



THE
STOEBBE
TEAM

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 brochure as accurate as possible.

However, most data used in this brochure 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.

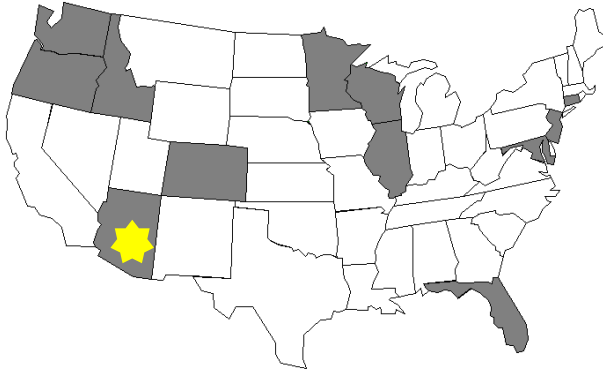
The extensive agent network and market exposure of RealtyONEGroup allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

...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

**Living
Grand**

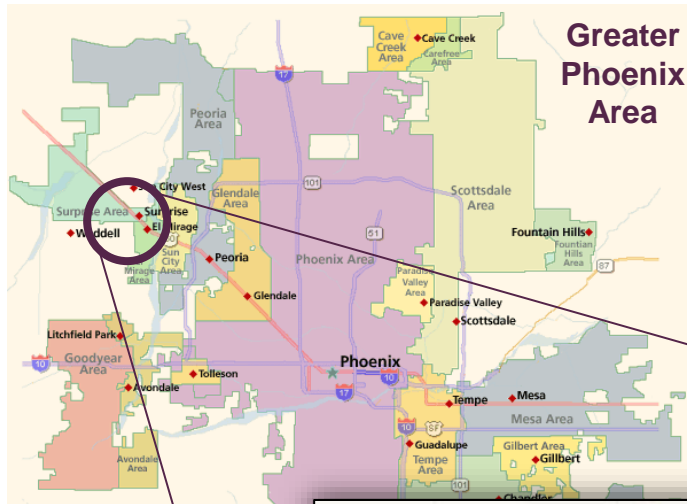
The Grand Community Information OVERVIEW



The Grand Community Information OVERVIEW



GEOGRAPHY



**Greater
Phoenix
Area**

Built by



BASICS

Construction	1996 - 2005
Price Range	\$100's - \$800's
Number of Homes	9,802
Age Minimum	45+ (restrictions may apply)
For Sale	Resale Only – no new construction
Types of Homes	Single Family Homes Condominiums



The Grand Community Information OVERVIEW



The Grand is a development by Del E. Webb with its Grand Opening in October, 1996. It was built-out in December, 2005 and the Community was turned over from the Developer to the residents of The Grand. All amenities are now homeowner-owned.

Located 18 miles northwest of Phoenix, Arizona in the City of **Surprise, Arizona**. The community has 9,802 homes (including LaSolana Condominiums) with a population of approximately 17,000.

Amenities include: two fitness centers; five swimming pools, and four championship golf courses designed by Billy Casper and Greg Nash.

Also included are:

• **The Sonoran Plaza**

- offering a 9,100 sq. ft. ballroom, multipurpose rooms, library, reading rooms, an outdoor patio, and office space for the Activities Department.

• **The Chaparral Center**

- offering multipurpose rooms, computer lab and classrooms, Grand Learning Center and Joe Zuni's coffee shop.

• **The Cimarron Center**

- a 34,574 sq. ft. recreation facility featuring a resort-style pool, hot tub, lap pool, day spa, fitness facility, relaxation lounge and multipurpose rooms.

• **The Adobe Spa and Fitness Center**

- a 33,129 sq. ft. recreation facility includes a walking track, inside pool with lap lanes, outdoor leisure pool, outdoor lap pool, exercise room and multipurpose rooms and office space for the Fitness Department.

• **The Palm Center**

- is home to the Community Association Management (CAM) offices, the security office, the CHAPS office, the TV22 studio, as well as the Visitor's Center and several multipurpose rooms.

The Grand is an Active Adult Community qualifying for the senior housing exemption as defined by HOPA (Housing for Older Persons Act), as housing designed and operated for occupancy by persons who are 55 years of age or older. 85% of our homeowners must be age 55 or over; 15% may be age 45-54 and no children are allowed to live within Grand under the age of 19.

The Grand Community Information OVERVIEW



Home Ownership within The Grand entitles each qualified occupant to an Activity Card, up to two cards per home. The card has the name, Membership number and a photo of the card holder. You must show your Membership Card to use the facilities and amenities. The card is for use only by the person whose name and photo appear on the card.

If more than two qualified occupants live in the home, an additional Membership Card(s) can be purchased for one-half the Annual Assessment (non-refundable), and the card will be good for one year from the date of purchase.

Did you know that the anniversary date on your membership card is the date your annual assessment is due? Check it out. This will save you from having to pay any late fee. The CAM office tries to make sure that everyone gets a courtesy reminder notice but sometimes the mail does not cooperate. Failure to receive your reminder notice is not a valid excuse for not paying the assessment on time.

The base **assessment is set on July 1 each year.**

The **Resale Fees (Transfer, Disclosure, etc.** are one-time fees charged at closing.

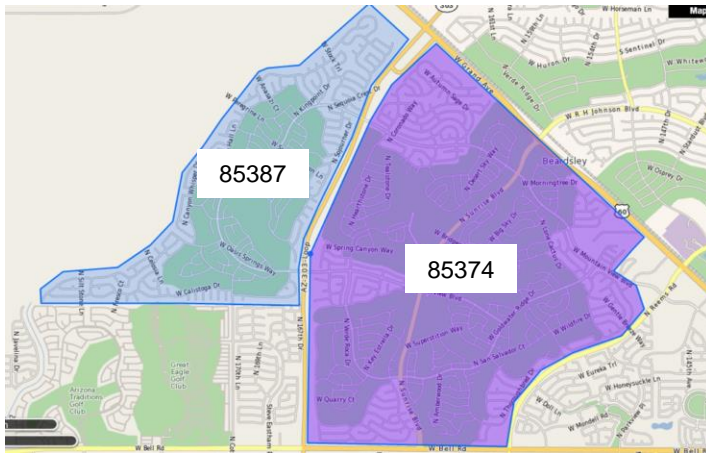
Guest Cards are available for purchase by home owners. These cards may be purchased at the Membership Office for use at the two fitness centers. Guest Cards are non-transferable, and non-refundable. You must check your guest in the first time each day and either pay \$3 per person/per day, or present the Guest Card.

Definition of a Guest A guest is a non-resident of The Grand accompanied by a The Grand resident with a valid Activity Card.

Renters within The Grand can purchase a renter card which entitles them to the use of the facilities and amenities (all rentals must be a minimum of one month). Renters are not "guests" of the owner, and may not be treated as such.

Age Qualified Community The Grand qualifies for the senior housing exemption as defined by HOPA (Housing for Older Persons Act), as housing designed and operated for occupancy by persons who are 55 years of age or older.

The Grand Community Information OVERVIEW



The Grand is part of the **City of Surprise** and is located in a triangle between Bell Road and Grand Avenue (HWY 60).

The Grand has 2 Zip Codes:

85374 covers the area east of Loop 303 while **85387** is located west of Loop 303.

The Grand Demographics (Zip Code 85374, 85387)

Population

Total Population	13,800
Male Population	6,500
Female Population	7,300
Median Age	73

Education

High School Degree	29%
College Certificate	33%
Bachelors Degree	19%
Masters Degree	15%
Other	4%

Households

Single Male	1,500
Single Female	3,000
Couples	9,300

Weather

Average High in January	66.90° F
Average Low in January	39.40° F
Average High in July	106.55° F
Average Low in July	78.00° F
Annual Precipitation	9.90 in.

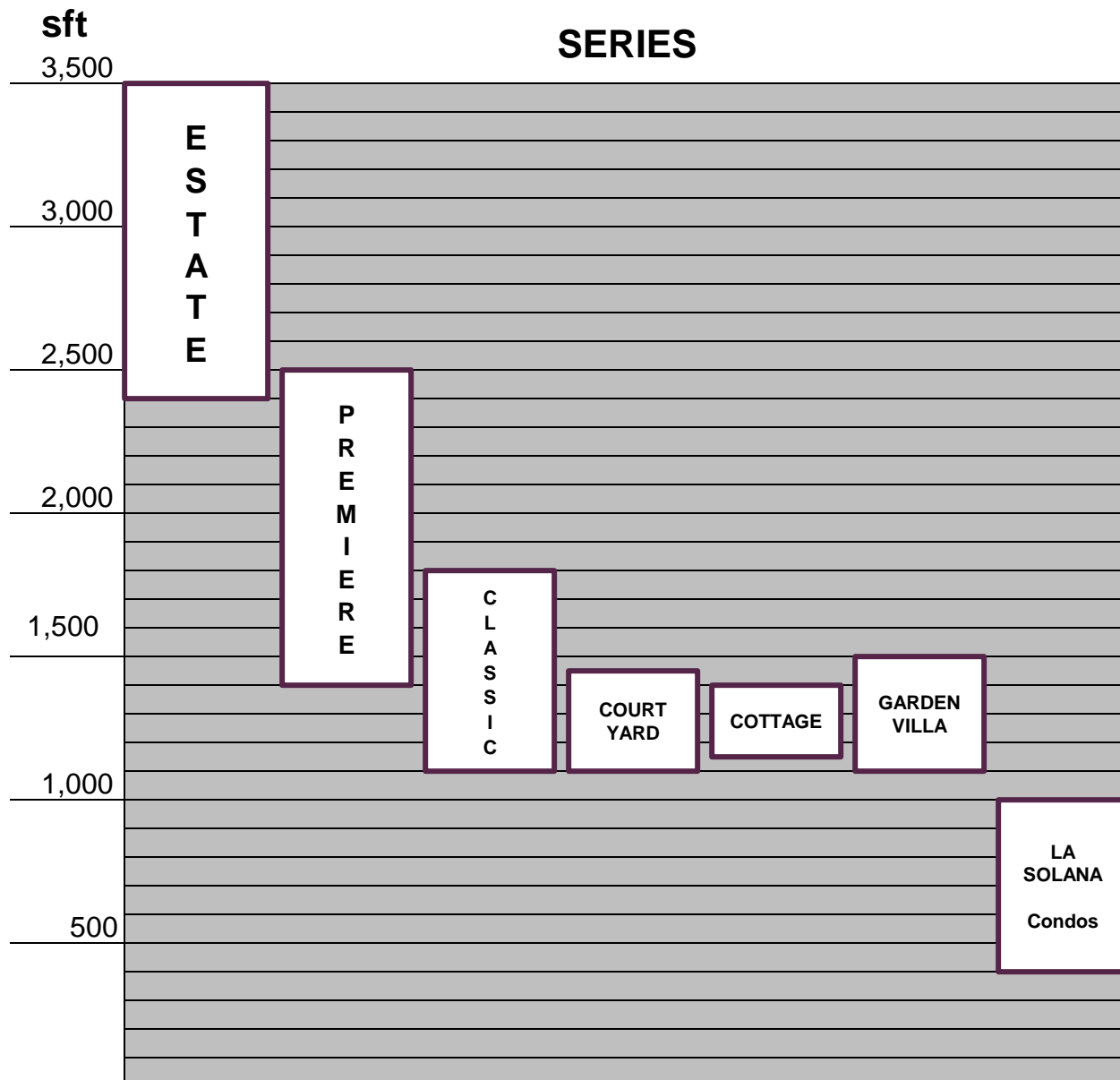
The Grand Community Information HOMES



The Grand Community Information SERIES



The Grand homes are divided into seven series, each with distinct features and living space sizes shown in the table below.



The Grand Community Information MODELS



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

ESTATE SERIES

Model		Size	Similar Model
ASHBURY	E9251	2,439	
BRIARWOOD	E9136	2,959	KENSINGTON
CAMBRIDGE	E9252	2,627	ROSEWOOD
CORDOVA	E9131	2,531	
HAMPTON	E9253	2,808	MESQUITE
HEARTHSTONE	E9134	2,986	BRIARWOOD
IRONWOOD	E9133	2,731	
KENSINGTON	E9254	2,988	BRIARWOOD
MESQUITE	E9132	2,779	HAMPTON
ROSEWOOD	E9135	2,585	CAMBRIDGE
SAGUARO	E9130	2,290	
WINDSOR	E9255	3,388	

PREMIERE SERIES

Model		Size	Similar Model
BORGATA	P9231	1,852	PALO VERDE
CHOLLA	P9109	1,916	VALENCIA
CORONADO	P9110	1,996	SIERRA
HACIENDA	P9236	2,314	STONECREST
JASMINE	P9108	2,410	
LANTANA	P9102	1,532	
MANZANITA	P9103	1,695	
MISSION	P9235	2,260	
PALO VERDE	P9104	1,836	BORGATA
SIERRA	P9233	1,997	CORONADO
SONOMA	P9101	1,416	
STONECREST	P9106	2,170	HACIENDA
VALENCIA II	P9232	1,920	CHOLLA
VERANO	P9234	2,133	VERBENA
VERBENA	P9105	2,019	VERANO
WINDROSE	P9107	2,259	

The Grand Community Information MODELS

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



CALSSIC SERIES

Model		Size	Similar Model
ACACIA	S9163	1,405	
AZALEA	S9213	1,482	
CACTUS FLOWER	S9212	1,409	
CYPRESS	S9211	1,246	WILLOW
DESERT ROSE	S9215	1,814	VERDE
IRIS	S9210	1,120	
KIVA	S9162	1,267	
MADERA	S9164	1,612	SYCAMORE
SYCAMORE	S9214	1,688	MADERA
VERDE	S9165	1,782	DESERT ROSE
WILLOW	S9161	1,115	CYPRESS

COURTYARD SERIES

Model		Size	Similar Model
MARIPOSA	C9154	1,441	
MONTERRA	C9151	1,096	
SILVERSTONE	C9152	1,222	
SUNDANCE	C9153	1,303	

COTTAGE SERIES

Model		Size	Similar Model
CELEBRATION	C9221	1,161	
HERITAGE	C9223	1,392	
LEGACY	C9222	1,284	

GARDEN VILLA SERIES

Model		Size	Similar Model
CEDAR	G9171	1,097	
JUNIPER	G9173	1,484	
SAGE	G9172	1,313	

The Grand Community Information MODELS



CONDOMINIUMS AT LA SOLANA

Model		Size	Similar Model
AVISTAR		854	
GRANDE		1,021	
LIBRA		427	
MIRADA		923	
VENTANA		805	
VISTA		601	

If you are interested in more information about a particular model we can provide you with the actual floor plans, property details and current availability in The Grand. CALL (623) 363-9667 or e-mail hanna@thestoebbeteam.com



The Grand Community Information

RESALE FEES (charged at closing)



2024

Resale Disclosure Statement Fee (paid by Seller)	\$ 130.00
Resale Transfer Fee	\$ 100.00
Architectural Review Committee*	\$ 170.00
CARE Fee**	\$5,000.00
Total	\$5,400.00

Homeowner Annual Assessment (Two Activity Cards per household)	\$1,795.00
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Maintained Property fees (if applicable)	
Courtyard	\$ 660.00
Garden Villa	\$ 612.00

*The ARC fee is for any and all future applications for changes to the home.

** CARE stands for "Community and Resident Enhancement". It is a one-time fee to each new purchaser. The CARE Fees are used only for funding community development and enhancements. The CARE Fee is equal to the Homeowner Annual Assessment as of the COE date.

CARE Fee Waiver:

If the buyer owned a The Grand home on January 1, 2008, and is still a current owner, the buyer is entitled to a one-time CARE Fee waiver when purchasing another The Grand home.

La Solana Condominium Association – 602-437-4777, extension 157

(With a La Solana Condo, you must deal with two Associations)

Renter Fee:

1-3 month lease per card	\$ 125.00
4-6 month lease per card	\$ 150.00
7-12 month lease per card	\$ 200.00

(Up to 2 cards per house: / 3rd & 4th cards available upon payment of ½ the Annual HOA per card)

The Grand Community Information

HOA FEES AND OTHER COSTS



2024

Example: Single Family Home detached (no 2nd HOA)

One-time fees due at purchase

Transfer Fee	\$ 100.00
Architectural Review	\$ 170.00
Disclosure Fee (paid by Seller)	\$ 130.00
C.A.R.E. fee (Community & Resident Enhancement)	\$ 5,000.00
TOTAL	\$ 5,400.00

Annual fees

Homeowner Assessment Fee (per household)	\$ 1,795.00
TOTAL	\$ 1,795.00

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

The Grand Community Information

HOA FEES AND OTHER COSTS



2nd HOA in selected areas 2024

Subdivision	Lot	Unit	HOA Fee
DESERT BLOOM COURTYARD	179 – 214	DBLM	\$660
DESERT OASIS COURTYARD	197 – 237	DOAS	\$660
DESERT PALM COURTYARD	114 - 140	DPLM	\$660
VACATION GETAWAYS 1 Tranquil Canyon	1 - 123	VACG	\$660
BLUE SKY GARDEN VILLA	253 - 282	BSKY	\$612
DESERT TRAILS II	209 - 257	DT2	\$612
DESERT VISTA I GARDEN VILLA	200 - 248	DVIS	\$612
GRANITE FALLS I GARDEN VILLA	118 - 161	GFI	\$612
MOUNTAIN VIEW II GARDEN VILLA	111 – 131 139 - 160	MVII	\$612
PALM VIEW (0401)	58 - 100	PALM	\$612
SUMMER WIND GARDEN VILLA	106 – 123 126 - 137	SUMW	\$612
VACATION GETAWAYS 2 The Falls (Garden Villa)	12 – 59 68 - 87	FALLS	\$612
PINNACLE NEIGHBORHOOD	6 – 33 36 - 72	PINN	\$55
SUMMIT NEIGHBORHOOD	1 - 97	SUMM	\$55
THE ENCLAVE (0452)	1 - 101	ENCL	\$55
THE MANORS	1 - 77	MANR	\$55
THE POINT	1 - 76	POIN	\$55
THE REGENT (0421)	1 - 63	RGNT	\$55
THE RESERVE (0403)	1 - 59	RSV	\$55

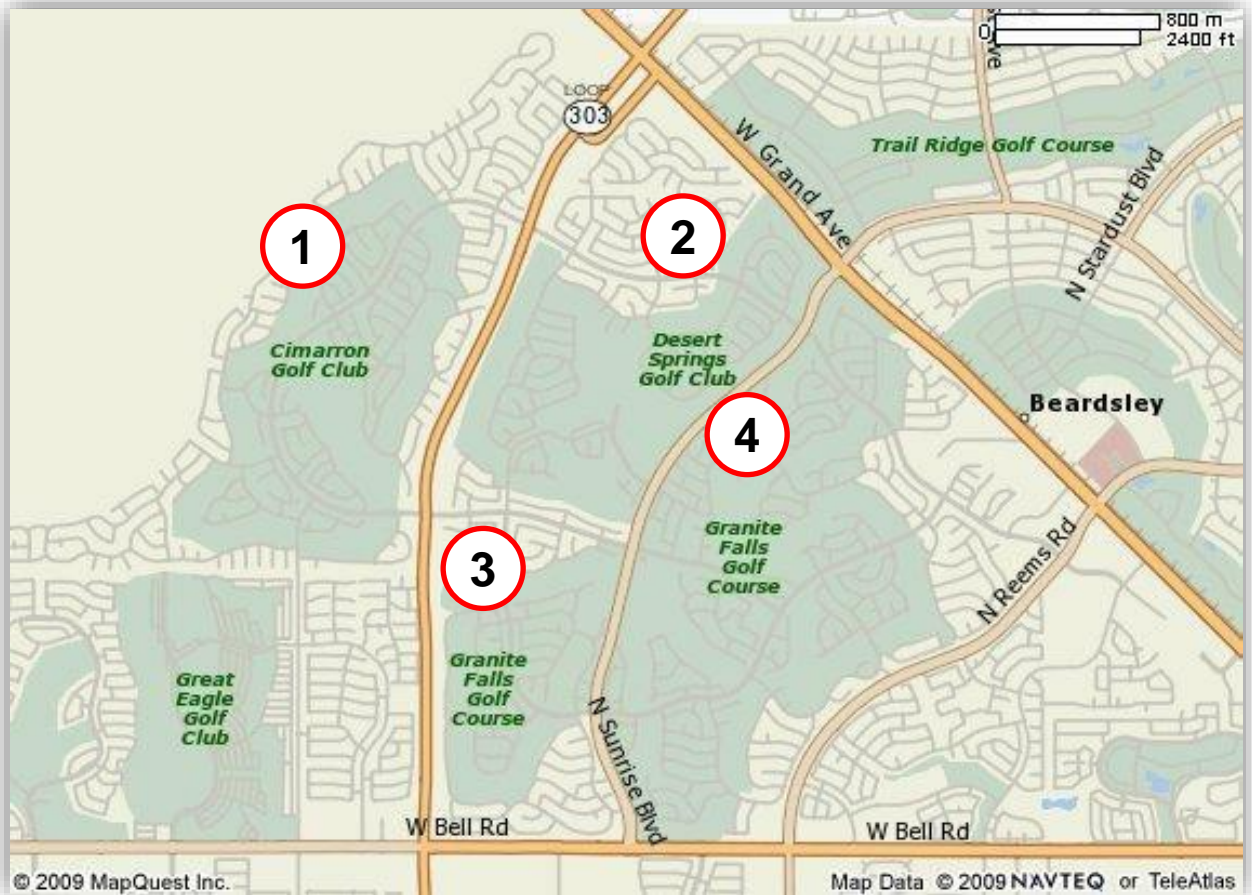
Some of the \$660 lots are only \$636 due to irrigation being hooked up to the house, rather than to the SCG water lines.

The Grand Community Information GOLF



The Grand Community Information

GOLF - Public



1 - Cimarron Golf Course

17100 W. Clearview Blvd.
Surprise, AZ 85374
Ph: 623-975-5654

2 - Desert Springs Golf Course

19900 North Remington Drive
Surprise, AZ 85374
Ph: 623-546-7401

3 - Granite Falls North

15949 West Clearview Blvd.
Surprise, AZ 85374
Ph: 623-546-7580

4 - Granite Falls South

15949 West Clearview Blvd.
Surprise, AZ 85374
Ph: 623-546-7580



The Grand Community Information

GOLF - Public



GRANITE FALLS NORTH COURSE

Type of course	Regulation 18 hole course
Yardage	
Holes	18
Par	72
Rating	71.6
Slope	122
Tees per hole	5
Par from longest tees	72
Is the course open to the public?	Public
Are golf fees included in HOA fees?	No
Are personal golf carts allowed on course?	Yes - included in HOA
Trail fees	Yes - However already included in HOA

GRANITE FALLS SOUTH COURSE

Type of course	Regulation 18 hole course
Yardage	
Holes	18
Par	72
Rating	71.4
Slope	121
Tees per hole	5
Par from longest tees	72
Is the course open to the public?	Public
Are golf fees included in HOA fees?	No
Are personal golf carts allowed on course?	Yes - included in HOA
Trail fees	Yes - However already included in HOA

The Grand Community Information

GOLF - Public



DESERT SPRINGS COURSE

Type of course	Regulation 18 hole course
Yardage	
Holes	18
Par	72
Rating	71.8
Slope	122
Tees per hole	5
Par from longest tees	72
Is the course open to the public?	Public
Are golf fees included in HOA fees?	No
Are personal golf carts allowed on course?	Yes - included in HOA
Trail fees	Yes - However already included in HOA

CIMARRON COURSE

Type of course	Regulation 18 hole course
Yardage	
Holes	18
Par	72
Rating	71.3
Slope	129
Tees per hole	5
Par from longest tees	72
Is the course open to the public?	Public
Are golf fees included in HOA fees?	No
Are personal golf carts allowed on course?	Yes - included in HOA
Trail fees	Yes - However already included in HOA



The Grand Community Information

GOLF - Public



2024

Green Fees for all The Grand Golf Courses

Premium Pass - \$5,055/person/no charge per round. Expires one year from date of purchase.

Annual Pass - \$1,548/person + a per round. Expires one year from date of purchase.

Flex Pass(60) - \$2,940. Expires 6/30/Yearly.

Flex Pass(90) - \$4,410. Expires 6/30/Yearly.

The rates above do not include the use of the Association's golf carts. There is an additional **\$10/person fee to use the Association's cart.**

No golf pass insures unlimited play. The outcome of all tee time requests is based on availability.

RANGE BALLS

Small Bucket (+/-20 balls) \$3 (Guest \$4)

For more information visit:

<https://livegrandaz.com/>

The Grand Community Information

GOLF – Public



2024

Annual Pass Daily Rates

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP OCT	OCT NOV	DEC
18 Holes	\$27	\$27	\$27	\$27	\$19	\$13	\$13	\$13	\$13	\$27	\$27
Twilight	\$21	\$21	\$21	\$21	\$13	\$13	\$13	\$13	\$13	\$21	\$21
Twilight 9 Holes	\$15	\$15	\$15	\$15	\$13	\$13	\$13	\$13	\$13	\$15	\$15

Resident Daily Rates

18 Holes	\$52	\$52	\$52	\$52	\$36	\$30	\$30	\$30	\$30	\$52	\$52
Twilight	\$41	\$41	\$41	\$41	\$30	\$22	\$22	\$22	\$22	\$41	\$41
Twilight 9 Holes	\$35	\$35	\$35	\$35	\$24	\$20	\$20	\$20	\$20	\$35	\$35

Resident Guest Rates

18 Holes	\$85	\$85	\$85	\$85	\$61	\$47	\$39	\$39	\$39	\$85	\$85
Twilight	\$54	\$54	\$54	\$54	\$37	\$23	\$23	\$23	\$23	\$54	\$54
Twilight 9 Holes	\$50	\$50	\$50	\$50	\$30	\$23	\$23	\$23	\$23	\$50	\$50

Public Rates

18 Holes	\$130	\$130	\$130	\$130	\$90	\$80	\$80	\$80	\$90	\$130	\$130
Twilight	\$90	\$90	\$90	\$90	\$70	\$50	\$50	\$50	\$70	\$90	\$90

Times

Twilight	1:30 PM	2:00 PM	2:30 PM	2:30 PM	1:00 PM	11:00 AM	11:00 AM	11:00 AM	2:00 PM	2:00 PM	1:30 PM
Twilight super	3:00 PM	3:00 PM	3:30 PM	3:30 PM	2:30 PM	1:00 PM	1:00 PM	1:00 PM	3:00 PM	3:00 PM	3:00 PM



The Grand Community Information CLUB HOUSES



The Grand Community Information

CLUB HOUSES



Club Houses

- 1 – Sonoran Center
- 2 – Chaparral Center
- 3 – Palm Center
- 4 – Adobe Center
- 5 – Cimarron Center



The Grand Community Information CLUB HOUSES



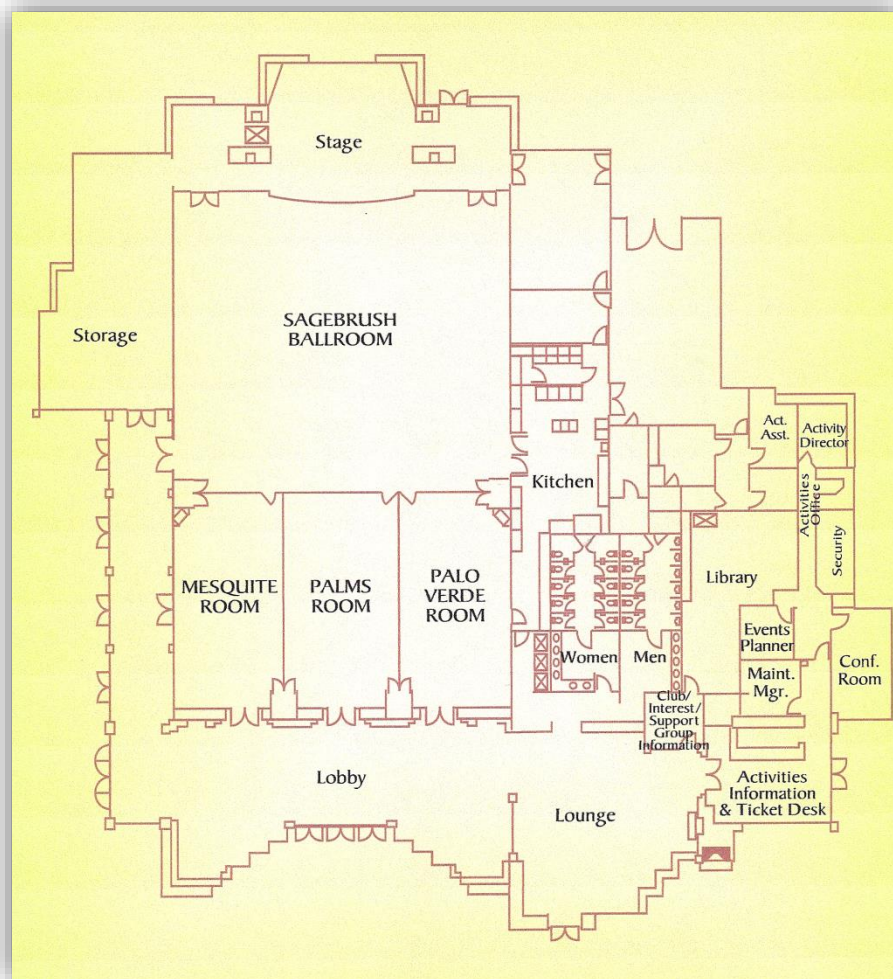
Sonoran Plaza – COMMUNITY CENTER

19753 N. Remington Drive

Opens 7 a.m. -- Closes 10 p.m. Monday – Sunday

The Sonoran Plaza features the stunning Sagebrush Ballroom, and the Mesquite, Palms and Palo Verde Rooms for more intimate settings. There is a full kitchen and lobby/lounge area adjacent to these event rooms so they are perfect for any kind of event. The library and activity room are also in the Sonoran Plaza.

Arizona State University's Lifelong Learning Academy Offices bring an element of higher education to the Plaza facility. Residents also enjoy the concierge-like services of the Activities and Ticket Desk in the Sonoran Plaza.



The Grand Community Information CLUB HOUSES

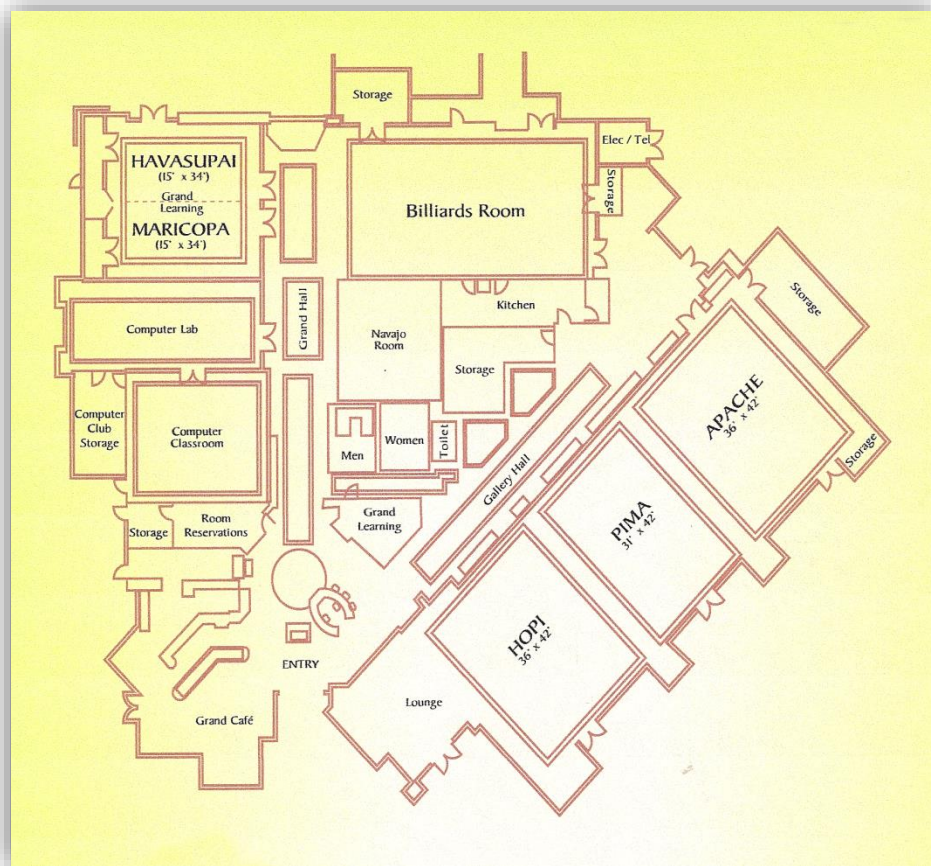


Chaparral Center

19781 N. Remington Drive

Open: 7 a.m.--Closes 10 p.m. Monday – Sunday

The Chaparral Center houses the Havasupai, Maricopa, Navajo, Hopi, Pima, and Apache meeting rooms. The ASU Lifelong Learning Center classrooms and a designated computer classroom are also part of the Chaparral Center. Meet up with friends in the center's gathering rooms for clubs and activities, or just hang out and socialize in the lounge or billiards room. If you feel like cooking your friends a meal, use the fully-equipped kitchen, or, if you'd like to leave the cooking to the professionals, meet up at the Grand Café. Adjacent to the Chaparral Center is an oasis in the desert. The professionally landscaped and maintained outdoor area provides a serene shared space amongst beautiful waterfalls and foliage.



The Grand Community Information CLUB HOUSES



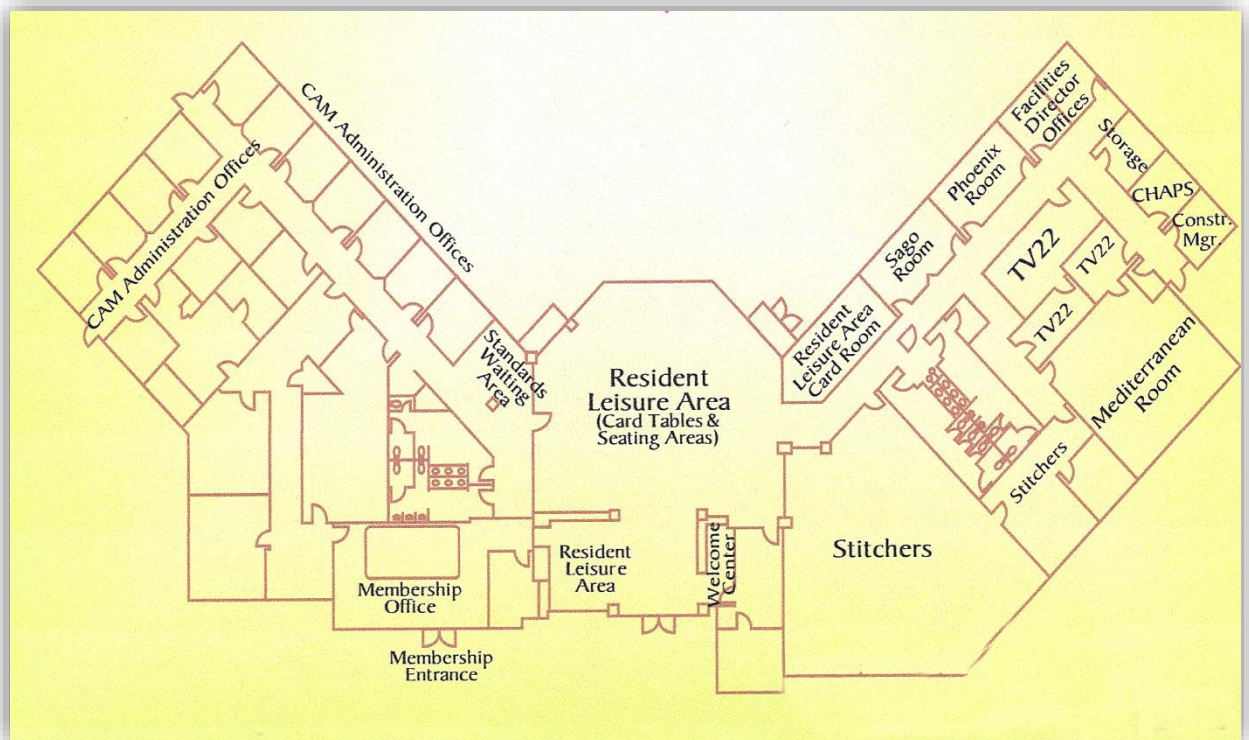
Palm Center

19726 N. Remington Drive

Opens 9 a.m. -- Closes 4 p.m. Monday -- Sunday

The stylish Palm Center features the The Grand Welcome Center. The Standards and Membership offices including those of the Executive Director, the Accounting Department, Standards and Communications are also in the center along with the Resident Leisure and Card area. Comfortable TV and reading areas give you a chance to relax at the Palm Center.

Grand Stitches is also located here as is the TV 22 Studio. The Palm Center also contains the Security and C.H.A.P.S. offices. The Sago, Phoenix and Mediterranean meeting rooms round out what this center has to offer.



The Grand Community Information CLUB HOUSES



Cimarron Center

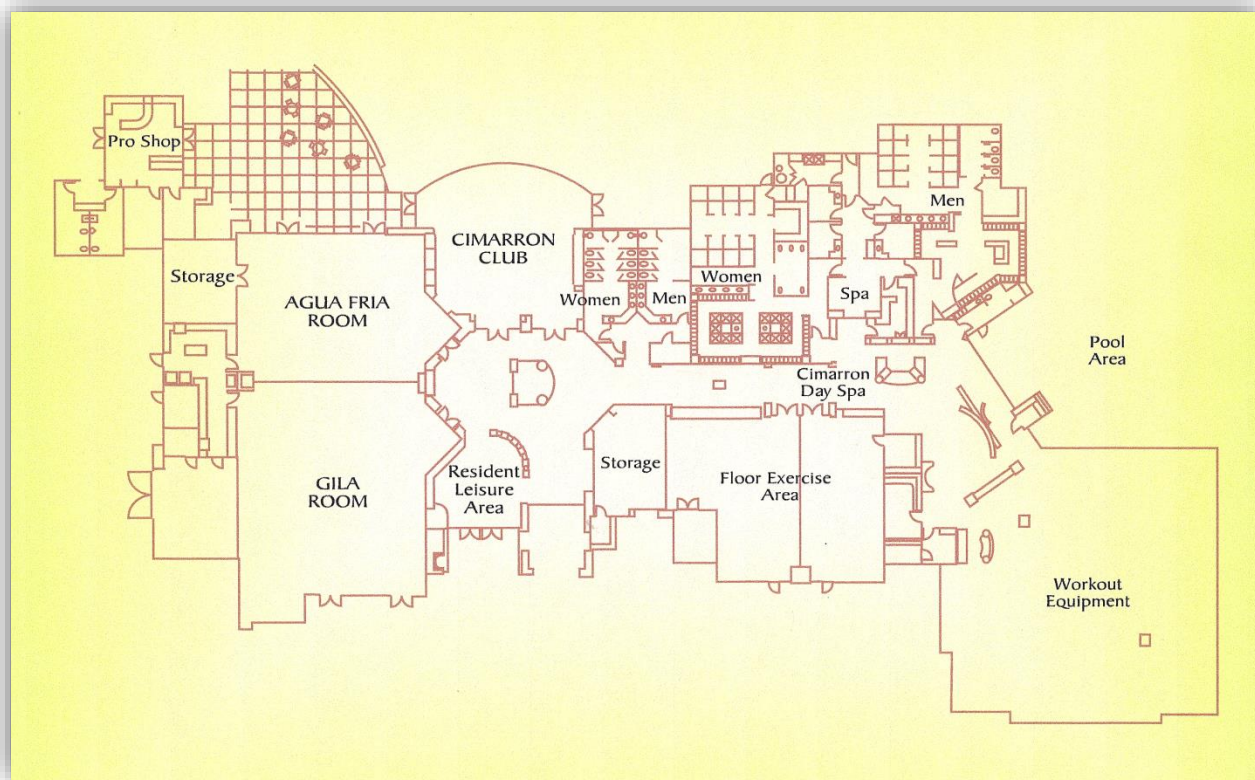
17100 W. Clearview Blvd.

Front Desk: 623-975-5630

Opens 5 a.m. Closes 10 p.m. Monday-Sunday

The Cimarron Center, located next to the Cimarron Golf Course, features many amenities for community members. There is a Snack Shop and a Pro Shop to help you feel in your golfing element. The Cimarron Center also features the beautifully decorated Gila, Agua Fria event rooms.

The Cimarron Club will help you stay fit with its Aerobic Exercise room and top notch workout equipment. And when it's time to pamper and take care of you, treat yourself to the Cimarron Day Spa with its many rejuvenating treatments, outdoor heated lap pool, and leisure and hot tub.



The Grand Community Information FITNESS CENTERS



The Grand Community Information

FITNESS CENTERS



Fitness Centers

- 1 – Adobe Center
- 2 – Cimarron Center



The Grand Community Information FITNESS CENTERS



CIMARRON FITNESS CENTER

17100 W. Clearview Blvd

Front Desk: 623-975-5630

Hours: Monday-Sunday 5 a.m. - 10 p.m.

6300 sq. ft. Fitness Room

Aerobics Room

Outdoor Leisure/Lap Pool (218,000 Gallons)

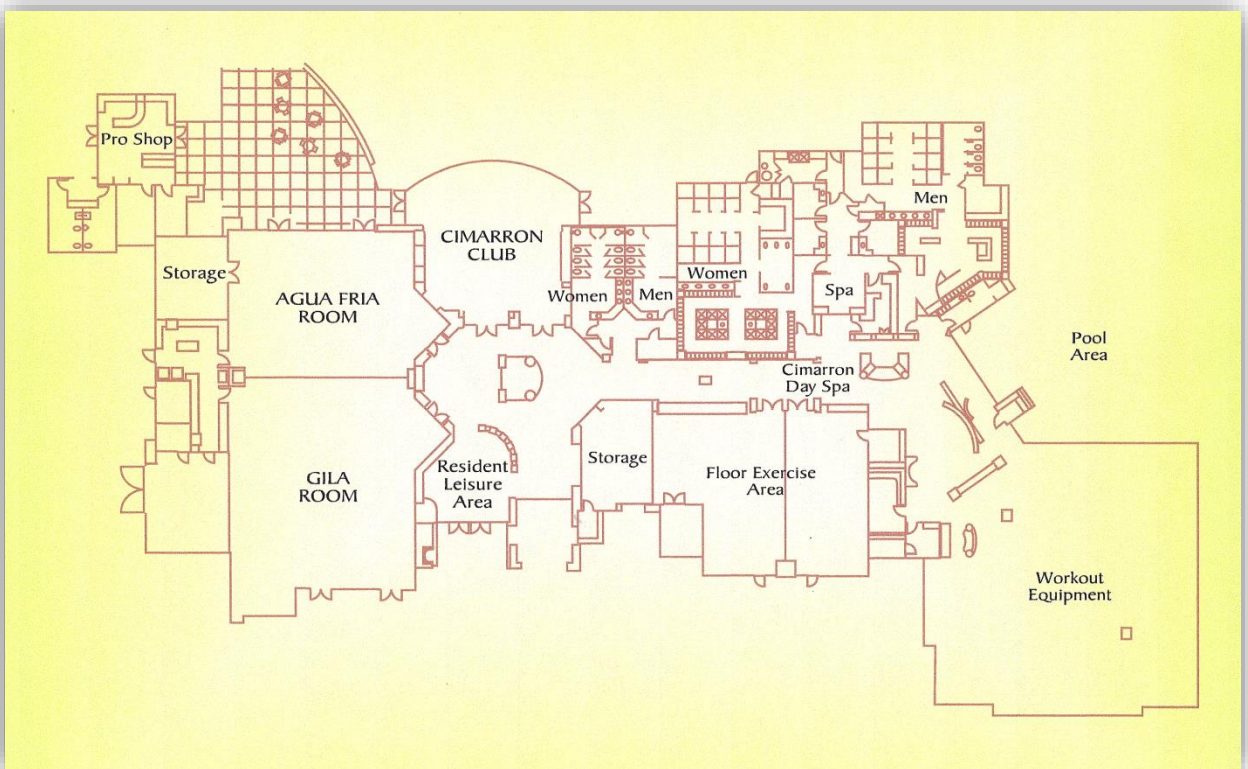
Outdoor Spa (2500 Gallons)

Men's and Women's Sauna Rooms

Lap Lanes 75 ft (72 Lengths=1 mile)

With Cimarron Day Spa

(Closed ONLY for Thanksgiving Day and Christmas Day)



The Grand Community Information FITNESS CENTERS



ADOBE FITNESS CENTER

19775 N. Remington Drive

Front Desk: 623-546-7456

Hours: Monday-Sunday 5 a.m. - 9 p.m.

6000 sq. ft. Fitness Room

Aerobic Room

Indoor Pool (135,000 Gallons)

Indoor Spa (2500 Gallons)

Outdoor Leisure Pool (Children allowed) (50,000 Gallons)

Children's Hours 9 a.m.-1 p.m. outdoors*

1 p.m. - 3 p.m. indoor pool Monday - Sunday*

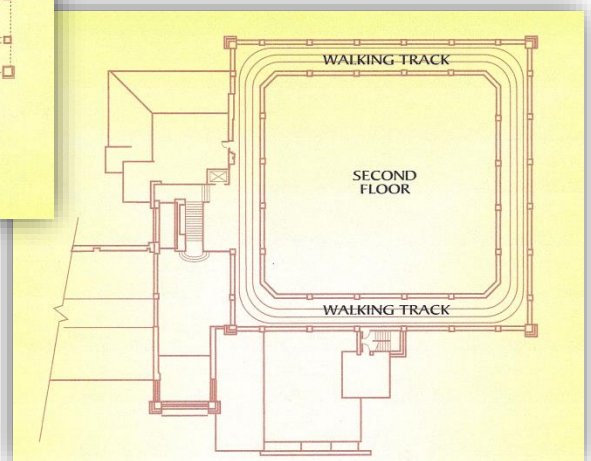
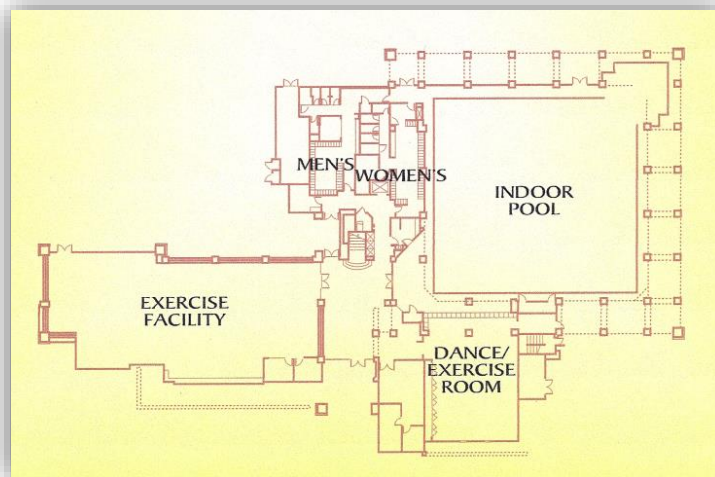
Outdoor Lap Pool (110,000 Gallons)

Outdoor Spa (2500 Gallons)

Indoor Air Conditioned Walking Track (13 laps/1 mile)

Lap Lanes 75 ft (72 Lengths=1 Mile)

**during spring break there are special children's hours at Adobe*



The Grand Community Information

HEALTH CARE



Banner Del E. Webb Medical Center

Banner Del E. Webb Medical Center opened its doors in 1988 and has been growing ever since to meet the health care needs of the communities in the northwest area of metropolitan Phoenix.

The nonprofit acute care hospital has 404 licensed beds and is currently the eighth-largest hospital in the Valley. Designed to grow with the community, Banner Del E. Webb has the ability to add an additional 92 beds, growing the campus to nearly 500 beds in the future.

The full-service medical campus offers an array of medical services, including acute medical and surgical care, critical care, emergency care, general surgery, orthopedic surgery, heart care, cancer care, obstetrics and gynecology, outpatient services, rehabilitation services, stroke care and adult behavioral services. Banner Del E. Webb is also home to the Louisa Kellam Center for Women's Health, The Nesting Place - Obstetrical Suites and Banner CORE Center for Orthopedics.

Banner Del E. Webb Medical Center realizes that many factors assist patients' healing. Before entering the hospital's glass-walled main lobby, visitors have the opportunity to enjoy our Reflection Garden, which features bubbling fountains and bench seating within a lush garden filled with plants and trees native to the southwest. The walking paths provide a relaxing and contemplative space for visitors and staff.

Along with the Reflection Garden, other evidence-based design features greet visitors to Banner Del E. Webb -- natural light, interior colors and artwork chosen to enhance healing, separate transportation corridors for patients and visitors and mostly private rooms.

In the D Tower, our newest patient wing, the rooms feature large windows, comfortable seating and sleeping areas for loved ones, wheelchair-accessible bathrooms, nurse stations outside every room, and 32-inch flat panel televisions.

The Grand Community Information

DINING



Angelas

19900 N. Remington
Surprise, AZ 85374

Hours: 11 a.m. – 8:30 p.m. Monday-Sunday

Phone: 623-399-6514

Maple & Rye

15955 W. Clearview Blvd
Surprise, AZ 85374

Hours: 6 a.m. - 9 p.m. Monday-Sunday

Phone: 623-440-7771

The Grand Cafe

Welcome to The Grand Cafe located inside the Chaparral building. The Grand Cafe proudly serves a variety of items with breakfast served until 11 a.m. and lunch served all day. For boxed lunches or other catering needs, please stop in to see what we can do for your next event.

Offerings and prices may be adjusted at any time. During special events, the menu may be limited in order to serve you better.

Hours: 7 a.m. – 2:00 p.m. Monday-Sunday

19781 North Remington Drive
Surprise, AZ 85374
Phone: 480-219-5768

Snack Bars

Cimarron/Desert Springs/Granite Falls

Hours: 7:00am - 5:00pm

The Grand Community Information

EVERYDAY SHOPPING



Located in and around The 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 The Grand:

COSTCO

16385 W Waddell Rd
Surprise

Sam's Club

16573 W Bell Rd
Surprise

Trader Joe's

14095 W Grand Ave
Surprise

Albertsons Market

14551 W Grand Ave
Surprise

Safeway

17049 W Bell Rd
Surprise

Best Buy

13711 W Bell Rd
Surprise

Kohl's

14020 W Bell Rd
Surprise

Lowe's Home Improvement

13363 W Grand Ave
Surprise

The Home Depot

13760 W Bell Rd
Surprise

Walmart Supercenter

13770 W Bell Rd
Surprise

The Grand Community Information SERIOUS SHOPPING



And when it comes to serious shopping you might want to visit one of these:
You may have to drive a few miles but it is definitely worth the trip!



\$\$ Arrowhead Towne Center
7700 W Arrowhead Towne Ctr
Glendale, AZ 85308
(623) 979-7575



\$\$\$ Biltmore Fashion Park
2502 E Camelback Rd
Phoenix, AZ 85016
(602) 955-8400



\$\$ Paradise Valley Mall
4568 E Cactus Rd
Phoenix, AZ 85032
(602) 996-8840



\$\$\$ Scottsdale Fashion Square
7014 E Camelback Rd
Scottsdale, AZ 85251
(480) 941-2140



\$\$ Desert Ridge Marketplace
21001 N Tatum Blvd
Phoenix, AZ 85050
(480) 513-7586



\$\$\$ Scottsdale Quarter
15279 N Scottsdale Rd
Scottsdale, AZ 85254
(480) 270-8123



\$\$ Tanger Outlets Westgate
6800 N. 95th Avenue
Glendale, AZ 85305
(623) 877-9500



\$\$\$ Kierland Commons
15205 N Kierland Blvd
Scottsdale, AZ 85254
(480) 951-5320

The Grand Community Information CHURCHES



Church	Address	Phone
Church of the Vine	14795 W Mountain View Blvd	623-584-1985
Spirit of Grace Lutheran Church	15820 W Clearview Blvd	623-977-6000
Radiant Church	15522 W Paradise Lane	623-975-2662
Grace Community Church	16165 W Mountain View Blvd	623-975-9038
Grand Community Baptist Church	18350 W Goldwater Ridge Drive	623-975-6262
Calvary Chapel Surprise	15610 W Greenway Road	623-399-9613
Palm West Community Church	13845 W Stardust Blvd	623-546-2980
Church of the Green	19051 N RH Johnson Blvd	623-546-6386
Trinity Bible Church	14811 W RH Johnson Blvd	623-546-4884
West Valley Bible Church	13939 Grand Avenue	623-544-9501



The Grand Community Information CONTACTS



The Grand Community Association Management

19726 North Remington Drive
Surprise, AZ 85374

(623) 546-7500
info@livegrandaz.com

HOA and Utilities

Electric	Arizona Public Services (APS)	16800 N Dysart Road Surprise, AZ 85374	(602) 371-7171 (800) 253-9405
Gas	Southwest Gas Corporation	9 South 43rd Avenue Phoenix, AZ 85009	(877) 860-6020 (800) 873-2440
Water	EPCOR	15626 North Del Webb Blvd. The, AZ 85351	(623) 974-2521 (800) 383-0834
Sewer	American Water City of Surprise	North 112th Avenue Peoria, AZ 85373	(888) 300-3569
Trash	Parks & Sons	11217 W. Nevada Ave Youngtown, AZ 85363	(623) 974-4791
Cable TV	Cox Communications	13754 West Bell Rd., Ste. 8 Surprise, AZ 85374	(623) 594-1000



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 The.

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 The 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 The 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 The 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 The 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 The 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

VOLKER STOEBBE
REALTOR®

623-363-9647

Simply contact us

We will find the home that's right for YOU
and get you settled in the GRAND

Remember

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

Lifestyle

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www.TheStoebbeTeam.com

