



JOHNSON RANCH

WHATEVER YOUR LIFESTYLE, JOHNSON RANCH HAS IT ALL

Lovely homes, outdoor recreational amenities for every member of the family and shopping nearby make Johnson Ranch an appealing choice for a variety of lifestyles.

The award-winning 2,000-acre community is located at the intersection of the Hunt Highway and Bella Vista Road, five miles east of Ellsworth Road in the southeast Valley.

Known as one of the Valley's most popular master plans for quality and value, Johnson Ranch was recently ranked eighth among the 20 top-selling master planned communities in the United States in 2005 by Robert Charles Lesser, an independent real estate advisory firm.

"Well-known builders offering versatile floor plans for many types of lifestyles as well as amenities that invite outdoor family activity draw home buyers here whether they're raising a family or are empty nesters," says Curt Smith, chief operating officer for developer Sunbelt Holdings. In addition, the community is situated in the middle of the area's retail hub, making commercial services and shops within easy reach.

Four builders—Centex Homes, D.R. Horton, Richmond American and Solera by Del Webb for active adults—offer nine collections featuring floor plans ranging from 1,124 to 4,119 square feet. Collections include Gallery, Masters and the Fairways Series at Torrey Park from Centex Homes; Arabian Stables, Riding Trails, Horseshoe Canyon and Rodeo Ridge by D.R. Horton; Sterling by Richmond American Homes; and Solera by Del Webb.

Spending time outdoors is what living in the Southwest is all about and Johnson Ranch's amenities encourage an active outdoor lifestyle. Among the amenities for outdoor enthusiasts are Lakeview Recreation Center, Indigo Sky Recreation Center and Stardust Recreation Center. Lakeview Recreation Center and Indigo Sky Recreation Center are situated on 3.3 acres with a 25-meter swimming pool, spa, restroom, children's playground, picnic pavilion and grassy lawn which inspire informal socializing with neighbors. Lakeview Recreation Center also has two lighted tennis courts while Indigo Sky Recreation Center has double-overlay basketball courts and sand volleyball courts.

Stardust Recreation Center, which is situated within a 42-acre Greens Park, has a 25-meter pool, spa and restroom building. Providing additional space in which to enjoy the

outdoors, the Greens Park has a private, nine-hole Pitch & Putt course, private catch-and-release fishing lake and an expansive grassy park area for gatherings with family and friends.

Many parks dot the community with either playground or volleyball courts and become additional spots to meet fellow residents.

The Golf Club at Johnson Ranch is a public 18-hole course with a front nine that has a long-drive layout winding through residential areas, generous fairways and great scoring opportunities.

Designed in a desert style that can be played up to 72 yards, the course challenges the player with dramatic elevation changes, blind tee and approach shots, well-placed bunkers and many water features.

In addition, a new golf clubhouse features a golf shop and snack bar.

Another amenity is a K-8 elementary school located within the community.

Four corners of commercial services and stores are situated at the entrance to Johnson Ranch at Hunt Highway and Bella Vista Road. These include a major grocery store, fueling station, drug store, banks and neighborhood centers offering a variety of goods and services. A Rural Metro Fire Station serving the entire area is located along the Hunt Highway just southeast of Johnson Ranch.

The community is being developed by Sunbelt Holdings, a Scottsdale-based company whose list of successfully developed communities includes Vistancia, Power Ranch, Sonoran Foothills and McDowell Mountain Ranch.

For more information about the community, visit www.johnsonranch.com.