

WEST VALLEY · ARIZONA

The Sun City Grand Lifestyle Guide

A buyer's field guide to Surprise's premier 55+ community

Everything you need to picture life inside the gates of Sun City Grand — the four golf courses, the Sonoran Plaza social hub, the 90+ chartered clubs, real pricing tiers by home style, HOA realities, and the questions out-of-state buyers always wish they had asked first. Compiled from years of walking these streets with my clients.

Compiled by **Paulette Ezell, REALTOR®**

HomeSmart Arrowhead · Glendale, AZ

A short history

Sun City Grand opened in 1996 as Del Webb's sequel to Sun City and Sun City West — a master-planned, gated, age-restricted community of roughly 9,800 homes built out over a decade on 4,000 acres along the northern edge of Surprise, Arizona. Where the original Sun Cities pioneered the active-adult concept in the 1960s and 70s, Grand was designed for the next generation of retirees: larger floor plans, attached two- and three-car garages, walking trails, and an indoor-outdoor clubhouse culture borrowed from the resort industry.

Today Grand is widely considered the West Valley's most polished 55+ community — manicured streetscapes, four Greg Nash-designed golf courses, a 75,000 sq ft community center, and an unusually engaged resident culture. If Sun City West is the friendly small town, Grand is the country club next door.

Quick facts

Location	Surprise, AZ · 17 miles NW of downtown Phoenix
Homes	~9,800 single-family residences
Age restriction	55+ (at least one resident); no permanent residents under 19
Builder	Del Webb (Pulte) · built 1996–2006
Golf courses	4 (Granite Falls North & South, Desert Springs, Cimarron)
Recreation centers	4 (Sonoran Plaza, Cimarron, Adobe, Palm Center)
Chartered clubs	90+ from pickleball to woodworking to ceramics
HOA dues	~\$1,850/year (covers all rec facilities; golf separate)
Median list price (2026)	Mid-\$400Ks for a 2-bed villa; \$600K–\$1M+ for golf-course estates

The recreation backbone

Sonoran Plaza — the heart

The 75,000 sq ft Sonoran Plaza is where Grand really separates itself. A grand ballroom for live music and dinner-dance nights, a 300-seat performing arts theater, a full fitness center with a hardwood aerobics floor, indoor walking track, demonstration kitchen, and the Sonoran Café for casual lunch. This is where new residents make their first friends within a month of moving in.

Four golf courses

Granite Falls (North & South), Desert Springs, and Cimarron — all designed by Greg Nash and operated by Sun City Grand Golf. Annual play passes run roughly \$2,500–\$3,300 depending on access tier. Twilight and walk-on rates make casual play affordable for non-pass holders. Cimarron is the gentlest layout; Granite Falls North is the championship test.

Pools, pickleball, and clubs

Three outdoor heated pools, one indoor lap pool, 16 pickleball courts (the busiest courts in the West Valley most mornings), 8 tennis courts, bocce, croquet, a softball diamond, and a 10,000 sq ft arts and crafts complex. Over 90 chartered clubs cover everything from quilting to motorcycles to investment groups.

Phone Sun City Grand Community Association: (623) 546-7444. Sonoran Plaza tours run weekday mornings — I can book one for you.

Home types and pricing tiers

Villas (1,200–1,700 sq ft, 2 bed / 2 bath)

The entry point. Mid-\$400K range in 2026. Lock-and-leave friendly — common for snowbirds. Many on smaller lots with low-maintenance landscaping.

Single-family ranch (1,700–2,300 sq ft, 2–3 bed)

The most common Grand home. \$500K–\$650K depending on lot and updates. Open-concept great rooms, three-car garages, casita options on some plans.

Premium and golf-course (2,300–3,400+ sq ft)

Estate homes on Granite Falls or Desert Springs with mountain views regularly trade \$750K–\$1.1M. Heavily updated kitchens and outdoor living spaces add \$50K–\$150K to comparable interior-lot homes.

What buyers consistently underestimate

Furniture-grade updates. A 2002-build Grand home with original countertops and tile sells \$40K–\$80K below an identical floor plan that has been thoughtfully refreshed. I can show you which streets and floor plans most often need updates.

HOA and what your dues actually cover

The Sun City Grand Community Association assesses approximately \$1,850/year per home (subject to annual board review). That single payment covers unlimited access to all four recreation centers, all pools, all fitness facilities, all clubs, and front-gate security. Golf is separately funded through Sun City Grand Golf — buy a pass or pay-as-you-play.

There is a one-time community asset preservation fee at close (currently around \$4,500), which funds long-term capital renewal of the rec facilities. Some sub-associations exist for specific neighborhoods with private street maintenance or shared landscape parcels.

What's nearby (within 10 minutes)

Surprise Stadium — spring training home of the Kansas City Royals and Texas Rangers (Feb–March).

Surprise Aquatic Center, Surprise Tennis & Racquet Complex, Surprise Community Park.

Banner Del E. Webb Medical Center — full-service hospital with one of the highest cardiac volumes in Arizona.

Fry's Marketplace, Safeway, Costco (15 min), Target, and the Prasada shopping district (10 min south).

P83 Entertainment District in Peoria — restaurants, movies, live music — 15 min east.

Five questions to ask before you write an offer

1. When were the roof, HVAC, and water heater last replaced? Arizona sun is brutal on roofs — most need work by year 18.
2. Is the home on the original 4-inch slab pop-up sprinklers, or has the front yard been converted to xeriscape? Conversion saves water and HOA hassle.
3. Are there any pending sub-association assessments or unfunded reserves I should know about?
4. Have the windows been upgraded to dual-pane low-E? Original 1996–2000 windows can cost \$300+/month in summer electric.
5. Is the pool, if present, on a separate variable-speed pump? Old single-speed pumps add \$80–\$120/month to electric.

I ask all five on every Grand showing. If a seller can't answer, that's information too.

Ready to see Sun City Grand in person?

I'm Paulette Ezell — a HomeSmart Arrowhead REALTOR® whose entire practice is built around West Valley buyers and downsizers. I'll meet you at the gate, walk you through clubhouses, golf, model floor plans, and quiet streets, and answer every question you have without rushing. No pressure, ever — just calm, organized guidance from someone who lives and works in your future neighborhood.

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"Your home... my priority." — Paulette