



# New subdivision planned in Litchfield Park

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The Arizona Republic

May. 15, 2007 10:38 AM

One of Litchfield Park's last vacant parcels will soon be home to a sprawling residential community.

National builder Toll Brothers has announced sales of 345 residences near the Wigwam Resort & Golf Club's Red Golf Course off Wigwam Boulevard and Litchfield Road.

"The Wigwam is a renowned Arizona landmark, and there's prestige associated with a Litchfield Park address," said Kevin Duermit, Toll Brothers group president.

The 150-acre-plus community, listed for completion in three to five years, is one of the last chances to purchase a new home in the upscale area, said Linda Hanford, senior marketing manager for the company.

The city, about 3 1/2 square miles in size, is landlocked.

"For the buyers, it means a little bit of exclusivity," Hanford said. "If people are looking for a semi-custom home in the West Valley, this is the place to buy."

For the city, it means a chance to lavishly fill in its gaps and attract new residents.

City Manager Darryl Crossman said the new community, to be called Toll Brothers at Litchfield Park, could boost the city's population of 4,800 by as much as 1,000 people.

"It is our last large residential development," he said. "We're excited to see some high-quality homes being added to our community."

The city also owns 6 acres that could be used for a public park, for example, Crossman said.

"We had a parcel in there already and the (City) Council, in agreement, exchanged some property with the developer," he said.

Crossman is pleased with the progress, adding that city officials are looking forward to seeing the finished product.

"There are several homes that have already been built and they are very high quality," he said.

There are five home design collections and 30 layouts up for grabs in the community, located west of Litchfield Road off West Village Parkway. They range from 2,800 to more than 6,000 square feet, with prices starting in the mid-\$400,000s.

Extras include a trail system, basketball courts, ramadas, optional casitas and "tot lots." About 45 of the home sites are on the golf course, Hanford said.

Toll Brothers is the nation's largest builder of luxury homes and communities, constructing about 8,000 homes annually.

The company has communities throughout the Valley. Information: **(623) 535-5531** .

<http://www.azcentral.com/community/swvalley/articles/0515swv-landparcel0516.html>

5/15/2007