



THE
STOEBBE
TEAM

FACT-BOOK

An introduction to:

 **Sun City Festival**
by Del Webb®



We have the answers to your questions

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DISCLAIMER

We try to keep the information in this document as accurate as possible.

However, most data used in this document is accumulated from various sources and may contain errors for which we will not be responsible.

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

**Thanks,
The Stoebbe Team**



Specializing in
Active Adult Communities in the NW Valley
Luxury Segment in the NE Valley



Million Dollar Producer
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.

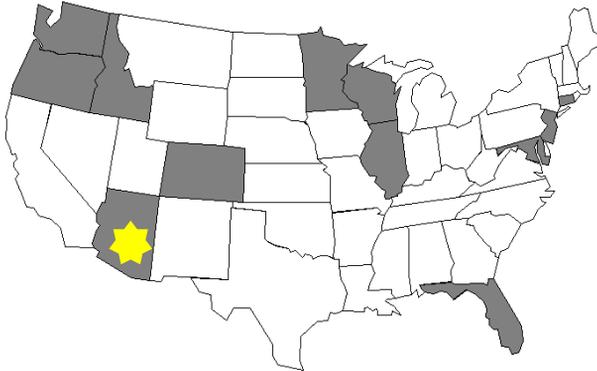
The extensive agent network and market exposure of RealtyONEGroup allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

...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 Festival**
by Del Webb®

Sun City Festival Community Information OVERVIEW



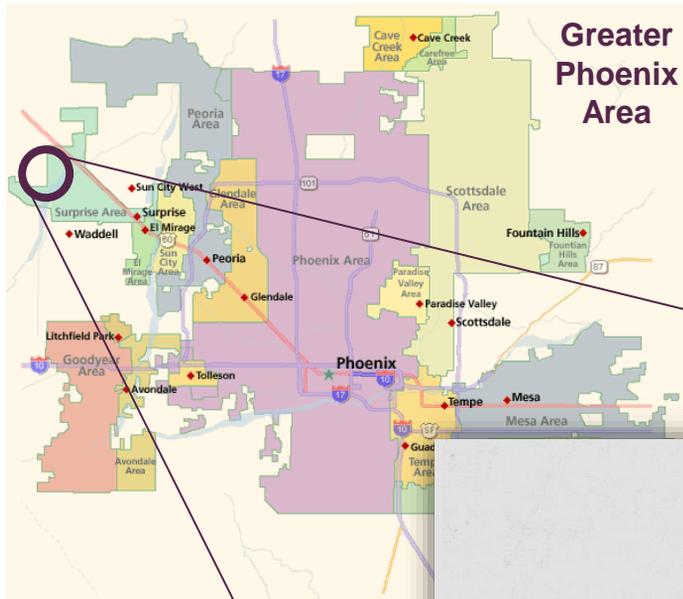
 Sun City Festival
by Del Webb



Sun City Festival Community Information OVERVIEW

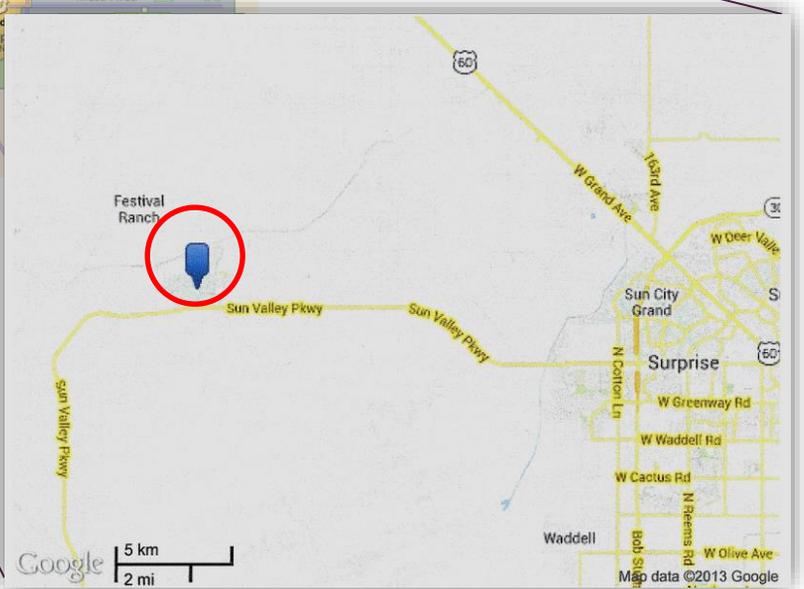


GEOGRAPHY



**Greater
Phoenix
Area**

Built by



BASICS

Construction	2006- present
Price Range	\$100's - \$850's
Number of Homes	7,200 (at build out)
Age Minimum	45+ (restrictions may apply)
For Sale	Resale, New Construction
Types of Homes	Single Family Homes



Sun City Festival Community Information OVERVIEW



PHASES



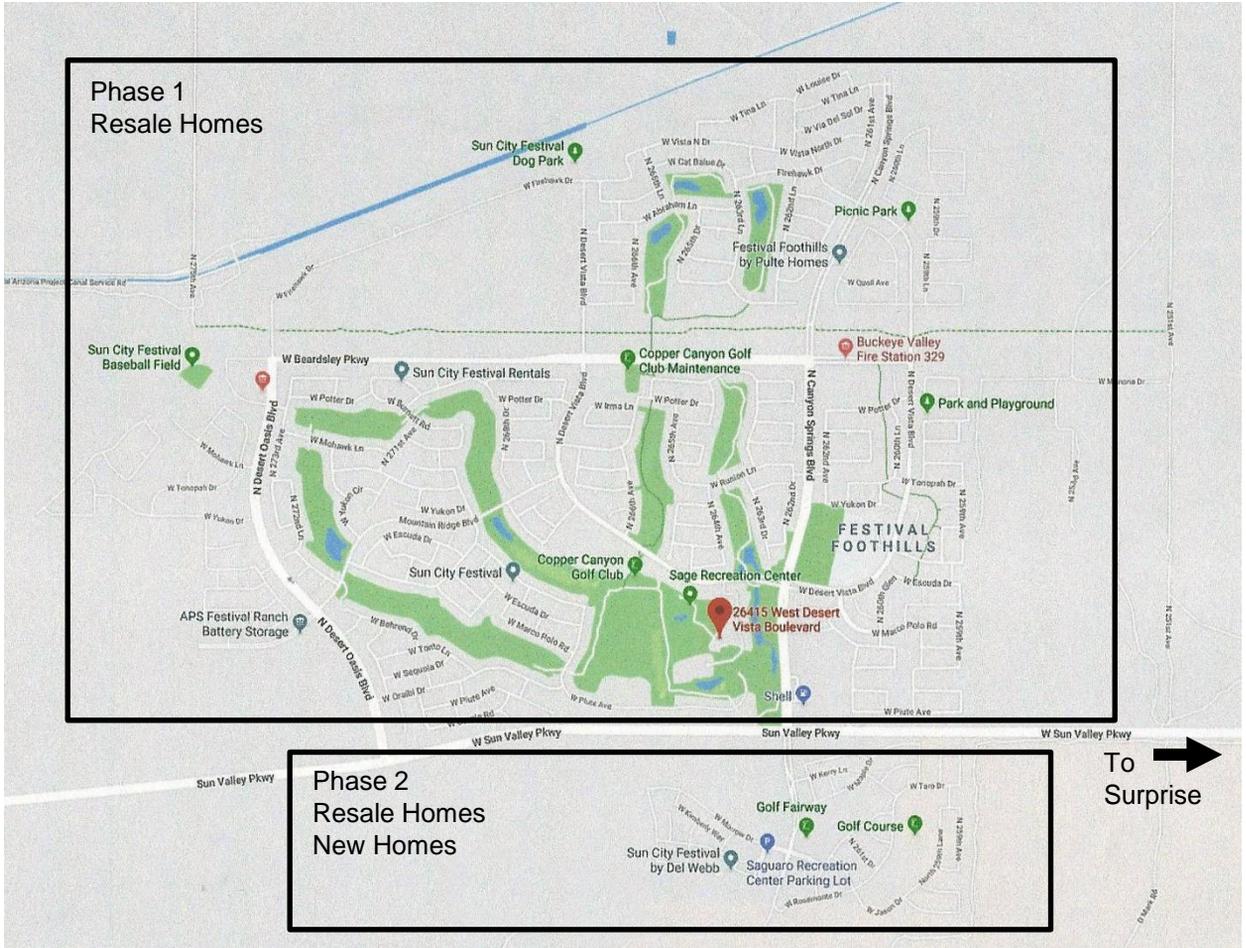
White Tank Mountain Regional Park



Sun City Festival Community Information OVERVIEW



MAP



White Tank Mountain Regional Park



Sun City Festival Community Information

OVERVIEW



Sun City Festival is **Del Webb's newest active adult community** in the northwest valley of Phoenix. It is nestled at the base of the beautiful White Tank Mountains 10 miles west of Surprise. The community is full of the latest desirable amenities and highly upgraded - yet inexpensive - new construction homes.

Del Webb combined nearly 50 years of active adult construction experience to design what has been acclaimed as one of their finest communities. Around every turn in Sun City Festival, residents are greeted with some of the finest amenities and active lifestyle options.

Since Del Webb first pioneered the concept of active adult communities in 1960, a lot has changed. Along the way, Del Webb has stayed at the forefront of design and technology to produce quality homes and lifestyles scarcely matched by other builders. Sun City Festival is no exception.

For Del Webb's latest masterpiece, they chose a location in **Buckeye**, far from the hustle and bustle of the suburban reaches of Surprise and Sun City West. Driving west on Sun Valley Parkway through 10 miles of secluded and untainted Arizona desert, visitors escape the traffic lights and congestion as their cares melt away. Right about the time it seems you are lost, Sun City Festival emerges like an oasis on the horizon.

Sun City Festival is the ideal place for active adults who want a community that offers the latest first-rate amenities and new construction homes. For retirees who want a convenient location near plenty of shopping and cultural attractions, Festival might not be the best choice. It is situated 1,600 feet above the valley floor where the air is cleaner, the summers are cooler and congestion is non-existent. The community's remote location provides visitors a reminiscent look of what the pioneers of the original Sun City saw when construction began there over 50 years ago.

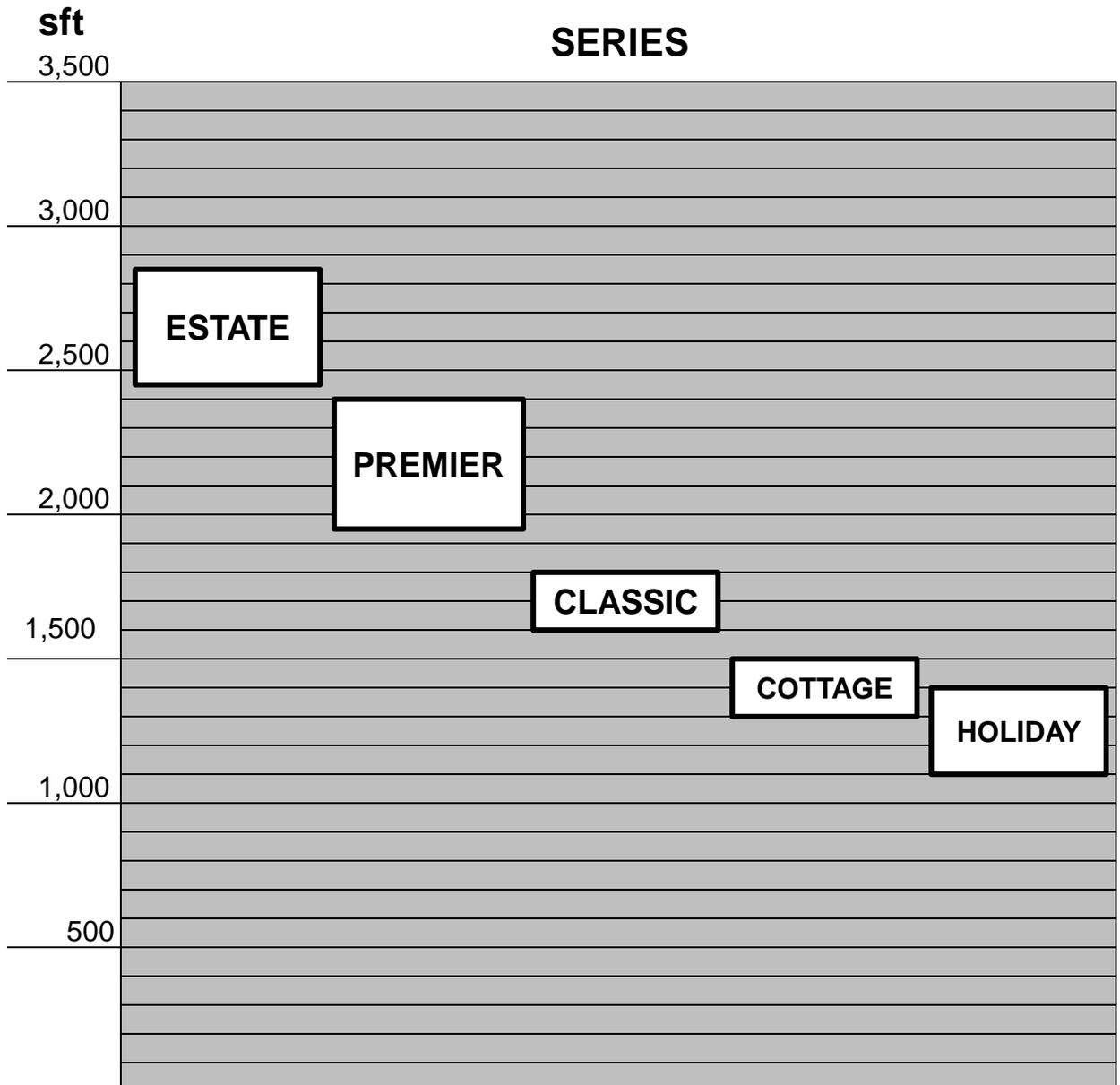
Sun City Festival Community Information

SERIES

Phase 1



Homes in the Sun City Festival are divided into five series, each with distinct features and living space sizes shown in the table below.



Sun City Festival Community Information

MODELS

Phase 1



ESTATE SERIES

Model	Size
REGALE	2,849
PARADA	2,528
VERANDA	2,450

HOLIDAY SERIES

Model	Size
TRIUMPH	1,398
FREEDOM	1,268
LIBERTY	1,099

PREMIER SERIES

Model	Size
FIESTA	2,323
DESTINY	2,095
JUBILEE	1,960

CLASSIC SERIES

Model	Size
JAMBOREE	1,816
CELEBRATION	1,673
GALA	1,612

COTTAGE SERIES

Model	Size
VALOR	1,494
SPIRIT	1,373

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



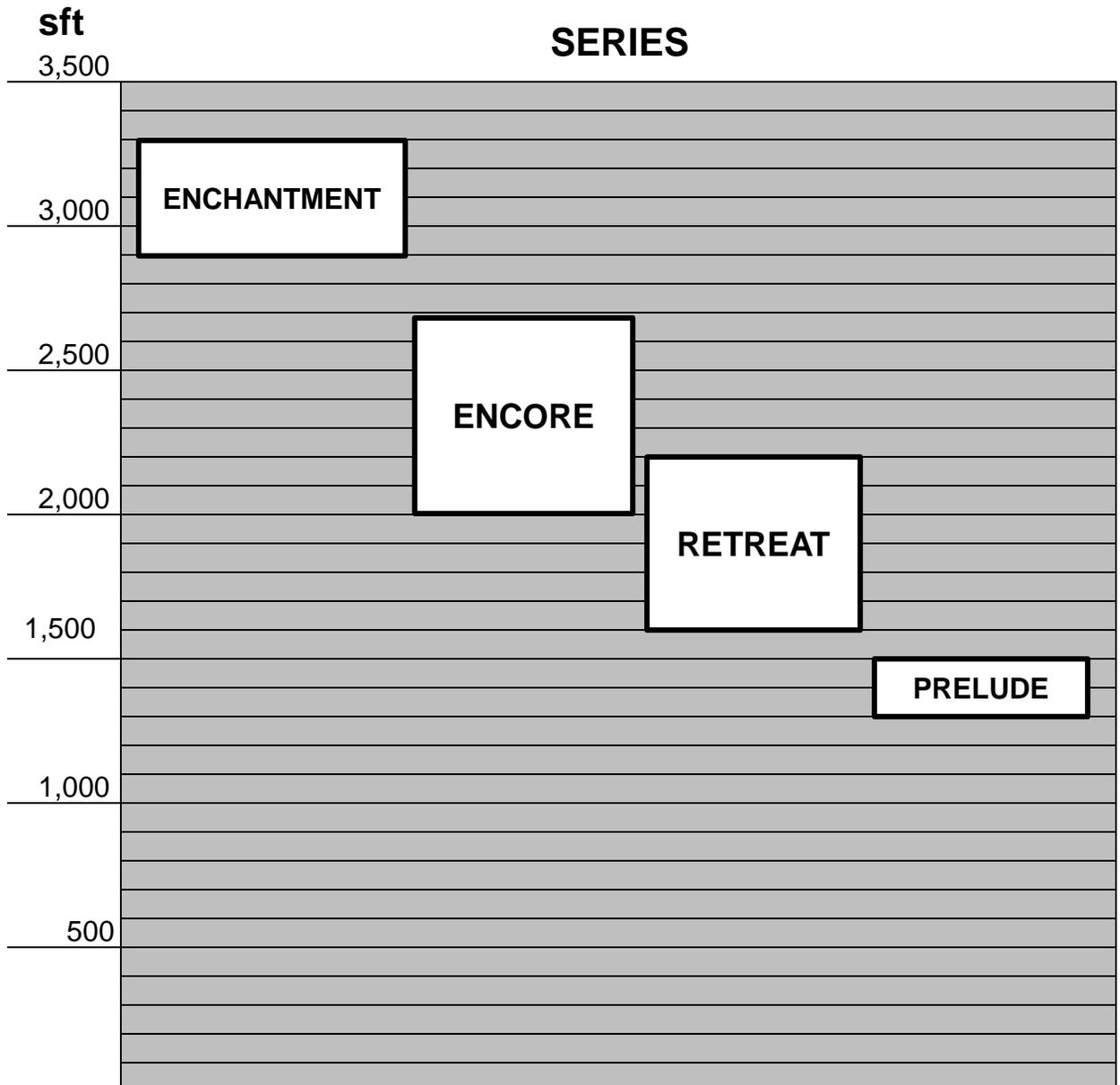
Sun City Festival Community Information

SERIES

Phase 2



Homes in the Sun City Festival are divided into five series, each with distinct features and living space sizes shown in the table below.



Sun City Festival Community Information

MODELS

Phase 2



ENCHANTMENT SERIES

Model	Size
HARMONY	3,343
VIRTUE	3,140
ETERNITY	2,917

PRELUDE SERIES

Model	Size
ODYSSEY	1,526
VENTURE	1,392
TRAVERSE	1,280

ENCORE SERIES

Model	Size
VOYAGE	2,736
JOURNEY	2,556
ENDEAVOUR	2,474
SERENETY	2,316
PURSUIT	2,023

RETREAT SERIES

Model	Size
REFUGE	2,191
PRESERVE	2,015
HAVEN	1,859
SANCTUARY	1,716
HIDEAWAY	1,574

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

Sun City Festival Community Information Membership Fees



2024

Fee	Amount	How Paid
HOA Master Association Fee	\$480.00	Quarterly
Facility Improvement Fee	\$960.00	One Time
Transfer Fee	\$125.00	One Time
Disclosure Fee	\$275.00	One Time
Community Enhancement Fee	0.25% of Gross Sales Price	One Time

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



Sun City Festival Community Information

HOA FEES AND OTHER COSTS



2024

Example: Single Family Home detached **Selling Price \$400,000**

One-time fees due at purchase

Facility Improvement Fee	\$ 960.00
Transfer Fee	\$ 125.00
Disclosure Fee (paid by Seller)	\$ 275.00
Community Enhancement Fee (.25% of Sales Price)	\$ 1,000.00
TOTAL	\$ 2,360.00

Quarterly fees

HOA Master Association Fee	\$ 480.00
TOTAL (annual)	\$ 1,920.00

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

Sun City Festival Community Information

GOLF



Sun City Festival Community Information

COPPER CANYON GOLF COURSE



Copper Canyon Golf Club at Sun City Festival is an upscale daily fee, 18-hole championship golf course designed by Lee Schmidt and Brian Curley. This golf course is the center-piece of the active adult community built by Pulte/Del Webb.

As has been customary in branding the Pulte/Del Webb communities, a state-of-the-art Recreational Center (Sage Center) compliments the extraordinary golf that sits within the confines of the White Tank Mountains, west of Phoenix. The golf course offers up to four sets of tees that range from 5,200 yards to over 6,800 yards in length. Over 11 lakes not only add to the unique beauty, however artfully protect the integrity of their respective golf holes.

Generous fairways look overly inviting to the golfer's eye, yet are only the gateway to large, undulating greens that have become a trademark at Copper Canyon.

The practice facilities can be classified as one of the true greats in the Valley of the Sun! With over 100 yards in tee length, spanning three large tiers, one will only hit from the best possible turf. The unique setting of the practice facilities in relationship to the Clubhouse give this golf experience a cozy feeling not offered by many.



Sun City Festival Community Information

COPPER CANYON GOLF COURSE



Type	Public
Holes	18
Architect(s)	Brian Curley Lee E. Schmidt
Year built	2007
Guest Policy	Welcomed
Golf Season	Year round
Metal Spikes Allowed	No
Driving Range Available	Yes
Rental Carts Available	Yes
Rental Clubs Available	Yes
Pro Available	Yes
Tee Times Welcomed	Yes
Price Range Weekdays	\$25 - \$80
Price Range Weekends	\$25 - \$80
Credit Cards Accepted	

Tee	Par	Length	Slope	Rating
Black	72	6845 yd.	127	71.8
Copper	72	6399 yd.	124	69.4
Silver	72	5945 yd.	116	67.1
Silver (W)	72	5945 yd.	119	71.6
Jade (W)	72	5208 yd.	109	67.5



Sun City Festival Community Information

COPPER CANYON GOLF COURSE



Indigo Grille

At Copper Canyon Golf Course



Set among a luscious backdrop of beautifully green grass and the rugged White Tank mountains, The Indigo Grille at Copper Canyon Golf Club is truly setting the bar for golf course dining in the west valley! Our spacious dining room, lounge, and patio are the perfect way to enjoy a fabulous dining experience, to unwind from the day during our happy hour, or to tally up the scorecards after a great game of golf on our impeccably maintained course!

We pride ourselves on offering only the best products available to create a freshness-driven all-day menu consisting of classic and more modern versions of appetizers, sandwiches, salads, entrees, and pastas! We utilize the talents of our chefs to create a from-scratch menu - everything from soups and sauces to salad dressings and our scrumptious side dishes are made in house.

salads!

We utilize a specialty produce company that delivers fresh produce 5 days per week, in addition to importing items like our pasta and olive oil. We also use choice meats, sustainably raised seafood and all-natural chicken and deli meats. Our emphasis on quality is clear! Come by and try one of our signature items, like the Fairway Burger, Beef Tenderloin or even one of our huge salads!



Sun City Festival Community Information

FUN AND RECREATION

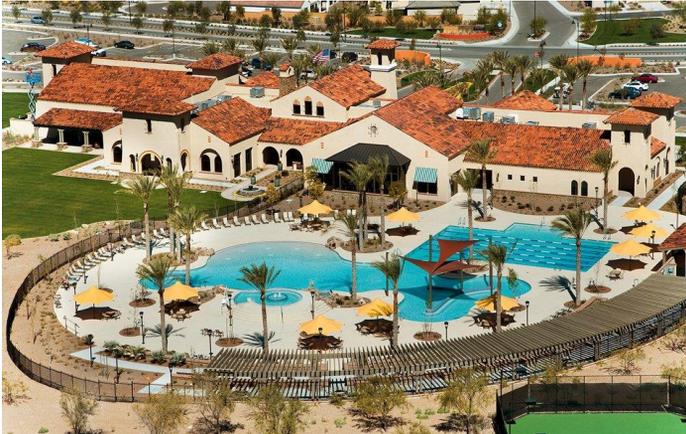


Sun City Festival Community Information

FUN AND RECREATION



Sage Center for Wellness and Higher Learning



An exciting lineup of amenities await the residents of Sun City Festival. The 31,000 square-foot Sage Center for Wellness and Higher Learning is the main hub of activity in the community. Here, residents can partake in a variety of physical and social activities while they mingle with

new friends and neighbors. The Sage Center has a massive resort-style outdoor pool with cascading waterfalls and lap pool. A state-of-the-art fitness center offers the latest high-end equipment, aerobics and dance studios and spin bikes. Plus, there are a variety of hobby and craft studios and a grand ballroom. Two more recreation centers are planned as the community continues to grow.

The Arizona State University Lifelong Learning Academy located in the Sage Center is like having a private college campus right in your own backyard. Residents gain access to limitless learning opportunities and quality instruction from ASU professors. A variety of curriculum includes travel programs (including overseas), literature, financial planning, computer classes and foreign language.

The grounds of Sun City Festival are an active adult playground filled with enviable amenities that beckon for residents of all fitness levels to get out and be active. The community currently includes a softball stadium, outdoor amphitheater and tennis, pickleball, bocce ball, basketball and volleyball courts.



Sage Fitness Center

The Fitness Center in the Sage Recreation Center has a wide variety of equipment and services to help acquire your fitness goals. If you need help getting started or want advice on how to create a fitness program to meet your needs, Chuck Eier, Fitness & Wellness Director is on-site and always ready to be of service.



- 12 Elliptical Trainers
- 18 Treadmills
- 10 Stationary Cycles
(all include individual televisions)



- 2 NuStep Total Body Ergometers



- 2 different complete sets of weight equipment.
Both with machines to work all major muscle groups.



- Dumbbells ranging from 1 to 100 pounds.



- 3 Free Bar Weight Racks and a Smith Machine Lifting Rack

Sun City Festival Community Information

CLUBS AND CLASSES



Arts & Crafts

Paper Crafts and More
Glass Arts Clubs
Fine Arts Club
Pottery and Ceramics Club
Woodcrafters Club
Knitting and Crochet Club

Social

Dance Club
Canadian/American Friendship Club
Barrel Buddies Wine Club
Books & Learning

Books & Learning

Arizona State University Lifelong Learning
Academy
Computer/Internet Classes

Road & Travel

Road Scholar
RV Club
Motorcycle Club

Fitness & Sports

Body Sculpting Class
Rhythm & Moves
Yoga Class
Strength Stretch & Balance Class
Lady Putters Club
Softball Club
Hiking Club
Golf Club

Hobbies

Digital Photo Club
Gourmet Cooking Club
Car Club
Paws and Claws Pet Club
Quilters Club
Scrapbooking Club
Genealogy Club

Volunteering

Caring Neighbors

Cards & Games

Players Club

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 Festival**
by Del Webb®

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



HANNA STOEBBE

REALTOR®

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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



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