



THE
STOEBBE
TEAM

FACT-BOOK

An introduction to:

Arizona
TRADITIONS

We have the answers to your questions

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2024



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DISCLAIMER

We try to keep the information in this document as accurate as possible.

However, most data used in this document is accumulated from various sources and may contain errors for which we will not be responsible.

Please verify all information like pricing, fees, dates, etc. before making any decisions.

**Thanks,
The Stoebbe Team**



Specializing in
Active Adult Communities in the NW Valley
Luxury Segment in the NE Valley



Million Dollar Producer
2014-19



★★★★★
5 Star Rating



A proud supporter of the

Leukemia Foundation
for Arizona's Children



We Promise

Commitment

With our personal experience of multiple international and national corporate relocations and years of investing in Real Estate and other asset classes we are committed to providing services to our clients that go beyond the scope of traditional Real Estate Sales.

Experience

Our extensive financial and negotiation background enables us to help our clients understand the full extend of a Real Estate transaction and use proven techniques to successfully negotiate in even the most challenging situations.

Knowledge

In depth knowledge of the Active Adult Community market in Phoenix helps us to provide our clients with all the information needed to make an educated decision when it comes to purchasing or selling a property and start a new chapter in life.

And as Baby Boomers we also understand that in today's world our clients don't see retirement anymore as a withdrawal from activity but as a new adventure...

We Understand

Buy - Sell - Move - and more...

We relocated with our entire household in tow across the Atlantic Ocean and across the United States multiple times.

We know that the emotional rollercoaster of buying and selling your own home is only one part of moving to a new place. You have to get used to a new city, build a new social network, find a doctor, a bank, a hairdresser, and anything else. You basically have to set up your entire personal environment from scratch.

Invest - Rent - Manage

Since 1994 we personally own rental properties as an investment class to balance our overall portfolio. We learned how to evaluate potential properties and how to create a forward looking Profit Loss and Cash Flow analysis. We also learned what it means to be a landlord managing properties, dealing with tenants and all the little surprises that come with it.

Locate – Negotiate - Close

Combining our Real Estate expertise with our real life experience as former corporate executives we are able to handle the sale or purchase of your home efficiently and can provide information and support that touches many aspects of your transition into an Active Adult Community.

We are Connected

The success of a Real Estate transaction depends largely on the parties involved and the way they communicate and work together.

Over the years we built close relationships with Title Companies, Mortgage Banks, Home Inspectors, Insurance Companies, Homeowners Associations, and a variety of trades for all kind of work around a property. We work with these companies in our personal transactions, we trust them and we can recommend them to you if you don't have personal preferences already.

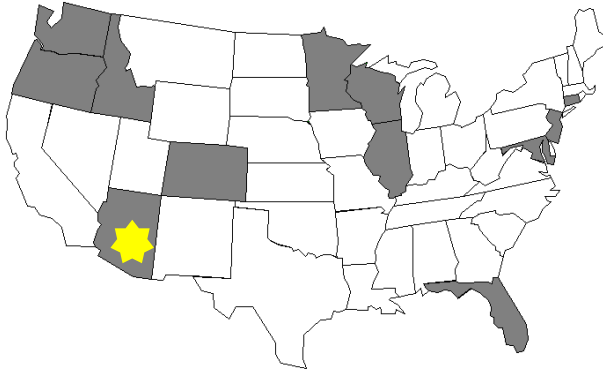
The extensive agent network and market exposure of RealtyONEGroup allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

...and We Deliver

Our focus on customer service and dedication to our clients helped us to achieve a great track record of closed transactions on homes of various types and sizes in the Phoenix Market.

Our Clients

Our clients come from many different places...



Arizona
Colorado
Connecticut
Florida
Idaho
Illinois
Minnesota
New Jersey
Oregon
Washington D.C.
Washington
Wisconsin
Canada

...but our services are not limited by distance!

Used to working in global business environments for decades we developed a sound understanding of cultural diversity and have the ability to efficiently handle transactions regardless of where our clients reside.

If you have a smartphone and an e-mail address it does not matter where you live or travel – we can handle your entire transaction paperless and on time.

It is easier than you think and we will guide you through all the necessary steps to make your Real Estate transaction a positive experience.

It is YOUR choice

Thank you for taking the time to read this brief overview of who we are and how we work.

If you like our approach and feel that The Stoebbe Team is right for you we would appreciate the opportunity to represent you during your next Real Estate transaction.



Visit us online

www.TheStoebbeTeam.com

...and now let's talk



Arizona Traditions Community Information OVERVIEW



Arizona Traditions Community Information OVERVIEW



GEOGRAPHY



**Greater
Phoenix
Area**

Built by

D·R·HORTON

now



BASICS

Construction	1996-2009
Price Range	\$100's - \$400's
Number of Homes	1,768
Age Minimum	55+ (restrictions may apply)
For Sale	Resale homes only
Types of Homes	Single Family Homes



Arizona Traditions Community Information OVERVIEW



Arizona Traditions in Surprise, AZ offers a small community feel with big community attractions. With 1,750 homes, Arizona Traditions is significantly smaller than some of the large-scale active adult communities of the Phoenix northwest valley. Yet, it offers world-class amenities and an exciting lifestyle.

D.R. Horton designed Arizona Traditions to meet the requests of retirees who wanted an active lifestyle community in a smaller, more intimate setting. Unlike some of the larger Sun City communities of the area, Arizona Traditions focused on creating a community that offered a small-town-like charm with close-knit neighbors.

Since opening in 1996, Arizona Traditions has been heralded as an oasis for adults who want age-restricted living without crowds and congestion. It is nestled near the base of the White Tank Mountains just west of the 303 transit corridor. Here, sprawling subdivisions meet untainted Arizona desert.

Arizona Traditions Community Information OVERVIEW



While separated from the hustle and bustle of other nearby active adult communities, residents of the Traditions are close to their desired shopping and cultural attractions. Within a mile, there are numerous everyday shopping conveniences such a grocery store, pharmacy and restaurants. Plus, Arrowhead Mall, West Valley Art Museum and numerous sporting venues are within 20 to 30 minutes.

There is an exciting array of amenities and social activity available to the residents of Arizona Traditions. The 23,000 square-foot clubhouse is the central hub for community activities. It includes a 700-person ballroom, arts and crafts studios, library and state-of-the-art fitness center.

Outside, residents enjoy an Olympic size lap pool, resort-style pool, softball field, biking trails, bocce ball, shuffleboard and tennis courts.



Arizona Traditions Community Information HOMES

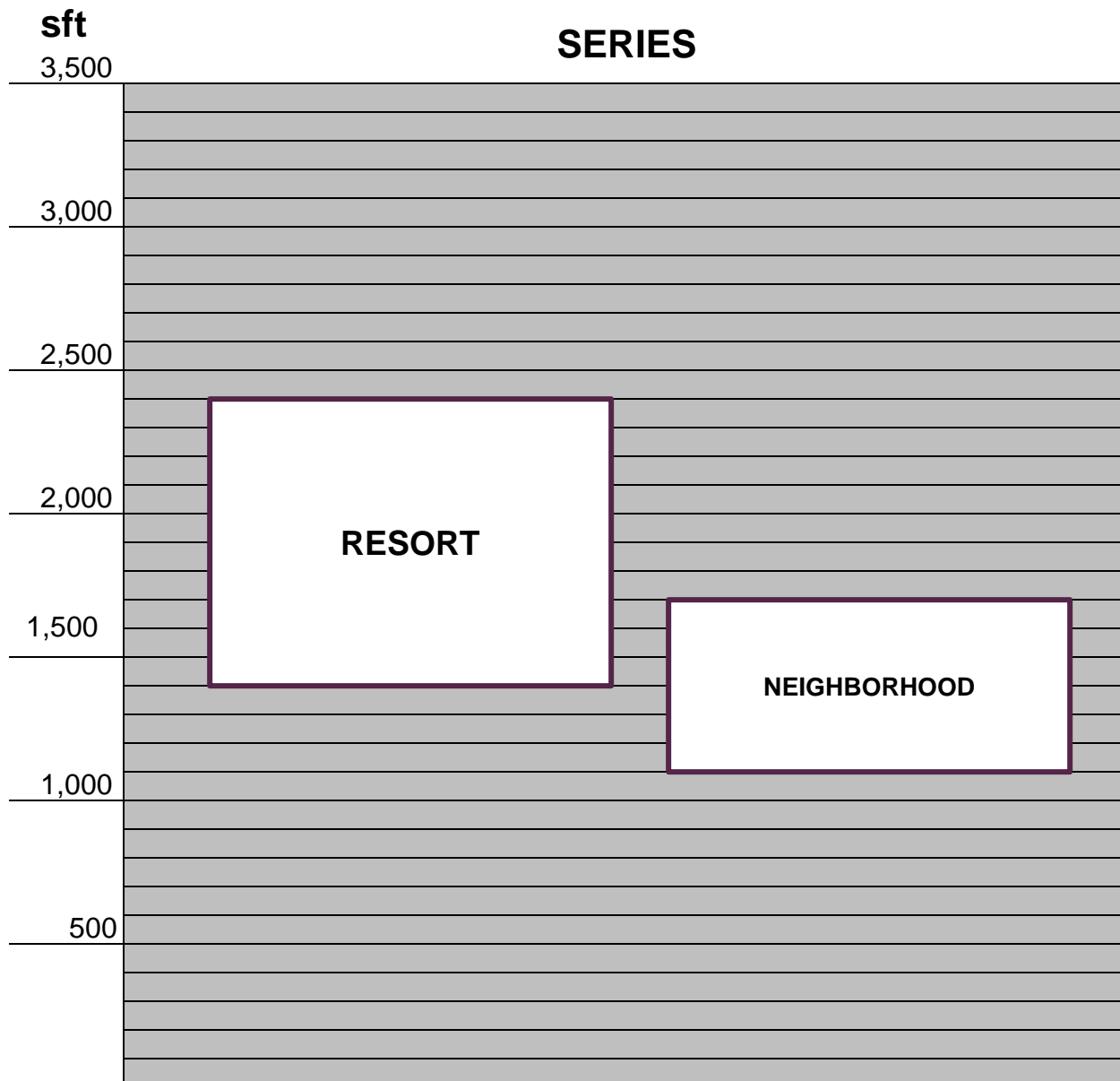


Arizona Traditions Community Information

SERIES



Arizona Tradition homes are divided into two series, each with distinct features and living space sizes shown in the table below.



Arizona Traditions Community Information

MODELS



Depending on the elevation and options selected at time of construction the actual home sizes may vary.

RESORT SERIES

Model	Size	Bedrooms	Baths	Garage
ADAMS	1,373	2	2	2
BILTMORE	1,957 – 2,051	2 or 2 +Den	2 or 2.5	2 or 2.5
HERMOSA	1,666	2 +Den	2	3 or 3.5
INGLESIDE	1,829 – 1,950	2 +Den or 3	2 or 2.5	2 or 2.5
JOKAKE	1,699	2 +Den	2	2
LA POSADA	1,704	2 +Den	2	3
PAPAGO	2,209 – 2,213	2 +Den	2.5	2
PHOENICIAN	2,391	2 +Den or 3	2 or 2.5	2 or 2.5
SONORAN	2,309	2 +Den	2	2
TAPATIO	1,933	3	2	2
WESTWARD HO	1,728 – 1,932	2 +Den or 3	2	2 or 2.5

NEIGHBORHOOD SERIES

Model	Size	Bedroom	Baths	Garage
ARCADIA	1,283	1 + Den or 2	2	2
CHOLLA	1,200	2	2	2
CORONADO	1,704	2 +Den	2	2
ENCANTO	1,105 – 1,190	2 +Den	2	2 or 3
IDYLWILDE	1,439 – 1,525	2 or 2 +Den	2	2
KENILWORTH	1,424	2	2	2
OCOTILLO	1,402	2 +Den	2	2
ORNAGEWOOD	1,052 – 1,200	1 +Den or 2	2	2 or 2.5
SAGUARO	1,515 – 1,565	2 +Den	2	2
SAN MARCOS	1,233 – 1,330	2	2	2
WILLO	1,666	2 +Den	2	2.5

Arizona Traditions Community Information

HOA FEES AND OTHER COSTS



2024

Example: Single Family Home detached

One-time fees due at purchase

Transfer Fee	\$ 155.00
Disclosure Fee	\$ 245.00
C.A.R.E. fee (Community & Resident Enhancement)	\$ 2,100.00
TOTAL	\$ 2,500.00

Annual fees

Homeowner Assessment Fee (per household)	\$ 1,791.00
TOTAL	\$ 1,791.00

Additional costs for Property Taxes, Insurance, Utilities, etc. have to be determined on an individual basis.

Arizona Traditions Community Information

GOLF



Arizona Traditions Community Information

GOLF



Arizona Traditions Golf Club - Public

Contact

17225 N Citrus Dr
Surprise, Arizona 85374
Phone(s): (623) 584-4000
Fax: (623) 584-4944



The 18-hole Arizona Traditions Golf Club in Surprise, Arizona is a public golf course that opened in 1997 and was designed by Dick Bailey.

The course features 4 sets of tees for different skill levels.

A challenging par-70 parkland style course with spectacular views of the White Tank Mountains. Rolling terrain, an abundance of mature trees and undulating greens make Arizona Traditions one of Greater Phoenix's most unique golf courses. The 6,110 yard track is home to more than 300 pine trees, rolling mounds, run-up style greens and only 22 bunkers.



Arizona Traditions Community Information

GOLF



Type	Public
Holes	18
Architect(s)	Dick Bailey
Year built	1997
Guest Policy	Open
Golf Season	Year round
Metal Spikes Allowed	No
Driving Range Available	Yes
Rental Carts Available	Yes - included in green fees
Rental Clubs Available	Yes
Pro Available	Yes
Tee Times Welcomed	Yes
Credit Cards Accepted	VISA, MasterCard Welcomed

Tee	Par	Length	Slope	Rating
Copper	70	6235 yd.	115	68.7
Tips	70	6073 yd.	111	68.1
Blue	70	5918 yd.	110	67.3
White	70	5701 yd.	107	65.6
Yellow	70	5154 yd.	110	68.2
Red (W)	70	4350 yd.	99	63.6

Arizona Traditions Community Information

Dining



The Arizona Traditions Restaurant



After a round of golf, many residents like to gather with friends at the Arizona Traditions Restaurant. It offers a sports bar for cocktails and casual lunches plus a dining room for elegant dinners.



Contact

17225 N Citrus Dr
Surprise, Arizona 85374
Phone(s): (623) 584-4000

Arizona Traditions Community Information

Fitness & Lifestyle



Hot Tub

Jacuzzi located next to fitness pool

Outdoor Pools

There are three pools at Arizona Traditions: One Olympic size pool for lap swimming and water aerobics, and two resort pools for relaxation and fun. There is also one jacuzzi



Water Aerobics

Three times a week



Tennis Courts

There are four lighted outdoor courts.

Horseshoe Pit

Pickleball Courts

Putting Green
and more...



Softball Field

The Arizona Traditions softball field welcomes players of all ability levels. Play on a team that competes against other area communities, or simply play for fun.

Meeting Rooms Library/Book Exchange Woodworking Shop

Arizona Traditions Community Information

SHOPPING



Located in and around Sun City Grand is an abundant selection of banks, grocery stores, restaurants, wealth management offices, and attorneys.

Here are some of the stores you will find along Grand Avenue and Bell Road in Sun City Grand:

Sam's Club

16573 W Bell Rd
Surprise
(623) 584-0054

Kohl's

14020 W Bell Rd
Surprise
(623) 544-6330

Best Buy

13711 W Bell Rd
Surprise
(623) 546-3108

Lowe's Home Improvement

13363 W Grand Ave
Surprise
(623) 975-6020

Albertsons Market

14551 W Grand Ave
Surprise
(623) 546-8038

The Home Depot

13760 W Bell Rd
Surprise
(623) 544-1129

Safeway

14505 W Grand Ave
Surprise
(623) 975-4022

Walmart Supercenter

13770 W Bell Rd
Surprise
(623) 544-2200

Testimonials

To Whom It May Concern,

In our real estate dealings, we were privileged to be represented by Hanna and Volker Stoebbe. We met them at an open house in January and began a relationship that comfortably balanced their professional experience and our personal needs. They provided easy-to-follow directions for every facet of our real estate transactions; guiding us on how best to attain our selling and purchasing goals.

Those multiple transactions were completed inside of six weeks, and the keys to successfully navigate the whole process were superbly coordinated by the Stoebbes. As such we wholeheartedly recommend them as a devoted real estate team who serve customers with honest communications and a principled work ethic.

We welcome any further inquiries.

*Sincerely,
Bill & Cathy - Washington*

To Whom it May Concern,

Hanna and Volker Stoebbe provided exceptional real estate service in helping us purchase our first home in Arizona. They were very attentive to our needs, knowledgeable of the market and very personable to work with. We always felt very high on their priority list, and they worked their schedule to accommodate us. As a husband and wife team, they bring the full package – from the real estate process and network of resources (e.g. mortgage lenders, title company, maintenance). We look forward to using them again for our next real estate transaction.

And, they receive our highest recommendation for anyone who is looking to buy in the Phoenix area.

Eric & Regan - Arizona

Hannelore & Volker

We want to take this opportunity to express our sincere thanks and appreciation for helping us find the RIGHT home in Sun City.

We realize it is not easy working with out of town customers, but; on our first trip to Arizona, you quickly learned what we were looking for, then provided us information via the computer. Then, even took the time to go look at these houses and gave us feedback; enabling us to make an offer on a house the very first day of our second trip.

You represented our interests and handled our purchase from beginning through closing with a high degree of professionalism. We would recommend you to anyone in the market for real estate!

Thanks again it was a personally enjoyable experience!

*Sincerely,
Dan & Maggie - Colorado*

To Whom it May Concern,

Hanna is well equipped to buy and sell homes. She is amazingly organized and has an impressive memory of the homes you look at with her. She is excellent at helping you evaluate the good and bad points of each house you look at and then keeps those points compiled for future reference. When selling our house, she researched the neighborhood and the school system, etc., so that she could share that information with prospective buyers. She even helped stage our house.

Volker is very knowledgeable particularly when it comes to inspecting a prospective home for purchase. He can guide you about what repairs might be necessary and whether they are a major concern or something minor. He is very objective and will give you his honest opinion but will not try to influence you. He gives you the facts so that you can make an educated decision.

He and Hanna are the perfect realtor team. They helped us find and purchase our present home and helped us sell our former home.

Mitch & Arlette - Arizona

Testimonials

To Whom it May Concern,

We closed on a house in Sun City Grand, Surprise, AZ and it was the easiest, most trouble free pleasant closing I've ever experienced (all done in six days).

It would not have been possible without the skill, experience, determination and willing to go the extra mile of both members of the team; Hanna and Volker Stoebbe.

On a scale of 1 to 10 they rate a 25 minimum, probably much higher.

Their integrity demeanor left no doubt that they were there to do what ever necessary to find us a home that we wanted, at a price that was priced right.

We never felt they were rushing for a commission; only protecting us.

Please believe me, I am not over selling this team. They cross all the T's and dot all the I's and don't leave any stone unturned.

Volker will give you a virtual house inspection and take pictures for you while you tour.

These two are very special people we were blessed to have come into our life.

If you need a great Realtor, please call them.

I know you'll feel blessed too.

Lew & Julie - Idaho

Hanna & Volker,

We just want to thank you so much for making our purchase of a large home in Sun City Grand and selling of our smaller home there so effortless.

The professional way you both handle yourselves and how truly helpful you are, make it a pleasure to work with you.

We can honestly say that we have not come across better real estate agents in the last 40 years.

We would highly recommend you to anyone looking for a smooth transaction.

*With many Thanks,
Bob & Bev - Oregon*

To Whom It May Concern,

Recently we purchased a home in Sun City Grand and Hanna & Volker Stoebbe assisted us in our search as our buyer's agent. We have purchased many homes over the years, but the professionalism and competence of the Stoebbe team is as good as we have ever seen.

They were extremely responsive and very helpful as we were new to the area. They have an outstanding understanding of the Sun City Grand market area and were extremely helpful in previewing properties and making recommendations.

They significantly reduced the time we had to spend looking at properties, as they listened to what we said and identified prospective properties. When we called and wanted to see a property, they made themselves available.

Hanna and Volker Stoebbe were very knowledgeable in enabling us to understand the condition of prospective homes. They also prepared documents that were very useful in our search.

Once we decided upon a property, they assisted us in the negotiation process and the subsequent inspection of the home.

Customer service is clearly the focus of the Stoebbe team.

We cannot be any more pleased with our new home. This is in large measure due to having Hanna and Volker Stoebbe as our buyer's agent.

*Sincerely,
Brian & Diane – Washington D.C.*

Dear Hannelore and Volker,

We couldn't have found a better couple to sell our home in Sun City a Grand.

You were punctual, efficient, knowledgeable and a real pleasure to work with.

We have recommended you highly to friends of ours who are thinking of selling their home soon.

*Many thanks.
Bill and Sue - Illinois*



**Thank you for taking the time to browse
through our introduction to:**



**We hope the information provided in this brochure
was helpful in answering some of your questions.**



HANNA STOEBBE

REALTOR®

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VOLKER STOEBBE

REALTOR®

623-363-9647

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