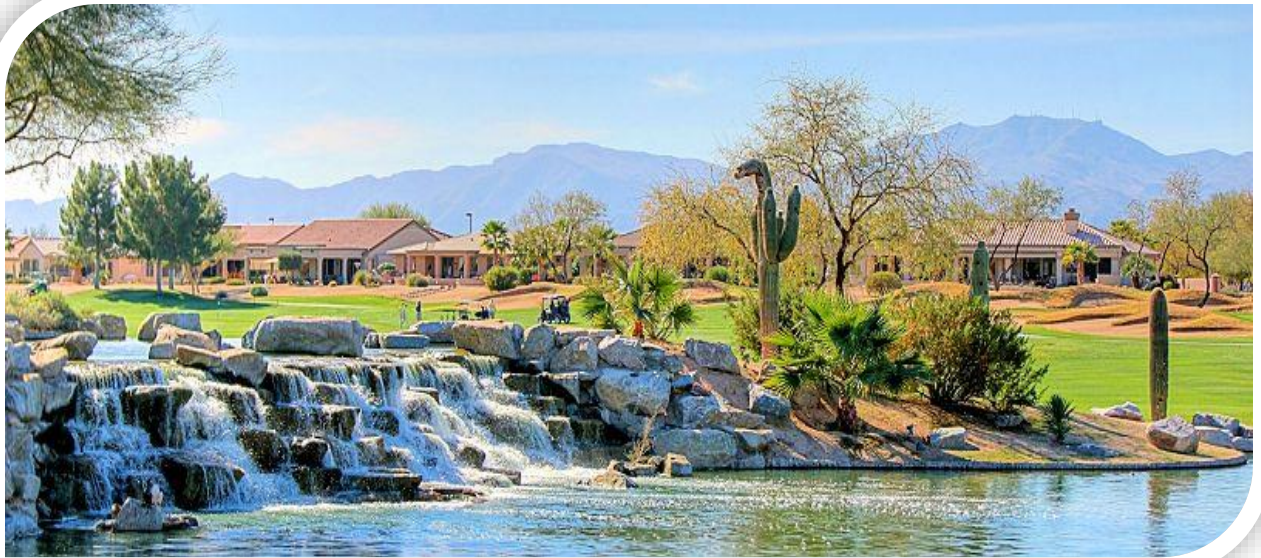




An introduction to:

ACTIVE ADULT COMMUNITIES

Located in the Northwest Phoenix Metro Area



Thinking about retirement in the sun or being a snowbird with a second home to escape the cold part-time?

Well, you just found someone who understands your situation!

Let us introduce you to a new

Lifestyle

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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.

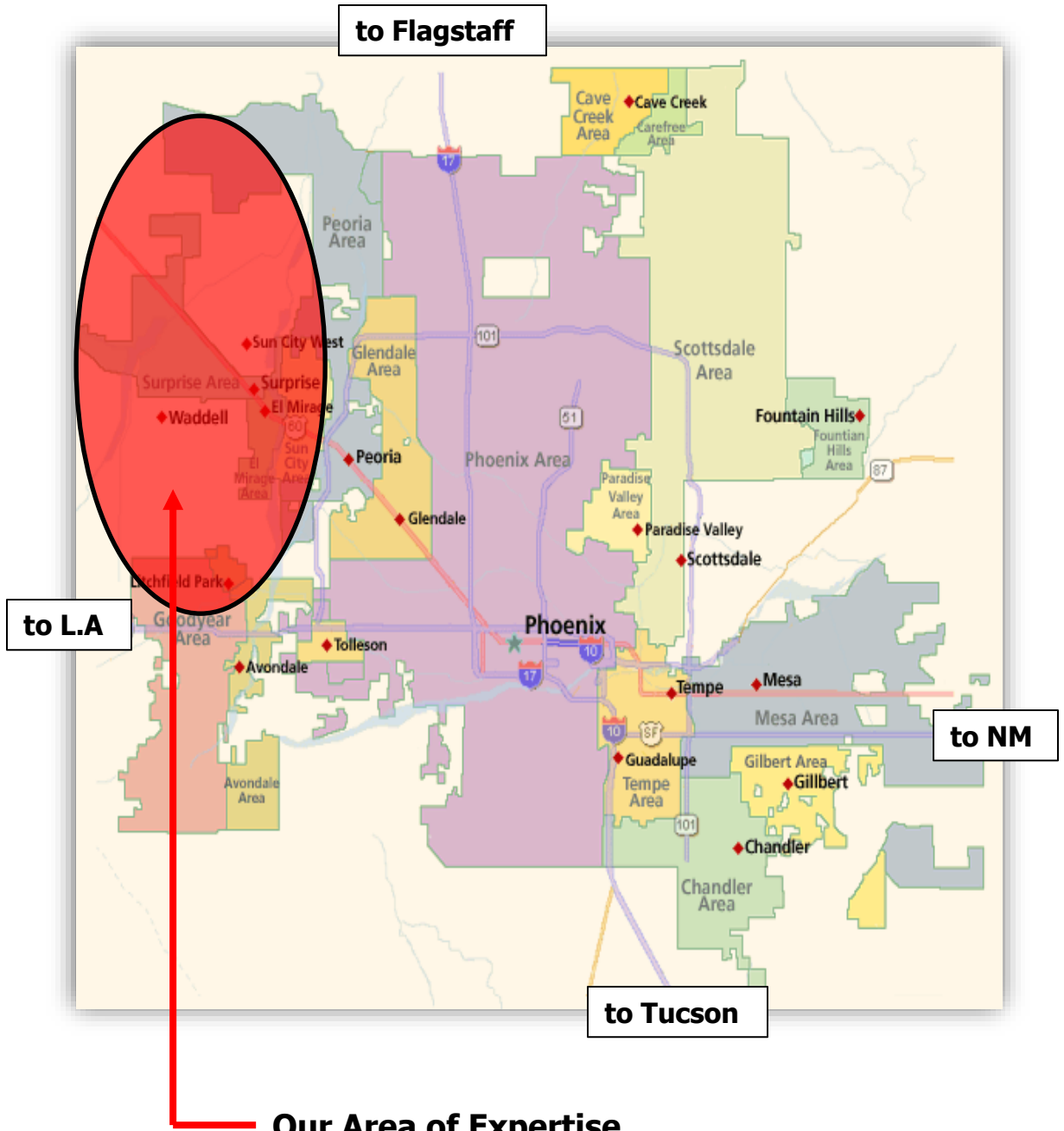
Please verify all information like pricing, fees, dates, etc. before making any decisions.

**Thanks,
The Stoebbe Team**

Active Adult Communities N/W Phoenix Area GEOGRAPHICS – A BIRDSEYE VIEW



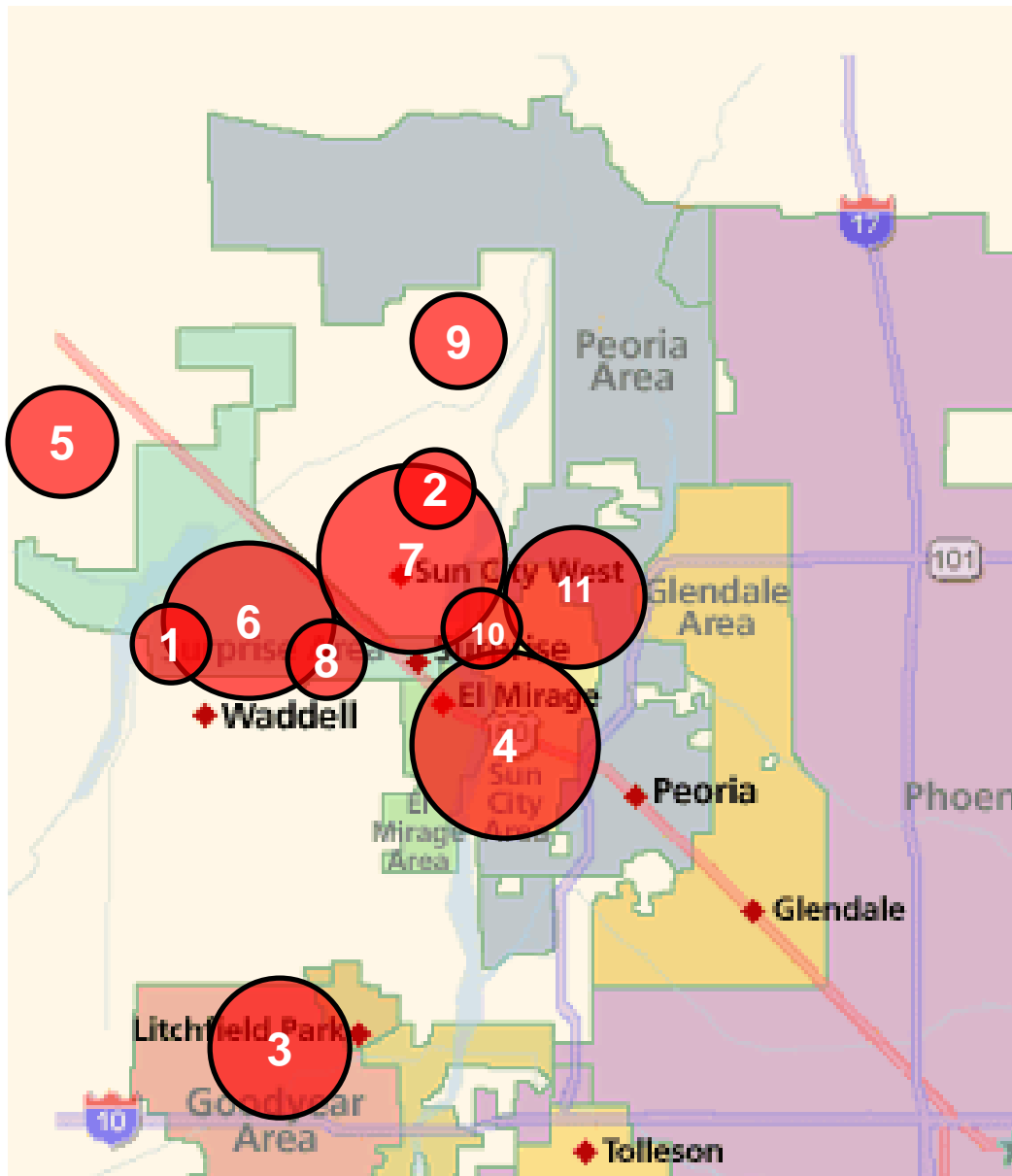
GREATER PHOENIX AREA



Our Area of Expertise



Active Adult Communities N/W Phoenix Area GEOGRAPHICS – A CLOSER LOOK



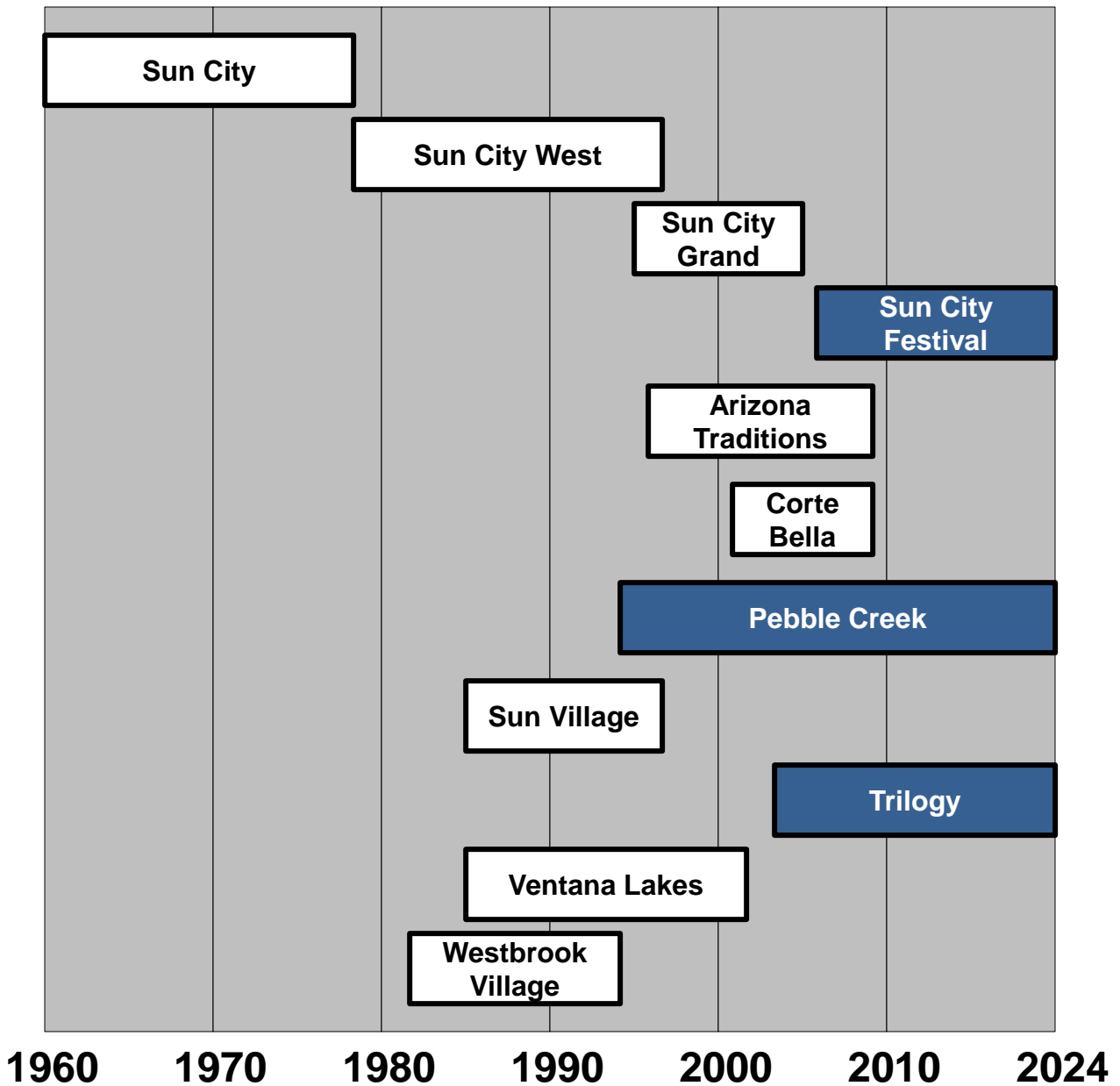
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|-----------------------------------|----------------------------|-----------------------------|
| 1 Arizona Traditions | 4 Sun City | 8 Sun Village |
| 2 Corte Bella Country Club | 5 Sun City Festival | 9 Trilogy |
| 3 Pebble Creek | 6 Sun City Grand | 10 Ventana Lakes |
| | 7 Sun City West | 11 Westbrook Village |



Active Adult Communities N/W Phoenix Area CONSTRUCTION PERIOD (year)



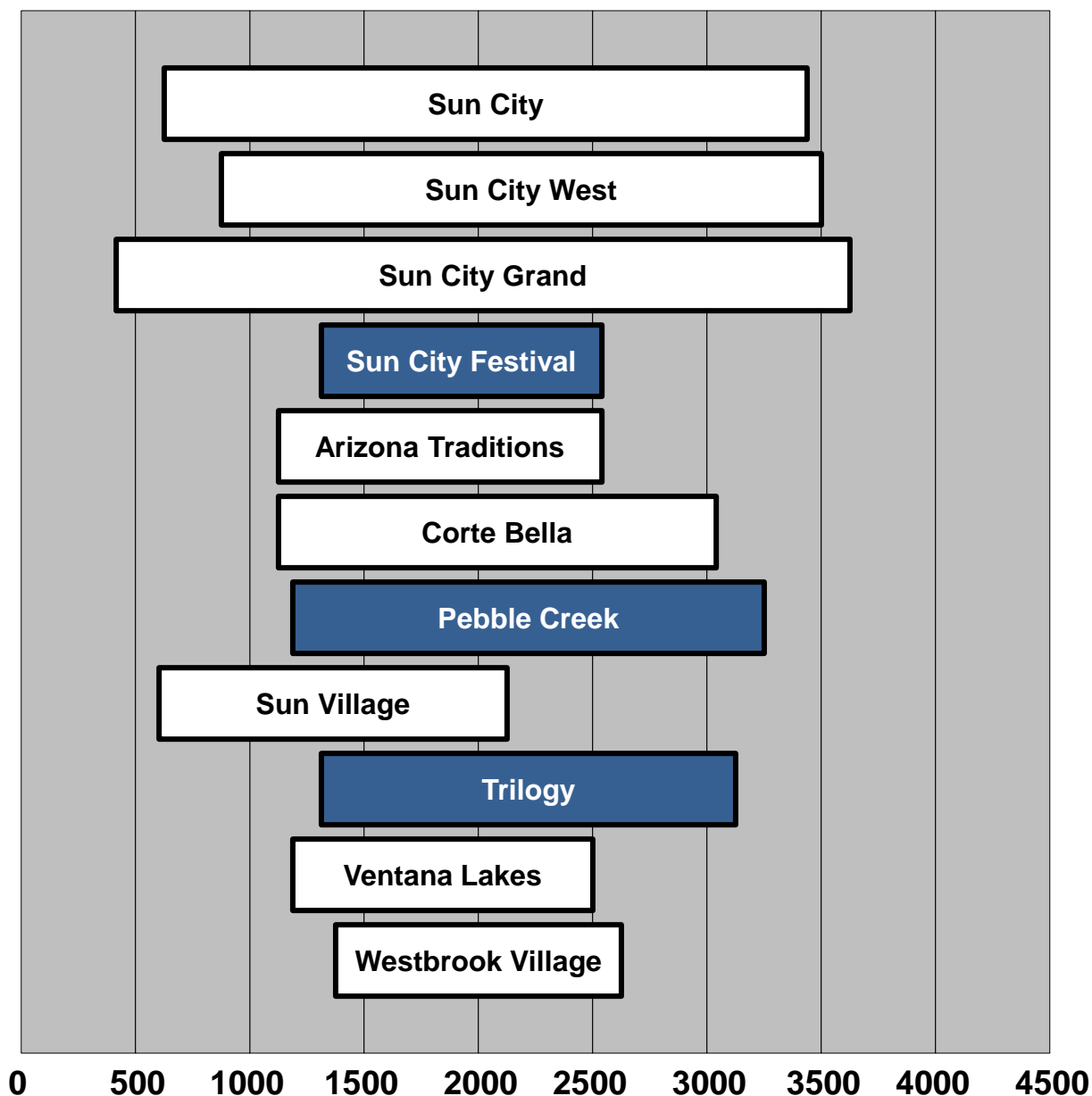
Sun City Festival, Pebble Creek and Trilogy still are still building new homes



Active Adult Communities N/W Phoenix Area HOME SIZES (sqft)



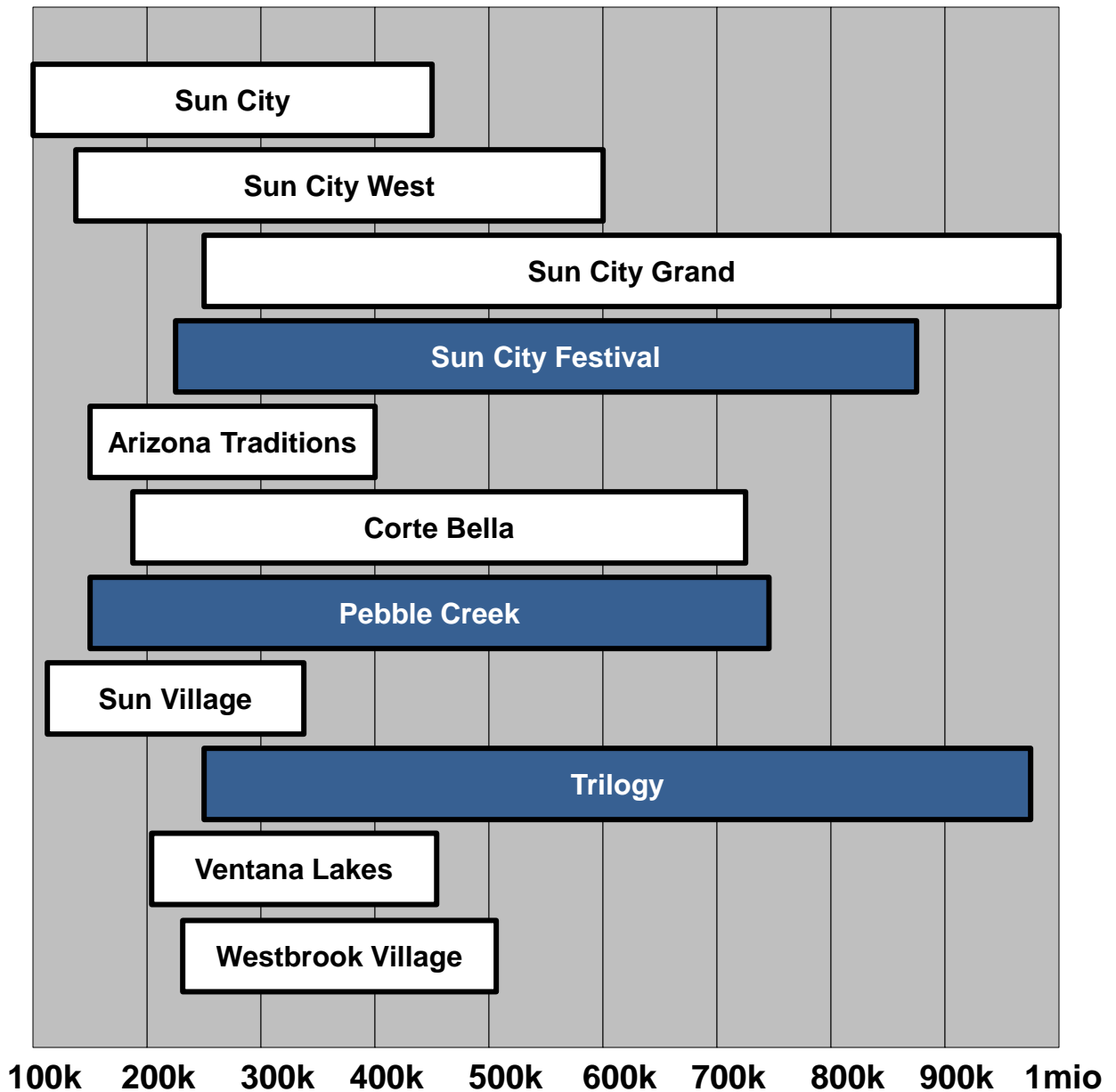
Sun City Festival, Pebble Creek and Trilogy still are still building new homes



Active Adult Communities N/W Phoenix Area HOME PRICES



Sun City Festival, Pebble Creek and Trilogy still are still building new homes



Active Adult Communities N/W Phoenix Area OVERVIEW – THE FEES



2024

One Time Fees	Capital Improvement	Transfer	Disclosure (Seller Fee)	Architectural Review	TOTAL
Arizona Traditions	\$ 2,100.00	\$ 155.00	\$ 245.00		\$ 2,500.00
Corte Bella	\$ 3,750.00	\$ 155.00	\$ 245.00	\$ 200.00	\$ 4,350.00
Pebble Creek	\$ 2,908.00	\$ 400.00	\$ 50.00		\$ 3,358.00
Sun City	\$ 5,000.00	\$ 300.00	\$ 200.00		\$ 5,500.00
Sun City Festival	\$ 1,960.00	\$ 125.00	\$ 275.00		\$ 2,360.00
Sun City Grand	\$ 5,000.00	\$ 100.00	\$ 130.00	\$ 170.00	\$ 5,400.00
Sun City West	\$ 5,000.00	\$ 275.00	\$ 125.00		\$ 5,400.00
Sun Village	\$ 6,000.00	\$ 100.00	\$ 200.00		\$ 6,300.00
Trilogy at Vistancia	\$ 3,360.00	\$ 400.00	\$ 400.00		\$ 4,160.00
Ventana Lakes	\$ 2,000.00	\$ 200.00	\$ 200.00		\$ 2,400.00
Westbrook Village	\$ 3,830.00	\$ 200.00	\$ 350.00		\$ 4,380.00

Remarks

The one time Capital Improvement fee for Sun City Festival is based on a gross purchase price of \$400,000. The fee is computed in part on 0.25% of the gross purchase price.

The annual Association fee for Sun City West is based on two people on the title of the home. Each person on title has to pay the Association fees.

All numbers are based on **single family homes**. **Additional fees may apply for condominiums and homes with professional maintenance and/or utilities included.**

A more detailed breakdown of the fees can be found in the free brochures of each of the Active Adult Communities on our website:

www.TheStoebbeTeam.com

Annual Fees	Homeowners Association
Arizona Traditions	\$ 1,791.00
Corte Bella	\$ 1,792.00
Pebble Creek	\$ 2,908.00
Sun City	\$ 575.00
Sun City Festival	\$ 1,920.00
Sun City Grand	\$ 1,795.00
Sun City West	\$ 1,080.00
Sun Village	\$ 3,360.00
Trilogy at Vistancia	\$ 3,360.00
Ventana Lakes	\$ 1,800.00
Westbrook Village	\$ 690.00

Active Adult Communities N/W Phoenix Area

ARIZONA TRADITIONS



Quick Stats

City	Surprise
Builder	D.R. Horton
Built	1996-2009
# of Homes	1,750
Min. Age	55

Arizona Traditions is a guard gated active adult community in Maricopa County West Valley in the City of Surprise. Located about five miles west of the intersection of Grand Avenue and Bell Road, this gated age restricted community has an expansive 18-hole golf course that meanders throughout the community. Designed by Dick Bailey, the Arizona Traditions golf course is challenging to golfers of all levels.

Arizona Traditions is three miles west of Sun City Grand, towards the White Tank Mountains. Arizona Traditions has an intimate hometown feeling, a sense of community. A plethora of social activities is available at the two community centers, fitness center, woodworking shop, pool, tennis and pickle ball courts, ceramics studio, stained glass studio, sewing & quilting center, a computer room and a community sports bar.

Constructed by D. R. Horton, standard to each home in Arizona Traditions are dual pane windows, Low-E glass windows, gas furnace and high efficiency electric air conditioner and gas water heater, full weather stripping, stucco exterior, insulated exterior wall assembly with composite rating of R-19 and R-30, fiberglass front door, copper wiring, aquapex plumbing, smoke detectors, post-tension slab foundation and in-wall pest defense system.

Active Adult Communities N/W Phoenix Area

CORTE BELLA COUNTRY CLUB



Quick Stats

City	Surprise
Builder	D.R. Horton
Built	2003-2007
# of Homes	1,650
Min. Age	45

Corte Bella Country Club is a guarded and gated age restricted community in Sun City West, Arizona, with resort amenities for the active adult residents. Located in the Phoenix northwest valley, Corte Bella contains 1,650 homes built from 2003 to 2007. Corte Bella's single family homes range from 1,154 square feet to 3,020 sq ft in size. The homes and community buildings feature Santa Barbara-style architecture and lush landscaping with palms, flowering plants and water features providing the feel of paradise.

Corte Bella Country Club was built by Pulte Homes; home buyers could choose from 12 floor plans, each fulfilling the requirements of any full-time or winter resident. The quarterly Corte Bella Homeowners association fee provides homeowners access to pickle ball 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.

Active Adult Communities N/W Phoenix Area

PEBBLE CREEK



Quick Stats

City	Goodyear
Builder	Robson
Built	1994-td
# of Homes	6,200
Min. Age	40

PebbleCreek is a Robson active adult community in Goodyear, AZ. It is ideally situated between the White Tank Mountains, Estrella Mountain Park and downtown Phoenix. PebbleCreek community offers a myriad of enviable amenities and a lifestyle scarcely matched by any other community in the Phoenix valley.

At PebbleCreek, residents enjoy a plentiful lineup of exciting amenities. The 40,000 square-foot Eagle's Nest Country Club amenity complex is the hub for the community's social activity. It includes a grand ballroom, library, fitness center and restaurant. The Creative Arts Center at Eagle's Nest hosts a variety of hobby studios dedicated to ceramics, arts and crafts, stained glass and woodworking.

The lavishly appointed Tuscany Country Club amenity center is a magical mix of refined elegance and casual charm with an Italian countryside flair. The sports and aquatics complex includes a resort-style outdoor pool and spa, and fitness center.

Outside, residents enjoy the warm Arizona sunshine while staying active on the miles of walking and biking trails or at the numerous tennis, pickleball and bocce ball courts.

Golfers will cherish PebbleCreek's two acclaimed championship golf courses. The Eagle's Nest at PebbleCreek has received rave reviews for being a fun, yet challenging course. The 6,790-yard par-72 course features seven lakes and views of the nearby White Tank Mountains.

The Tuscany Falls Golf Club was designed by noted golf course architect Dick Bailey. It showcases dramatic mounding, rolling fairways and strategically placed bunkers. It is a 6,640-yard par-72 course.



Active Adult Communities N/W Phoenix Area

SUN CITY – The Original



Quick Stats

City	Sun City
Builder	Del Webb/ Pulte
Built	1960-1978
# of Homes	26,0080
Min. Age	55

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.

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.

Active Adult Communities N/W Phoenix Area

SUN CITY FESTIVAL



Quick Stats

City	Buckeye
Builder	Del Webb/ Pulte
Built	2006-td
# of Homes	7,200
Min. Age	45

Sun City Festival by Del Webb is a Phoenix Arizona Retirement Community located in Buckeye Arizona. Residents in this age-restricted subdivision describe Sun City Festival as having wonderful residents who are neighborly and welcoming, a small town feeling. The developer, Dell Webb/Pulte Homes, has proposed 7,200 homes on 3,100 acres of land.

Approximately 3,500 homes have been built and there are 30 floor plans to select from.

Sun City Festival presently has one recreation center, the Sage Center. The Sage Center contains a fitness center, ASU lifelong learning academy, multiple rooms for different club meetings, ballroom that seats 200 and a demonstration kitchen. Pulte Homes has proposed 3 recreational facilities; no dates are proposed for the additional two facilities however the second recreational facility is proposed to contain an indoor and an outdoor pool and an indoor walking track.

As with all of the other Arizona Sun Cities, Sun City Festival has a softball field that was completed in 2009 at a cost of almost 1 million dollars. Designated outdoor walking trails are presently under construction.

There are two golf courses proposed for Sun City Festival; one is presently open and operational. Managed and operated by Troon Golf, the Copper Canyon Golf Club in Sun City Festival is an 18 hole championship golf course. Copper Canyon provides residents reduced golf rates, tee times seven days in advance, residents can also purchase a Troon 2 for 1 discount card. There is no date for the second Sun City Festival golf course

Active Adult Communities N/W Phoenix Area

SUN CITY GRAND



Quick Stats

City	Surprise
Builder	Del Webb/ Pulte
Built	1996-2005
# of Homes	9,802
Min. Age	45

Sun City Grand is Del Webb's flagship active adult retirement community in Surprise, AZ that's included in Phoenix Retirement Communities. Located 18 miles northwest of Phoenix in the City of Surprise, Arizona, this golf course community is for the active adult age 45 or better.

There are approximately 9,800 homes / condos in Sun City Grand on nearly 4,000 acres of land. Approximately 20,000 residents call Sun City Grand home. For many, Sun City Grand is a second home, a getaway from harsh winter climates.

Life in Sun City Grand hovers around its two focal points, the two recreational facilities. Here Sun City Grand residents participate in the plethora of activities that the community affords. The Village Center is surrounded by cascading water fountains and features the Adobe Spa & Fitness Center, Chaparral Center, Sonoran Plaza, Artisan Studios, Kiva Ballroom, Wall Street Reading Room, a library, multiple meeting rooms and Arizona State University West Lifelong Learning Academy.

The Adobe Spa and Fitness Center includes a heated indoor 6-lane lap pool, an outdoor resort swimming pool and outdoor activity pool, indoor and outdoor spas, indoor walking rack, full locker room, fully equipped health and fitness area, a dance/exercise studio, plus tennis, pickle ball and bocce courts. The Cimarron Recreation Center features a fully equipped health and fitness area, a heated outdoor resort-style swimming pool, tennis courts, pickle ball courts, social hall and multi-purpose rooms, outdoor fireplace and patio and the Cimarron Day Spa.

Active Adult Communities N/W Phoenix Area

SUN CITY WEST



Quick Stats

City	Sun City West
Builder	Del Webb/ Pulte
Built	1978-1997
# of Homes	16,900
Min. Age	55

Sun City West Arizona is an unincorporated retirement community with 16,900 residences developed by Del Webb Corporation. Sun City West is home to approximately 35,000 people and four recreation centers, 3 indoor pools, 3 outdoor swimming pools, bowling, billiards, tennis courts, handball courts, pickle ball courts, racquetball courts, pet park, softball field, over 100 established clubs and many year-round activities.

Sun City West, Arizona, is a Del Webb master-planned community located 15 miles northwest of Phoenix. Sun City West is an age-restricted community requiring that at least one member of each household be 55 year of age and no permanent resident can be under 19 years of age. There is no age restriction on ownership.

Sun City West has a 1,200 seat social hall; arts and crafts rooms for ceramics, stained glass, silver craft, photography, sewing, woodworking, painting and weaving; a 300-seat theater; a library; a picnic area; and a playground for children.

Sun City West also has many recreational, social and craft clubs that relate to a particular hobby, vocation or special field of interest. Residents pay a modest annual fee for the use of all the recreational facilities throughout the community.

Several financial institutions, brokerage firms, restaurants, Del Webb Hospital and other businesses are conveniently located within Sun City West to serve everyday needs. Sun City West has two large shopping centers plus more than 75 other shops and stores. Arrowhead Town Center, a regional shopping mall, is 15 minutes east of Sun City West.

Homes in Sun City West range from approximately 700 square feet for a one-bedroom, one-bath apartment-style unit to 3,500 plus square feet for the larger homes. Many homes are built on golf course lots, providing homeowners spectacular verdant views of the golf course.

Active Adult Communities N/W Phoenix Area

SUN VILLAGE



Quick Stats

City	Surprise
Builder	Estes Radnor
Built	1985-1995
# of Homes	1,382
Min. Age	55

The adult community of Sun Village is located in Surprise, AZ. There is a guard at the entrance 24 hours a day for security.

Sun Village was developed in the mid 1980's and by 1995 it was completed with 1,382 homes. This mature community features low-maintenance, single-level homes with attached townhomes and single-family patio homes. The attached townhomes feature at least one bedroom, one bathroom, and an assigned parking spot. The patio homes provide an open layout and at least one bedroom, one bathroom, and an attached garage. Many homes feature golf course views and beautifully landscaped front yards.

Sun Village boasts one of Arizona's largest heated swimming pools, a whirlpool spa, an 18-hole executive golf course, a pro shop, tennis courts and a restaurant.

The 47,000 square foot recreation center offers facilities for cards, billiards, table tennis, sewing, woodworking, arts and crafts, as well as a fitness center, library and beauty/barber shop. Free movies, dancing, parties and other activities are available in the spacious Kachina Ballroom.

There are plenty of activities available in Sun Village. The full-time activities director is available to help coordinate recreational activities and social clubs. Whether your favorite activity revolves around social clubs, sports teams, or simply mingling with friends at various community events, there is something for everyone at Sun Village.

Active Adult Communities N/W Phoenix Area

TRILOGY AT VISTANCIA



Quick Stats

City	Peoria
Builder	Shea Homes
Built	2004-td
# of Homes	2,450
Min. Age	55

Trilogy at Vistancia is a Shea Homes development located in Peoria, Arizona.

Located within 20 minutes of the Arrowhead Mall and a plethora of outstanding restaurants.

Trilogy at Vistancia is a guarded and gated Arizona retirement community. It has four entrances, staffed by guards during the daylight hours and with keypad entrance after hours.

Upon entering Trilogy at Vistancia you will be struck by its verdant golf course, waterfalls and water features, adding to the beauty of this Arizona retirement community.

Social interaction opportunities in Trilogy center around the Kiva Club. Here residents enjoy the heated indoor and outdoor pools, use of the athletic club and recreation center, Café Solaz snack bar with computers and wifi, billiards and a higher learning center with classes throughout the week. The athletic club in Trilogy at Vistancia has state-of-the-art treadmills, elliptical machines, free weights, weight machines and stationary bikes. Individual television sets keep you occupied while you are performing your workout activity. The Kiva Club has a Pilates room with a rubberized surface designed to protect knees during yoga, spinning, and Pilates exercises.

Residents can participate in the daily water aerobic classes held in the indoor pool. If you're into pickle ball, bocce ball, or tennis, Trilogy at Vistancia has it available as well! Trilogy at Vistancia also has a children's park and water park.

Adult Communities N/W Phoenix Area

VENTANA LAKES



Quick Stats

City	Peoria
Builder	various
Built	1986-2002
# of Homes	1,701
Min. Age	55

Ventana Lakes is an active adult community located in scenic Peoria, Arizona.

Just four miles from Freeway 101, this community boasts 30 acres of nine well-stocked lakes, several waterfalls, walking trails, and docks suitable for fishing or paddleboat activities. Surrounded by numerous golf courses, the closest one to Ventana Lakes is Willow Creek.

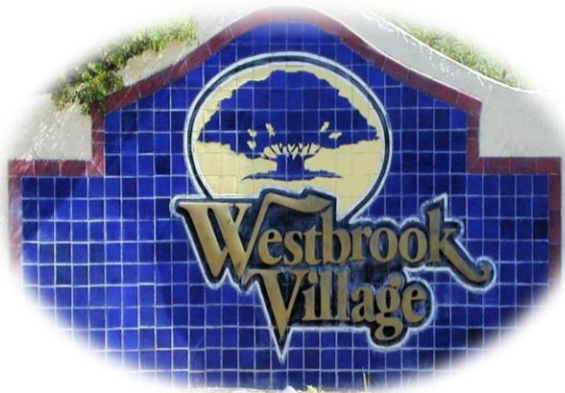
There is a lot more to offer residents of Ventana Lakes than only fishing and golf. The clubhouse provides a large variety of indoor and outdoor amenities. The Ventana Lakes Association is very active and takes pride in taking care of residents, homes, and business alike. Peoria has many shopping outlets, dining opportunities, cultural attractions, and local sporting venues.

The clubhouse at Ventana Lakes, called the Yacht Club, includes a fitness center and is complete with aerobics studio, sauna and steam rooms. After a healthy workout with a variety of equipment, residents can enjoy a favorite book at the library, or socialize while playing a friendly game of billiards. Arts and crafts enthusiasts and card players have rooms available at the Yacht Club for their activities.

Residents who enjoy the outdoors at Ventana Lakes will find friendly competition on the bocce ball and tennis courts, enjoy a game of horseshoes, or even get together for some volleyball on the designated court. Four pools are on hand for comfortable rest and relaxation periods. Two of them are heated for year-round enjoyment.

Active Adult Communities N/W Phoenix Area

WESTBROOK VILLAGE



Quick Stats

City	Peoria
Builder	UDC
Built	1982-1993
# of Homes	3,922
Min. Age	40

Westbrook Village ... truly an Oasis in the desert! Westbrook Village is a Unique Community designed over 20 years ago by UDC as an Active Adult and Golf Community, Westbrook Village's reputation as a diamond in the desert remains unchallenged.

Offering, two Recreation Centers, Fine Arts & Learning Center, tennis & pickle ball courts, two 18-hole golf courses complete with pro shops and two full service restaurants, a library and its own Sheriff's Posse.

With over 70 charter clubs and numerous health and fitness programs there is something for everyone! We pride ourselves on our working relationship with the Westbrook Village Golf Club. Westbrook Village is the home of many talented residents that have transformed our ballrooms and entertained our residents.

With over 40 individual neighborhoods offering numerous home styles from condominiums to large golf course properties finding the right property at Westbrook Village is simple.



Thank you for your interest in the beautiful
Active Adult Communities
in the N/W Valley of the Sun

If you are interested in details about specific homes for sale just give us an idea of what you are looking for – home size, number of bedrooms and bathrooms, price range and everything else you like your dream home to have.

Based on your input we can set up a personalized website that will be updated each day directly from the Arizona Multiple Listing Service. This way you receive information that is always current and you can conduct your own home search no matter where you reside.

Give us a call at **623-363-9667**

send us an e-mail **hanna@thestoebbeteam.com**

or visit our website **www.TheStoebbeTeam.com**

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