



# FACT-BOOK

An introduction to:



**We have the answers to your questions**

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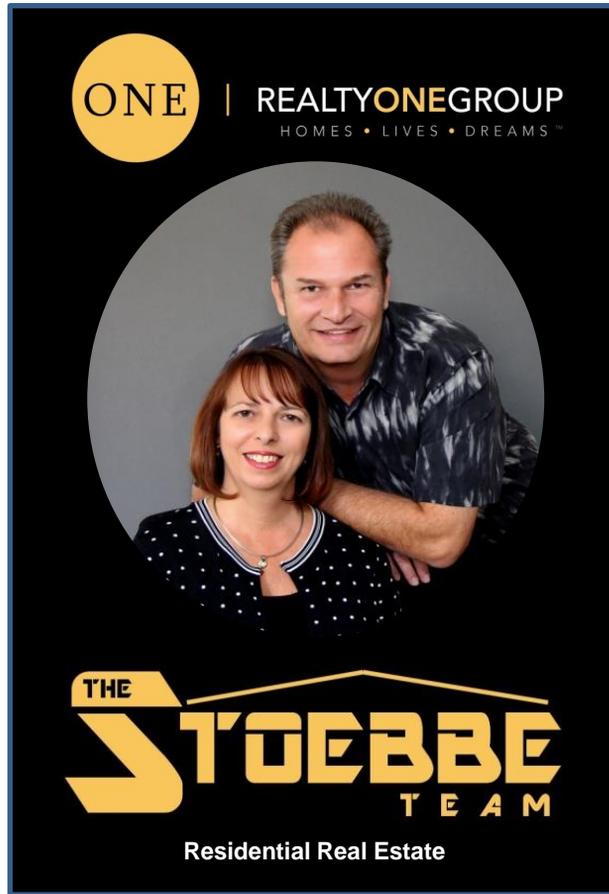
# **DISCLAIMER**

**We try to keep the information in this 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.

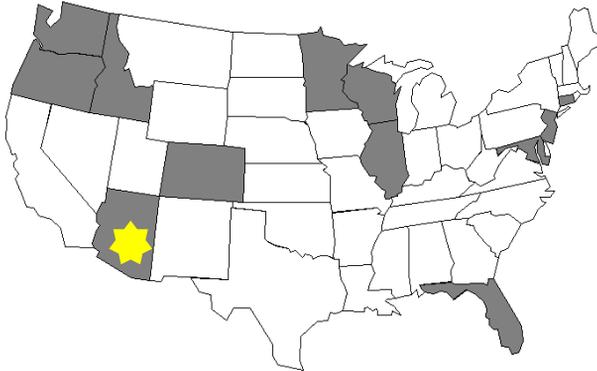
The extensive agent network and market exposure of RealtyONEGroup allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

## **...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**



**SUN CITY  
West**

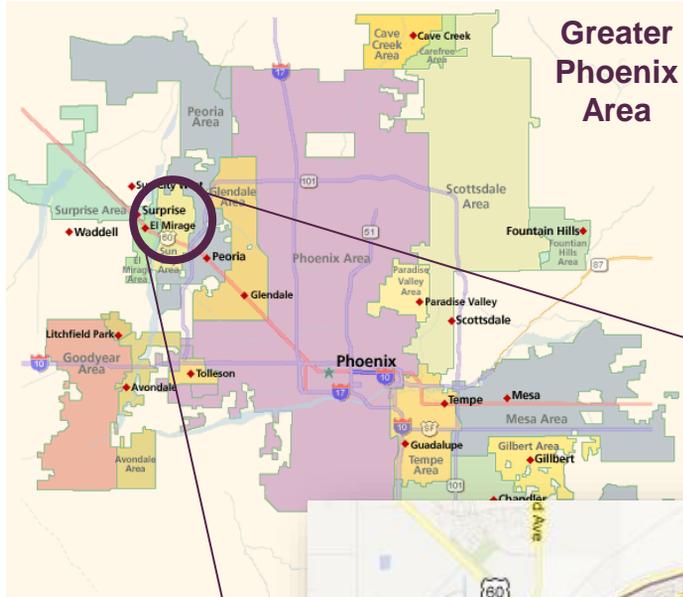
# Sun City West Community Information OVERVIEW



# Sun City West Community Information OVERVIEW



## GEOGRAPHY



Built by  
*Del Webb*®



## BASICS

Construction	1978 - 1997
Price Range	\$100's - \$600's
Number of Homes	16,900
Age Minimum	55+
For Sale	Resale Only – no new construction
Types of Homes	Single Family Homes Attached Homes, Condominiums



# Sun City West Community Information

## OVERVIEW



**Sun City West Arizona is an unincorporated retirement community (55+)** 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.

# Sun City West Community Information OVERVIEW



## Sun City West Lifestyle

There are **over 100 chartered clubs and interest groups** represented in Sun City West.

Regardless of your passion, you are likely to find other like-minded residents who share similar interests.

In addition to the many clubs and interest groups, Sun City West hosts an exciting lineup of fun activities that include **fitness classes, continuing education classes, parties and organized trips to area attractions.**

The majority of the community is unincorporated and without schools. As a result, **residents enjoy some of the lowest property taxes in the nation.**

**A large volunteer organization** in the community helps maintain the grounds, organize events, teach classes and staff community buildings.

The incredible volunteerism in the community helps keep the **yearly association fees at a reasonable level per year.**

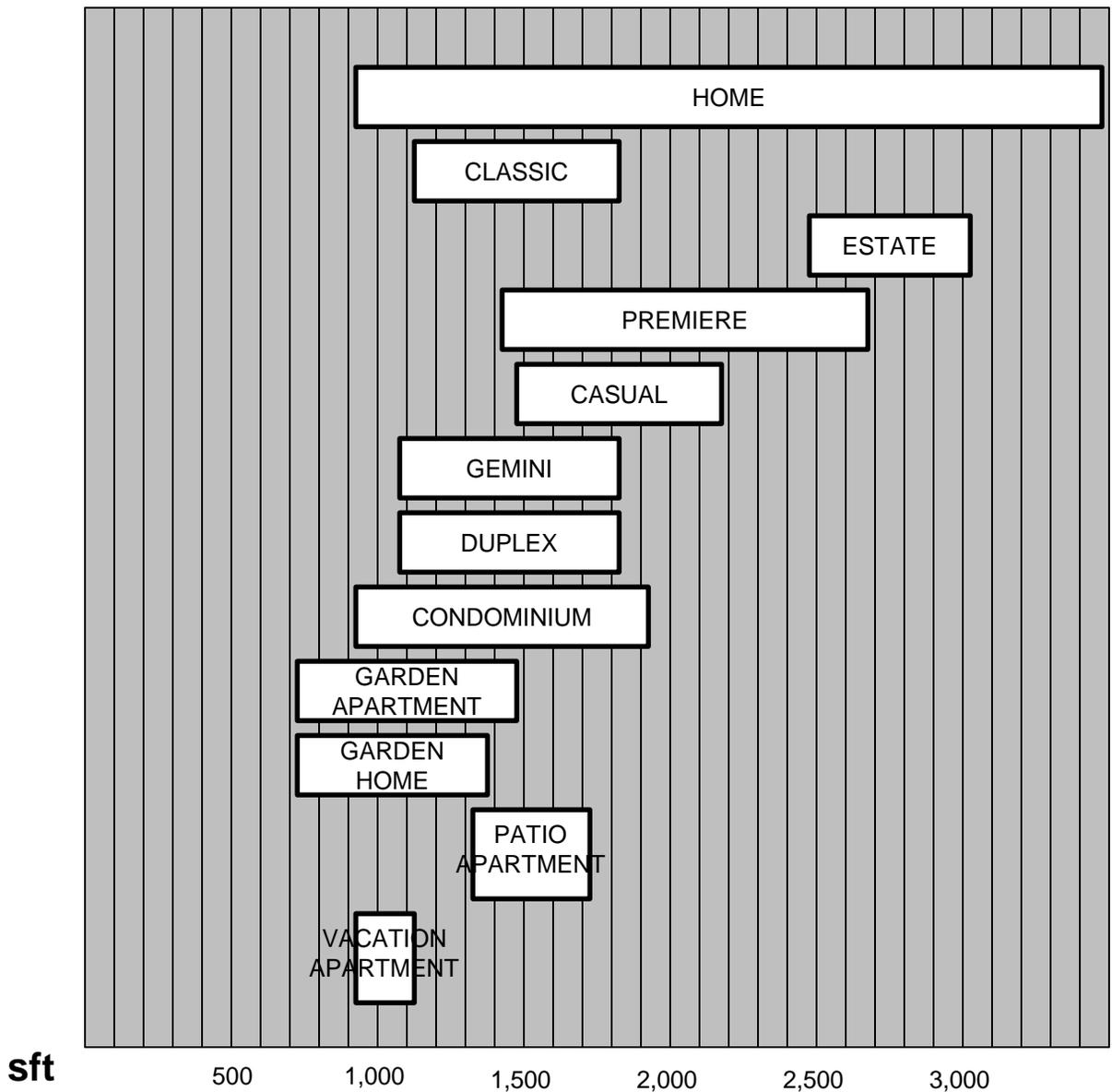
# Sun City West Community Information

## SERIES



Sun City West homes are divided into twelve series, each with distinct features and living space sizes shown in the table below.

### SERIES



# Sun City West Community Information

## MODELS



Since there are about 300 different floor plans in Sun City West simply printing a list with all the model names is very confusing and not very helpful.

The price range of properties in Sun City West is currently starting at around \$100,000 and goes all the way up to over \$600,000.

If you provide us with some general parameters of what you are looking for (size, number of bedrooms, bathrooms, detached home, condo or apartment, price range, etc.) we can provide you with detailed information about what is currently available in Sun City West that meets your needs.

# Sun City West Community Information Membership Fees



**2024**

## RECREATION CENTERS OF SUN CITY WEST, INC.

Owner Member Dues	540.00
Associate Member Fees	540.00
Landlord Additional Card	540.00
Tenant Activity card 1 Month	97.00
Tenant Activity card 2 Month	194.00
Tenant Activity card 3 Month	291.00
Tenant Activity card 4 Month	388.00
Tenant Activity card 5 Month	485.00
Tenant Activity card 6 Month	540.00
Tenant Activity card 7 Month	540.00
Tenant Activity card 8 Month	540.00
Tenant Activity card 9 Month	540.00
Tenant Activity card 10 Month	540.00
Tenant Activity card Annual	540.00
Guest Card Fee daily fee	6.00
Card Reprint Fee *	10.00
Refund Processing Fee – Dues, Fees, Golf Cards	27.00
Lien Filing Fee	75.00
Lien Release Fee	75.00
Seller Resale Disclosure Fee	125.00
New Owner Resale Transfer Fee	275.00
New Owner Asset Preservation Fee	5,000.00
New Club Application Fee	200.00



# Sun City West Community Information

## HOA FEES AND OTHER COSTS



**2024**

### Example: Single Family Home detached

#### One-time fees due at purchase

Disclosure Fee (paid by Seller)	\$ 125.00
Transfer Fee	\$ 275.00
Capital Improvement Fee	\$ 5,000.00
<b>TOTAL</b>	<b>\$ 5,400.00</b>

#### Annual fees

Rec Center Fee (per person on title)	\$ 540.00
<b>TOTAL (per person in household)</b>	<b>\$ 540.00</b>

**Some areas in Sun City West also have a monthly HOA fee between \$100 and \$300 to be verified on an individual basis.**

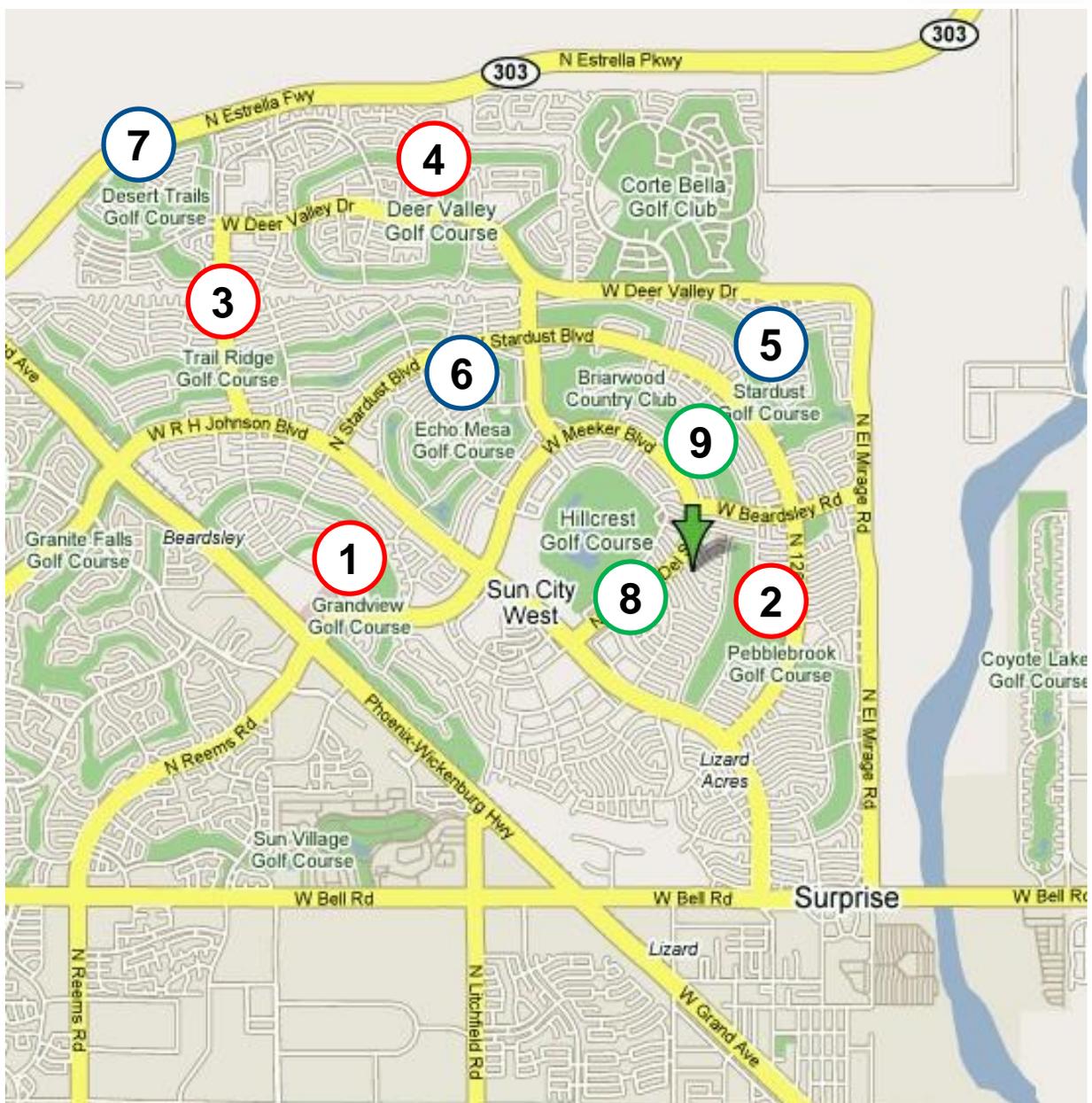
**Additional costs for Property Taxes, Insurance, Utilities, etc. have to be determined on an individual basis.**

# Sun City West Community Information Golf Courses



# Sun City West Community Information

## GOLF – Regulation / Executive



### Regulation

1. Grandview
2. Pebblebrook
3. Trail Ridge
4. Deer Valley

### Executive

5. Stardust
6. Echo Mesa
7. Desert Trails

### Country Club

8. Hillcrest
9. Briarwood



# Sun City West Community Information

## GOLF – Regulation Courses



### Grandview

14260 Meeker Blvd.  
623-544-6013



Grandview, our longest course, features water on seven holes and as many as eight sand traps on a single hole. This course is a true challenge to even our most dedicated golfers. Grandview provides four different tees on each hole.

Tee	Par	Rating	Slope	Yardage
Blue	72	72.3	129	6775
White	72	70.3	124	6365
Gold	72	67.3	119	5805
Red	72	70.9	118	5598

# Sun City West Community Information

## GOLF – Regulation Courses



### **Pebblebrook**

18836 N. 128th Avenue  
623-544-6010



Sun City West’s first course, Pebblebrook, challenges golfers of all levels. Wide and friendly fairways are bordered by mature trees. Lakes and creeks add to the aesthetics. Pebblebrook provides four different tees on each hole.

Tee	Par	Rating	Slope	Yardage
Blue	<b>72</b>	<b>70.0</b>	<b>120</b>	<b>6410</b>
White	<b>72</b>	<b>68.6</b>	<b>116</b>	<b>6116</b>
Gold	<b>72</b>	<b>67.4</b>	<b>111</b>	<b>5883</b>
Red	<b>72</b>	<b>71.6</b>	<b>118</b>	<b>5709</b>



# Sun City West Community Information

## GOLF – Regulation Courses



### Trail Ridge

21021 N. 151st Avenue  
623-544-6015



A regulation course designed by Billy Casper that offers a unique desert landscape, Trail Ridge is challenging to all players at all skill levels. Four tee markers on every hole allow each golfer to challenge their own abilities.

Tee	Par	Rating	Slope	Yardage
Blue	72	71.4	128	6566
White	72	69.9	123	6200
Gold	72	66.3	114	5512
Red	72	70.6	117	5497

# Sun City West Community Information

## GOLF – Regulation Courses



### Deer Valley

13975 Deer Valley Road  
623-544-6016



Sun City West's newest regulation course was designed by Greg Nash and Billy Casper with the senior golfer in mind. It is the shortest of our regulation courses with a lush landscape. Deer Valley offers four tees on each hole.

Tee	Par	Rating	Slope	Yardage
Blue	<b>72</b>	<b>70.5</b>	<b>122</b>	<b>6547</b>
White	<b>72</b>	<b>68.3</b>	<b>118</b>	<b>6080</b>
Gold	<b>72</b>	<b>66.6</b>	<b>112</b>	<b>5667</b>
Red	<b>72</b>	<b>69.1</b>	<b>109</b>	<b>5319</b>

# Sun City West Community Information

## GOLF – Executive Courses



### Stardust

12702 Stardust Boulevard  
623-544-6012



Our first executive course, Stardust features six par 4's and twelve par 3's. Stardust's traditional layout with tree-lined fairways, subtle greens, and deep bunkers provides three different tees on each hole. The back nine is considered the hardest with water coming into play on four holes.

Tee	Par	Rating	Slope	Yardage
Blue	60	60.6	96	4267
White	60	59.5	94	3954
Red	60	59.0	86	3489

# Sun City West Community Information

## GOLF – Executive Courses



### Echo Mesa

20349 Echo Mesa Drive  
623-544-6014



Echo Mesa is an exceptionally beautiful executive course with lakes and grass bunkers. From the blue tees, it is considered very challenging. Echo Mesa is the center of our Swan/Wildlife Program. The course provides three different tees on each hole.

Tee	Par	Rating	Slope	Yardage
Blue	60	60.3	95	4157
White	60	58.2	93	3513
Red	60	56.1	86	3008

# Sun City West Community Information

## GOLF – Executive Courses



### Desert Trails

22525 N. Executive Way  
623-544-6017



A unique executive course designed by Billy Casper, Desert Trails offers seven par 4's affording golfers the experience of using all clubs. The course provides three different tees on each hole.

Tee	Par	Rating	Slope	Yardage
Blue	61	59.4	89	4027
White	61	58.4	87	3696
Red	61	56.1	78	3090



# Sun City West Community Information

## GOLF – Country Club Courses



### **Briarwood**

20800 N. 135<sup>th</sup> Avenue  
623-584-5600



The 18-hole Briarwood Country Club at Sun City West in Sun City West, Arizona is a private golf course that opened in 1983. Designed by Greg Nash, Briarwood Country Club at Sun City West measures 6576 yards from the longest tees and has a slope rating of 129 and a 71.4 USGA rating. The course features 10 sets of tees for different skill levels.

Tee	Par	Rating	Slope	Yardage
Black	72	71.4	129	6576
Tan	72	68.1	122	6005
Teal	72	65.2	113	5323

# Sun City West Community Information

## GOLF – Country Club Courses



### Hillcrest

20002 N. Star Ridge Drive  
623-584-1500



Posing a challenge to both big hitters and masters of the short game, HillCrest Golf Course in Sun City, AZ is well known for its numerous doglegs, water hazards, palm tree-lined fairways and white sand bunkers. HillCrest's tournament-ready layout has played host to multiple pro events from the Senior PGA Tour, LPGA Tour and the Johnny Miller Pro-Am.

Tee	Par	Rating	Slope	Yardage
Black	72	72.7	126	7002
Blue	72	70.3	123	6574
White	72	69.1	126	6381



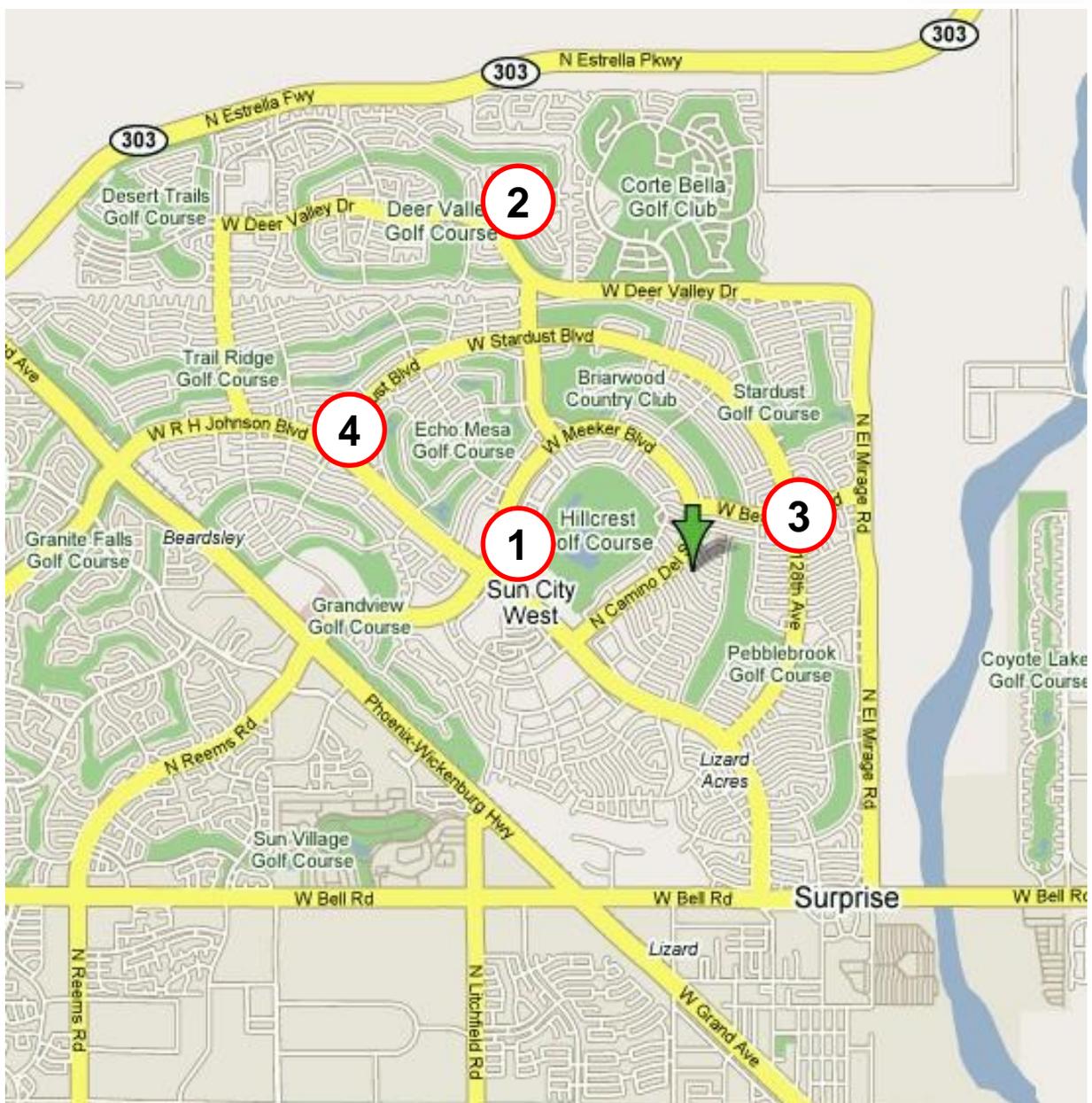
# Sun City West Community Information

## CLUB HOUSES / FITNESS CENTERS



# Sun City West Community Information

## CLUB HOUSES / FITNESS CENTERS



### REC Centers

- 1 RH Johnson Center
- 2 Palm Ridge Center
- 3 Beardsley Park Center
- 4 Kuentz Center



# Sun City West Community Information

## CLUB HOUSES / FITNESS CENTERS



**The R. H. Johnson Center** spreads over 48 acres and consists of six activity areas with 118,000-sq. ft. under roof. It is the largest activity center in Arizona.

**The Palm Ridge Center** offers three pools – two indoor and one outdoor-- large fitness center, tennis courts, indoor walking track, ballroom and clubrooms.

**Beardsley Park Center** features an Olympic-size indoor pool, fitness center, clubrooms, mini-golf course, horseshoes, greenhouse and a park with shady ramadas.

**The Kuentz Center** includes an exercise room, outdoor pool, tennis courts, walking track, softball field, clubrooms, woodworking shop and the Stardust Theatre.

Between them, these recreation centers offer:

- 4 Fitness facilities
- 6 Swimming pools - 3 indoor, 3 outdoor
- 30 Bowling lanes
- 24 Tennis courts
- 14 Pickleball courts
- 2 Mini-golf courses
- 2 Outdoor and 1 indoor walking tracks
- 14 Bocce courts
- 32 Lawn bowling rinks
- 30 Pool, Billiard and Snooker tables
- 2 Racquet/Handball courts
- 1 Softball field
- 5 Shuffleboard courts
- 2 Large ballrooms
- Work space for many clubs

# Sun City West Community Information

## CLUB HOUSES / FITNESS CENTERS



### R. H. Johnson Recreational Center 19803 R.H. Johnson Blvd.



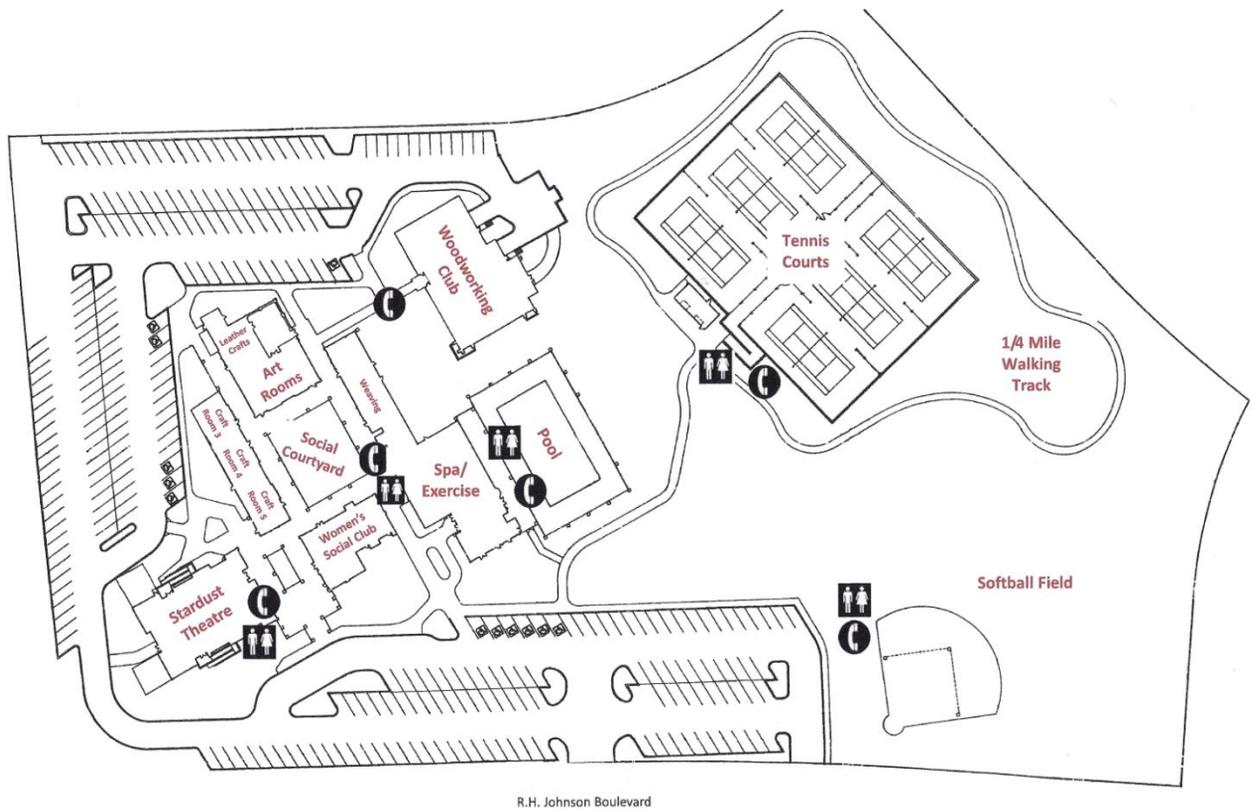
# Sun City West Community Information

## CLUB HOUSES / FITNESS CENTERS



### Kuentz Recreational Center

14401 R.H. Johnson Blvd.



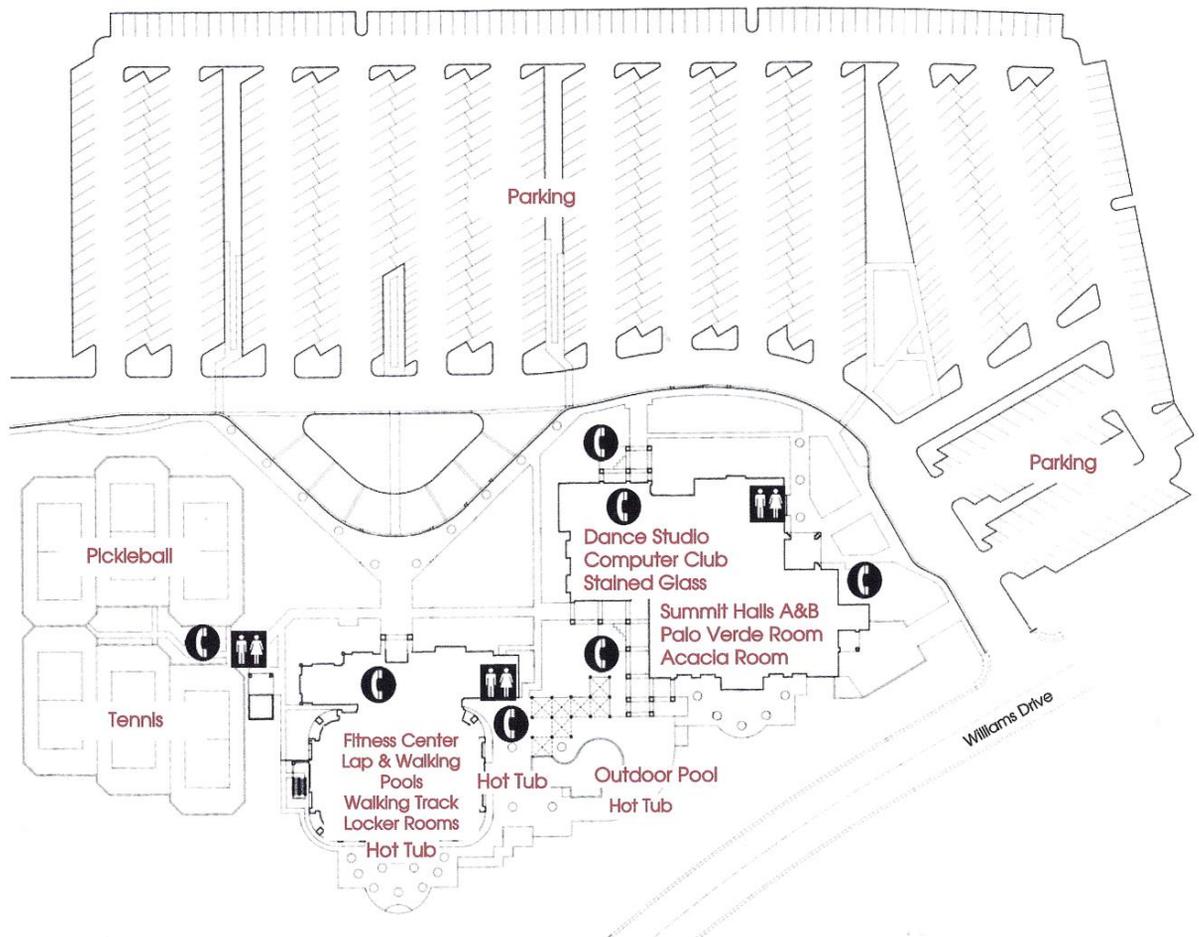
# Sun City West Community Information

## CLUB HOUSES / FITNESS CENTERS



### Palm Ridge Recreational Center

13800 W. Deer Valley Drive

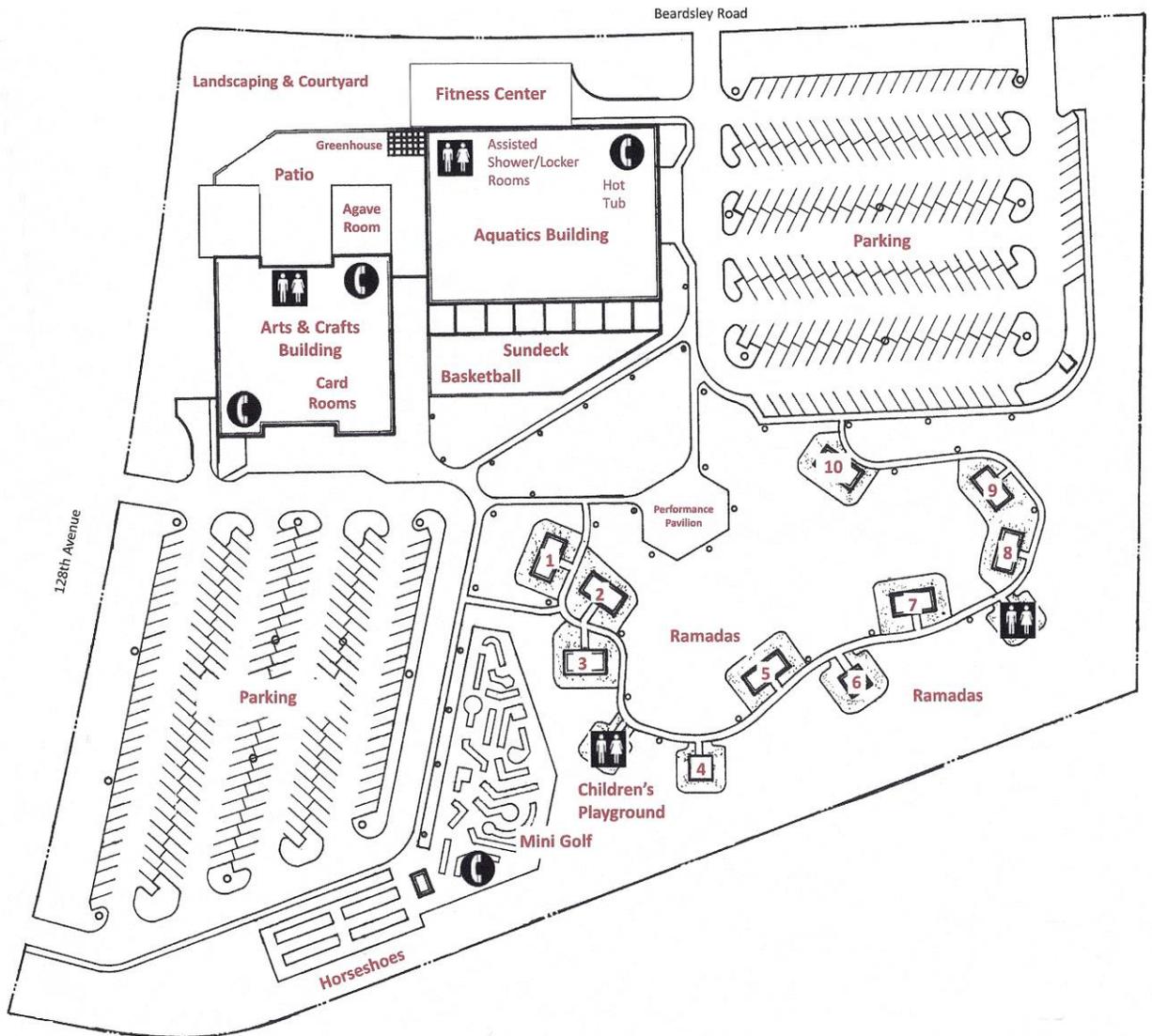


# Sun City West Community Information

## CLUB HOUSES / FITNESS CENTERS



### Beardsley Recreational Center 12755 Beardsley Road



# Sun City West 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.

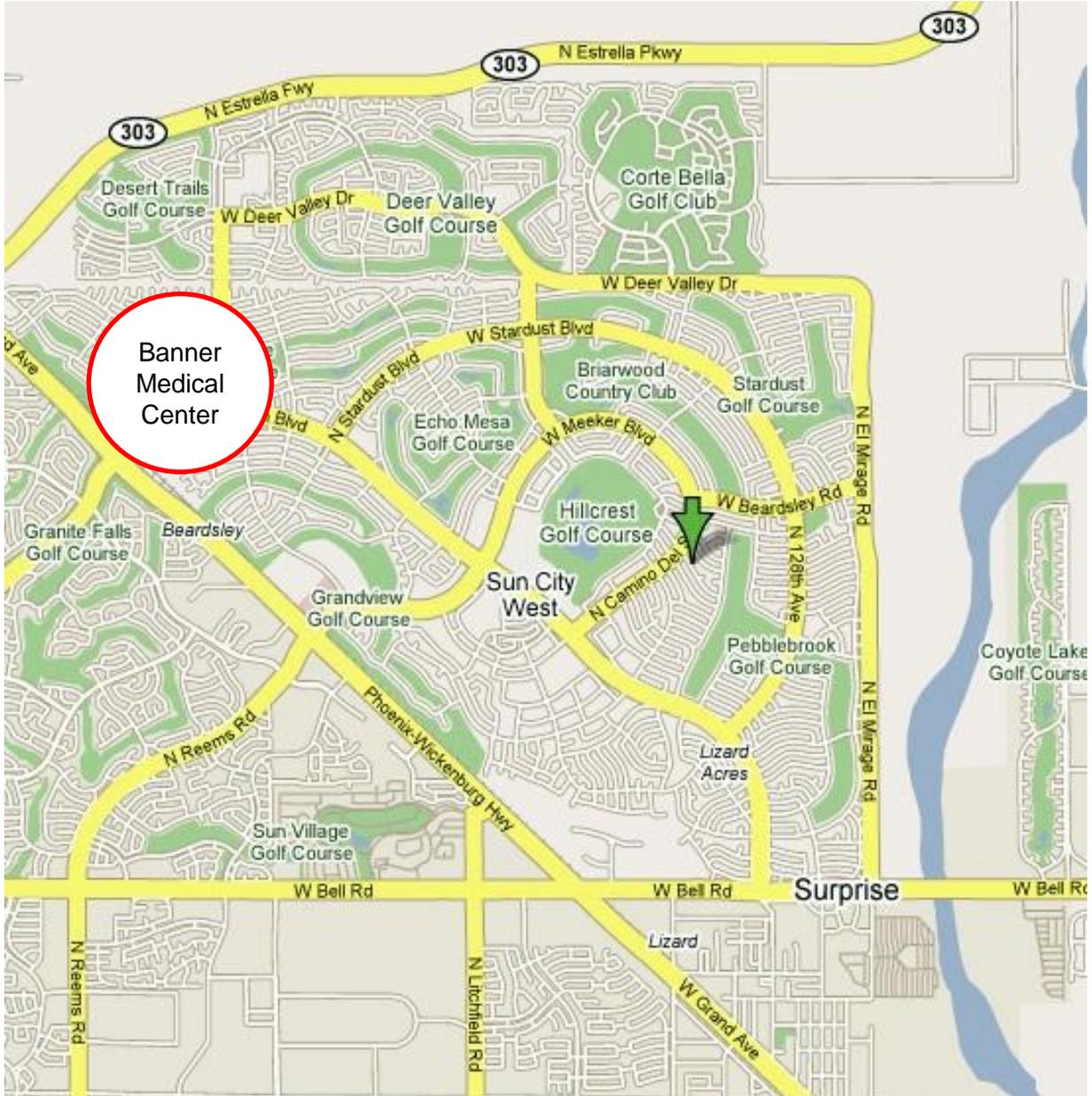
Banner Del E. Webb Medical Center realizes that many factors assist patients' healing. Before entering the hospital's glass-walled main lobby, visitors have the opportunity to enjoy our Reflection Garden, which features burbling fountains and bench seating within a lush garden filled with plants and 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/sleeping areas for loved ones, wheelchair-accessible bathrooms, nurse stations outside every room, and 32-inch flat panel televisions.

# Sun City West Community Information

## HEALTH CARE



### Banner Del E. Webb Medical Center



# Sun City West Community Information HOMEOWNERS ASSOCIATION



## PORA

**Sun City West Property Owners and Residents Association**

13815 Camino del Sol - Sun City West, AZ 85375

General Office: 623-584-4288

Fax: 623-584-4253

CC&R's X 410, 417



## 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*

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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*

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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*

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*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.*

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*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  
West**

**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)

