



A Thesman Community

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Sales Team

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Thank you for inquiring about Las Palmas Grand, the finest 55+ Community in Arizona. Let us tell you a little about our community and city.

Las Palmas Grand is one of the newest 55+ communities in Maricopa County. We have 29 different floor plans in the community which affords prospective residents many choices. Our homes vary in price and size. Our smallest home is a 757 square foot one bedroom home and our largest is a two bedroom plus a den at 1737 sq. ft. home. The homes are in a land lease so there is a monthly community fee that currently ranges from \$830-\$900 per month plus water, sewer and trash (approx. \$85). The prices of our homes are \$200K-\$300K BELOW site built homes in the area where you own the land...this allows you to purchase more home within your budget and allows you to use the funds you would have to pay to purchase the land and either subtract that off of what your mortgage would be OR use those unspent funds to generate the annual income to cover your community fee for the year... This fee covers the land taxes, use and enjoyment of all amenities and an amazing full-time staff from the guards that greet you to the housekeeping that keeps everything shining, not to mention our maintenance, landscaping, office and lastly activities staff that make all the fun happen!!

Our lifestyle amenities are second to none. The 30,000square foot clubhouse features a huge ballroom where many of our activities take place, dinners, dances, parties, and much more. We also have 4 card rooms, ceramics, stained glass, scrapbooking, state of the art exercise room, 8 billiards tables, and a computer/library room. Our resort style pool is heated so folks can swim year-round, with water aerobics 6 days a week and dive in movies monthly. We also offer tennis, pickle ball, bocce ball, and shuffleboard for those competitive souls.

55+ communities are traditionally considered to be a safe environment. Our community is in a superb location within the Mesa community and is gated and guarded 24/7, which adds an additional layer of peace of mind.

We are in Mesa, Az, which is the third largest city in the state. Obviously, a city of our size will have everything a person would want or need. Mesa boasts of great restaurants, shopping, entertainment, golf, and of course fabulous weather. We are also very close to desert hiking, biking, river, or lake activities, boating etc.

Las Palmas Grand is truly in a league of its own. Great homes and unparalleled amenities coupled with fabulous Arizona sunshine make LPG a wonderful place to call home. Please call with any questions you may have. Our offices are open every day from 8:00-5:00. The website has all our current listings available for you to view www.laspalmasgrand55+.com OUR SALES TEAM LOOK FORWARD TO HEARING FROM YOU