



FACT-BOOK

An introduction to:



We have the answers to your questions

Copyright © 2024 The Stoebbe Team – All Rights Reserved.





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
Since 2014



★★★★★
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.

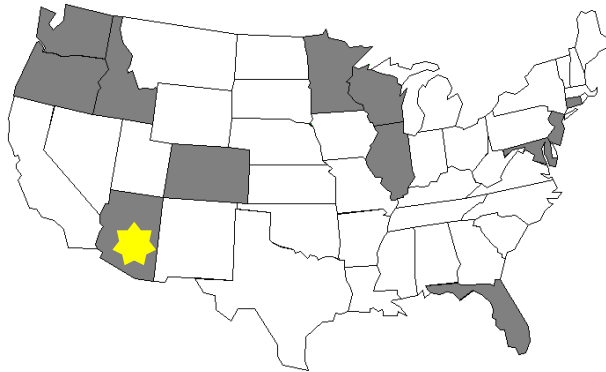
The extensive agent network and market exposure of RealtyONEGroup allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

...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

SUN CITY
ARIZONA

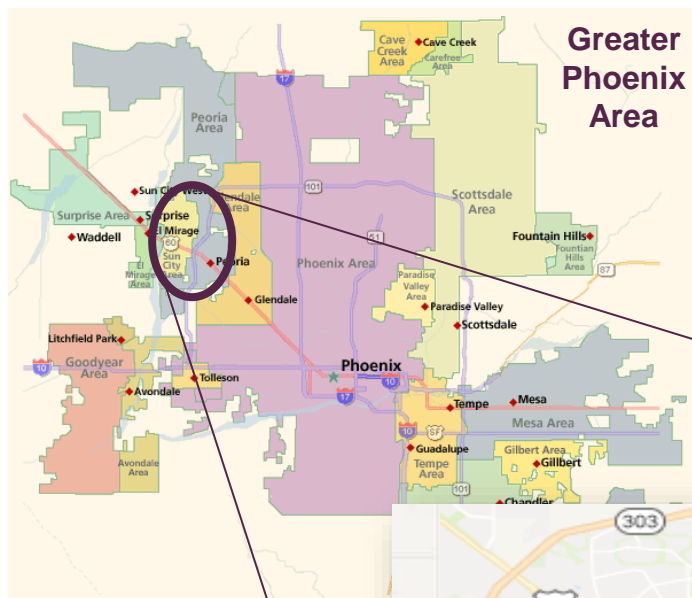
Sun City Community Information OVERVIEW



Sun City Community Information OVERVIEW



GEOGRAPHY



Built by
Del Webb[®]



BASICS

| | |
|-----------------|---|
| Construction | 1960 - 1978 |
| Price Range | \$100's - \$400's |
| Number of Homes | 26,008 |
| Age Minimum | 55+ |
| For Sale | Resale Only – no new construction |
| Types of Homes | Single Family Homes Attached Homes, Condominiums |



Sun City Community Information

OVERVIEW



Sun City Arizona was not only the first of the 55+ active adult communities in Arizona, but also the first in the country.

Del Webb started Sun City Arizona in 1960 and it now has over 26,000 homes, 11 golf courses and countless amenities and social clubs. It is renowned for its incredible home values, low property taxes and minimal association fees.

On New Year's Day 1960 Del Webb's Sun City Arizona opened their doors to the public. Years of anticipation led to an astonishing 100,000 visitors who toured the property in the first weekend. Del Webb went on to sell 400 homes in the first month and 2,000 in the first year making Sun City one of the most popular active adult communities in Arizona. Between 1960 and 1978, Del Webb continued to build a community that catered to the retirement dreams of thousands of Americans. Sun City Arizona is now home to over 44,000 full and part-time residents.

Despite the construction of more newly established active adult communities in Arizona, Sun City Arizona remains a popular retirement destination. Sun City is preferred by buyers who want low property taxes, reasonably priced homes and mature landscaping in a good location near extensive shopping and close to the highway. These attributes, along with newly remodeled homes and recreation centers, make Sun City Arizona a value that cannot be ignored.

Del Webb pioneered the active adult concept with the notion that residents should be able to live in an entirely self-contained community with access to nearly every imaginable amenity. Residents of Sun City enjoy the community's interconnectedness with the surrounding attractions. The golf-cart legal streets provide a convenient mode of transportation to the recreation and shopping centers within Sun City, AZ.

Sun City Community Information

OVERVIEW



Other active adult communities in Arizona model their amenities after Sun City Arizona. Sun City Arizona boasts one of the highest rates of golf holes per capita of any active adult community in the country. Although Sun City has been a favorite destination for golf enthusiasts, there are many exciting attractions for non-golfers as well. There are seven recreation centers that host a vast array of amenities including restaurants, fitness centers, indoor and outdoor swimming pools, indoor walking track, racquetball courts, woodworking shop and numerous hobby and card rooms.

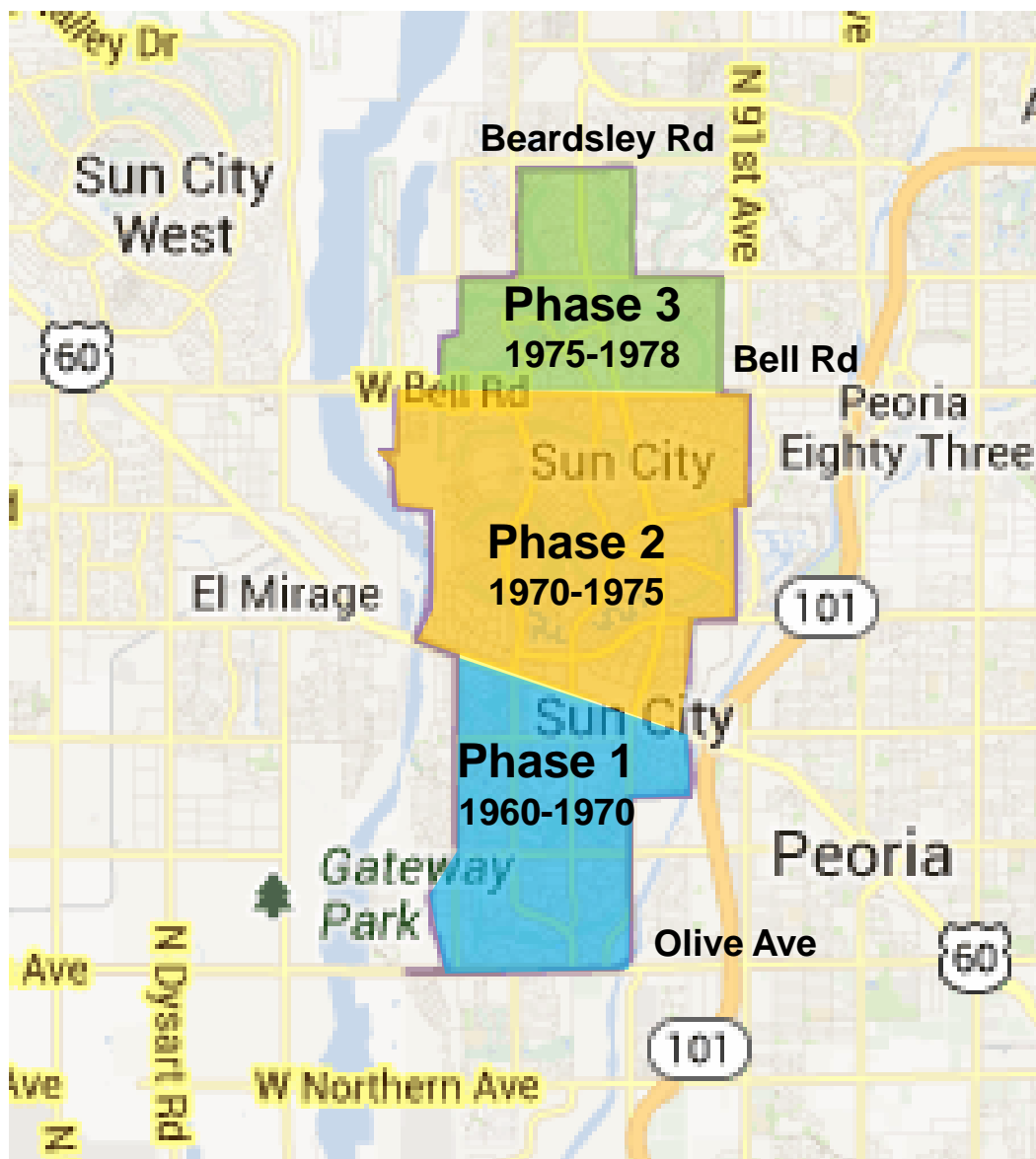
In addition to the recreation centers, Sun City Arizona is home to 30 churches, a synagogue, social hall, grand ballroom, performing arts theater, two libraries and an on-site hospital.

The grounds of Sun City Arizona are an active adult playground rich with amenities that cater to physically active adults. On any day of the year, it is common to see residents walking on the miles of trails or socializing with friends on the pickleball, tennis, horseshoe, lawn bowling and bocce ball courts. Plus, the softball field and fishing lakes are a great place to take the grandkids when they come to visit.

Sun City Community Information OVERVIEW



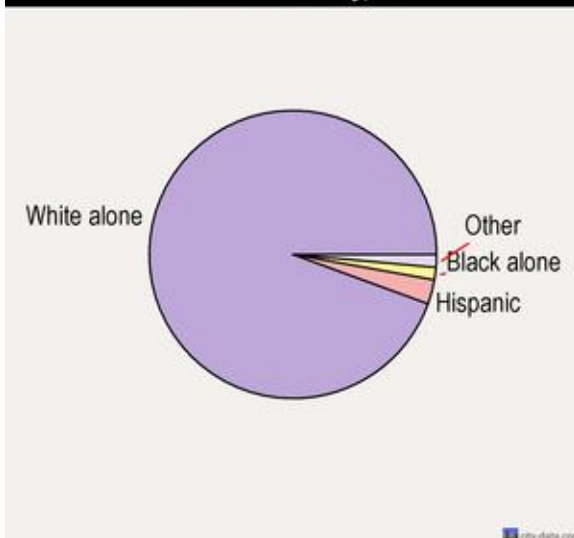
Sun City Arizona was built between 1960 and 1978 in three construction phases from south to north.





Sun City demographics

Races in Sun City, AZ



White alone - 35,409 (94.4%)

Hispanic - 1,034 (2.8%)

Black alone - 520 (1.4%)

Asian alone - 237 (0.6%)

Two or more races - 202 (0.5%)

American Indian alone - 74 (0.2%)

Native Pacific Islander alone - 10 (0.03%)

Other race alone - 13 (0.03%)

Ancestries: **German** (24.0%), **English** (18.1%), **Irish** (12.3%), **United States** (6.0%), **Norwegian** (4.4%), **Polish** (4.0%).

Sun City compared to Arizona state average

Median household income **below** state average.

Median house value significantly **below** state average.

Black race population percentage **significantly below** state average.

Hispanic race population percentage **significantly below** state average.

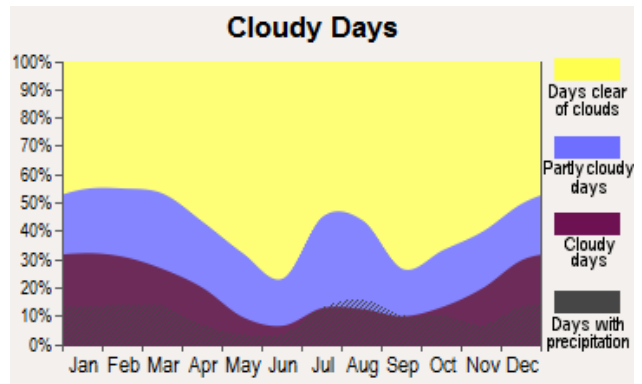
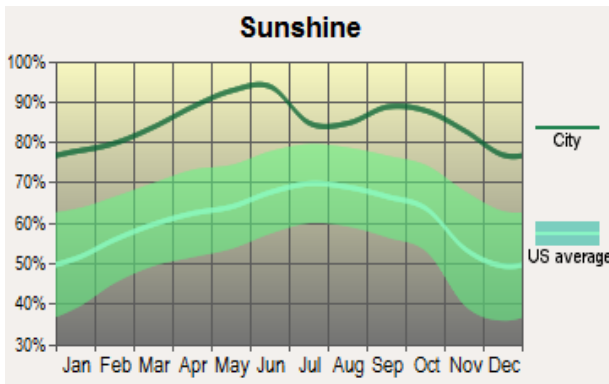
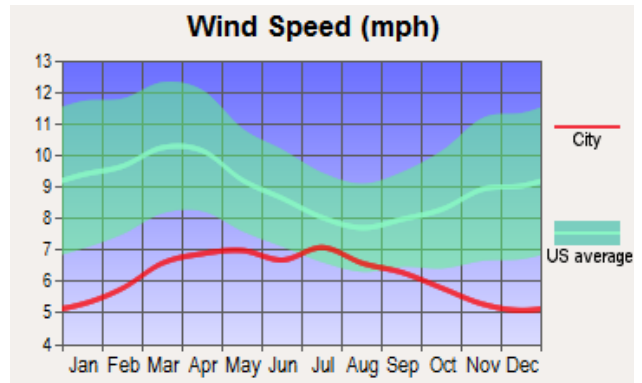
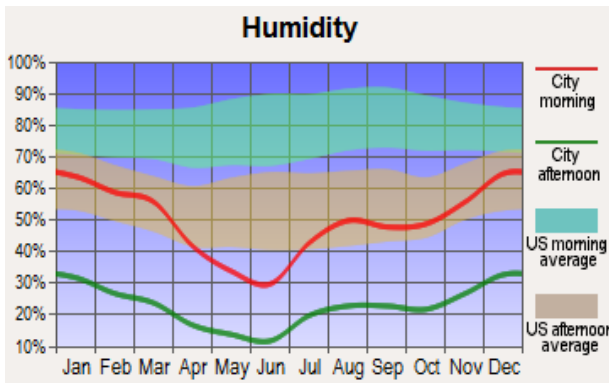
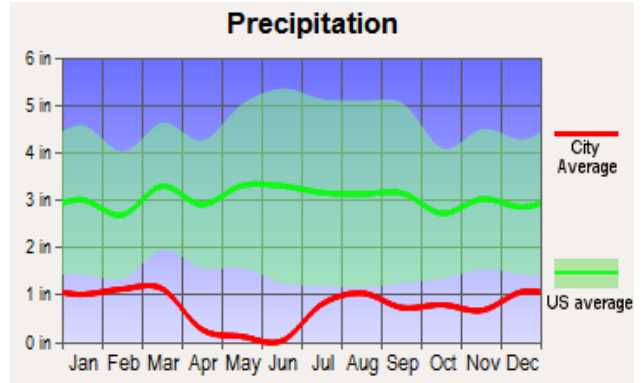
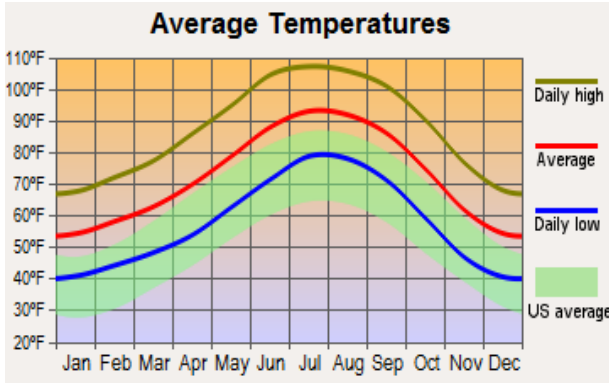
Median age significantly **above** state average.

Foreign-born population percentage **significantly below** state average.

Renting percentage **significantly below** state average.

Number of college students **significantly below** state average.

Sun City Community Information STATISTICS



Sun City Community Information

MEMBERSHIP FEES



2024

| Fee | Amount | How Paid |
|---|------------|----------|
| Annual Assessment Fee (Per person in Household – max 2 persons) | \$575.00 | Annual |
| Preservation & Improvement Fee | \$4,000.00 | One Time |
| Capital Improvement Fee | \$1,000.00 | One Time |
| Resale Transfer Fee (each Purchase) | \$300.00 | One Time |
| Resale Disclosure Fee (paid by Seller) | \$200.00 | One Time |

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



Sun City Community Information HOA FEES AND OTHER COSTS



2024

Example: Single Family Home detached

One-time fees due at purchase

| | |
|---------------------------------|--------------------|
| Transfer Fee | \$ 300.00 |
| Disclosure Fee (paid by Seller) | \$ 200.00 |
| Preservation & Improvement Fee | \$ 4,000.00 |
| Capital Improvement Fee | \$ 1,000.00 |
| TOTAL | \$ 5,500.00 |

Annual fees

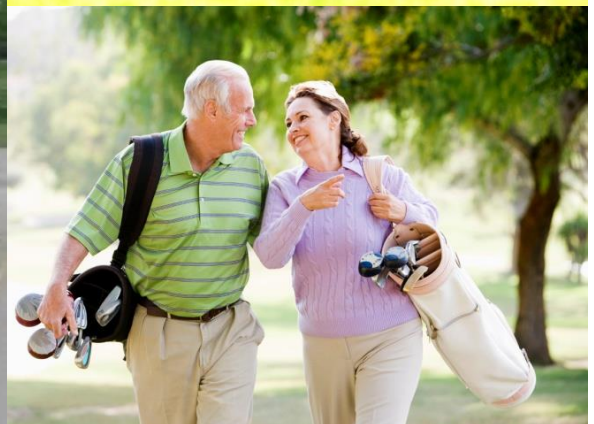
| | |
|--|------------------|
| Rec Center Fee (per person in household) | \$ 575.00 |
| TOTAL (per household) | \$ 575.00 |

Some areas in Sun City also have additional one-time and annual fees to be verified on an individual basis.

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

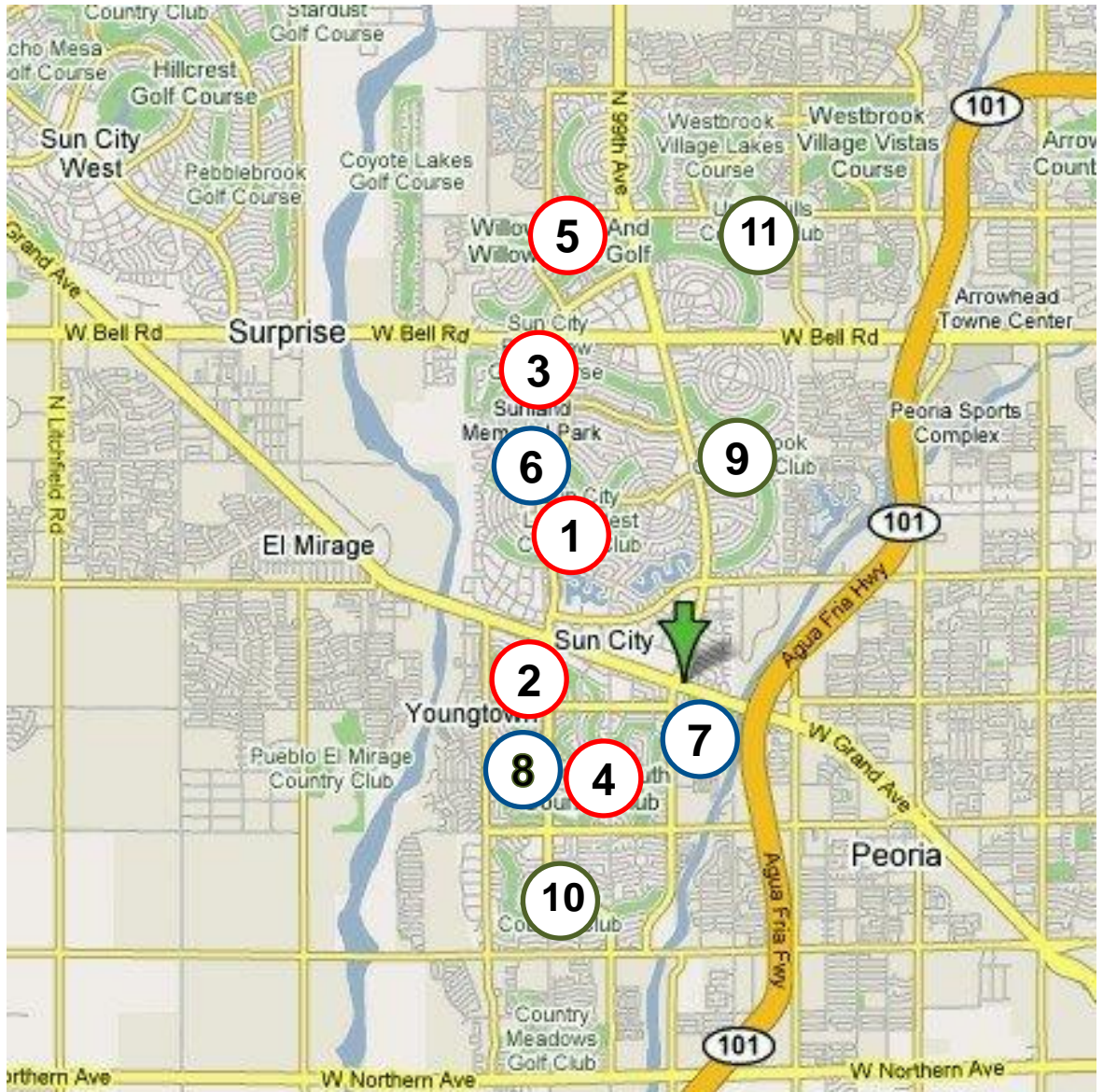
Sun City Community Information

GOLF COURSES



Sun City Community Information

GOLF COURSES



Regulation

- 1 Lakes West
- 2 North
- 3 Riverview
- 4 South
- 5 Willowcreek

Executive

- 6 Lakes East
- 7 Quail Run
- 8 Willowbrook

Country Clubs

- 9 Palm Brook Country Club
- 10 Sun City Country Club
- 11 Union Hills Country Club



Sun City Community Information

GOLF COURSES - Executive



Lakes East Golf Course

10433 W. Talisman Road
623-876-3023

Golf course details

Holes: **18**
Public/Private: **Private**
Golf Season: **Year round**
Guest Policy: **Reciprocal**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**
Greens: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|----------------|-----------|-------------|-----------|-------------|
| Back | 60 | 3295 | 83 | 56.6 |
| Forward | 60 | 2919 | 78 | 55.1 |

Course policies

Metal spikes allowed: No
Dress code: Collared shirt required
Credit cards accepted: VISA, MasterCard Welcomed

Green fees are subject to change and need to be verified



Sun City Community Information

GOLF COURSES - Executive



Quail Run Golf Course

9774 W. Alabama Ave.
623-876-3035

Golf course details

Holes: **9**
Designed by: **Greg Nash, Jeff Hardin**
Public/Private: **Private**
Year opened: **1973**
Golf Season: **Year round**
Guest Policy: **Reciprocal**
Tee times welcomed: **Yes**
Fairways: **Bermuda Grass**
Greens: **Bermuda Grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|----------------|-----------|-------------|-----------|-------------|
| Red (W) | 31 | 1798 | 89 | 30.3 |
| White | 31 | 2029 | 90 | 29.5 |

Course policies

Metal spikes allowed: No
Dress code: **Collared shirt required, no denim**
Credit cards accepted: **VISA, MasterCard Welcomed**

Green fees are subject to change and need to be verified



Sun City Community Information

GOLF COURSES - Executive



Willowbrook Golf Course

10600 N. Boswell Blvd.
623-876-3033

Golf course details

Holes: **18**
Designed by: **George Fazio, Tom Fazio**
Public/Private: **Private**
Year opened: **1973**
Golf Season: **year round**
Guest Policy: **Closed**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**
Greens: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|----------------|-----------|-------------|-----------|-------------|
| Back | 60 | 3800 | 84 | 57.8 |
| Forward | 60 | 3414 | 89 | 58.1 |

Course policies

Metal spikes allowed: No

Dress code:

Credit cards accepted: VISA, MasterCard Welcomed

Green fees are subject to change and need to be verified



Sun City Community Information

GOLF COURSES - Regulation



Lakes West Golf Course

10433 W. Talisman Road
623-876-3020

Golf course details

Holes: **18**
Public/Private: **Private**
Year opened: **1960**
Golf Season: **Year round**
Guest Policy: **Reciprocal**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**
Greens: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|---------------|-----------|-------------|------------|-------------|
| Back | 72 | 6195 | 118 | 69.1 |
| Front | 72 | 5640 | 114 | 70.6 |
| Middle | 72 | 5944 | 114 | 68.1 |

Course policies

Metal spikes allowed: No
Dress code: **Collared shirt required**
Credit cards accepted: VISA, MasterCard Welcomed

Green fees are subject to change and need to be verified

Sun City Community Information

GOLF COURSES - Regulation



North Golf Course

12650 N. 107th Ave.
623-876-3010

Golf course details

Holes: **18**
Designed by: **Del Webb Corp.**
Public/Private: **Private**
Year opened: **1960**
Golf Season: **Year round**
Guest Policy: **Closed**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**
Greens: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|----------------|-----------|-------------|------------|-------------|
| Black | 72 | 6051 | 117 | 69.5 |
| Middle | 72 | 6154 | 114 | 68.2 |
| Forward | 72 | 5625 | 113 | 71.2 |

Course policies

Metal spikes allowed: Yes
Dress code: **Collared shirt required**
Credit cards accepted: **VISA, MasterCard Welcomed**

Green fees are subject to change and need to be verified



Sun City Community Information

GOLF COURSES - Regulation



Riverview Golf Course

16401 N. Del Webb Blvd.
623-876-3025

Golf course details

Holes: **18**
Designed by: **Jeff Hardin**
Public/Private: **Semi-Private**
Year opened: **1970**
Golf Season: **Year round**
Guest Policy: **Open**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|----------------|-----------|-------------|------------|-------------|
| Forward | 72 | 5558 | 115 | 70.7 |
| Middle | 72 | 6053 | 113 | 68 |
| Back | 72 | 6394 | 116 | 69.6 |

Course policies

Metal spikes allowed: No

Dress code: Collared shirt required

Credit cards accepted: VISA, MasterCard Welcomed

Green fees are subject to change and need to be verified



Sun City Community Information

GOLF COURSES - Regulation



South Golf Course

11000 N. 103rd Ave.
623-876-3015

Golf course details

Holes: **18**
Designed by: **Milton Coggins, Tripp Davis**
Public/Private: **Private**
Year opened: **1962**
Golf Season: **Year round**
Guest Policy: **Closed**
Tee times welcomed: **Yes**
Fairways: **Bermuda Grass**
Greens: **Bermuda Grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|--------------|-----------|-------------|------------|-------------|
| Championship | 72 | 6774 | 115 | 71.2 |
| Forward (W) | 76 | 5995 | 117 | 72.6 |
| Back | 72 | 6503 | 112 | 69.8 |
| Middle | 72 | 6111 | 110 | 67.7 |

Course policies

Metal spikes allowed: No

Dress code: **Collared shirt required, no cutoffs, denim ok.**

Credit cards accepted: **VISA, MasterCard Welcomed**

Green fees are subject to change and need to be verified

Sun City Community Information

GOLF COURSES - Regulation



Willowcreek Golf Course

10600 N. Boswell Blvd.
623-876-3030

Golf course details

Holes: **18**
Designed by: **George Fazio, Tom Fazio**
Public/Private: **Private**
Year opened: **1973**
Golf Season: **Year round**
Guest Policy: **Closed**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**
Greens: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|----------------|-----------|-------------|------------|-------------|
| Back | 72 | 6366 | 119 | 69.4 |
| Middle | 72 | 6040 | 115 | 67.9 |
| Forward | 72 | 5551 | 117 | 70.2 |

Course policies

Metal spikes allowed: No

Dress code:

Credit cards accepted: VISA, MasterCard Welcomed

Green fees are subject to change and need to be verified

Sun City Community Information

GOLF COURSES - Regulation



Palm Brook Country Club Golf Course

9350 W Greenway Rd
(623) 977-8333

Golf course details

Holes: **18**
Designed by: **Jeff Hardin**
Public/Private: **Private**
Year opened: **1973**
Golf Season: **Year round**
Guest Policy: **Closed**
Tee times welcomed: **Yes**
Fairways: **Bermuda Grass**
Greens: **Bermuda Grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs:
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|--------------|-----------|-------------|------------|-------------|
| Championship | 72 | 6529 | 120 | 70.1 |
| Forward (W) | 72 | 5198 | 107 | 66.5 |
| Middle | 72 | 6300 | 118 | 69.1 |
| Other | 72 | 5562 | 114 | 70.6 |

Course policies

Metal spikes allowed: No
Dress code: **Collared shirt required, no denim**
Credit cards accepted:

Green fees are subject to change and need to be verified

Sun City Community Information

GOLF COURSES - Regulation



Sun City Country Club Golf Course

9433 N 107th Ave
(623) 933-1353

Golf course details

Holes: **18**
Designed by: **Milton Coggins**
Public/Private: **Private**
Year opened: **1966**
Golf Season: **Year round**
Guest Policy: **Reciprocal**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**
Greens: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes**

| Tee | Par | Yardage | Slope | Rating |
|--------------|-----------|-------------|------------|-------------|
| Blue | 72 | 6275 | 120 | 68.8 |
| White | 72 | 5885 | 116 | 67.3 |
| Gold | 72 | 5334 | 108 | 65.3 |
| Red | 72 | 5183 | 112 | 68.3 |

Course policies

Metal spikes allowed: No

Dress code: **Collared shirt required, no denim**

Credit cards accepted:

Green fees are subject to change and need to be verified

Sun City Community Information

GOLF COURSES - Regulation



Union Hills Country Club Golf Course

9860 W Lindgren Ave
(623) 977-4281

Golf course details

Holes: **18**
Designed by: **Greg Nash, Jeff Hardin**
Public/Private: **Private**
Year opened: **1974**
Golf Season: **Year round**
Guest Policy: **Open**
Tee times welcomed: **Yes**
Fairways: **Bermuda grass**
Greens: **Bermuda grass**

Facilities

Pro in house: **Yes**
Driving range: **Yes**
Rental clubs: **Yes**
Rental carts: **Yes** - included

| Tee | Par | Yardage | Slope | Rating |
|-----------------|-----------|-------------|------------|-------------|
| Blue | 72 | 6583 | 123 | 71 |
| Red (W) | 73 | 5682 | 119 | 71.9 |
| White | 72 | 6151 | 118 | 68.8 |
| Gold (W) | 73 | 5503 | 118 | 70.7 |

Course policies

Metal spikes allowed: No

Dress code: **Collared shirt required, no denim**

Credit cards accepted: American Express, Visa, MasterCard, Discover

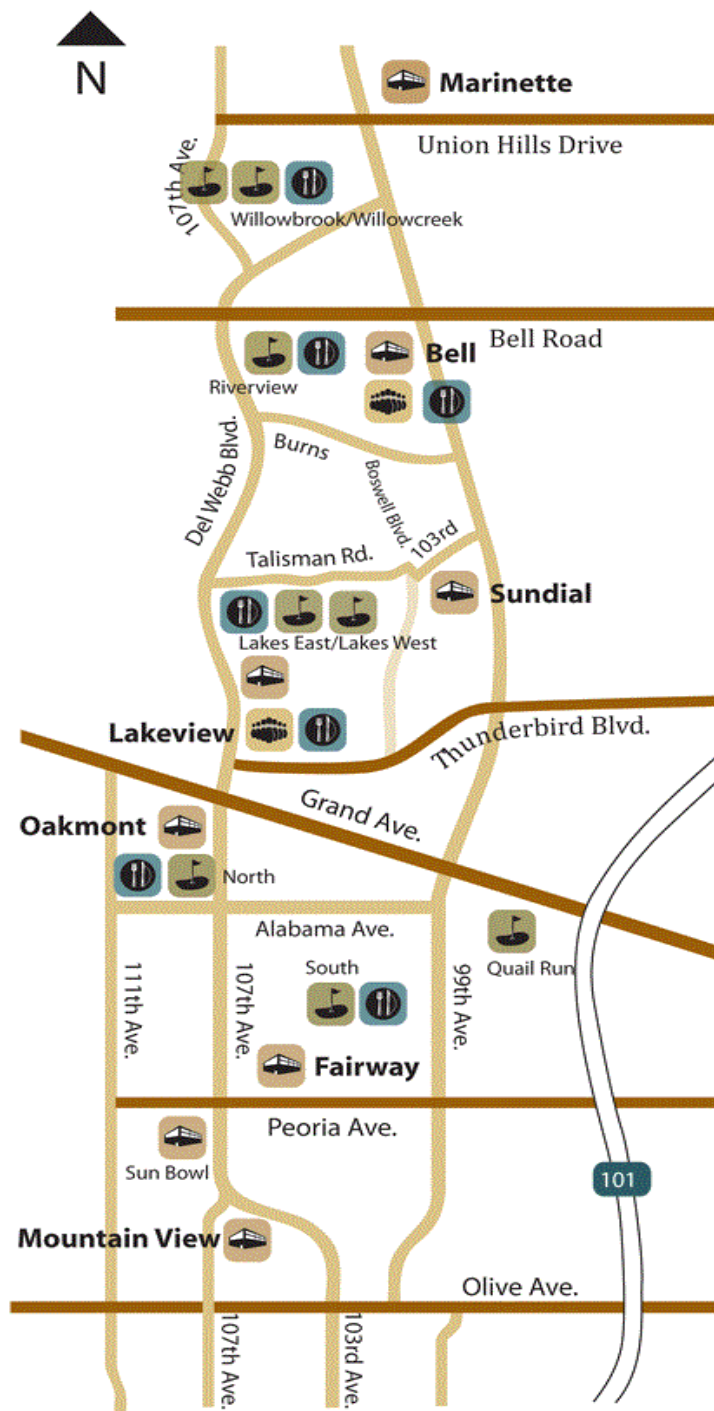
Green fees are subject to change and need to be verified



Sun City Community Information RECREATION CENTERS (RCSC)



Sun City Community Information RECREATION CENTERS (RCSC)



RCSC Cardholders have seven recreation centers in which to play.

No other Sun City-branded community can boast as many centers as the original.

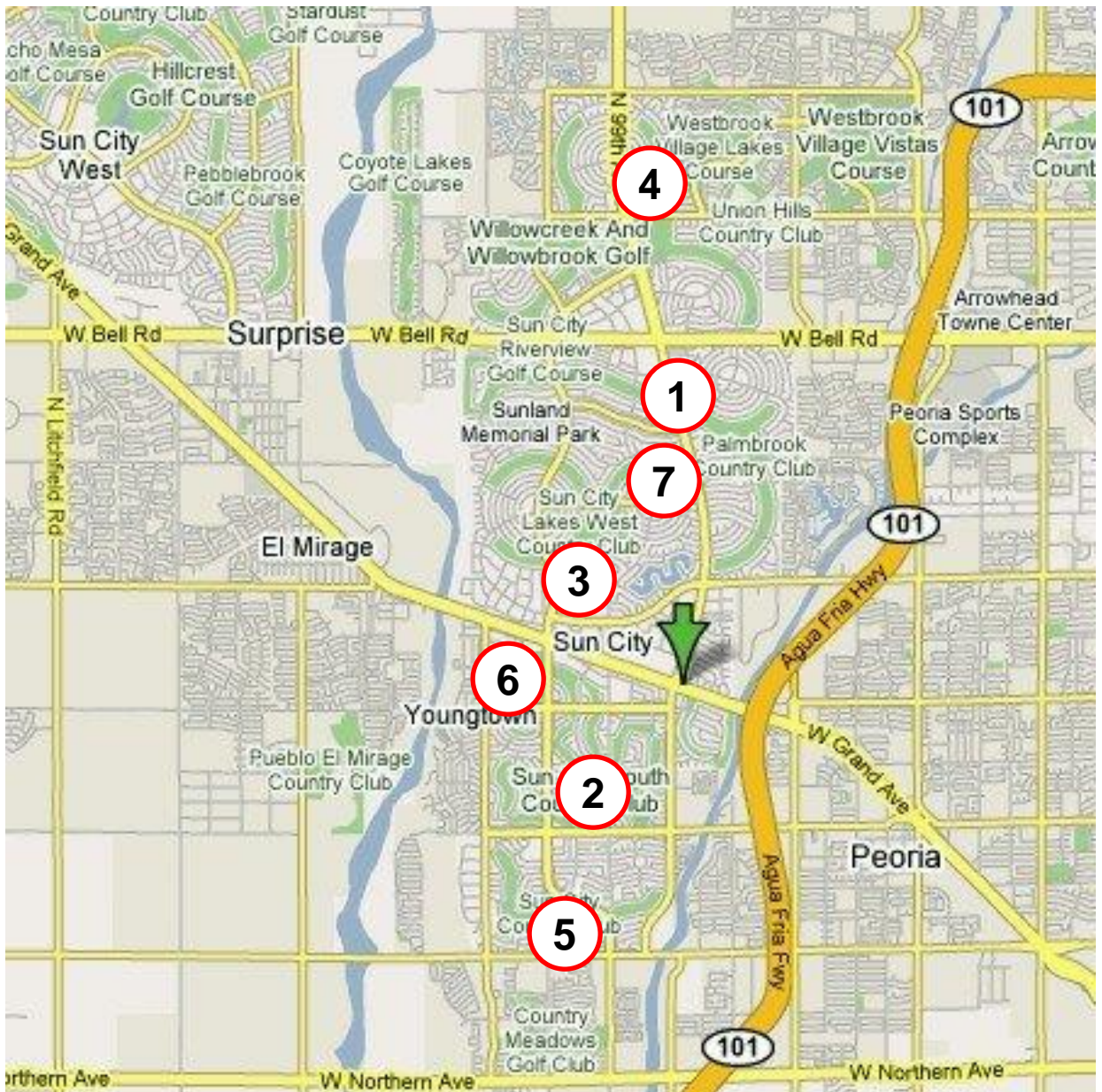
Every center offers a myriad of activities and amenities such as swimming pools, fitness centers, social halls and special-interest clubs.

Each of the seven centers provides unique fitness opportunities.

Explore each center to find the one that suits you best.

Sun City Community Information

RECREATION CENTERS (RCSC)



- 1 - Bell Recreation Center
- 2 - Fairway Recreation Center
- 3 - Lakeview Recreation Center
- 4 - Marinette Recreation Center

- 5 - Mountain View Recreation Center
- 6 - Oakmont Recreation Center
- 7 - Sundial Recreation Center



Sun City Community Information

RECREATION CENTERS (RCSC)



Bell Recreation Center, & Bell Lanes

16820 N 99th Ave
623-876-3040

Whether you are looking for a workout in a state-of-the-art fitness center, a leisurely pool walk or a game of racquetball, you can find it at Bell Recreation Center.

Along with these and other amenities, the center also features a traditional lap pool, a branch of the Maricopa County Library, the Sun City Visitors Center and numerous clubs.

| FEATURES |
|-----------------|
| Fitness Center |
| Lap Pool |
| Walking Pool |
| Spa |
| Mini Golf |
| Tennis |
| Table Tennis |
| Racquetball |
| Shuffleboard |
| Billiards |



Sun City Community Information RECREATION CENTERS (RCSC)



Fairway Recreation Center

10600 W Peoria Ave

623-876-3044

Sun City's second oldest, and yet newest, recreation center, Fairway Center underwent a two-phase renovation project over the past three years.

It is home to a state-of-the-art fitness center, an indoor walking track and a combination lap and walking pool, in addition to numerous clubs.

| FEATURES |
|----------------|
| Fitness Center |
| Pool |
| Walking Pool |
| Spa |
| Billiards |
| Indoor Track |



Sun City Community Information RECREATION CENTERS (RCSC)



Lakeview Recreation Center, & Lakeview Lanes

10626 W Thunderbird Blvd
623-561-4675

Lakeview Recreation Center, situated on the shores of scenic Viewpoint Lake, offers a wide array of activities in a truly unique setting.

Play a game of tennis, stroll by the lake or take a dip in the pool. You'll find your own private oasis at Lakeview.

The center is home to RCSC Corporate Offices including the Board of Directors, Cardholder Services and Clubs and Activities Office.

| FEATURES |
|-----------------|
| Fitness Center |
| Pool |
| Children's Swim |
| Spa |
| Boating |
| Fishing |
| Mini Golf |
| Tennis |
| Shuffleboard |
| Billiards |



Sun City Community Information

RECREATION CENTERS (RCSC)



Marinette Recreation Center

9860 W Union Hills Dr
623-876-3054

Marinette Center offers plenty of opportunities to exercise both your body and your mind.

Tennis, pickleball, swimming, mini-golf and walking on the outdoor track will keep your body in shape.

You can expand your mind and learn something new by joining one of the many exciting clubs that meet at Sun City's northernmost recreation center.

| FEATURES |
|-----------------|
| Fitness Center |
| Pool |
| Children's Swim |
| Spa |
| Pickleball |
| Mini Golf |
| Horseshoes |
| Bocce |
| Walking |



Sun City Community Information RECREATION CENTERS (RCSC)



Mountain View Recreation Center

9749 N 107th Ave
623-876-3042

Mountain View Center provides many activities for cardholders, with numerous sports amenities and an auditorium for performances and special events.

| FEATURES |
|-----------------|
| Fitness Center |
| Pool |
| Children's Swim |
| Spa |
| Pickleball |
| Mini Golf |
| Horseshoes |



Sun City Community Information

RECREATION CENTERS (RCSC)



Oakmont Recreation Center

10725 W Oakmont Ave
623-876-3046

Oakmont Recreation Center is Sun City's first recreation center, built in 1960.

Despite its age, the center has plenty of activities to keep cardholders coming back.

Take a dip in Sun City's first salt water pool or play some cards with friends. Right next door is the Del Webb Sun Cities Museum, where you can learn about the amazing history of Sun City.

FEATURES

Fitness Center

Pool

Spa

Sun City Community Information

RECREATION CENTERS



Sundial Recreation Center

14801 N 103rd Ave
623-876-3048

Sundial Center boasts RCSC's only **indoor swimming pools** under a newly reconstructed roof. The exercise pool features an automated chair-lift for cardholders with special needs. Numerous concerts and special events are held in Sundial Auditorium, and the center boasts a large contingent of chartered clubs.

Sundial Center is also the home of the Mineral Museum, the finest of its genre in the Valley of the Sun. Operated by the Rockhound Club, the museum features rocks, minerals and geological specimens, and encourages visitors to check out the Fluorescent Room. Admission is **FREE**.

| FEATURES |
|----------------|
| Fitness Center |
| Indoor Pool |
| Exercise Pool |
| Spa |
| Walking |
| Mini Golf |
| Bocce |

Sun City Community Information

CHURCHES



| Church | Address |
|--------------------------------|--------------------------|
| All Saints Of The Desert Chr | 9502 W Hutton Dr |
| American Lutheran Church | 17200 N Del Webb Blvd |
| Bellevue Heights Church Bapt | 9440 W Hutton Dr |
| Church Of Jesus Christ Of Lds | 13014 N 108th Ave |
| Church Of The Palms United Chr | 14808 N Boswell Blvd |
| Church-Jesus Christ-lds | 13014 N 108th Ave |
| Congregational Church-sun City | 18401 N 99th Ave |
| Evangel Church-assemblies-god | 10701 W Boswell Blvd |
| Faith Presbyterian Church | 16000 N Del Webb Blvd |
| First Baptist Church-sun City | 11019 W Peoria Ave |
| First Christian Church | 14001 N Thunderbird Blvd |
| First Church Of Christ | 10045 W Clair Dr |
| First Church Of Christ Science | 10446 N 106th Ave |
| First Methodist Church | 9849 N 105th Ave |
| First Presbyterian Church | 12225 N 103rd Ave |
| Fountain Of Life Lutheran Chr | 15630 N Del Webb Blvd |



Sun City Community Information

CHURCHES



| Church | Address | Phone |
|-------------------------------|--------------------------|--------------|
| Grace Bible Church | 19280 N 99th Ave | 623-972-6414 |
| Harvestime Assembly Of God | 11211 N 111th Ave | 623-933-5814 |
| Horizon Assembly | 10870 W Alex Ave | 623-572-5326 |
| Lakeview United Methodist Chr | 10298 W Thunderbird Blvd | 623-974-5839 |
| Lds Church Peoria Library | 13014 N 108th Ave | 623-974-2749 |
| Our Saviour Lutheran Church | 9925 N 103rd Ave | 623-977-2872 |
| Resurrection Baptist Church | 10331 W Coggins Dr | 623-546-6799 |
| Scriptual Baptist Church | 10401 N 106th Ave | 602-547-7058 |
| Shepherd Of The Desert Luth | 11025 N 111th Ave | 623-933-1359 |
| St Christophers Episcopal Chr | 10233 W Peoria Ave | 623-972-1109 |
| St Clemmons Catholic Church | 15800 N Del Webb Blvd | 623-974-5867 |
| St Elizabeth Seton Church | 9728 W Palmeras Dr | 623-972-2129 |
| Sun Cities Evangelical Free | 19824 N Calypso Ln | 623-975-9928 |
| Sun City Christian Church | 9745 W Palmeras Dr | 623-972-6179 |
| Sun City Church | 14636 N Del Webb Blvd | 623-815-1707 |





Sun City Homeowners Association

Address and Hours of Operation

If you would like information, if you have a comment, if you would like to join a committee, or if you're just in the neighborhood, please feel free to contact or visit us Monday through Friday from 9:00 am to 3:00 pm MST. The SCHOA offices are located at 10401 W. Coggins Drive in Sun City, just one block south of Grand Avenue between 103rd and 105th Avenues. We can also be reached by phone, fax or email using the contact information below.

Contact Information

Sun City Home Owners Association
10401 W. Coggins Drive
Sun City, AZ 85351

Phone: 623-974-4718

Fax: 623-977-7095

Email: membership@suncityhoa.org
secretary@suncityhoa.org

Hours of Operation

9:00 am - 3:00 pm

Monday - Friday

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:**

SUN CITY
ARIZONA

**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

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

