



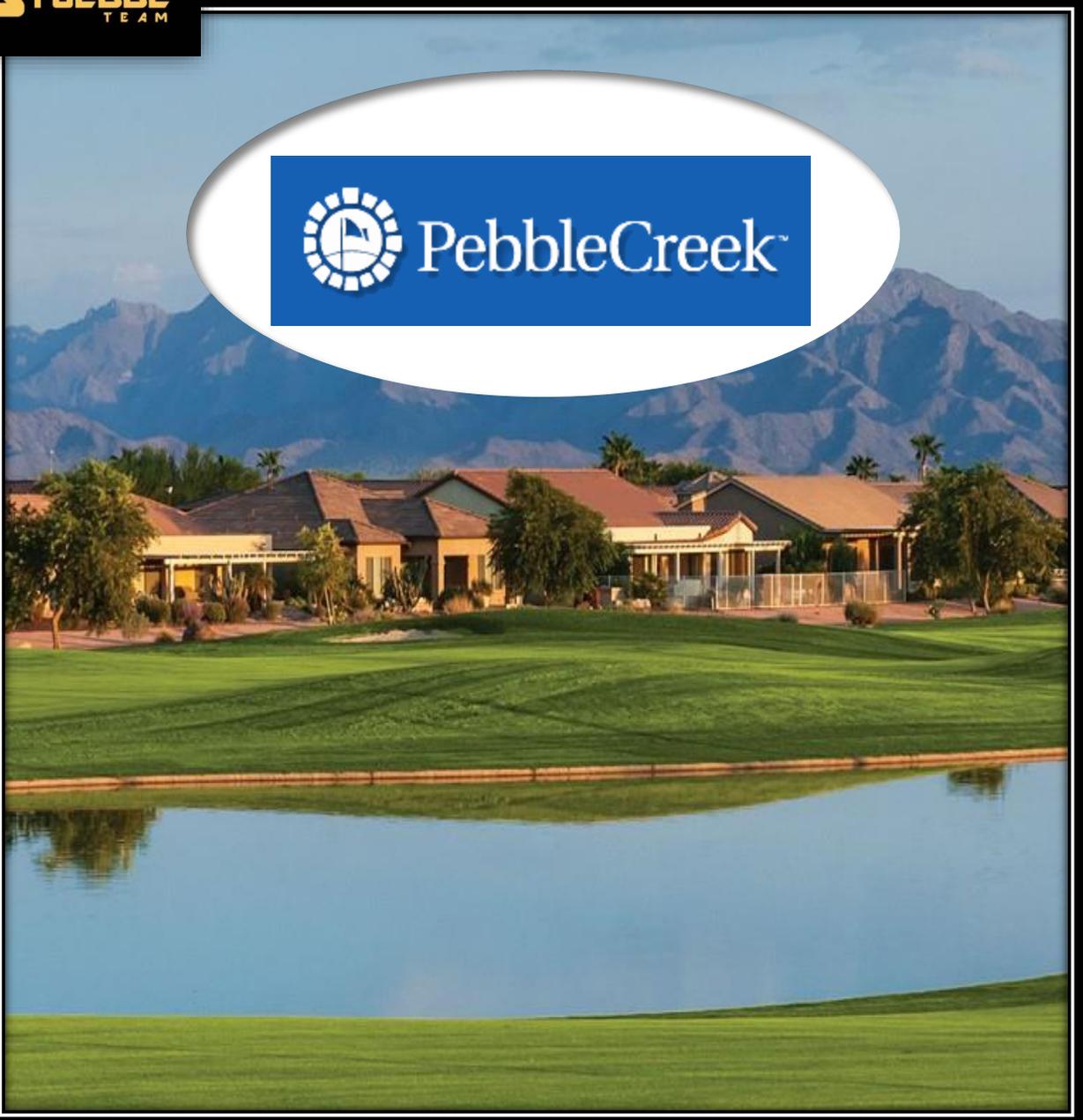
**THE**  
**STOEBBE**  
TEAM

# FACT-BOOK

An introduction to:



PebbleCreek™



**We have the answers to your questions**

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Hanna & Volker Stoebbe  
[www.TheStoebbeTeam.com](http://www.TheStoebbeTeam.com)



2024



**623.363.9667**  
[Hanna@TheStoebbeTeam.com](mailto:Hanna@TheStoebbeTeam.com)



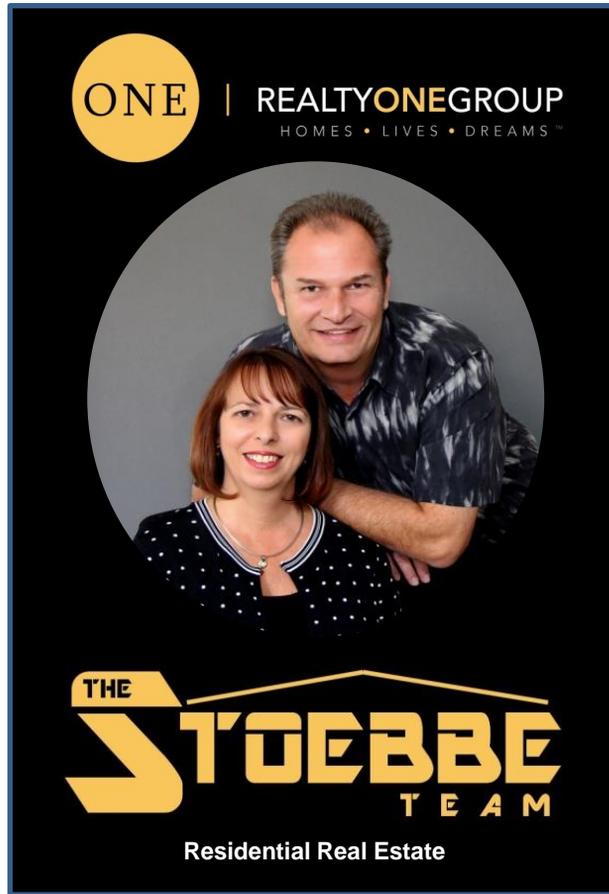
# **DISCLAIMER**

**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.

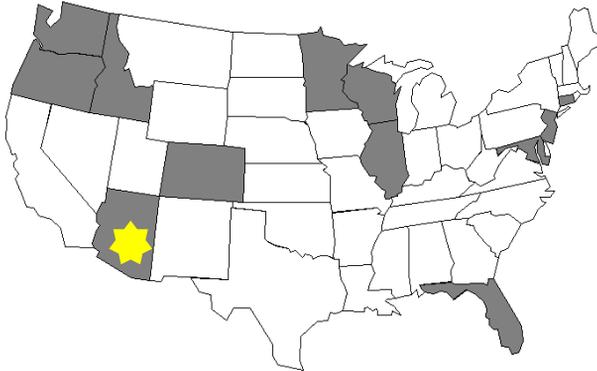
The extensive agent network and market exposure of RealtyONEGroup allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

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

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



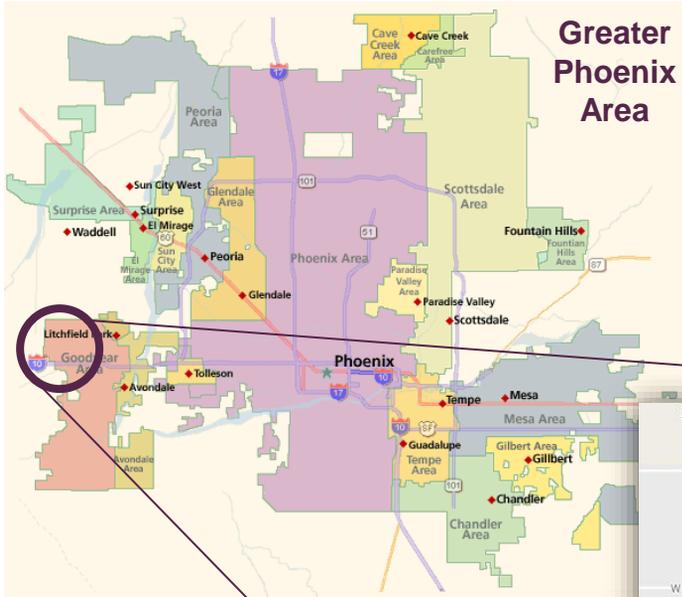
# PebbleCreek Community Information OVERVIEW



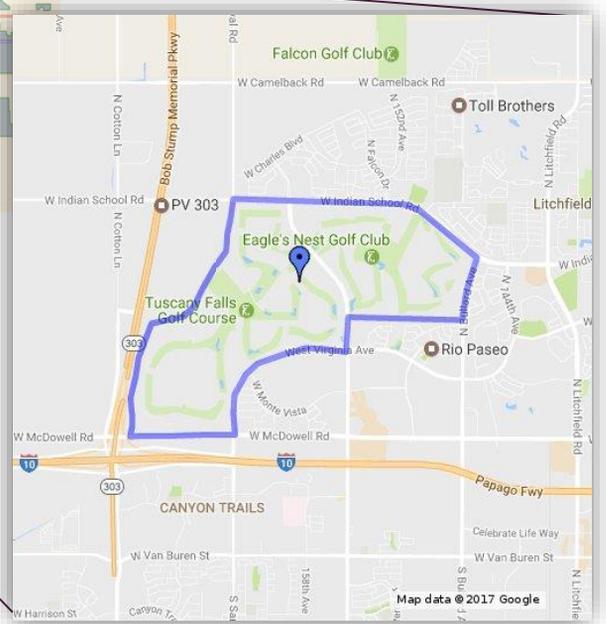
# PebbleCreek Community Information OVERVIEW



## GEOGRAPHY



Built by  
**ROBSON HOMES**



## BASICS

Construction	1994 – to date
Price Range	\$200's - \$600's
Number of Homes	6,200
Age Minimum	40+ (restrictions may apply)
For Sale	Resale , New Construction
Types of Homes	Single Family Homes



# PebbleCreek Community Information OVERVIEW



PebbleCreek is a Robson active adult community in Goodyear, AZ. It is situated between the White Tank Mountains, Estrella Mountain Park and downtown Phoenix. The 6,200 home PebbleCreek offers a wide variety of amenities and a lifestyle scarcely matched by any community in the Phoenix valley.

For over 30 years, Robson Communities has been creating some of the finest active adult neighborhoods in Arizona. PebbleCreek is no exception. Whether your passion is golfing, arts and crafts or simply letting your cares melt away by the pool, PebbleCreek offers something for everyone. The community's numerous charter clubs and interest groups create the opportunity to live a lifestyle that is both physically active and socially engaging.

PebbleCreek is best described as two communities in one. The older **Eagles Nest** community, and the new luxurious **Tuscany Falls** community.

Both are **guard gated** and offer numerous craft, social, and sporting activities.

# PebbleCreek Community Information OVERVIEW



## **Eagles Nest Coutry Club**

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.

## **Tuscany Country Club**

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, indoor lap pool, grandchildren's pool, aerobics and dance studio and state-of-the-art fitness center.

The Tuscany clubhouse also includes desirable attractions such as a cafe, gourmet hot dog stand, full-service restaurant and bar, billiards, library, activity rooms and a magnificent stadium-seating theater.

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.

# PebbleCreek Community Information OVERVIEW

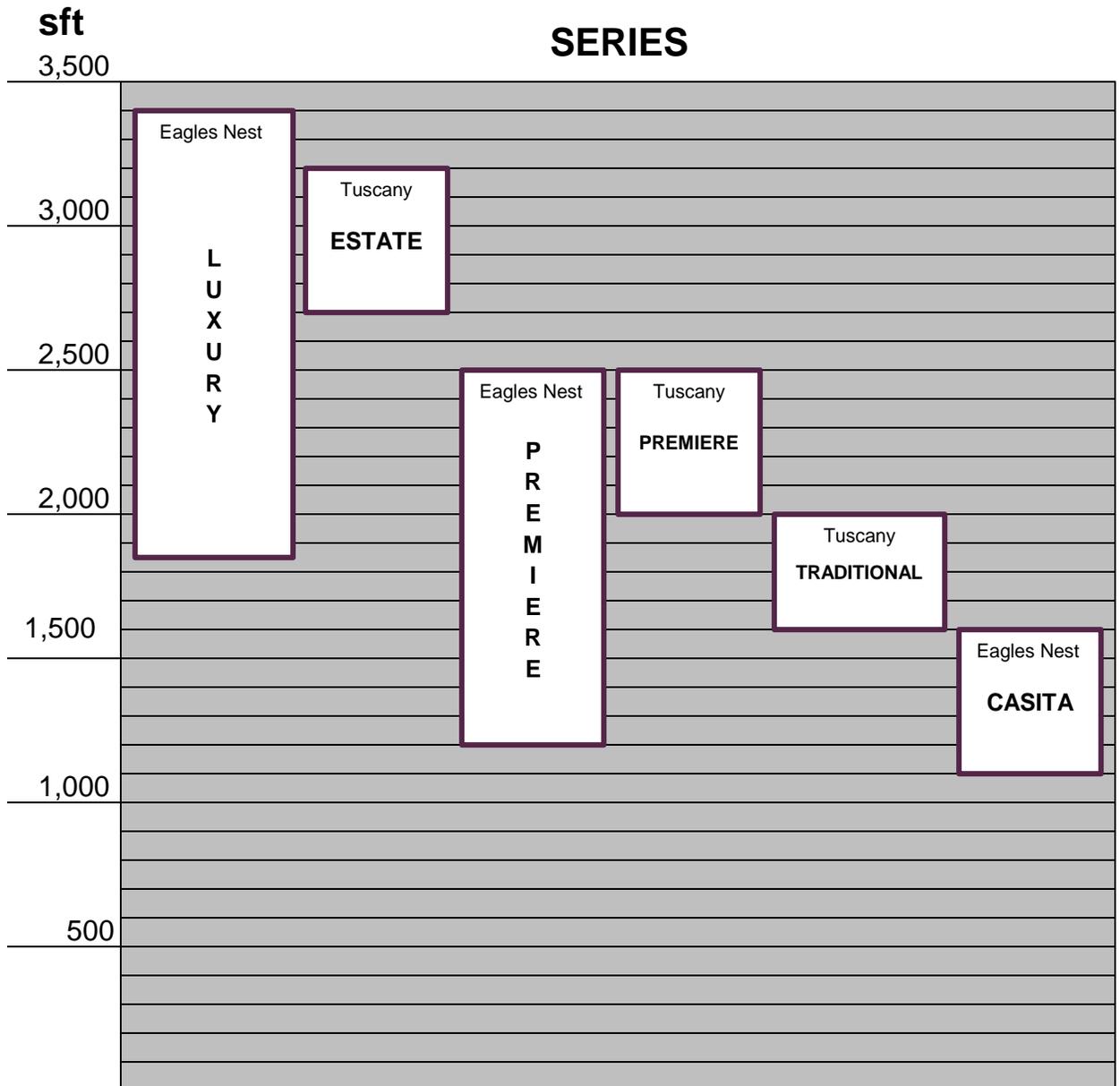


# PebbleCreek Community Information

## SERIES



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



# PebbleCreek Community Information

## MODELS



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

### LUXURY SERIES – EAGLES NEST

Model	Size	BR	BATH	Info
CAMBRIA	2690	3	2.5	Den/BR
CAMBRIA	2930	3	2.5	
ESTANCIA	2420	2	2	Den/BR
ESTANCIA	2420	2	1.75	2 MBR
ESTANCIA + CASITA	2437	2	3	Den/BR
FIESTA	1844	1	2	Den/BR
FIESTA	2056	2	2	Den/BR
FIESTA	2056	2	2	2 MBR
GALLERIA	2610	1	2.5	Den/BR
GALLERIA	2840	2	2.5	Den/BR
GALLERIA 2-story	3176	3	2.5	Den/BR
GALLERIA 2-story	3408	4	3	Den/BR
MADERA	1980	1	2.5	Den/BR
MADERA	2196	2	2.5	Den/BR
MAERA	2192	2	2.5	2 MBR

### ESTATESERIES – TUSCANY

Model	Size	BR	BATH
MONTARA	2686	2	2.5
CRISTALL	3134	2	2.5

### PREMIERE SERIES – EAGLES NEST

Model	Size	BR	BATH	Info
DIEGO	1600	1	1.75	Den/BR
DIEGO	1810	2	1.75	Den/BR
DIEGO	1810	2	2	2 MBR
LOMA	1272	1	1.75	Den/BR
SEDONA	1848	1	1.75	Den/BR
SEDONA 2-story	2310	3	3	Den/BR
SEDONA 2-story	2492	2	2	2 MBR
SONARA	1425	1	1.75	Den/BR
TOPAZ	1887	1	1.75	Den/BR
TOPAZ	2112	2	1.75	Den/BR
TOPAZ	2112	2	1.5	2MBR

# PebbleCreek Community Information

## MODELS



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

### PREMIERE SERIES – TUSCANY

Model	Size	BR	BATH
CORTEZ	2051	2	2.5
MEDINA	2132	2	2.5
TREVISO	2204	2	2.5
MIRADOR	2366	2	2.5
SONATA	2541	2	2.5

### TRADITIONALSERIES – TUSCANY

Model	Size	BR	BATH
BAJA	1589	2	2
RIVA	1684	2	2
LUNA	1781	2	2
VITA	1919	2	2
FIESTA	1965	2	2.5

### CASITA SERIES – EAGLES NEST

Model	Size	BR	BATH	Info
AUGUSTA	1280	1	1.75	Den/BR
AUGUSTA	1432	2	1.75	Den/BR
AUGUSTA	1432	2	1.5	2 MBR
DORAL	1110	1	1.75	Den/BR
DORAL	1222	2	1.5	2 MBR
GREENBRIAR	1470	1	1.75	Den/BR
GREENBRIAR	1632	2	1.75	Den/BR
GREENBRIAR	1632	2	1.5	2 MBR
HERITAGE	1582	2	2	Den/BR
HERITAGE	1582	2	1.75	2 MBR



# PebbleCreek Community Information

## MODELS



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Model	Size	BR	BATH	Info
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AUGUSTA	1432	2	1.75	Den/BR
AUGUSTA	1432	2	1.5	2 MBR
DORAL	1110	1	1.75	Den/BR
DORAL	1222	2	1.5	2 MBR
GREENBRIAR	1470	1	1.75	Den/BR
GREENBRIAR	1632	2	1.75	Den/BR
GREENBRIAR	1632	2	1.5	2 MBR
HERITAGE	1582	2	2	Den/BR
HERITAGE	1582	2	1.75	2 MBR

### 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	

# PebbleCreek Community Information

## Membership Fees



**2024**

Fee	Amount	How Paid
<b>HOA Fee</b>	<b>\$2,908.00</b>	<b>Annual</b>
<b>Capital Improvement Fee</b>	<b>\$2,908.00</b>	<b>Annual</b>
<b>Disclosure Fee</b>	<b>\$50.00</b>	<b>One Time</b>
<b>Transfer Fee</b>	<b>\$400.00</b>	<b>One Time</b>
<b>Architectural &amp; Landscaping Admin Fee</b>	<b>\$50.00</b>	<b>One Time</b>

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





**2024**

**Example: Single Family Home detached**

**One-time fees due at purchase**

Capital Improvement Fee	\$ 2,908.00
Transfer Fee	\$ 400.00
Disclosure Fee (paid by Seller)	\$ 50.00
Architectural & Landscaping Admin Fee	\$ 50.00
<b>TOTAL</b>	<b>\$ 3,408.00</b>

**Annual fees**

HOA Fee	\$ 2,908.00
<b>TOTAL</b>	<b>\$ 2,908.00</b>

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



# PebbleCreek Community Information

## GOLF



# PebbleCreek Community Information

## GOLF



**You used to chase the clock. Now you can pursue your passion.**

It's no wonder so many residents keep a golf cart handy for visiting friends around the community as well as frequent tee times. The Tuscany Falls and Eagle's Nest courses wind throughout PebbleCreek, lush and verdant under the clear Sonoran Desert sky. Drop by your home course, where the golf staff greets you by name, and enjoy a day with friends on the links.



### **Eagle's Nest Golf Club**

Eagle's Nest at PebbleCreek has been earning rave reviews since the day it opened. The course is fun to play and features seven lakes and views of the commanding White Tank Mountains. The Eagle's Nest Clubhouse is a great place to enjoy pre-game or post-game meals and libations and includes a fully-stocked pro shop. If golf is your game, you'll love teeing it up at the Eagle's Nest Golf Club or Tuscany Falls Golf Club championship courses located within Pebble Creek.



### **Tuscany Falls Golf Club**

Tuscany Falls was designed by Dick Bailey, noted golf course architect, and showcases dramatic mounding, rolling fairways and strategically placed bunkers. The signature hole is number 13, where golfers must carry more than 100 yards over water from the tee box to the green.





## Eagle's Nest Golf Club

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### Club Information

3645 Clubhouse Dr  
 Goodyear, AZ 85395  
 Pro Shop: (623) 935-6761

### Hours of Operation

Monday - Friday: 6:00am to 5:00pm  
 Saturday: 6:00am to 5:00pm  
 Sunday: 6:00am to 5:00pm

Tee	Par	Yards	Rating	Slope
<b>Championship</b>	<b>72</b>	<b>6790</b>	<b>72.6</b>	<b>130</b>
<b>Medal</b>	<b>72</b>	<b>6150</b>	<b>69.4</b>	<b>132</b>
<b>Standard</b>	<b>72</b>	<b>5725</b>	<b>67.4</b>	<b>115</b>
<b>Mixed</b>	<b>72</b>	<b>5115</b>	<b>68</b>	<b>111</b>





## Tuscany Falls Golf Club

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### Club Information

3645 Clubhouse Dr  
 Goodyear, AZ 85395  
 Pro Shop: (623) 935-6757

### Hours of Operation

Monday - Friday: 6:00am to 5:00pm  
 Saturday: 6:00am to 5:00pm  
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Tee	Par	Yards	Rating	Slope
<b>Championship</b>	<b>72</b>	<b>6790</b>	<b>72.6</b>	<b>130</b>
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# PebbleCreek Community Information

## SPORTS & FITNESS



# PebbleCreek Community Information

## SPORTS & FITNESS



**The Tuscany Sports & Aquatics Complex** is located in the center of PebbleCreek. Here you'll find a wide range of sport and fitness amenities, including outdoor and indoor aquatic areas, fitness center, dance rooms and outdoor courts and softball field.



### Indoor lap pool

Heated indoor pool with lap lanes provides a perfect workout for swimmers, especially during the winter months.



### Outdoor lap pool & whirlpool

Enjoy swimming laps outdoors, then a long soak in the whirlpool spa.



### Resort-style pool

With covered areas the resort-style pool offers beach access and resistance walking channel, and a separate outdoor grandchildren's pool.



### State-of-the-art fitness center

Featuring wide open fitness rooms perfect for dance-yoga-aerobics, as well as spa rooms.

# PebbleCreek Community Information

## SPORTS & FITNESS



### **Tennis & Pickleball courts**

Challenge friends to a match of your liking. Choose from five tennis courts, eight pickleball courts and four bocce courts.



### **Softball field**

Enjoy team and tournament play at the E.J. Robson Softball Field throughout most of the year.

## **Clubs to join**

### **Wellness / Fitness at PebbleCreek**

**Hatha Yoga Club**

**Tennis Club**

**Hiking Club**

**Nurses Group**

**Pickleball Club**

**Softball Senior Association**

**and much much more...**

# PebbleCreek Community Information

## RESTAURANTS



**From Poolside snacks to exquisite dining, you'll love the variety.**

With Toscana's Restaurant & Lounge, Eagle's Nest and various quick and casual grills and coffee spots, Pebble Creek restaurants range from casual to luxurious, offering something for every kind of appetite.



Whether you're in the mood for something quick and casual or something more leisurely and luxurious, PebbleCreek has what you want. Check out the menus and enjoy new choices every day, week and month.

The culinary team is always listening to residents who want particular kinds of food, including healthy cuisine that's also delicious. And you'll be proud to host special parties in your own community, with catering available for lavish events and intimate dinners for family, friends and favorite groups.



# PebbleCreek Community Information

## RESTAURANTS



### Toscana's Restaurant

Renowned for fine dining, this cuisine-driven restaurant is known as the best in the West Valley – a don't miss experience including the bar & lounge.



### Eagle's Nest Restaurant & Lounge

A friendly place for comfort food, from burgers and pizza to lasagna and prime rib, the country club restaurant is open throughout the day.



### Portofino Coffee Bar

Start your day here at the Tuscany Falls Clubhouse with a cappuccino and danish, then see the transformation for a banquet that night.



### Ed's Dogs

Phone in your order from the 9th hole, then relax with brats and burgers, ice cream or a drink at poolside. Stop by for morning coffee, too.

### Cool Down Café

Located in the fitness center, here's the perfect place to grab a refreshing energy drink or smoothie, fresh fruit or power bar.

# PebbleCreek Community Information

## CONTACTS



### **PCHOA**

PebbleCreek Homeowners Association

**Phone:(623) 935-6700**



## Testimonials

To Whom It May Concern,

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

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

*We welcome any further inquiries.*

*Sincerely,  
Bill & Cathy - Washington*

---

To Whom it May Concern,

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

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

*Eric & Regan - Arizona*

*Hannelore & Volker*

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

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

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

*Thanks again it was a personally enjoyable experience!*

*Sincerely,  
Dan & Maggie - Colorado*

---

To Whom it May Concern,

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

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

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

*Mitch & Arlette - Arizona*

## Testimonials

*To Whom it May Concern,*

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

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

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

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

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

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

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

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

*If you need a great Realtor, please call them.*

*I know you'll feel blessed too.*

*Lew & Julie - Idaho*

---

*Hanna & Volker,*

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

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

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

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

*With many Thanks,  
Bob & Bev - Oregon*

*To Whom It May Concern,*

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

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

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

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

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

*Customer service is clearly the focus of the Stoebbe team.*

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

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

---

*Dear Hannelore and Volker,*

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

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

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

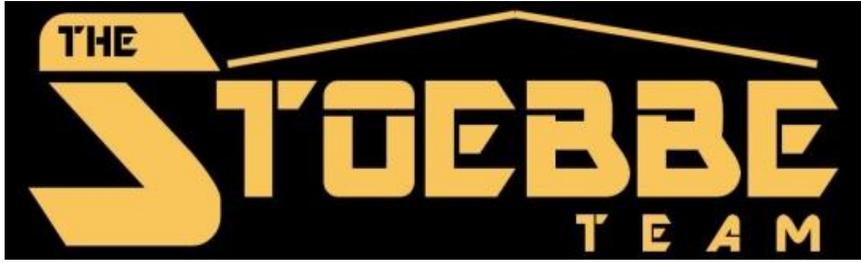
*Many thanks.  
Bill and Sue - Illinois*



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



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



**HANNA STOEBBE**  
REALTOR®

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

**VOLKER STOEBBE**  
Marketing

## Simply contact us

We will find the home that's right for YOU

### Remember

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

# Lifestyle

Visit us online



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

