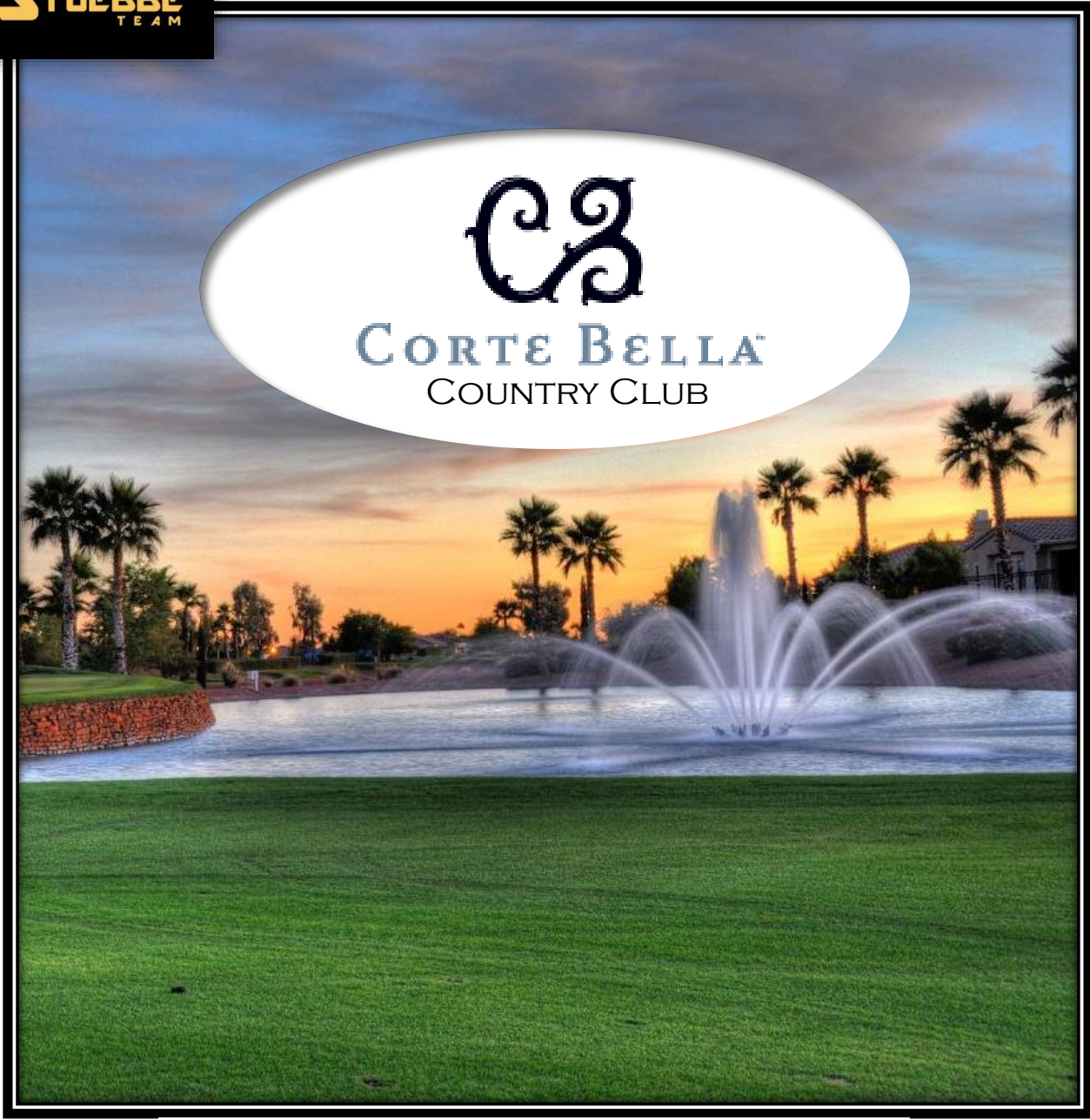




# FACT-BOOK

An introduction to:



**We have the answers to your questions**

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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.

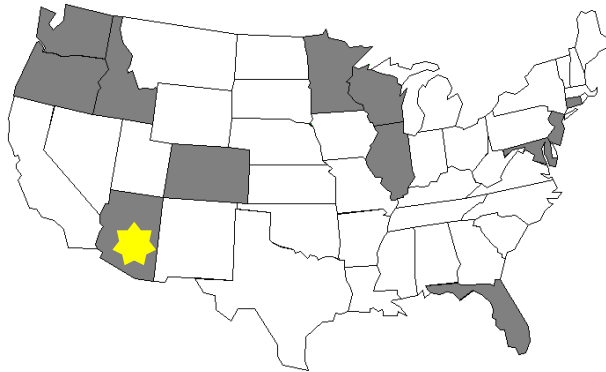
The extensive agent network and market exposure of RealtyONEGroup allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

## **...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](http://www.TheStoebbeTeam.com)

**...and now let's talk**



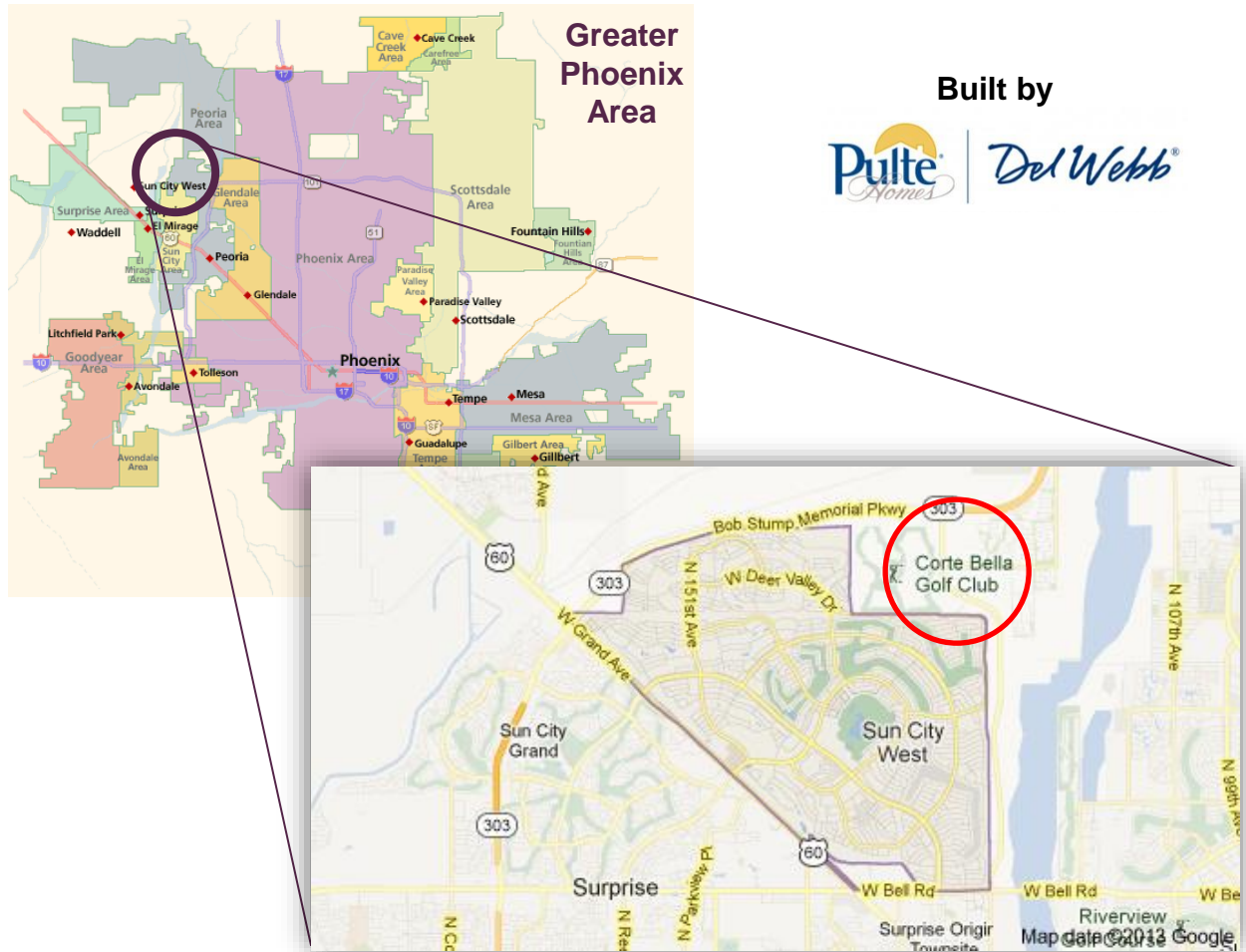
# Corte Bella Country Club Information OVERVIEW



# Corte Bella Country Club Information OVERVIEW



## GEOGRAPHY



Built by



## BASICS

Construction	1996 - 2009
Price Range	\$100's - \$700's
Number of Homes	1,650
Age Minimum	45+ (restrictions may apply)
For Sale	Resale Only – no new construction
Types of Homes	Single Family Homes



# Corte Bella Country Club Information

## OVERVIEW



Corte Bella in Sun City West, Arizona provides all the luxuries of a Del Webb active adult community in a smaller, more intimate setting of 1,650 homes. Corte Bella was uniquely designed based on feedback from retirees who wanted a small upscale, gated community with a private golf course.

Corte Bella in Sun City West, AZ integrated an exquisite level of detail into every aspect of their community. Architectural inspirations range from Europe's casual street scenes to Santa Barbara's beautiful fountains, flowering courtyards, elegant archways and colorful mosaics. Tree-lined streets, walking paths, small neighborhood enclaves and expansive courtyards are community hallmarks.

The residents of Corte Bella in Sun City West cherish the smaller and tight-knit atmosphere in their community. In contrast to the larger Sun City communities of the Phoenix Northwest Valley, Corte Bella caters to a smaller audience with a refined taste for upscale living in a gated setting.



# Corte Bella Country Club Information

## OVERVIEW



All homeowners are considered

### **Social Members**

of the Corte Bella Golf Club with the following privileges:

Unlimited use of the Fitness Club and associated outdoor amenities, including the pool, spa and courts

Use of the Social Club's multi-purpose rooms, and enjoyment of the Anacapa Grill

Discounted greens fees and limited access to the golf course

Access to the Golf Club and Pro Shop

### **Full Golf Members**

In addition to the above mentioned privileges Full Golf Membership privileges include:

Priority access to the golf course

Full use of practice facilities

Free range balls

Use of private golf cart with annual trail fees



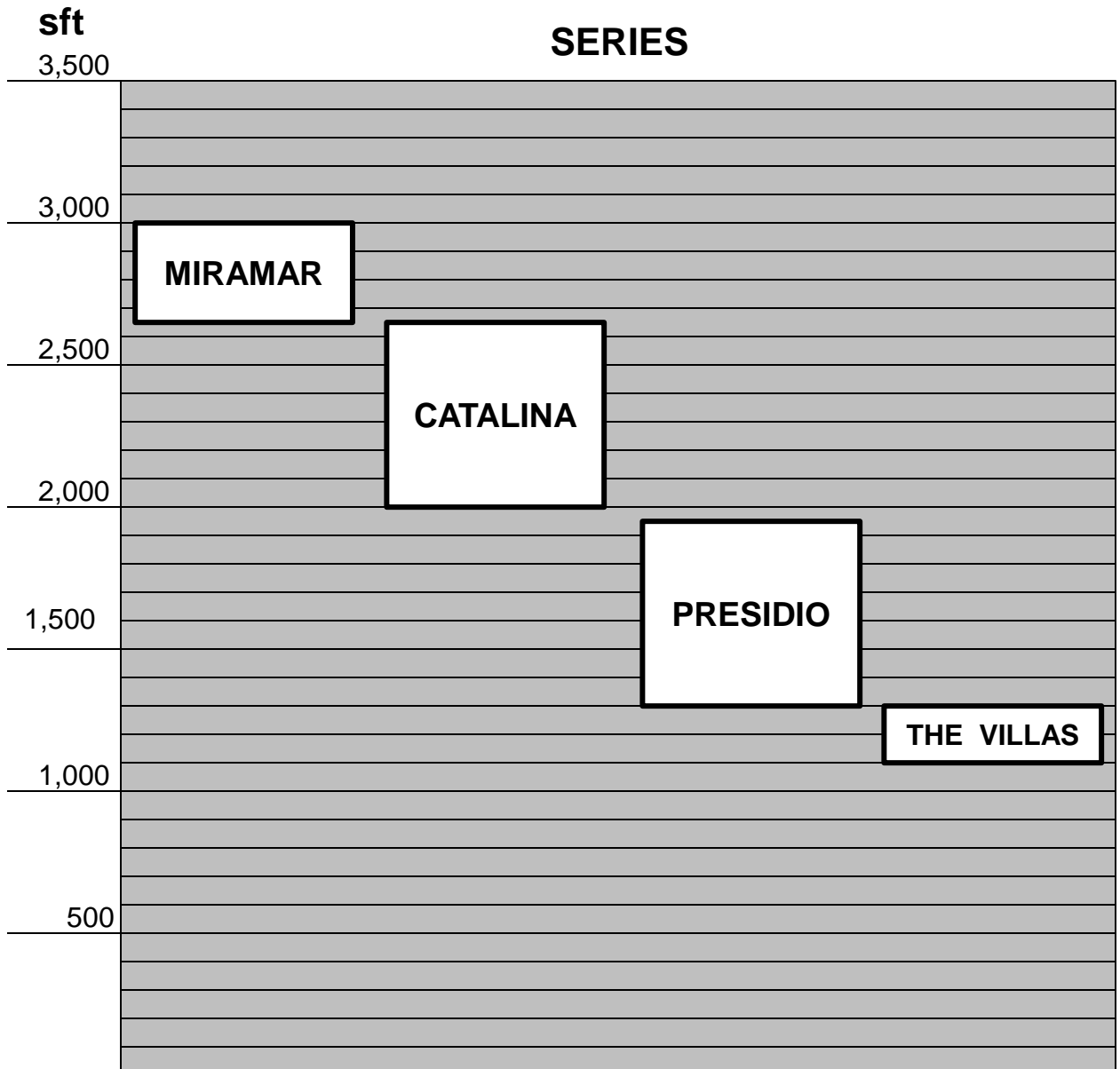
Corte Bella Golf Club will be limited to  
**400 Full Golf Members**

# Corte Bella Country Club Information

## SERIES



Homes in the Corte Bella Country Club are divided into four series, each with distinct features and living space sizes shown in the table below.



# Sun City Grand Community Information

## MODELS

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



### MIRAMAR SERIES

Model	Size	Bedrooms	Den	Bath	Great Room
<b>FIGUEROA</b>	<b>2,785</b>	<b>2</b>	<b>Y</b>	<b>2.5</b>	<b>Y</b>
<b>GRANADA</b>	<b>3,027</b>	<b>3</b>	<b>Y</b>	<b>2.5</b>	<b>N</b>

### CATALINA SERIES

Model	Size	Bedrooms	Den	Bath	Great Room
<b>ALAMEDA</b>	<b>2,727</b>	<b>3</b>	<b>Y</b>	<b>2.5</b>	<b>N</b>
<b>CAMBRIA</b>	<b>2,337</b>	<b>2</b>	<b>Y</b>	<b>2</b>	<b>N</b>
<b>ENCANTO</b>	<b>2,070</b>	<b>2</b>	<b>Y</b>	<b>2</b>	<b>Y</b>
<b>MIRADA</b>	<b>2,560</b>	<b>2</b>	<b>Y</b>	<b>2.5</b>	<b>Y</b>

### PRESIDIO SERIES

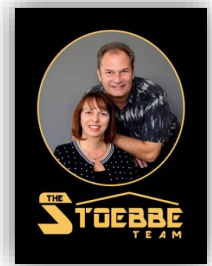
Model	Size	Bedrooms	Den	Bath	Great Room
<b>ARCADA</b>	<b>1,610</b>	<b>2</b>	<b>Y</b>	<b>2</b>	<b>Y</b>
<b>MONTCITO</b>	<b>1,352</b>	<b>2</b>	<b>N</b>	<b>2</b>	<b>Y</b>
<b>SAN MARCO</b>	<b>1,904</b>	<b>2</b>	<b>Y</b>	<b>2</b>	<b>Y</b>
<b>SAN YSIDRO</b>	<b>1,811</b>	<b>2</b>	<b>Y</b>	<b>2</b>	<b>Y</b>

### THE VILLAS

Model	Size	Bedrooms	Den	Bath	Great Room
<b>BELLITA</b>	<b>1,155</b>	<b>2</b>	<b>N</b>	<b>2</b>	<b>Y</b>
<b>QUINTA</b>	<b>1,282</b>	<b>2</b>	<b>N</b>	<b>2</b>	<b>Y</b>

# Corte Bella Country Club Information

## MEMBERSHIP FEES



**2024**

This provides homeowners access to pickleball courts, tennis courts, community work-out facilities including dressing rooms, sauna, spa and pool with indoor/outdoor hot tubs and a restaurant, and the community Olympic -sized heated pool.

Fee	Amount	How Paid
<b>HOA Master Association Fee</b>	<b>\$448.00</b>	<b>Quarterly</b>
<b>Capital Improvement Reserve Fund</b>	<b>\$3,750.00</b>	<b>One Time</b>
<b>Disclosure Fee</b>	<b>\$245.00</b>	<b>One Time</b>
<b>Transfer Fee</b>	<b>\$155.00</b>	<b>One Time</b>
<b>Architectural Review Committee</b>	<b>\$200.00</b>	<b>One Time</b>

**All Fees are subject to change and need to be verified with the HOA**

# Corte Bella Country Club Information HOA FEES AND OTHER COSTS



**2024**

## Example: Single Family Home detached

### One-time fees due at purchase

Capital Improvement/Reserve Fund	\$ 3,750.00
Disclosure Fee (paid by Seller)	\$ 245.00
Transfer Fee	\$ 155.00
Architectural Review	\$ 200.00
<b>TOTAL</b>	<b>\$ 4,350.00</b>

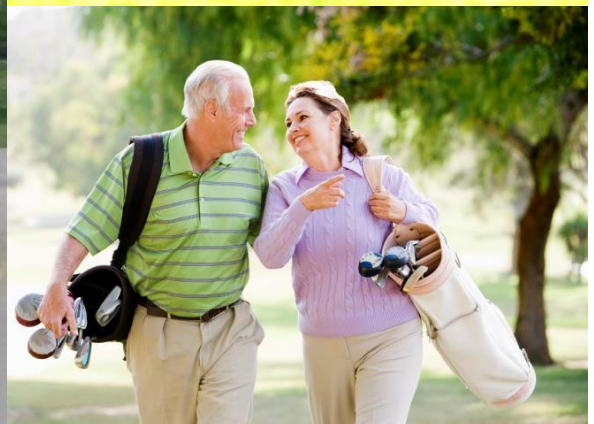
### Annual fees

HOA Master Association Fee	\$ 1,792.00
<b>TOTAL</b> (\$448.00 quarterly)	<b>\$ 1,792.00</b>

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

# Corte Bella Country Club Information

## GOLF



# Corte Bella Country Club Information

## GOLF



Corte Bella Golf Club in Phoenix, Arizona has everything expected in an elite golf community except the attitude. What you will find is friendly neighbors and an exceptional service that is attentive and helpful. Corte Bella Golf Club's classic layout provides an escape from the ubiquitous forced

carries and target greens found in traditional desert golf. It's also a course that's easy on the eyes: Lush ficus, Italian cypress, oleander and other exotic flora line the manicured Bermuda grass fairways, with water coming into play on three holes.

Inspired by classic golf architecture, this Greg Nash-designed course rewards the thinking player, whether playing from the 7,011-yard championship tees or from as close in as the 5,095-yard front tees. Corte Bella provides an experience like no other for golfers of all skill levels.

Drive placement is critical in the wide-but-well-bunkered fairways, while well-defended, tightly manicured greens put a premium on accurate approach shots and a steady putting stroke.

Arizona is famous for being one of the nation's top golf destinations. Corte Bella Golf Club offers one of the finest experiences money can buy. Nothing but the best for our members and guests is our motto and meeting every expectation is our goal.



22129 N. Mission Drive  
Sun City West, AZ 85375

# Corte Bella Country Club Information

## GOLF



Design	<b>Greg Nash (2004)</b>
Type	<b>Private</b>
GPS Mapped	<b>Yes</b>
Guest Policy	<b>none</b>
Dress Code	<b>Collared Shirt (No Denim)</b>
Season Start	<b>Year-round</b>
Reserved Tee Times	<b>Online &amp; Phone</b>
Pro Shop	<b>yes</b>
Fairways Grass	<b>Bermuda</b>
Driving Range	<b>Grass hitting surface</b>
Short Game Practice	<b>yes with sand bunker</b>

Tee Name	Length	Par	Slope	Rating
Championship	<b>7,011</b>	<b>72</b>	<b>129</b>	<b>72.5</b>
Player	<b>6,739</b>	<b>72</b>	<b>125</b>	<b>71.3</b>
Regular	<b>6,409</b>	<b>72</b>	<b>121</b>	<b>69.9</b>
Senior	<b>5,747</b>	<b>72</b>	<b>113</b>	<b>66.6</b>
Championship (W)	<b>5,747</b>	<b>72</b>	<b>124</b>	<b>72.0</b>
Player (W)	<b>5,360</b>	<b>72</b>	<b>120</b>	<b>69.9</b>
Forward (W)	<b>5,095</b>	<b>72</b>	<b>115</b>	<b>68.4</b>





# Corte Bella Country Club Information

## DINING



Affectionately serving the public, the Anacapa Restaurant offers its guests a wonderful dining experience and unforgettable views.

The menu features a wide variety of reasonably priced items that will lead you to have an experience like no other.

We proudly serve weekly lunch, dinner, and our renowned Sunday breakfast buffet. Look for special theme buffets and fabulous holiday brunches.

Walk in or call ahead and let our professional staff take care of you in true Corte Bella style. Whether yours is a large party or a quiet lunch or dinner date, you can be sure to receive a first class dining experience.



### **ANACAPA RESTAURANT** at the Corte Bella Country Club

22135 N. Mission Drive  
Sun City West, AZ 85375  
**(623) 455-9045**

*Reservations are recommended*

# Corte Bella Country Club Information

## AMENITIES



### Live lavishly.

Nestled among tree-lined streets, tucked privately behind manicured lawns and flowing water features is located the Valley's most precious gem, The Day Spa at Corte Bella Country Club.

As irony would have it, many of the people who come to relax and catch their breath at our spa, leave breathless. The scenery is breathtaking, the prices are inviting, and the service is top-notch.

The gated community that is Corte Bella provides a warm, genuine, first-class Tuscan feel. Call us for your chance to be affordably pampered -- from head to toe.

### Overwhelm your senses.

The spa menu catalogs all the ways in which your body can be rewarded -- from head to toe.

Whether you're looking to slow the effects of time with an exfoliating facial, or relieve tense muscles with a soothing massage, the talented staff at Corte Bella Day Spa is at your beckon call.

Enveloped in a serene ambiance, you'll head from one of our relaxation rooms into a tastefully decorated treatment room. The music plays soft as you lay there comfortably, knowing that in just a moment's time you'll soon be reborn.

Rejuvenated, you'll marvel knowingly why so many of our guests have enrolled in our monthly spa membership.



# Corte Bella Country Club Information

## AMENITIES



Corte Bella's fitness center boasts a state-of-the-art cardiovascular and weight training facility that also houses Corte Bella's luxurious Day Spa. Together, the facilities encompass nearly 12,000 square feet.

Several free weekly orientations are made available to those seeking to gain familiarity with the workings of the weight room.

Adjacent to the gym rests a temperature-controlled dance and aerobics studio; one that plays host to a litany of fitness classes. Our popular fitness classes are frequented by many Corte Bella faithful who have witnessed their bodies and spirits transform since joining the classes.

Classes are held in the movement studio and are catered to fit the needs of those with varying schedules, fitness levels, and body types. The use of medicine balls, free weights, resistance bands, and BOSU balls -among others- are all implemented by instructors to help keep things new and exciting.

Aqua-robics classes are held five days a week in the 165,000 gallon saltwater pool and serve as a low impact alternative for aching joints. A Corte Bella favorite, aqua class offers participants a chance to work out and cool off at the same time, all while achieving long lasting results.



A community events coordinator and a fitness instructor are continually providing residents of Corte Bella with fun and exciting events, activities, interest groups and fitness classes.

# Corte Bella Country Club Information

## AMENITIES



Seek relaxation poolside on a chaise lounge under the cool shade of countless palm trees. Corte Bella's beautiful 160,000 gallon pool neighbors our day spa and fitness center and is considered by all the very heart of Corte Bella.



This highly-enticing, heated, resort style saltwater pool has designated lap lanes, plenty of area for wading and a shade awning adjacent to an outdoor whirlpool.

At this desert oasis, meet your friends for a dip, join a water aerobics class, or just soak up the Arizona sunshine. The pool is extremely well maintained and is open year-round.



Food and beverage delivery service is available  
Tuesday through Saturday

## 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®

**623-363-9667** [Hanna@TheStoebbeTeam.com](mailto:Hanna@TheStoebbeTeam.com)

**VOLKER STOEBBE**  
REALTOR®

**623-363-9647**

## Simply contact us

We will find the home that's right for YOU

### Remember

We don't just sell homes  
We will introduce you to a

# Lifestyle

### Visit us online



[www.TheStoebbeTeam.com](http://www.TheStoebbeTeam.com)

