

# VISTA VIEW RESORT

## A UNIQUE PLACE TO LIVE



### *CUSTOM BUILT HOMES • AGE RESTRICTED COMMUNITY*

VISTA VIEW RESORT HAS UNDERTAKEN THIS NEW CONCEPT OF AN "ADULT LIFESTYLE ENVIRONMENT" WITH ALL THE AMENITIES FOR YOUR CONVENIENCE, COMFORT AND ACTIVITIES IN AN AGE RESTRICTED COMMUNITY. OUR NEW CONSTRUCTION HOMES FEATURE ONE, TWO AND THREE BEDROOM POSSIBILITIES. OUR NEW HOMES ARE BUILT TO PERFECTION BY EXCEPTIONAL DESIGNS FROM FINE ARCHITECTS. WE HAVE A VARIETY OF STYLES AND FLOOR PLANS AVAILABLE, SO THAT YOUR DESIRES AND TASTES CAN BE PERFECTLY MATCHED TO YOUR NEW HOME.

#### CONTACT US

[WWW.VISTAVIEWRESORT.COM](http://WWW.VISTAVIEWRESORT.COM)

SALES OFFICE: (520)439-4473

FAX: (520)439-9092

#### CONSTRUCTION BY

SIERRA LAND SURVEYING & DEVELOPMENT  
SERVICES LLC

5901 S. BELVEDERE AVE.

TUCSON, AZ 85706

(520)293-7441 OFFICE

#### AZ ROC LICENCES

B-01#116370

A#116371

K-11#149094

B#149095



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Equal Housing Opportunity



# WELCOME

*Vista View Resort is pleased to announce affordable residential opportunities in an active adult neighborhood in Sierra Vista, Arizona. Vista View Resort has undertaken this new concept of an adult lifestyle environment with all the amenities for your convenience, comfort and activities in an age restricted community.*

*Our new construction homes feature one, two and three bedroom possibilities. Our new homes are built to perfection by exceptional designs from fine architects. We have a variety of styles and floor plans available, so that your desires and taste can be perfectly matched to your new home. Our goal is to offer you homes designed to fit the lifestyles of active adults.*

*Come visit our models and experience our community.*

## A UNIQUE PLACE TO LIVE

*Living at the Vista View Resort means having access to a wealth of activities and the freedom to do what you want. Residents enjoy a variety of educational, artistic and cultural events on campus and in the larger community. Health and wellness programs enhance the independence of residents, while interesting lectures stimulate the mind and the spirit.*



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Edited 7/31/12



# RECREATIONAL ACTIVITIES

*Living at Vista View Resort means having access to a wealth of activities and the freedom to do what you want. Residents enjoy a variety of educational, artistic, and cultural events /activities both on campus and in the larger community.*

*Examples of events and activities held at Vista View Resort are:*

- *Water Aerobics*
- *Wii Bowling and Games*
- *Tai Chi*
- *Cards and Majong Groups*
- *Various Crafts*
- *Knitting Club*
- *Dancing and Live Music*
- *Bingo*
- *Monthly Potlucks*
- *Mobile Book Fairs*
- *Sponsored BBQs*
- *Volunteering Opportunities*
- *Morning Coffee Groups*
- *Computer/Technology Classes*
- *Monthly Trips to Casinos and Other Points Of Interest*

*For our online recreational activities calendar please visit:*

*[www.vistaviewclubhouse.com](http://www.vistaviewclubhouse.com)*





# RECREATIONAL FACILITIES

*Discover a better way of living at a great value. Vista View Resort offers a refreshing new environment, ideal for active living and relaxation. Recreation facilities are provided to ensure your comfort and convenience.*

## *Recreation Facilities:*

- *5,500 SF clubhouse with full kitchen*
- *Handicapped-accessible pool*
- *Spa*
- *Gym & Fitness Center*
- *Covered gas BBQ area with tables and chairs*
- *Large conference room w/ fireplace*
- *Gated community w/remote access*
- *RV hookup, parking & storage*
- *Card house w/fully equipped kitchen (separate facility)*
- *Shuffleboard*
- *Walking/nature trails*
- *Miniature golf course*

## *5,500 SF Clubhouse Amenities:*

- *Full Kitchen*
- *Banquet Area*
- *Available for rent at no cost (refundable deposit)*
- *Game Rentals*
- *Card Tables*
- *Free Wireless Internet Access*
- *Full-time employed Activities Director*
- *Pool Table*
- *Library*
- *Big screen TV*
- *Computer Room*
- *Fireplace*

[www.vistaviewclubhouse.com](http://www.vistaviewclubhouse.com)



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# RESORT FEES

*Vista View Resort Fees shall be charged according to residential model built thereon. Premium lots shall be charged an additional fee. Resort fees for mid-block lots are as follows:*

## *Model*

## *Monthly Fee*

*Balboa, Socorro, Coronado*

*\$315*

*Monterey, La Jolla*

*\$330*

*San Jose, Sedona, Dakota, La Cordova,  
Las Coronas*

*\$345*

*La Sierra*

*\$385*

## YOUR RESORT FEE INCLUDES:

- *Home site of your choice and payment of associated Real Property Taxes.*
- *Your use and enjoyment of all recreational amenities, exercise trails, pool area, fitness center and clubhouse.*
- *Professional management of recreational facilities and common areas.*
- *Required maintenance of all streets, common area landscaping, recreational facilities and club house.*
- *The exclusivity and security of limited access project entry gate and restricted access at all other entries.*
- *Liability insurance coverage of common areas.*



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# FAQ

*Why are the homes at Vista View Resort so reasonably priced?*

*The home sites at Vista View Resort are used and occupied on a very long term exclusive lot agreement. The cost of the land is not included in the cost of the home. Buyers at Vista View Resort do not incur the high upfront cost of including the outlay for the land in the purchase price of the home. Residents instead pay the developer a monthly resort fee for the use of the land, the rate being similar in cost to association fees at other resorts. This resort payment covers all costs attributable to the use, operation and maintenance of the resort as well as the payment of the property taxes for a site-built home. In January of 2100, the property is transferred free of encumbrance to the homeowner.*

*Will the resort fee ever increase?*

*Vista View Resort guarantees that adjustments to the leasehold rate will not exceed the greater of 4.5% or the government's annual Consumer Price Index (CPI) for urban customers. Without some justified increases, Vista View Resort would not be able to keep up with cost of inflation or other unexpected increases to the operating costs and expenses of maintaining your beautiful resort.*

*Will I have to pay a homeowners association fee too?*

*No, there is no homeowners association. The resort fee payment covers the exclusive use of the land plus maintenance and repair of all common areas, roads, community center, recreation facilities, and gated security.*

*What happens to the exclusive lot use agreement if I decide to sell my home?*

*Your home can be sold at any time. The Buyer will need to enter into a new exclusive lot use agreement and meet all age requirements.*

*What are the advantages of land lease contracts?*

*The most significant advantage of a land lease is that the purchase price is almost always much less than that for a home bought in the traditional manner. Not buying the land saves money. This enables you to purchase a higher quality home in a more expensive residential area than you might otherwise be able to do. Also, because you don't own the land itself you will have no or low property taxes to pay. Typically land lease homes are part of residential communities that provide common services and facilities. Amenities may include private clubhouses, swimming pools, fitness centers, conference rooms and so forth.*



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# PRICING

<i>Coronado</i>	<i>1 Bedroom 1.5 Bath Approx 1088 SF</i>	<i>\$99,000</i>
<i>Monterey</i>	<i>2 Bedroom 2 Bath Approx 1212 SF</i>	<i>\$118,500</i>
<i>Las Coronas</i>	<i>2 Bedroom 2 Bath Approx 1556 SF</i>	<i>\$119,500</i>
<i>La Jolla</i>	<i>2 Bedroom 2 Bath Approx 1392 SF</i>	<i>\$121,500</i>
<i>San Jose</i>	<i>2 Bedroom 2 Bath Approx 1478 SF</i>	<i>\$136,500</i>
<i>Dakota</i>	<i>3 Bedroom 2 Bath Approx 1588 SF</i>	<i>\$139,500</i>
<i>Sedona</i>	<i>2 Bedroom 2 Bath Approx 1504 SF</i>	<i>\$148,500</i>
<i>La Cordova</i>	<i>2 Bedroom 2 Bath Approx 1632 SF</i>	<i>\$151,500</i>
<i>La Sierra</i>	<i>3 Bedroom 2 Bath Approx 1865 SF</i>	<i>\$155,500</i>

*Pricing Subject To Change*



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# STANDARD FEATURES

## Custom Crafted Features

- 2" x 6" Framing w/ full shear
- Garage w/ full shear & openers
- Automatic front yard light
- Landscaped front, side & rear yards \*\*\*
- Automatic irrigation system \*\*\*
- Décor rocker light switches
- Pre-wired for 2 TV outlets
- Pre-wired for 2 telephone outlets
- Smoke detectors throughout
- Washer/Dryer hookups (gas & electric)
- Santa Fe textured walls and ceilings \*\*\*
- Walk-in closets (most plans)
- Two ceiling fans
- Six-panel interior doors w/ lever hardware
- Dead bolt at entry door
- Upgraded carpet
- Elevated Ceiling (per plan)
- 40 gallons gas hot water heater
- Membrane torch down roofing\*\*\*
- Acrylic Elastomeric color stucco

## Energy Saving Features

- R-30 ceiling insulation
- Insulated exterior wall assembly w/ Composite rating of R-24 + or -
- Aluminum Low E dual pane windows
- Gas Pack furnace
- Carrier air conditioner SEER 13
- Insulated composite entry door

## Kitchen Features

- Custom oak cabinets
- Lazy susan
- Kenmore space saver microwave
- Kenmore gas or electric range
- Kenmore dishwasher
- Kenmore refrigerator w/ icemaker
- Garbage disposal
- Stainless steel double sink
- Vegetable sprayer
- Breakfast bar \*\*\*
- Pantry closet \*\*\*
- Can lights \*\*\*
- Tiled kitchen floors

## Bath Features

- Elongated toilets
- Lever faucets
- One piece acrylic tub/shower in main bath
- One piece acrylic shower in master
- China lavatory
- Glass shower doors
- Towel bars
- Tiled Bathroom Floors
- Full length vanity mirrors

\*\*\* Options available in most plans.

*You may choose several options to personalize your home. Please see sales staff for upgrade lists.*





# INCENTIVES

*Buy a home in 2012 and take advantage of these incentives!*

*Incentives on New Construction:*

- *FREE 42 Inch Mounted Flat Screen TV !*
- *\$100 off (per month) Resort Fees for 1 year!*
- *Fixed Resort Fee for 3 years!*

*Incentives on Existing Pre-Built Models:*

- *Significantly Reduced Prices!*
- *FREE 42 Inch Mounted Flat Screen TV !*
- *\$100 off (per month) Resort Fees for 2 years!*
- *Fixed Resort Fee for 5 years!*



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# CORONADO



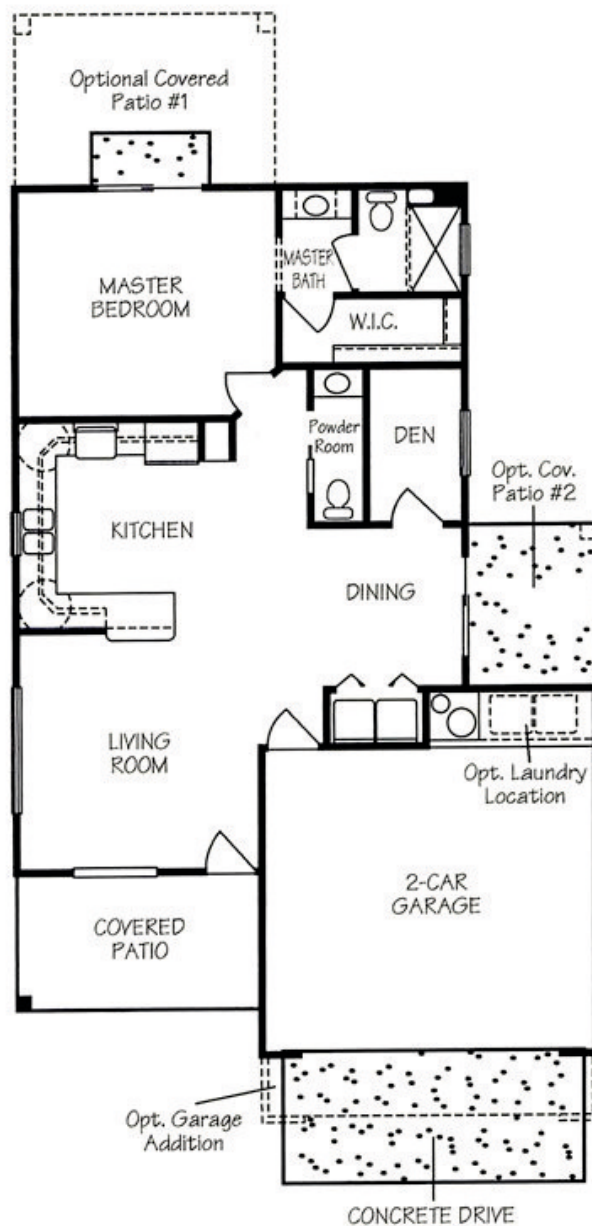
*Starting at \$99,000*

*Featuring:*

*1 Bedroom, 1 1/2 Bathroom*

*2 Car Garage*

*Approx. 1088 SF*





# MONTEREY



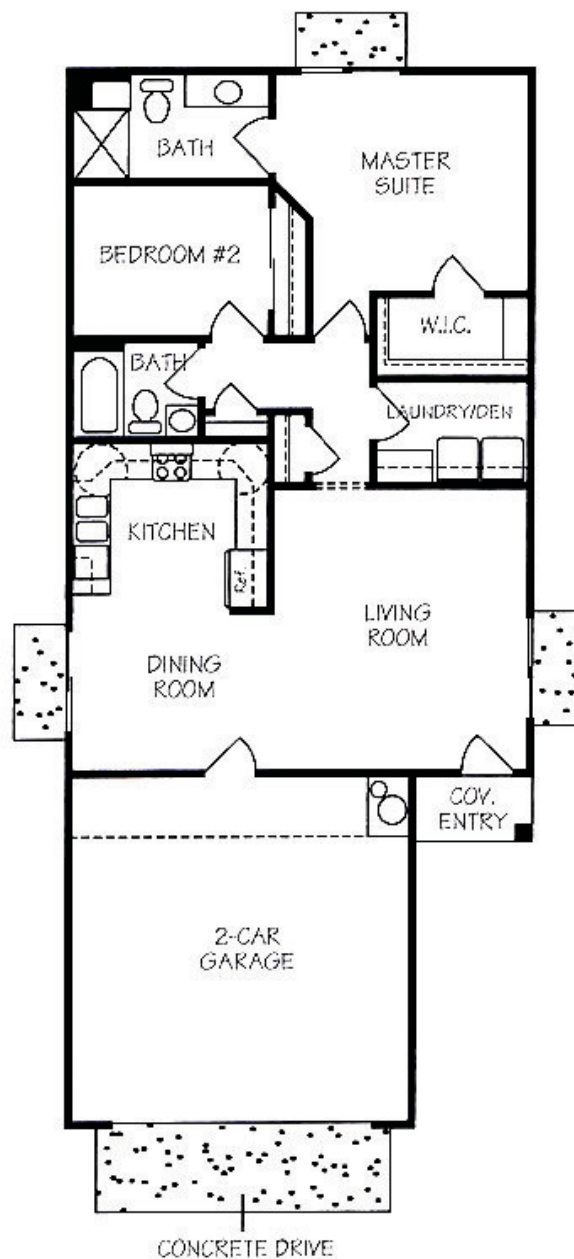
*Starting at \$118,500*

*Featuring:*

*2 Bedrooms, 2 Bathrooms*

*2 Car Garage*

*Approx. 1212 SF*



Equal Housing Opportunity

If you have a brokerage relationship with another agency



# LAS CORONAS



*Starting at \$119,500*

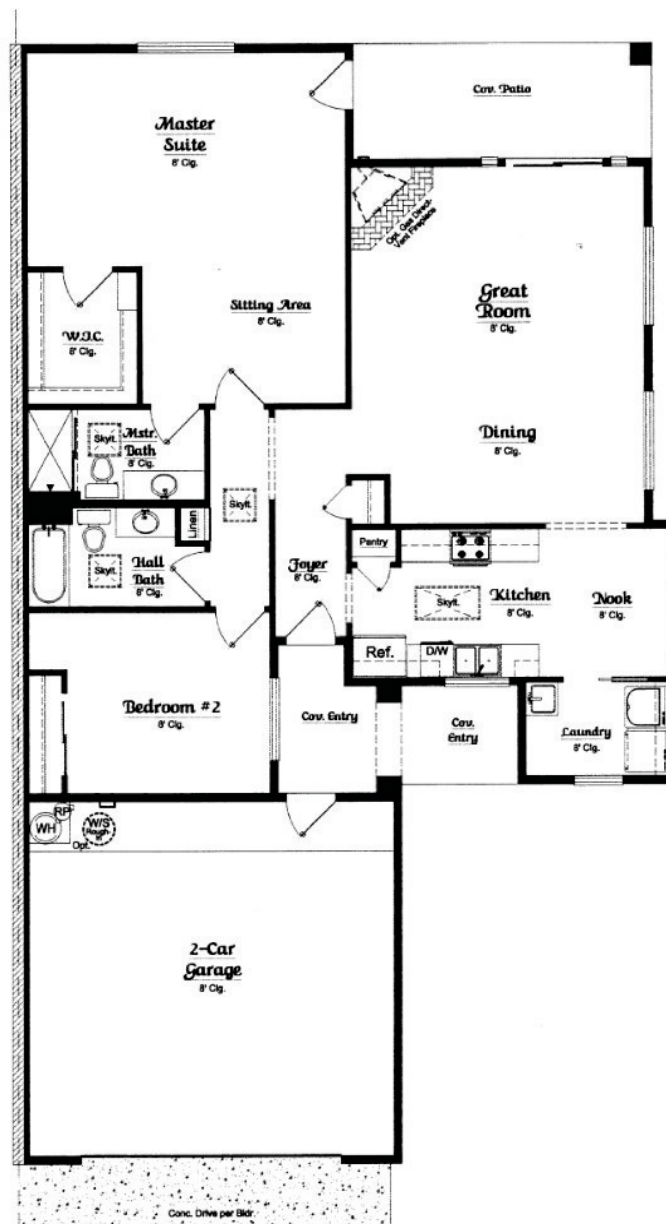
*Townhome*

*Featuring:*

*2 Bedrooms, 2 Bathrooms*

*2 Car Garage*

*Approx. 1556 SF*



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# LA JOLLA



*Starting at \$121,500*

*Featuring:*

*2 Bedrooms, 2 Bathrooms*

*2 Car Garage*

*Approx. 1392 SF*



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# SAN JOSE



*Starting at \$136,500*

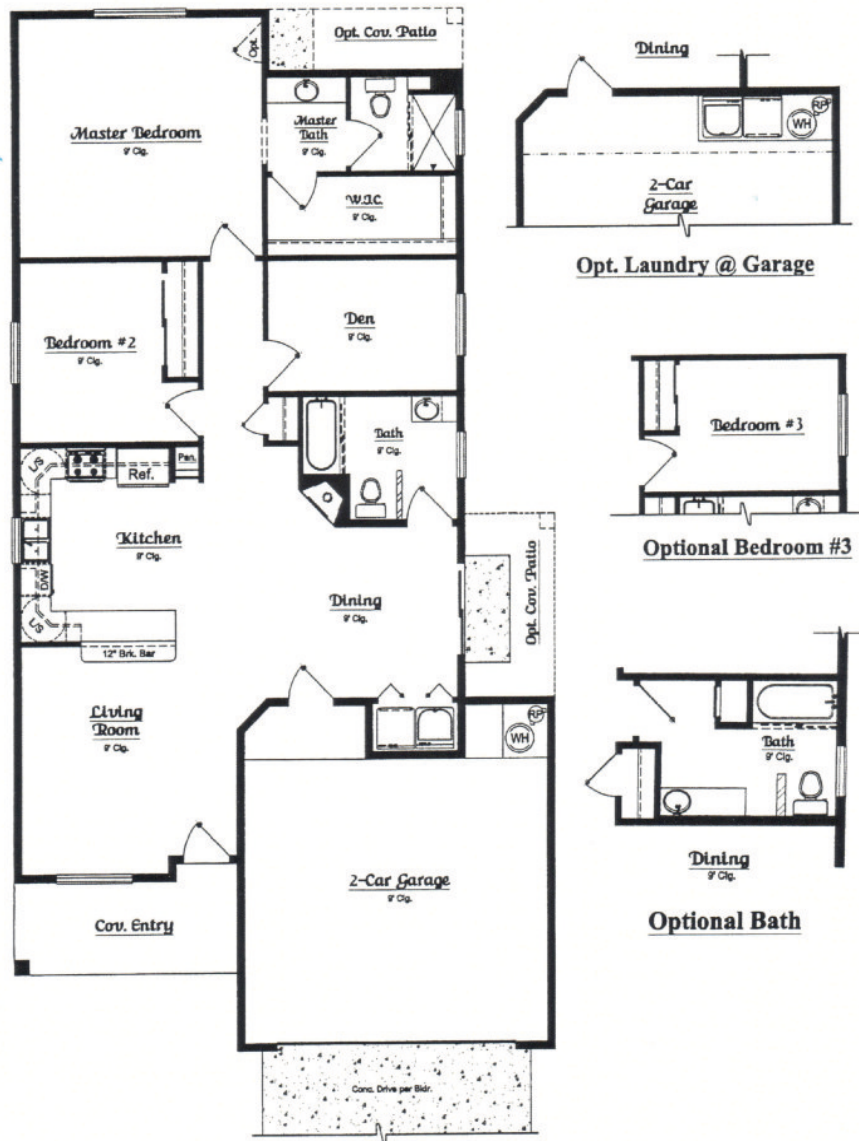
*Featuring:*

*2 Bedrooms, 2 Bathrooms*

*Patio*

*2 Car Garage*

*Approx. 1478 SF*





# DAKOTA



*Starting at \$139,500*

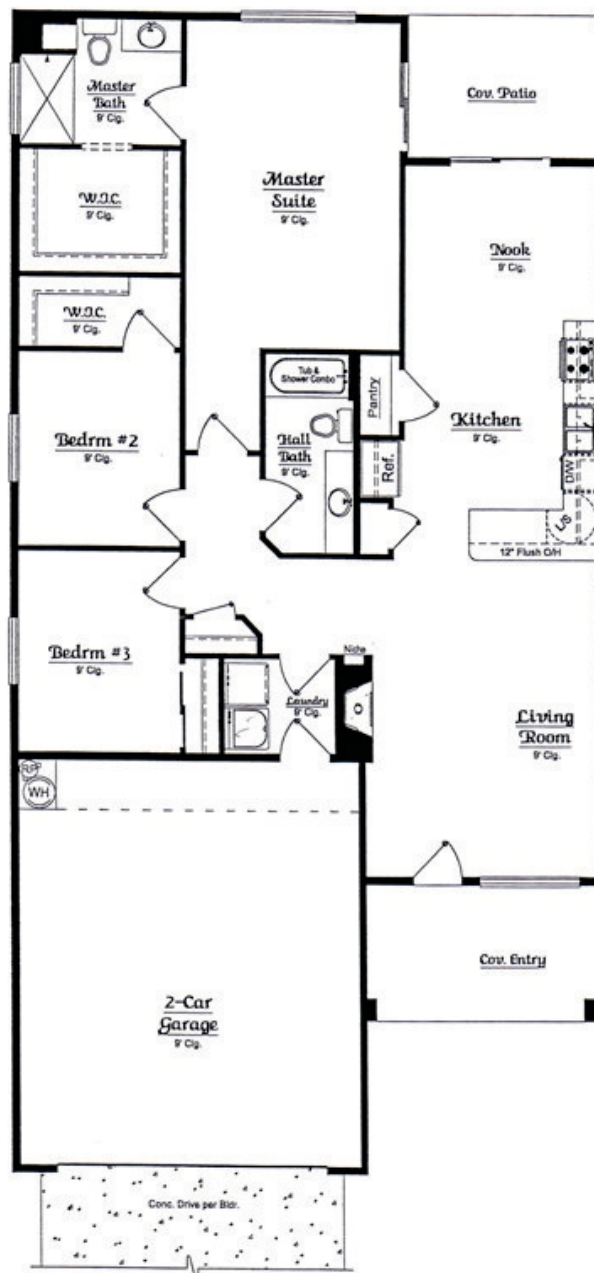
*Featuring:*

*3 Bedrooms, 2 Bathrooms*

*2 Patios*

*2 Car Garage*

*Approx. 1588 SF*



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# SEDONA



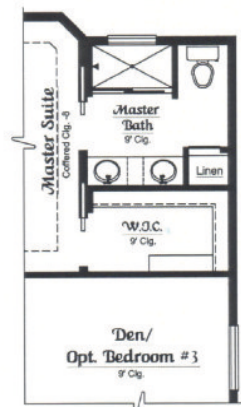
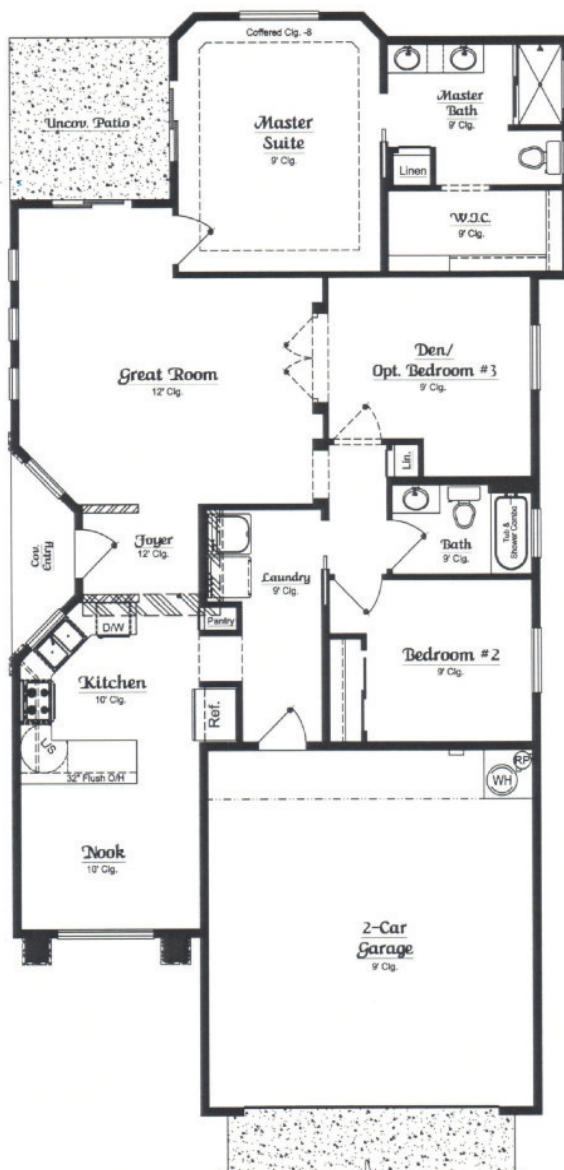
*Starting at \$148,500*

*Featuring:*

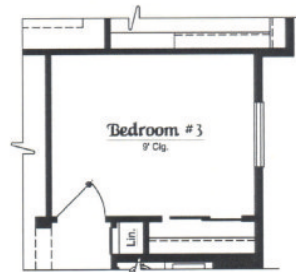
*2 Bedrooms, 2 Bathrooms*

*2 Car Garage*

*Approx. 1504 SF*



**Opt. Master Bath**



**Opt. Bedroom #3**



**Opt. Covered Patio**





# LA CORDOVA



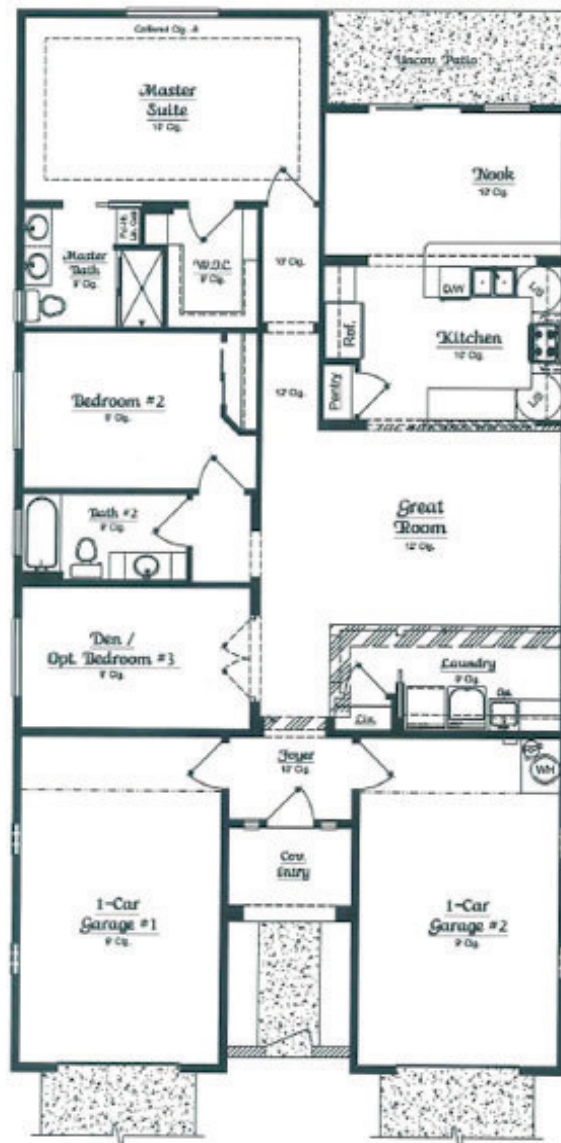
*Starting at \$151,500*

*Featuring:*

*2 Bedrooms, 2 Bathrooms*

*2 Single Car Garage*

*Approx. 1632 SF*



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# LA SIERRA



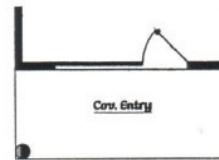
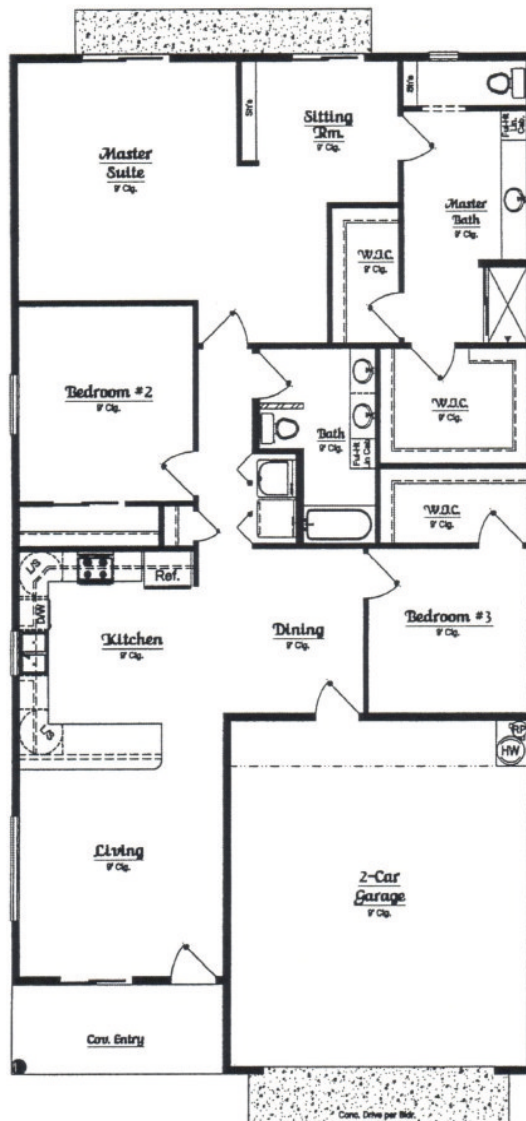
*Starting at \$155,500*

*Featuring:*

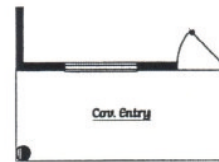
*3 Bedrooms, 2 Bathrooms*

*2 Car Garage*

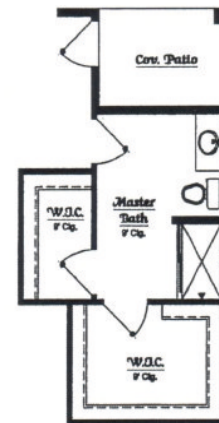
*Approx. 1865 SF*



Option #1



Option #2



Option #3



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