



**THE**  
**STOEBBE**  
TEAM

# FACT-BOOK

An introduction to:



**We have the answers to your questions**

Copyright © 2024 The Stoebbe Team – All Rights Reserved.





# **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 investment properties and how to create a forward looking Profit Loss or 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 formal Real Estate training with our real life experience 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 work together to achieve one goal: Getting the job done - correct and on time.

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 use these companies in our personal transactions, we trust them and we can recommend them to you if you don't have personal preferences already.

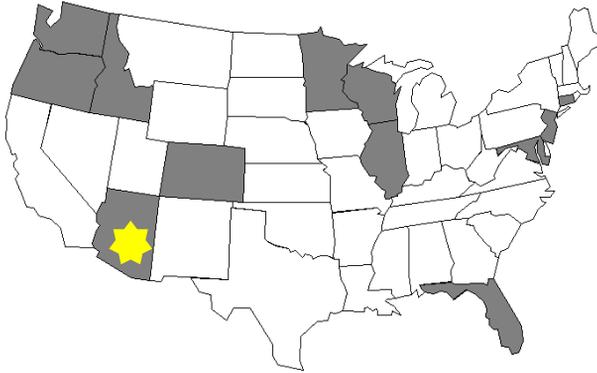
The extensive agent network and market exposure of BERKSHIRE HATHAWAY HomeServices allows us to efficiently market your property or search for your dream home through routes beyond the Multiple Listing Services.

## ...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 Metro Area.**

## 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**



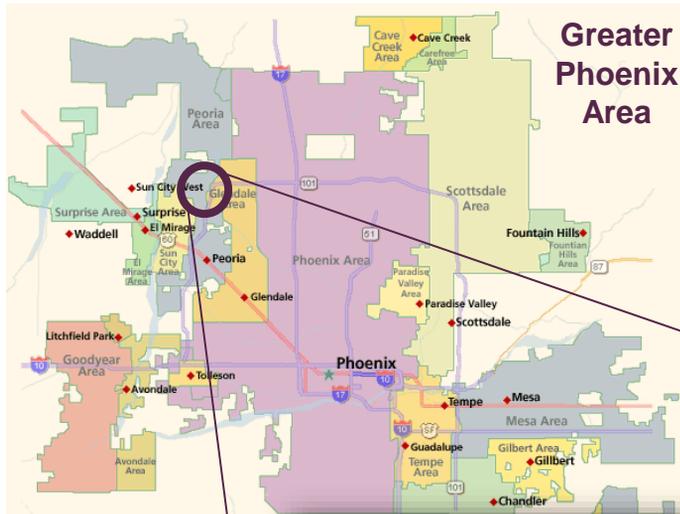
# Westbrook Village Community Information OVERVIEW



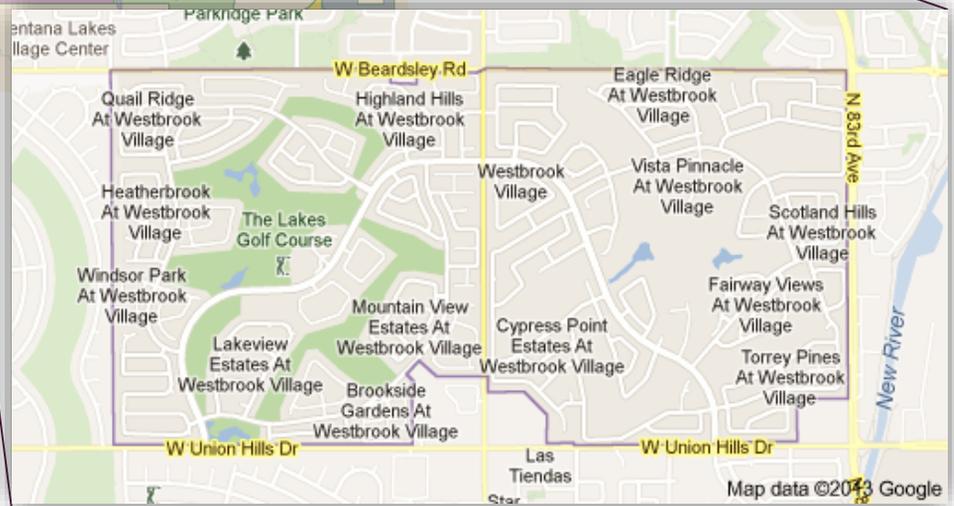
# Westbrook Village Community Information OVERVIEW



## GEOGRAPHY



Built by  
**UDC Homes**  
now **Shea Homes**



## BASICS

Construction	1982 - 1993
Price Range	\$100's - \$400's
Number of Homes	3,922
Age Minimum	40+ (restrictions may apply)
For Sale	Resale Only – no new construction
Types of Homes	Single Family Homes Attached Homes



# Westbrook Village Community Information OVERVIEW



## 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.

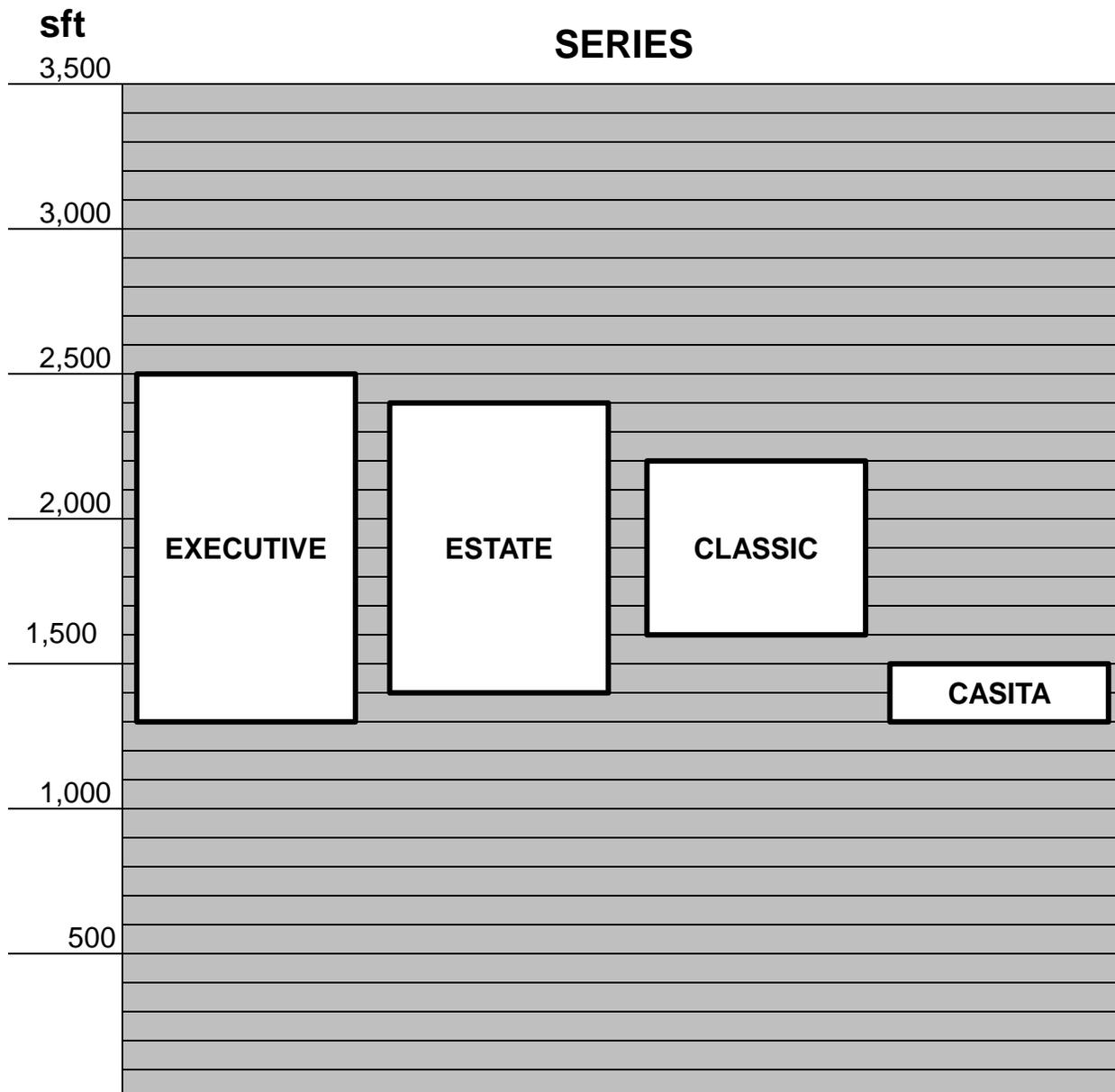
With over 40 individual neighborhoods offering numerous home styles from condominiums to large golf course properties finding the right property at Westbrook Village is simple.

# Westbrook Village Community Information

## SERIES



Homes in the Westbrook Village are divided into four series, each with distinct features and living space sizes shown in the table below.



# Westbrook Village Community Information

## MODELS



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

### EXECUTIVE SERIES

Model	Size	Bedrooms	Baths
<b>BARRINGTON</b>	<b>2,426</b>	<b>3</b>	<b>2</b>
<b>BROADMOOR</b>	<b>2,312</b>	<b>2</b>	<b>2.5</b>
<b>HUNTINGTON</b>	<b>2,503</b>	<b>3</b>	<b>2</b>
<b>PALOMA</b>	<b>1,351</b>	<b>2</b>	<b>2</b>
<b>PLAZA</b>	<b>2,578</b>	<b>2</b>	<b>2</b>
<b>REGENT</b>	<b>2,257</b>	<b>3</b>	<b>2</b>
<b>RITZ</b>	<b>2,258</b>	<b>3</b>	<b>2</b>
<b>VISCOUNT</b>	<b>2,206</b>	<b>2</b>	<b>2</b>

### ESTATE SERIES

Model	Size	Bedrooms	Baths
<b>AURORA</b>	<b>1,606</b>	<b>2</b>	<b>2</b>
<b>CARMEL</b>	<b>2,425</b>	<b>3</b>	<b>2</b>
<b>CELESTE</b>	<b>1,534</b>	<b>2</b>	<b>2</b>
<b>MADERA</b>	<b>1,439</b>	<b>2</b>	<b>2</b>
<b>MALIBU 2</b>	<b>2,206</b>	<b>2</b>	<b>2</b>
<b>MALIBU 3</b>	<b>2,307</b>	<b>3</b>	<b>2.5</b>
<b>MONTEREY 2</b>	<b>2,079</b>	<b>2</b>	<b>2</b>
<b>MONTEREY 3</b>	<b>2,171</b>	<b>3</b>	<b>2</b>
<b>SANTA BARBARA</b>	<b>2,203</b>	<b>2</b>	<b>2</b>

# Westbrook Village Community Information

## MODELS



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

### CLASSIC SERIES

Model	Size	Bedrooms	Baths
<b>CAMELBACK 2</b>	<b>1,836</b>	<b>2</b>	<b>2</b>
<b>CAMELBACK 3</b>	<b>1,883</b>	<b>3</b>	<b>2</b>
<b>ESTRELLA 2</b>	<b>1,574</b>	<b>2</b>	<b>2</b>
<b>ESTRELLA 3</b>	<b>1,574</b>	<b>3</b>	<b>2</b>
<b>PINNACLE PEAK 2</b>	<b>2,048</b>	<b>2</b>	<b>2</b>
<b>PINNACLE PEAK 3</b>	<b>2,254</b>	<b>3</b>	<b>2.5</b>
<b>SQUAW PEAK</b>	<b>1,675</b>	<b>2</b>	<b>2</b>

### CASITA SERIES

Model	Size	Bedrooms	Baths
<b>BARBADOS</b>	<b>1,362</b>	<b>2</b>	<b>1.75</b>
<b>KEY LARGO</b>	<b>1,357</b>	<b>2</b>	<b>2</b>
<b>MARTINIQUE</b>	<b>1,495</b>	<b>2</b>	<b>2</b>
<b>ST. THOMAS</b>	<b>1,448</b>	<b>2</b>	<b>2</b>



# Westbrook Village Community Information Membership Fees



**2024**

Fee	Amount	How Paid
HOA Fee per household	<b>\$690.00</b>	Annual
Preservation Fee	<b>\$3,380.00</b>	One Time
Disclosure Fee	<b>\$350.00</b>	One Time
Transfer Fee	<b>\$200.00</b>	One Time

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



# Westbrook Village Community Information

## HOA FEES AND OTHER COSTS



**2024**

### Example: Single Family Home detached

#### One-time fees due at purchase

Preservation Fee	\$ 3,830.00
Disclosure Fee (paid by Seller)	\$ 350.00
Transfer Fee	\$ 200.00
<b>TOTAL</b>	<b>\$ 4,380.00</b>

#### Annual fees

HOA Fee	\$ 690.00
<b>TOTAL</b>	<b>\$ 690.00</b>

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

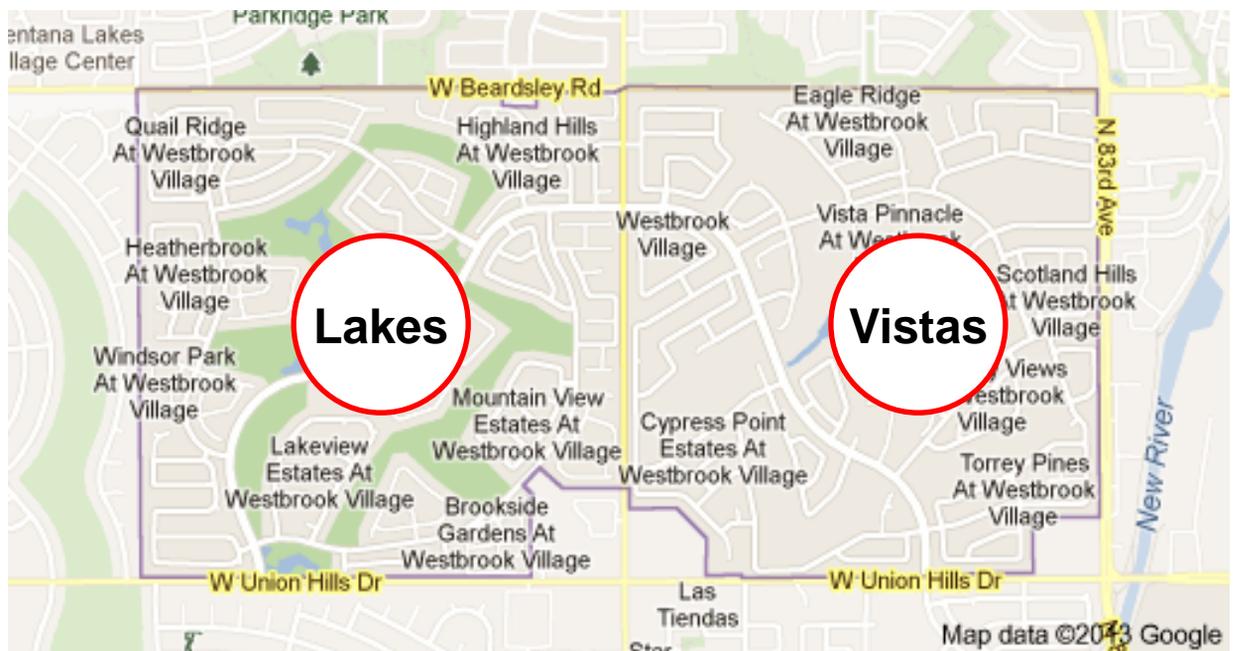
# Westbrook Village Community Information

## GOLF



# Westbrook Village Community Information

## GOLF – Semi Private



Westbrook Village Golf Club is a semi-private member-owned golf club consisting of two 18 hole championship golf courses, each with its own pro shop, practice facility and restaurant.

Our two beautiful, yet distinctive 18 hole regulation courses weave through acres of pristine landscape bordered by the remarkable Westbrook Village community of homes.

**The Lakes Golf Course**  
19260 N. Westbrook Pkwy  
Peoria, AZ 85382

**The Vistas Golf Course**  
18823 N. Country Club  
Parkway Peoria, AZ 85382

# Westbrook Village Community Information

## GOLF – Semi Private



### VISTAS COURSE



The Vistas is a **6,432 yard, par 72** links style golf course designed by Ken Cavannaugh.

A unique desert/links layout, the Vistas has more spacious fairways, larger greens, and fewer trees to get in the way.

Vistas Course											
Front Nine		1	2	3	4	5	6	7	8	9	OUT
Black	70.0/120	378	163	411	174	487	467	397	482	347	3306
Blue	68.0/114	356	144	385	156	457	434	370	470	326	3098
White	M-66.5/110 W-70.9/115	34	122	357	139	438	380	358	453	314	2895
Men's Handicap		9	17	3	15	7	1	5	11	13	
<b>Par</b>		<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>36</b>
Red	68.3/107	301	103	334	128	408	330	325	426	272	2627
Women's Handicap		7	17	9	15	5	1	11	3	13	
Back Nine		10	11	12	13	14	15	16	17	18	TOT
Black	70.0/120	354	147	415	353	469	296	216	529	347	6432
Blue	68.0/114	326	135	389	340	443	270	196	503	323	6023
White	M-66.5/110 W-70.9/115	308	123	373	318	431	254	183	480	302	5667
Men's Handicap		12	16	4	8	6	18	10	2	14	
<b>Par</b>		<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>36</b>
Red	68.3/107	292	111	348	269	395	218	164	451	276	5151
Women's Handicap		10	18	4	6	8	14	12	2	16	



# Westbrook Village Community Information

## GOLF – Semi Private



### LAKES COURSE



The Lakes course is a **6,366 yard, par 71**, parks style golf course designed and built by world renown course designer Ted Robinson.

Water hazards, undulating greens and tree lined fairways and wall to wall grass.

Lakes Course											
Front Nine		1	2	3	4	5	6	7	8	9	OUT
Blue	69.9/120	354	379	157	476	520	334	193	366	368	3147
White	M-68.2/114 W-72.7/122	341	361	140	459	498	318	152	349	352	2970
Men's Handicap		13	3	17	5	1	7	15	9	11	
<b>Par</b>		<b>4</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>36</b>
Red	69.4/114	323	326	119	411	439	304	112	323	317	2674
Women's Handicap		7	5	15	3	1	11	17	13	9	
Back Nine		10	11	12	13	14	15	16	17	18	TOT
Blue	69.9/120	369	393	164	387	356	366	396	183	486	6247
White	M-68.2/114 W-72.7/122	346	372	145	359	335	344	377	149	453	5850
Men's Handicap		4	8	18	12	10	14	6	16	2	
<b>Par</b>		<b>4</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>35</b>
Red	69.4/114	316	332	122	330	315	319	338	111	412	5269
Women's Handicap		4	8	18	10	14	12	6	16	2	



# Westbrook Village Community Information

## CLUB HOUSES / FITNESS CENTERS



# Westbrook Village Community Information

## CLUB HOUSES / FITNESS CENTERS



### Vistas Recreation Center

#### 8825 N. Country Club Pkwy



The Vistas Recreation Center is a large complex, which includes a **Ceramics Room, Stained Glass Shop, Needle Arts Sewing Room, and a Multi-Purpose Room (used primarily for Dance & Table Tennis).**

**In addition, the Center has extensively equipped Exercise Rooms, a near Olympic size pool, hot tub and large veranda.**

The complex has **full sized Tennis Courts and Bocce Ball lanes.**

Hours: 5:30 AM - 10 PM seven days a week. Phone: 623-566-6178

Pool hours: Summer 5:30 AM - 9:30 PM, Winter 5:30 AM - 8:30 PM

Pool Temperatures: Lap pools 84-86 degrees; Jacuzzi 102 - 104 degrees; Vistas Exercise Pool 88 degrees.

Children's Pool Hours: 11 AM to 4 PM and alternate between the Lakes Recreation Center (Monday, Wednesday, Friday & Sunday) and the Vistas Recreation Center (Tuesday, Thursday and Saturdays). Children must be 3 years or older to swim in the pools.

**Fitness Center Hours:** 5:30 a.m. - 8:30 p.m. seven days a week. Guest hours (18 years and older) 11:00 a.m. - 6:00 p.m. seven days a week.

**Banquet rooms** - Banquet Rooms are available at the Lakes and Vistas Recreation Centers to both Residents and Non-Residents for Weddings, Anniversaries, Birthdays, Graduations and Family Reunions.

Services - **Copying and Faxing services** are available daily from 5:30 AM to Close.

# Westbrook Village Community Information

## CLUB HOUSES / FITNESS CENTERS



### Lakes Recreation Center 19251 N. Westbrook Pkwy



The Lakes Recreation Center is located on Westbrook Parkway across from the Lakes Golf Course.

It includes a beautiful **heated swimming pool and spa**.

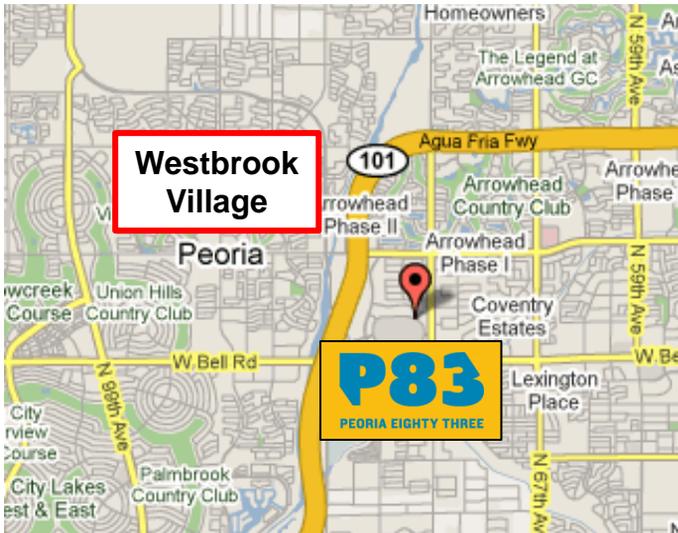
**Craft rooms like pottery, lapidary and the woodworking shop** are also available at this site.

The **computer room, yoga and aerobic room** are located at this facility.

The Lakes is the original Recreation Center of Westbrook Village and location of our Lakes Ballroom facility.

# Westbrook Village Community Information

## DINING



## Food & Fun for Everybody



Over the past years, Peoria's 83rd Avenue/Bell Road corridor has become the dining center of the West Valley.

**The P83 or "Restaurant Row"** as it has been described in the press, is located directly across from the Peoria Sports Complex.

This area boasts one the **highest concentration of restaurants in the region**. In and around the P83 you will find a restaurant that will meet any taste, whether it is Japanese, Chinese, Mexican, Steaks and Chops, Italian, Southwestern, or American Cuisine.

And of course, if you would like sports with your meal, Peoria offers a variety of sports bars.

# Westbrook Village Community Information

## SHOPPING



### Arrowhead Towne Center

7700 W Arrowhead Towne Ctr  
Glendale, AZ 85308



Arrowhead Towne Center is a regional enclosed shopping mall located in Glendale, Arizona – just minutes from Westbrook Village.

The mall is managed by Westcor. It is anchored by **Macy's, Sears, Dillard's, JCPenney, and AMC Theatres.**

It was the first enclosed shopping mall in Phoenix's western suburbs (referred to as the "West Valley")

The mall opened in October 1993 on land formerly occupied by an orange grove, located at Bell Rd. and 75th Ave

Since about 2007, Arrowhead Towne Center has been undergoing a transition to serve a more affluent and upscale shopper, in relation to its traditional middle-income customer base. The mall is already home to the West Valley's first **Sephora** location, as well as **Swarovski, Coach,** and the West Valley's first **Apple Store.**

# Westbrook Village Community Information

## SPORTS



## Peoria Sports Complex

Peoria Sports Complex was the first Major League Baseball Spring Training and player development facility in the country shared by two teams. Built in 1994, the complex has served as a model for other facilities of its kind.

Through 20 year leases, the **San Diego Padres** and **Seattle Mariners** utilize Peoria Sports Complex year round.



### Highlights

- 145 total acres
- Easy highway access
- Many hotels & restaurants within walking distance
- 30 miles from Phoenix Sky Harbor Airport

### Stadium

- 12,000 + traditional capacity
- 18,500 + festival capacity
- 8 luxury suites
- Large concourse/multipurpose areas
- Full concessions/catering
- Visiting team clubhouse (offices/lockers)





## GENERAL CONTACT INFORMATION

### **Westbrook Village Administration Office**

**Hours:** Monday - Thursday 8:00 am - 4:30 pm

**Location:** 19281 N. Westbrook Parkway Peoria, AZ 85382

**Phone:** 623-561-0099

**Fax:** 623-566-6168

### **Westbrook Village Lakes Recreation Center**

**Hours:** Monday - Sunday 5:30 am - 10:00 pm

**Location:** 19251 N. Westbrook Parkway Peoria,  
AZ 85382

**Phone:** 623-566-6181

### **Westbrook Village Vistas Recreation Center**

**Hours:** Monday - Sunday 5:30 am - 10 pm

**Location:** 18823 Country Club Parkway Peoria,  
AZ 85382

**Phone:** 623-566-6178

**Fax:** 623-566-2980

## 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)

