Garage utility sink
- Soft water loop
- Paver driveway and walkways
- Upgraded front door styles
- Front door stains
- Upgraded garage door styles
- Upgraded landscaping
- Patio extensions (per plan)
- French doors
- Multi-panel sliding glass doors
- Coffered ceilings
- Guest suites (per plan)
- Bay windows
- Room options such as dens, bedrooms, game rooms
- AV built-ins
- Fireplaces
- Gourmet kitchen layouts
- Kitchenaid® gourmet kitchen appliance packages
- Jennair® gourmet kitchen appliance packages
- Upgraded countertops

26415 W. Desert Vista Blvd. Buckeye, AZ 85396 | delwebb.com/suncityfestival | 1-866-450-9322

PGI Realty brokerage for Pulte Home Corporation, 16767 N Perimeter Drive, Suite 100, Scottsdale, AZ 85260. At least one resident must be 55 years of age or better, a limited number of residents may be younger, no one under 19 years of age in permanent residence. All renderings herein represent an artist's conception and is not intended to be an exact representation or show specific detailing. Plans remain subject to change without notice. Drawings not to scale. All measurements shown are approximate and not necessarily to scale. Location, size and construction of doors, windows, walls, fireplaces and any other items depicted may vary depending on elevation preference or choice of options and are subject to change without notice. Due to normal construction tolerances, the room sizes shown may vary slightly. The developer may change home design, materials, features and methods of construction without prior notice. Model homes may contain some optional features not available through the developer. The Arizona Department of Real Estate may not have inspected or approved this project and therefore no public report will have been issued for the project. No offer to sell may be made and no offer to purchase may be accepted before issuance of a public report for the project. Not an offer to CA, CT, NJ or NY residents. Void where prohibited. Details available upon request. © 2014 Pulte Home Corporation.



OVER →

ENCORE SERIES



ENERGY EFFICIENCY

- Blown-in cellulose insulation
- Cathedralized attic insulation
- Energy efficient low-E dual pane vinyl windows
- Weather stripping and caulking around all exterior doors and windows
- 14-SEER air conditioner
- Sterling® high efficiency toilet
- Water saving shower heads
- Tankless gas hot water heater
- Energy Star dishwasher
- Balanced air ducts for energy efficiency and comfortable living
- Energy efficient CFL lighting
- EPA Energy Star
- Gas furnace

QUALITY CONSTRUCTION

- Post tension slab foundation
- 200 Amp electrical service (per plan)
- Weather resistant exterior outlets
- Aquapex® plumbing system
- Smoke and carbon monoxide detectors
- 10-year structural warranty
- 5-year warranty protection against leaks
- 3-year termite warranty
- 2-year mechanical warranty
- 1-year workmanship and materials warranty

DRAMATIC EXTERIORS

- Choice of architecturally designed exterior elevations
- Durable Boral® concrete roof tile
- Monterey exterior stucco finish
- Illuminating exterior coach light at garage
- Sherwin Williams® painted exterior
- Exterior hose bibbs (per plan)
- Covered patio with stucco columns
- Cultured stone on select elevations
- Schlage® chrome handle set
- Carriage style garage door
- Beautiful exterior color schemes

A CLOSER LOOK INSIDE

- 10' ceilings on the first floor
- 8' Therma-Tru® painted 6-panel front door
- 8' 6-panel interior doors
- Decora® rocker light switches
- Schlage® chrome hardware for all interior doors
- Durable and stylish carpeting
- Tile flooring in entry, kitchen, owner's bath, laundry and powder bath
- Ceiling fan pre-wire in family/great room and owner's bedroom
- Sherwin Williams® interior paint
- Cable outlets at owner's bedroom and family/great room
- Telephone outlets at owner's bedroom and kitchen
- Rounded interior corners and windows
- Decorative skip-trowel drywall finish
- Sea Gull® chrome light fixtures
- 3 1/4" baseboards
- Finished garages

A GOURMET'S DELIGHT

- Oakcraft® staggered alder cabinetry
- Cabinet crown molding
- Granite countertop and backsplash
- Stainless steel undermount kitchen sink
- Whirlpool® stainless steel appliance package
- Insinkerator® 1/3 hp disposal
- Moen® Integra chrome one-handle pullout kitchen faucet
- Pre-plumbed for icemaker
- Reverse osmosis pre-plumb
- Spacious pantries (per plan)

ELEGANT BATHS

- Oakcraft® staggered alder cabinetry
- Vikrell® tub/shower surrounds in secondary baths
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- Cultured marble surrounds in owner's bath
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- Shower with seat in owner's bath

UPGRADES AND OPTIONS

- Upgraded flooring
- Solar panel system
- Garage service door
- Garage utility sink
- Soft water loop
- Programmable thermostat
- Paver driveway and walkways
- Upgraded front door styles
- Front door stains
- Upgraded garage door styles
- Upgraded landscaping
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- French doors
- Multi-panel sliding glass doors
- Coffered ceilings
- Guest suites (per plan)
- Bow windows
- Room options such as dens, bedrooms, game rooms
- AV built-ins
- Interior and exterior fireplaces
- Gourmet kitchen layouts
- Kitchenaid® gourmet kitchen appliance packages
- Jennair® gourmet kitchen appliance packages
- Upgraded countertops

Revised 4/02/2014

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