



WE'VE MADE  
IT HOME.

ESTRELLA™  
by  
Newland COMMUNITIES



## ESTRELLA LIVING

**DESCRIPTION:** Surrounded by majestic mountains and wide-open desert vistas, life in Estrella is a masterpiece of harmonious balance; dynamic, yet serene; offering young couples, families and retirees a resort-inspired lifestyle with state-of-the-art amenities. Estrella's three distinct communities – Mountain Ranch, Montecito and CantaMia (55-Plus) – feature remarkable living with rich architecture, diverse neighborhood streetscapes and inviting gathering places.

**LOCATION:** Estrella is located approximately 17 miles west of Phoenix in Goodyear, Arizona – named one of the five “Most Livable Cities” in America. Committed to becoming the most desirable destination in the Sonoran Desert Valley, Estrella will eventually offer 50,000 homes and currently features accessible shopping and services, diverse education facilities, a full calendar of community activities and events spanning every stage of life and opportunities to explore the desert environment.

**SCHOOLS:** Estrella has three top-notch schools. Westar Elementary, a STEM Magnet school, and Estrella Mountain Elementary, an IB World school, are part of the Liberty Elementary School District. Estrella Foothills High School, an A+ school designated by the Arizona Education Foundation, is in the Buckeye Union High School District.

### AMENITIES

**Starpointe Residents Club** - The community features an impressive 24,400 square-foot Starpointe Residents Club inspired by seaside hotels and elegant resorts. The club features StarSplash WaterPark that is host to two waterslides with Big Dipper water play equipment, a 25-meter heated lap pool, a state-of-the-art fitness center, youth club, meeting rooms and outdoor event spaces.

**Estrella Yacht Club and North and South Lakes** – Estrella boasts two private lakes, North Lake and South Lake, which combined total 72 acres. The Yacht Club offers residents complimentary use of a variety of non-motorized boats including paddle boats, canoes and sail boats. Both lakes are stocked with a selection of fresh water fish for catch and release fishing.

**Golf Club of Estrella\*** – A par-72, 18-hole championship golf course designed by award-winning Nicklaus Design and managed by Troon Golf. The golf club also features The Players Grill & Patio, and a professional golf shop.

**Mountain Ranch Marketplace** – This shopping center provides 165,000 square feet of grocery, drug, and retail space. In addition to the anchor tenant Safeway, Mountain Ranch Marketplace includes Walgreens, Chase Bank, Phoenix Children's Academy, Papa John's Pizza, Great Clips, Oasis Bagels, Subway, McDonald's, Taco Bell, Mountain Ranch Dentistry, Estrella Homes & Land, My Bullfrog Wireless (Verizon), SW Ambulance, Edward Jones, Anderson Institute of Music & Performing Arts, Nailcessity Spa, ProCare Physical Therapy, North Star Animal Hospital, and Leslie's Swimming Pool Supplies.

**Mountain Ranch Medical Commons** – Banner Health Center is the first building in our Medial Commons, encompassing 13,500 square feet. This state-of-the-art medical office facility offers extended hours with two family physicians and a pediatrician to meet all your family's medical needs.

**Elliot Market** – A community convenience center featuring a general store, soda fountain and service station. Taste of Italy Pizza, Hilgers Pediatric Dentistry and West USA Realty are also located within the center.

**Trails and Parks** – Estrella's paths and trails total approximately 20 miles and include nearly 3 miles of paved walkways surrounding the lakes. Parks and open space within the community total approximately 500 acres.

*\*Access to, and use of, Golf Club of Estrella is not included in the purchase of homes/homesites.*

2/29/2016



## STARPOINTE RESIDENTS CLUB

17665 W. Elliot Road, Goodyear, AZ 85338, (623) 386-1949

*An impressive 24,400 square feet of space, the resort-inspired Starpointe Residents Club features StarSplash WaterPark, a 25-meter heated lap pool, state-of-the-art fitness center, café, youth club, meeting rooms and outdoor event spaces.*

### AMENITIES

#### 3,000-square-foot Fitness Room

Treadmills  
Elliptical Trainers  
Bicycles  
Televisions  
Weight-Training Circuit  
Barbells/Stretching Equipment

#### 1,700-square-foot Aerobics Room

Wood Floor  
Mirrored Walls  
Stretching Bar  
Fitness Classes

#### His and Hers Locker Rooms

Day Half-size Lockers  
Showers

#### Child Watch Area –

#### The PreSchooner Club

Childcare Attendant  
Indoor and Outdoor Play Areas

#### Swim Center

3-lane, 25-Meter Heated Lap Pool  
*(open year-round)*  
12,000-square-foot Resort-style  
Play Pool  
*(open year-round)*  
2 Light Tower Waterslides  
*(open summer season only)*  
StarSplash WaterPark with Big  
Dipper Water Play Equipment  
*(open summer season only)*  
Lush Resort-style Landscaping

#### Multi-function Room/Event Lawns

Divisible into 3 Rooms  
Theater-style Seating for  
up to 120 People  
Seating with Tables for  
up to 90 People  
Expandable to Upper and  
Lower Lakeside Terraces  
Catering Kitchen

#### Starpointe Café (reopening soon)

Casual Menu  
Poolside and Inside Seating  
WiFi - Wireless Internet Access

#### Library

Fireplace  
Intimate Seating Area  
Card Playing/Television Area

#### Boardroom/Courtyard

12-person Conference Table  
Television/VCR/DVD  
Dry-Erase Board  
Opens to Outdoor Courtyard  
for Large Group Meetings

#### Youth Club

Table and Video Games  
Separate Sound System  
Expands to Outdoor Courtyard  
and Basketball Courts

7/20/2015



**EXPLORE ALL THAT  
SURROUNDS ESTRELLA.**

A scenic landscape featuring a stone wall, a red cylindrical structure, a waterfall, and a saguaro cactus. The scene is set during sunset or sunrise, with a warm glow on the horizon. The stone wall is made of stacked, irregular stones. To the left, a small waterfall flows over rocks into a pool of water. In the background, there are several trees and a tall saguaro cactus. The sky is a mix of blue and orange.

**ESTRELLA**

by Newland COMMUNITIES

**SCHOOLS**

Phoenix Children's Academy  
17670 W. Elliot Road  
Goodyear, AZ 85338  
602.635.6375  
[www.pcapreschool.com](http://www.pcapreschool.com)

Estrella Mountain Preschool  
10485 S. Estrella Parkway  
Goodyear, AZ 85338  
623.386.0300  
[www.emcaz.net](http://www.emcaz.net)

Estrella Mountain Elementary  
10301 S. San Miguel  
Goodyear, AZ 85338  
623.327.2820  
[www.Liberty.k12.az.us](http://www.Liberty.k12.az.us)

Westar Elementary  
17777 W. Westar Drive  
Goodyear, AZ 85338  
623.327.2840  
[www.Liberty.k12.az.us](http://www.Liberty.k12.az.us)

Estrella Foothills High School  
13033 S. Estrella Parkway  
Goodyear, AZ 85338  
623.327.2400  
[www.BUHSD.org](http://www.BUHSD.org)

**MEDICAL**

Abrazo West Campus  
13677 W. McDowell Road  
Goodyear, AZ 85338  
623.882.1500  
[www.AbrazoHealth.com](http://www.AbrazoHealth.com)

Banner Health Center  
9780 S. Estrella Parkway (Nr. Elliot Road)  
Goodyear, AZ 85338  
623.474.8101  
[www.BannerHealth.com/HealthCenterEstrella](http://www.BannerHealth.com/HealthCenterEstrella)

Banner Estrella Medical Center  
9201 W. Thomas Road  
Phoenix, AZ 85037  
623.327.4000  
[www.BannerHealth.com](http://www.BannerHealth.com)

**COMMUNITY**

Community Services.....623.386.1112  
Starpointe Residents Club.....623.386.1949  
Information Center.....623.386.1000  
Community Patrol.....602.329.0462  
Golf Club.....623.386.2600  
Yacht Club.....623.386.3411  
Elliot Market.....623.386.2111  
Estrella Regional Park.....623.932.3811

**EMERGENCY**

*In an Emergency dial 911*

Estrella Public Safety Facility  
10701 S. Estrella Parkway  
Goodyear, AZ 85338

Fire Department.....623.932.2300  
Police Department..... 623.932.1220

8/31/2015



DESTINATION	APPROXIMATE DISTANCE FROM ESTRELLA
 Abrazo West Campus	10.5 Mi. / 17 Min.
 Ak-Chin Pavilion	18.6 Mi. / 24 Min.
 Arizona Pro Trac BMX	4.8 Mi. / 6 Min.
 Arizona Science Center	26.7 Mi. / 35 Min.
 Arizona State University	37.5 Mi. / 43 Min.
 ASU Gammage Auditorium	37.8 Mi. / 47 Min.
 Banner Estrella Medical Center	16.8 Mi. / 26 Min.
 Camelback Mountain	36.7 Mi. / 48 Min.
 Camelback Ranch	16.8 Mi. / 25 Min.
 Cancer Treatment Centers of America	9.2 Mi. / 14 Min.
 Canyon Trails Towne Center	6.8 Mi. / 11 Min.
 Challenger Space Center Arizona	31.3 Mi. / 35 Min.
 Chase Field	28.3 Mi. / 37 Min.
 Desert Botanical Garden	35.2 Mi. / 44 Min.
 Estrella Falls Mall	8.9 Mi. / 15 Min.
 Estrella Mountain Community College	11.7 Mi. / 20 Min.
 Gila River Arena	21.3 Mi. / 28 Min.
 Gila River Casino	25 Mi. / 37 Min.
 Goodyear Ballpark	6.5 Mi. / 10 Min.
 Grand Canyon Universtiy	28 Mi. / 38 Min.
 Harkins Estrella Falls 16 (opening early 2016)	9.3 Mi. / 14 Min.
 Heard Museum	27 Mi. / 36 Min.

DESTINATION	APPROXIMATE DISTANCE FROM ESTRELLA
 Luke Air Force Base	15.9 Mi. / 22 Min.
 Maryvale Stadium	23.4 Mi. / 29 Min.
 Palm Valley Pavilions West	10.4 Mi. / 17 Min.
 Park West	22.4 Mi. / 26 Min.
 Peoria Sports Complex	17.7 Mi. / 23 Min.
 Phoenix Art Museum	26.8 Mi. / 36 Min.
 Phoenix Children's Hospital	29.7 Mi. / 42 Min.
 Phoenix Goodyear Airport	7.9 Mi. / 12 Min.
 Phoenix International Raceway	8.2 Mi. / 12 Min.
 Phoenix Sky Harbor International Airport	31.4 Mi. / 44 Min.
 Phoenix Zoo	34.1 Mi. / 49 Min.
 Piestewa Peak	35.6 Mi. / 40 Min.
 Roscoe Dog Park	4.8 Mi. / 6 Min.
 Surprise Stadium	22.6 Mi. / 33 Min.
 Symphony Hall / Orpheum Theater	27.5 Mi. / 32 Min.
 Talking Stick Resort Arena	27.5 Mi. / 39 Min.
 Tempe Diablo Stadium	36 Mi. / 40 Min.
 Tempe Town Lake	36.4 Mi. / 40 Min.
 University of Phoenix Stadium	19.8 Mi. / 24 Min.
 Westgate City Center / Tanger Outlets	21.1 Mi. / 17 Min.
 The Wigwam Golf Resort & Spa	12.6 Mi. / 22 Min.
 Wildlife World Zoo & Aquarium	14.9 Mi. / 21 Min.

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