

NORTHWEST HOMES

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INDEPENDENT
NEWS MEDIA
Celebrating & Connecting Our Communities

Saturday, October 19, 2019 to
Wednesday, October 23, 2019

Serving the communities of Sun City, Sun City West and Sun City Grand

Steps
to Buying a
Home
See page 11



Sun City West - 14323 W. Colt Lane

Dir: Bell/RH Johnson, R-Media, L-135th, L-Valley, Tom Ryan, L-Colt Ln

NEW LISTING! You'll want to see this beautiful Safford home as soon as possible. 1669 Sq ft, 2 bedrooms, 2 baths, tile/cracked sea, plantation shutters & a golf cart garage are just some of the home's highlights. Light bright cheery granite counters. Extended south facing patio, w/natural gas fireplace, ideal space for entertaining. Master suite features dual sinks, granite counter, walk-in closet & bay window. Hard surface floors are tile & laminate. Home has both a water filtration system & solar hot water. You'll be impressed with this home. Don't hesitate! Call today to view & to begin your Sun City West adventure. **\$298,875** MLS# 5959208

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PRICES ARE UP & INVENTORY IS LOW!
Great time to list your home and get it SOLD.



9710 W. BRIARWOOD CIR. \$230,000

Lovely 3 bedrooms, 2 baths, and a 2 car garage. Wonderful well maintained home with nice updates: dual pane windows, updated kitchen with nice back splash and counter top, roof installed in 2019, fabulous tiled, screened in back patio overlooking a beautiful park like grass fenced in area with trees on back of lot. MLS#5983449



14410 N. AGUA FRIA DR. \$199,750

3 bedroom, 2 baths, 2 car garage with a workshop/ golf cart room behind garage. 1689 sq.ft. Nice size living rm open to the dining area, bright eat-in kitchen with nice cabinet space and pantry with window above sink. Family rm has sliding door out to back tiled covered patio and partially fenced in backyard. Roof 2017. MLS# 5991511



9626 W. OAK RIDGE DR. \$212,500

Wonderful split floor plan Gemini/Twin on the second hole of Palmbrook Golf Course. Great views of golf course and mountains from family room, dining area, and kitchen, plus the covered patio and extended patio. 2 Bedrooms, 2 baths, 2 car garage. Tall ceiling in the living room. With large picture window. Inside laundry. MLS#5945024



10536 W. SARATOGA CIR. \$199,500

Wonderful D35, Gemini/Twin on a nice corner lot. Large front courtyard and very nice screened-in back patio. Nice laminate flooring throughout most of the home with tile in the bathrooms. 2 bedrooms, 2 updated bathrooms with beautiful tiled showers. Dual pane windows & sliding doors, nice kitchen with a breakfast area & more. MLS# 5981718



10827 W. SARABANDE CIR. \$237,500

Wonderful Yavapai model with 3 bedrooms, 2 baths, car garage and apx. 1860 sq. ft. Lovely home with dual pane windows, lots of plantation shutters, architectural shingled roof, laminate and tile flooring, open concept with nice kitchen with beautiful counter tops, tiled shower in guest bath. A/C & gas heat 4 to 5 years old. MLS# 5970931



15805 N. LAKEFOREST DR. \$329,000

Lovely home on the 3rd Hole of Palmbrook Golf Course with great views. Lafayette model home with 3 bedrooms, 2 baths, apx. 2,118 sq. ft., living room, large kitchen, and family room all of views of the golf course. Formal dining room, 2 car garage and large inside laundry room. MLS# 5957399



15002 N. BOLIVAR DR. \$427,500

Fabulous stuccoed home on 12th Hole of Palmbrook Golf Course with a wonderful backyard and pool. 3 bedrooms, 2 baths, office/hobby room, Apx 2800 sq.ft. Beautiful open concept w/large open kitchen w/gorgeous cabinets, large island. Great views from the kitchen and living room. Lots of fabulous updates. MLS#5958997



14014 W. RAVENSWOOD CT. \$266,000

Fabulously updated Gemini/Twin home w/2 bedrooms, 2 baths, & large 2 car garage: tons of updates. Dual pane window w/plantation shutters, beautiful custom kitchen cabinets & quartz countertops, SS appliances, both bathrms completely remodeled, tiled showers master 8x5, tile thru out, 5" baseboards, lots lots more! MLS#5958748



20041 N. WELK DR. \$275,000

Wonderful stuccoed, expanded and remodeled home with 2 master suites. Updates include: dual pane windows, fabulous open kitchen with beautiful kitchen cabinets, granite counter tops, recessed lighting & skylight. Large living room, separate family room, all with laminate flooring & laundry/hobby room A/C & heated. MLS# 5940169



9415 W. BRIARWOOD CIR. \$395,000

Fabulous stuccoed home on the 6th Fairway of Palmbrook Golf Course, nicely landscaped and wonderful views. Apx. 2475 sq. ft. with a large great room with raised ceiling, neutral tile, recessed lighting, & custom wall design w/electric fireplace. 3 bedrooms, 2 baths, butler's pantry, & separate office. Beautiful home. MLS# 5911268



9733 W. LONGHORN CT. \$397,500

Expanded & redesigned Castillo model w/2790 sq.ft. of fabulous living space inside & out. 3 bedrooms w/split floor plan, 2.5 baths, 2 car garage. Wonderful open concept. Family room with built-in entertainment center, wood floors in main living area. Open kitchen, laundry room with pantry, beautiful office. Much much more! MLS# 5937715



10814 W. CAMEO DR. \$219,800

Wonderful Gemini/Twin home on Lakes West Golf Course with great views from your back covered patio. Partially updated kitchen w/ beautiful granite counter tops and black appliances, raised ceiling w/ recessed lighting. 2 bedrooms, 2 baths, 2 car garage, apx 1683 sq.ft., & indoor laundry. A/C 2018. MLS# 5901794



10220 W. BELL RD., STE. 103, SUN CITY, AZ 85351





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CAVALIER DALE \$177,000
5018 W Flynn Ln, Glendale
Under Contract

COYOTE LAKES \$263,000
17930 N 115th Dr, Surprise
Under Contract

FAIRMONT \$278,900
8609 W Vogel Ave, Peoria
Under Contract

HAPPY TRAILS \$154,900
17200 W Bell Rd #379, Surprise

PARADISE VIEWS \$255,000
7062 W Palmaire Ave, Glendale

RUSSELL RANCH \$559,000
5511 N 179th Dr, Litchfield Park

SIERRA MONTANA \$219,900
17747 W Banff Ln, Surprise
Under Contract

SUN CITY \$242,000
12622 N Sun Valley Dr, SC

SUN CITY \$199,900
10309 W Bright Angel Cir, SC

SUN CITY \$145,000
10028 W Sandstone Dr, SC

SUN CITY \$236,900
9719 W Brokenstone Dr, SC

SUN CITY \$239,000
10143 W Shasta Dr, SC
Under Contract

SUN CITY \$210,000
10213 W Oakridge Dr, SC
Under Contract

SUN CITY \$299,900
9510 W Cedar Hill Cir N, SC

SUN CITY \$149,900
16653 N 103rd Ave, SC

SUN CITY \$185,000
10261 N 108th Dr, Sun City

SUN CITY GRAND \$289,900
20153 N Painted Sky Dr, Surprise

SUN CITY GRAND \$374,900
15809 W La Paloma Dr, Surprise

SUN CITY GRAND \$349,000
16035 W Wildflower Dr, Surprise

SUN CITY GRAND \$449,850
15412 W Skyview Wy, Surprise
Under Contract

SUN CITY GRAND \$499,900
17939 N Peppermill Ln, Surprise

SUN CITY GRAND \$349,900
16135 W Casa Bonita Ct, Surprise
Under Contract

SUN CITY WEST \$177,900
19015 N Camino del Sol, SCW
Under Contract

SUN CITY WEST \$348,900
13514 W Daisy Ct, SCW

SUN CITY WEST \$294,000
22901 N Las Vegas Dr, SCW

SUN CITY WEST \$385,900
17822 N Conquistador Dr, SCW
Under Contract

SUN CITY WEST \$225,000
17647 N Whispering Oaks Dr, SCW
Under Contract

SUN CITY WEST \$329,500
12322 Cougar Dr, SCW
Under Contract

SUN CITY WEST \$225,000
12824 W Meeker Blvd, SCW
Under Contract

SURPRISE FARMS \$278,800
16425 N 169th Dr, Surprise

SURPRISE FARMS \$362,900
17783 W Ivy Ln W, Surprise
Under Contract

SUN CITY GRAND \$415,000
20812 N Barberry Ln, Surprise

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15953 W KINO DR SUN CITY GRAND

2 BEDROOM PLUS DEN CHOLLA WITH PAID SOLAR SYSTEM, TILE LAID ON DIAGONAL, PRIVACY DOORS TO DEN, MODERN WHITE KITCHEN CABINETRY, SKYLIGHTS, RAISED PANEL INTERIOR DOORS, BAY WINDOW IN MASTER BEDROOM & TWO SINKS AT MASTER BATH, PVC LANDSCAPING SYSTEM, VACATION MAILBOX & EXTENDED GARAGE WITH GOLF CART RAMP.

\$349,900 MLS# 5971109



16107 W QUAIL CREEK LN SUN CITY GRAND

3 BEDROOM MARIPOSA SPLIT BEDROOM FLOOR PLAN ON SHORT QUITE STREET IN SUN CITY GRAND.

\$257,000 MLS# 5977949



17540 W CALISTOGA DR SUN CITY GRAND

CACTUS FLOWER MODEL WITH SPLIT 3 BEDROOMS, NEWER KITCHEN APPLIANCES, GAS RANGE, 2 SINKS IN MASTER BATH. PAID SOLAR FOR LOW ELECTRIC BILLS!

\$258,000 MLS# 5968877



OPEN HOUSE Saturday 10/19/19 10am to 1pm
OPEN HOUSE Sunday 10/20/19 10am to 1pm

21109 N CIRCLE CLIFFS DR SUN CITY GRAND

BORGATA WITH 3 CAR GARAGE, NEW WINDOWS BY WINDOW WORLD, REMODELED KITCHEN, QUARTZ COUNTERTOPS, GAS COOKING, REVERSE OSMOSIS, PLANTATION SHUTTERS, TWO SINKS IN MASTER BATH, RAISED BATH VANITIES, EXTENDED SCREENED IN PATIO, FENCED BACKYARD, PVC LANDSCAPING SYSTEM & VACATION MAILBOX.

\$397,500 MLS# 5977976



14950 W MOUNTAIN VIEW BLVD. #6304 SUN CITY GRAND

LA SOLANA AVISTAR, DESIGNER REMODEL, 20" TILE THROUGHOUT, UPGRADED LIGHTING, STAINLESS APPLIANCES. "BOSCHE" DISHWASHER, GRANITE COUNTERTOPS, CUSTOM CABINETRY, 2014 AIR CONDITIONER & FURNACE, 2016 WATER HEATER, 2018 FRONT LOADING WASHER & DRYER.

\$149,900 MLS# 5988265



16295 W DESERT WINDS DR SUN CITY GRAND

MADERA WITH NEUTRAL TIL, DECORATOR'S PAINT PALETTE WITH ACCENT WALLS, GRANITE SURFACES IN KITCHEN, BAY WINDOW IN BREAKFAST NOOK, EUROPEAN CABINETRY, CROWN MOLDING, BAY WINDOW IN MASTER BEDROOM, PLANTATION SHUTTERS, SKYLIGHT AND INSIDE LAUNDRY WITH UTILITY SINK.

\$291,700 MLS# 5987648



17405 W CALISTOGA DR SUN CITY GRAND

EXPANDED AZALEA 2 BDRMS + DEN, FULLY TILED HOME, SOLID SURFACE COUNTERTOPS, STAINLESS APPLIANCES, 2 BAY WINDOWS, PLANTATION SHUTTERS, ANDERSON WINDOWS, CROWN MOLDING, PAID SOLAR, UPGRADED & REMODELED MASTER BATH, INSIDE LAUNDRY, OUTDOOR KITCHEN, EXT. GARAGE, PVC IRRIGATION SYSTEM, & EXT. COVERED PATIO W/NO BACKYARD NEIGHBORS. AC/FURNACE REPLACED IN 2009.

\$312,000



22507 N LAS VEGAS DR SUN CITY WEST

PAYSON MODEL, WITH SPLIT BEDROOM FLOOR PLAN, MODIFIED GREAT ROOM AND BREAKFAST NOOK, VAULTED CEILINGS, PLANTATION SHUTTERS, STAINLESS APPLIANCES, BAY WINDOW IN MASTER BEDROOM, 2 SINKS IN MASTER BATH, 2007 AIR CONDITIONER

\$294,900 MLS# 5963832



18239 N SHADOW CT SUN CITY GRAND

RARELY AVAILABLE IRONWOOD ESTATE MODEL, W/FULL 3 CAR GARAGE, FLATTERED WITH VAULTED CEILINGS, HUGE MASTER BEDROOM, MASTER BATH WITH JETTED TUB, GUEST SUITE WITH FULL BATH & TRIPLE CLOSET, LOCATED ON A LARGE PRIVATE & QUIET CUL-DE-SAC LOT. OUTDOOR AMENITIES INCLUDE RAIN GUTTERS, VACATION MAILBOX, MISTING SYSTEM & ARTIFICIAL GRASS. HUGE EXP. COVERED PATIO W/NEE-HIGH WALL & WELL PLANTED SHRUBBERY.

\$448,000 MLS# 5986658



15104 W CACTUS RIDGE WAY SUN CITY GRAND

3 BEDROOM AZALEA W/GORGEOUS WOOD-LIKE TILE FLOORS, WHITE EUROPEAN STYLE SHAKER CABINETRY, SOLID QUARTZ COUNTERTOPS IN KITCHEN & BATHS, STAINLESS APPLIANCES, GAS STOVE, REMODELED MASTER SHOWER, BAY WINDOWS IN MASTER & GUEST BDRMS & EXT. GARAGE.

\$299,000 MLS# 5966353



16230 W TUSCANY WAY SUN CITY GRAND

HOME SITUATED ON THE BEAUTIFUL 17TH TEE-BOX OF DESERT SPRINGS GOLF COURSE W/VIEWS OF THE GREEN & 2 PONDS. VIEW FROM THE GREAT RM & FAMILY RM ONTO THE GOLF COURSE. 20" DIAGONAL TILE, GRANITE KITCHEN COUNTERTOPS, LG BLACK DIAMOND STAINLESS APPLIANCES, BAY WINDOW IN MASTER BDRM, 2 SINKS IN MASTER BATH, EXT. GARAGE, BUILT-IN GARAGE CABINETS, EXT. COVERED PATIO, EXP. DECK & PVC LANDSCAPING. FURNACE/AC REPLACED APRIL 2019.

\$427,000 MLS# 5988615



16244 W SANDIA PARK DR SUN CITY GRAND

EXPANDED IN MASTER & GUEST BEDROOMS, 42" EUROPEAN CABINETS, UPGRADED APPLIANCES, FIREPLACE, ANDERSON WINDOWS, 3 SECURITY SCREEN DOORS, EXTENDED GARAGE, NICE PRIVATE YARD

\$344,000 MLS# 5890399



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FRONT



KITCHEN



FAMILY ROOM

9603 W. Calico Dr., Sun City | \$209,000

Nice and cozy, almost 1300 sq ft 2 bedroom, 2 bathroom, 2 car garage Sun City Phase 3 single home. Carpeted, tiled flooring. Roof 2014, A/C 2014, Water Heater 2014, Washer/ Dryer 2014. Huge Family/Living room. Spacious garage with cabinets and work bench. Great Buy! MLS# 5991621



FRONT



KITCHEN



GOLF COURSE

10421 W. Willow Creek Cir., Sun City | \$330,000 Open House Saturday Oct 19th and Sunday Oct 20th 11 am to 2 pm

Skillfully remodeled and enlarged to almost 2000 sq ft 2 bedroom, 2 bathroom, 2 car garage Annapolis Model on Union Hills Golf Course. Recently replaced kitchen cabinets, granite countertops, vanities-2017, dual pane doors and windows on South/West side of the house (kitchen/Living Room). Roof 2016, Patio Cover-2018, Pavers-2018. Stucco outside. Big covered back patio with beautiful view of Golf Course and mountains. Solar Panels. Huge utility room/Office with a lot of cabinets. Great Buy! MLS# 5992166



SOLD!



FRONT COURTYARD



UTILITY ROOM

13206 W. Castle Rock Dr., Sun City West | \$268,000

3BD/2BA, over 2200 sq ft home with beautiful gated Front Courtyard, covered screened porch and over 300 sq ft Utility Room/office. Recently replaced roof, A/C, Water Heater, Sliding Glass Doors, Garage Door.

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- **Set the right price from the start.** Homes that sell for the most money are priced right when they go on the market.
- **Create a comprehensive plan to market your home.** You can target buyers through flyers and open houses, but your home should be listed in the official MLS

database by a REALTOR® so more buyers see it and you get a price closer to what you're asking.

• **Hire an experienced Home Marketing Expert.** A REALTOR® who knows how to effectively market your home can net you more money. Plus, they can save you time by assisting you with every aspect of the sale, from pricing your home to coordinating the closing process.

You can learn about these tips and more in my Free Consumer Report called **"7 Insider Tips To Net More Money Selling Your Own Home."** Ask me for a copy and I'll send it right over.

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\$249,000.00

JUST LISTED!!!

12427 W. TORREADOR DR. SUN CITY WEST ARIZONA

1957 Sq. Ft. of wonderful! This is the Classic floor plan that is lite and brite with many updates and features 2 bdrms 1.75 bths, tile floors, popcorn removed, painted inside and outside. Kitchen has lovely cabinets, granite, Bosch dishwasher, Braun exhaust fan, new oven and induction cooktop, KitchenAid refrigerator and new microwave, new water heater last Nov., roof is new in 2019. Large covered South Patio, the laundry is big and can be used for crafts or office. Front Master has a bay with a window seat and new dressing area.

Open House

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A few of our Properties...

SUN CITY \$237,500

15813 N. Lake Forest Dr.

NEW LISTING! 3BD/2BA, standard H75. Large lot on Palmbrook Golf Course just waiting for you to add your special touch and make it your own.

Janiece Tanquary 602-499-4163

SUN CITY \$179,900

9911 W. Desert Forest Circle

NEW LISTING! Contemporary home in the heart of Sun City! This home has a large family room, galley, kitchen, added bathroom and the laundry room is indoors! Come see!

Tim Nixon 623-219-7149 & Amy Nixon 602-824-8787

SUN CITY \$199,750

14410 N. Agua Fria Dr.

NEW LISTING! 3 BD/2BA, 2 Car garage with workshop. Nice eat-in kitchen with separate dining area. Family room with door to tiled covered back patio.

"Busy" Bea 623-810-2711 & Tom Mitchell 623-687-6962

SUN CITY \$215,000

10319 W. Desert Forest Circle

NEW LISTING! Very nice D35 model, Gemini Twin home in Sun City. Vinyl dual pane windows throughout the home. Large covered backyard patio to enjoy the Arizona weather!

Tim Nixon 623-219-7149 & Amy Nixon 602-824-8787

GLENDALE \$170,000

5129 W. Wood Dr.

NEW LISTING! 2BD/1.5BA duplex close to ASU West Campus. Updated flooring, roof, and A/C. Updated vanities in both baths. Blocked fenced backyard with no HOA.

Tammy Boyd 623-225-8270

PHOENIX \$229,500

1862. W. Vermont Ave.

WOW! This one is stunning. Two large bedrooms, 2.5 baths, gorgeous gourmet kitchen with granite counters, breakfast bar, formal dining, upstairs loft, back patio & balcony off master.

Tempus West Valley Realty 623-518-4811

SUN CITY \$219,900

10613 W. Conneticut Ave.

NEW LISTING! Lovely updated golf course home in Sun City! Beautiful golf course views of the North golf course! Come enjoy the covered back patio and enjoy the views.

Tim Nixon 623-219-7149 & Amy Nixon 602-824-8787

SUN CITY \$290,000

10110 W. Highwood Ln.

Fantastic open-concept remodel of a D43 on Willowbrook GC. Now has 3 bedrooms!! Kitchen island, granite counters, replaced cabinets, appliances, windows. 2-car garage. Very unique!

Tempus West Valley Realty 623-518-4811

SUN CITY \$179,000

10129 W. Forrester Dr.

NEW LISTING! Location, Location, Location! 2BD/2BA, large front courtyard! Kitchen cabinets updated, covered patio with gorgeous views of the Greenbelt! Close to Rec Centers, shopping, and 101

Michele Moorhead 623-518-4811

WICKENBURG \$420,000

2690 W. Palomino Dr.

Come be wowed in Wickenburg! 2,256 sq. ft. 3BD home in upscale Saddle Ridge West community! Enjoy mountain vistas from huge covered patio, outdoor fireplace and extended length garage.

Tempus West Valley Realty 623-518-4811

SUN CITY \$155,000

12414 N. Augusta Dr.

NEW LISTING! 2BD/1BA, 1248 Sq.ft. One carport, backyard facing South. Nice neighborhood! Appliances. Convey. Updated roof and heat/AC. Sold in one day!

Ann Brenke 480-489-7235

SUN CITY \$335,000

10925 W. Palmeras Dr.

Package deal! Fully furnished gorgeous stucco home Phase III. Warm desert colors, tiled floor throughout patio, veranda style porch, replaced roof 2016. You won't be disappointed. Immaculate!

Tempus West Valley Realty 623-518-4811

We know this neighborhood, we'll find your home!





Long Realty West Valley

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12915 W Caraway Dr / SCW

NEW TO MARKET
SALE PENDING
MLS# 5986481 / \$339,900
 Flagstaff Model 3Bed/3 Bath w/Casita 297SF. NS Exposure Gas Utilities. NO HOA
Margi Popp 623-696-6628
 MargiPopp.LongRealty.com



17513 N Horseshoe Dr / SCG

OPEN HOUSE 10/19 12-3PM
MLS# 5981722 / \$669,000
 Golf Course Mequite, granite, gas cooking, fireplace, soaking tub. Home Warranty!
Nancy Muslin 623-910-5469
 nancy@nancymuslin.com



13522 W Aleppo Dr / SCW

NEW TO MARKET
MLS# 5987999 / \$179,900
 Well-maintained Garden Apt Kitchen with 18" tile floors Private Backyard
Mike Reppy 623-255-9536
 www.MikeReppy.com



14526 W Trading Post Dr / SCW

MLS# 5974077 / \$349,000
 Expanded Cromwell on Grandview GC. New roof (*17), split plan indoor laundry. Come see!
Jessie Laux 623-755-4780
 JLaux@LongRealty.com



23130 N Gaviota Dr / SCW

OPEN HOUSE 10/20 10:30-3PM
MLS# 5971640 / \$499,900
 Mirada w/Casita 3/3.5 2840sf Private elevated lot *Resort Living at its finest!
Margi Popp 623-696-6628
 MargiPopp.LongRealty.com



17643 W Parra Dr / SCG

OPEN HOUSE 10/20 12-3PM
MLS# 5982264 / \$359,900
 Expanded CELEBRATION, corner lot, exterior living, large great room. Home Warranty!
Nancy Muslin 623-910-5469
 nancy@nancymuslin.com



17635 N Whispering Oaks Dr / SCW

SALE PENDING
MLS# 5978618 / \$249,900
 Stunning Expanded Wilmington New Kitchen & appliances New Heat pump & windows
Mike Reppy 623-255-9536
 www.MikeReppy.com



20274 N Canyon Whisper Dr / SCG

NEW TO MARKET
MLS# 5989170 / \$415,000
 3BD/2BA "Hacienda" Model, ALL Tile floors, Ext 2ft at build Private lot w/no homes behind
Angela Brunetti 623-824-3405
 AngelaBrunetti@LongRealty.com



20137 N Sonoran Ct / SCG

UNDER CONTRACT
MLS# 5962223 / \$415,000
 Golf Course & Mountain Views Updated Palo Verde Cul-De-Sac Location
Marcie Coffman 623-640-4689
 MarcieC@LongRealty.com



15883 W Cimarron Dr / SCG

OPEN HOUSE 10/19 12-3PM
MLS# 5966494 / \$369,000
 Windrose II, split floor plan front courtyard, 2 car garage, w/bump out. Home Warranty!
Nancy Muslin 623-910-5469
 nancy@nancymuslin.com



13713 W Aleppo Dr / SCW

MLS# 5963013 / \$399,900
 San Carlos with Lake Views Grandview Golf Course Hole #13 Vaulted ceilings, new Heat pump
Mike Reppy 623-255-9536
 www.MikeReppy.com



15905 W Kino Dr / SCG

NEW TO MARKET
MLS# 5985175 / \$348,000
 "Verbena" model 2BD/1.75BA + Den. HVAC new 2019, Expanded Arizona Room, Corner lot
Angela Brunetti 623-824-3405 & Patti Blanton 623-451-3667



20037 N Clear Canyon Dr / SCG

MLS# 5982077 / \$459,900
 Golf Course 3BDRM Courtyard, Granite, Tiled Walk-in Showers Elec. Fireplace, New Media Wall
Char Wheeler-Riley 623-451-7687
 cwheeler16@cox.net



16425 W Monteverde Ln / SCG

OPEN HOUSE 10/20 12-3PM
MLS# 5970697 / \$307,500
 VERBENA, bright/airy, NEW HVAC, leased solar, center island, Home Warranty!
Nancy Muslin 623-910-5469
 nancy@nancymuslin.com



21762 N Limousine Dr / SCW

NEW TO MARKET
OPEN HOUSE 10/19 1:30-4PM
MLS# 5985884 / \$229,900
 Expond Mesa Casita, end unit & Nicely upgrd. Roof Replod, New Kitch & Solar. 1271SqFt *Blt 1993
Bill & Jeani Paulson 602-510-9010
 gwjpm@cox.net



10214 W Clair Dr / SC

OPEN HOUSE 10/19 11-2PM
MLS# 5983077 / \$230,000
 Modified 2bd/2bth home, All Tile Floors, Updated Kitchen Prvt Fenced Backyard & more!
Angela Brunetti 623-824-3405 & Patti Blanton 623-451-3667



16107 N 109th Dr / SC

NEW TO MARKET
MLS# 5985608 / \$260,000
 Double fairway & water views 1784 sq ft duplex w/sun room AC 2019 & Roof 2018!
Laura Burk 623-640-4330
 www.AZLaura.com



20220 N Windsong Dr / SCG

NEW TO THE MARKET SALE PENDING
MLS# 5978873 / \$279,000
 Turn-key ACACIA, ext. garage, updated baths. Private yard. HOME WARRANTY!
Nancy Muslin 623-910-5469
 nancy@nancymuslin.com



18431 N Opal Dr / SCW

SALE PENDING
MLS# 5977138 / \$185,000
 Wonderful 2 Bdrm 2 Bath Garden Style Apartment Remodeled Kitchen & flooring
Rick Mohn 602-881-3650
 rickmohn@longrealty.com



15218 W Melissa Ln / SUR

UNDER CONTRACT
MLS# 5962605 / \$252,000
 Single story, 3bd/2bth home w/Pvt, Fenced Dbl Lot! New Pain Ext., Vaulted Ceilings
Angela Brunetti 623-824-3405 & Patti Blanton 623-451-3667



18646 N 130th Ave / SCW

NEW TO MARKET
MLS# 5985608 / \$260,000
 Double fairway & water views 1784 sq ft duplex w/sun room AC 2019 & Roof 2018!
Laura Burk 623-640-4330
 www.AZLaura.com



16763 W Cathedral Rock Ct / SCG

SALE PENDING
MLS# 5981590 / \$419,000
 MISSION w/golf cart garage, guest suite, shutters, granite. Home Warranty!
Nancy Muslin 623-910-5469
 nancy@nancymuslin.com



14114 W Yosemite Dr / SCW

SALE PENDING
MLS# 5967591 / \$239,900
 Beautiful 2 Bdrm 2 Bath Gemini/Twin Home Remodeled Kitchen, New AC
Rick Mohn 602-881-3650
 rickmohn@longrealty.com



14401 W Via Tercero / SCW

SOLD IN 1 DAY!
MLS# 5951445 / \$430,000
 Golf Course San Carlos 93 2564sf *2 suites *2.5bth *den Granite *Shutters *N/S Facing
Lona King 623-203-6271
 azlonaking@gmail.com



14221 W Via Tercero / SCW

SOLD
MLS# 5979030 / \$399,900
 Choice Deer Valley GC lot #3 N/S exposure w/Mtn Views 2 New HVAC, Golf Cart Garage
Janet Goodrum 623-570-5622
 JanetRoseG@LongRealty.com



13602 W Wagon Wheel Dr / SCW

NEW TO MARKET
SALE PENDING
MLS# 5989240 / \$342,000
 Golf Course - Mountain Views *Expanded "SAFFORD" plan *Spotless *Blt 1995 *Approx 1960SF
Lynn Verheul 623-221-5171
 ArizonaLynn@LongRealty.com



12726 W Flagstone Dr / SCW

SALE PENDING
MLS# 5976563 / \$225,000
 Immaculate Americana *AZ Rm adds 276SF *New Windows & Doors *Ins Laundry & Pvt Backyard. Must See!
Evelyn Burrier 623-271-3888
Pete Michas 480-205-0534



14814 W Horizon Dr / SCW

SOLD
MLS# 5938540 / \$289,000
 Catalina *2033sf *2bdrm *1.75bth Den/Office *Shutters *Island Kit Large Family Rm *Ext Garage
Lona King 623-203-6271
 azlonaking@gmail.com





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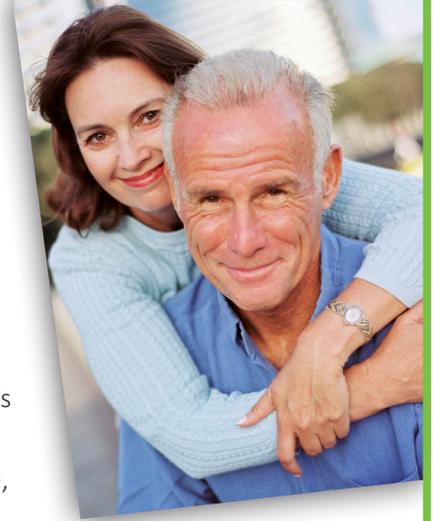
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Your home equity is a powerful, and often overlooked retirement asset. Designed specifically for homeowners or home buyers 62+, a Reverse Mortgage can be used to:



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- Pay for home remodeling to make your home safer, more comfortable, and better suited to your needs as health issues may require
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As with any mortgage, you must meet your loan obligations, keeping current with property taxes, insurance, maintenance and any homeowners association fees. This material has not been reviewed, approved, or issued by HUD, FHA, or any government agency. The company is not affiliated with, or acting on behalf of or at the direction of, HUD, FHA, or any government agency.

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Char Wheeler-Riley
623-451-7687

Simplify paving stone installation

Paving stones can add beauty to walkways, driveways and backyard patios, providing that eye-catching finishing touch to a property while enhancing its curb appeal.

Even though the installation of pavers can be a labor-intensive process, with the right tools and tips, this can be a do-it-yourself project for homeowners with renovation experience. Consider these tricks and how-to tips courtesy of The Home Depot, DIY Network and Unilock.

Get your supplies

To begin a paver project, homeowners will need to stock up on some supplies they may not already have at home. Marking paint, mason line, wooden stakes, leveling sand, paver base, and more will be required. A manual tamper can be used. However, for larger areas, it can be worth the cost to rent a plate compactor.

Measure the area

The number of bags of sand, paver base and paving stones needed for the project depends on the size of the area. For example, according to the Home Depot, for 60 square feet, homeowners will need about 30 12 x 12-inch paver stones, 40 bags of paver base and 12 bags of paver leveling sand.

Spray or mark the area where the paving stones will be laid. Measure carefully so you can order exactly how many stones you will need. Have the materials delivered to reduce heavy lifting and trips to the store. Be sure to have all utility lines marked prior to excavation to avoid damage.

Prepare the base carefully

One of the most important aspects of paver installation involves preparing the base. If you cut corners in this process, the finished results can be sloppy, weeds can grow through and/or



stones may loosen.

It's essential to grade the area away from the house. That means that the highest point of the patio or walkway should be closest to the house and then the incline gradually flattens out as it moves away from the home. This allows proper water runoff. Mark the height on the stakes and adjust the mason line. Remember to slope the area away from your home with a drop-off of about one inch for every 8 feet.

The base of many DIY applications should be between four and six inches deep. Work incrementally, raking and tamping until the base is firm. Lightly wetting the material can help it solidify.

Sand helps inhibit weed growth and anchor the pavers together. Plastic lining will not be practical.

Installation

Use edge restraints and a string line to keep the design straight. Do not hammer the pavers together. Paver sand will need to be swept over and settled between the stones to help set them in place.

It helps to read tutorials and watch videos on paving stone installation prior to beginning the project. With practice, the installation will go more smoothly.

14950 W Mountain View Blvd, 6303 / SCG



Judy Prier-Lewis 623-293-2393

MLS# 5970733 / \$169,900

Furnished Mirada. 1 Bdrm/
Den/1.5 baths. Upgraded
3rd floor unit overlooking
Pool & clubhouse.



16937 W Artesia Dr / SCG



Heather Van Peursem 602-456-2328

MLS# 5911548 / \$678,000

Stunning Ashbury on 6th fairway
of Cimarron GC! SW backyd. Mt,
GC & water views. Pool, fire pit,
Built-in-BBQ, water feat. Ext patio.



13660 W Greenview Dr / SCW



Jyl Rogers 602-206-6210

MLS# 5975990 / \$270,000

Aspen on Echo Mesa GC; 1866 sf
New AC 2018, Ext. Patio, 2 CG
2 Bed, Hobby Rm, Open Concept
Blt-ins, Bay Windows, Must See!



17401 N White Tank Vista / AZT



Susie Waggoner 602-819-5659

MLS# 5971811 / \$425,000

AMAZING Phoenician on
Golf Course, Granite, SS
Appliances w/Gas Cooktop;
A/C's & Furn in 2017



17959 W Deneen Way / AZT



Jack Towers 623-680-1964

MLS# 5964161 / \$276,500

Upgraded, customized Idylwild.
Granite, 6 burner gas range,
Island & SS appl. Ext covered
Patio, Wtr feat. Gar cabs. More!



20037 N Clear Canyon Dr / SCG



Char Wheeler-Riley 623-451-7687

MLS# 5982077 / \$459,900

Custom Palo Verde, Must See,
Golf Course - 3 BDR - Court Yd,
Granite, Tiled Walk-In Showers,
Elec Firepl, New Media Wall



19322 N Echo Rim Dr / SCG



Linda Van Peursem 623-640-7153

MLS# 5976831 / \$839,900

Windsor on 12th tee of Cimarron GC!
3 bdrm/2 ba. Den. Stunning kitchen.
Custom pool & spa w/water feature.
BBQ area w/fire pit. 3 car ext. garage.



19729 N Orangetree Ct / SCG



Char Wheeler-Riley 623-451-7687

MLS# 5979036 / \$464,875

Rare Hearstone Diamond in the
Ruff. Pd 20 yr solar lease. 20,300 sf
lot. 2.5 Car Gar - Private - Quiet.
Granite, ext'd patio, water feat.



17421 N Potomac Ln / SCG



Heather Van Peursem 602-456-2328

MLS# 5937872 / \$412,500

Stunning Stonecrest on cul-de-
sac! All tile flooring. 3rd bdrm
ext. Split bdrm plan. Private back
patio w/water feature.



Arizona's Top Real Estate Agents

Our expertly trained agents have all the tools and resources to help you find or sell your home.



Readiness Checklist: 5 Steps to Prep for Buying a Home

(StatePoint) For many Americans, making the jump to buying that first house is a significant achievement that allows them to put their mark on their own space, while creating room for family and pets.

But how do you know you're ready?

Americans see homeownership as an investment in their future, yet they are concerned about the steps they need to take to put themselves into a position to buy, according to the "How Americans View Homeownership" survey conducted by The Harris Poll April 17-29, 2019, among 1,004 U.S. adults 21 and older on behalf of Wells Fargo. The study showed that 44 percent of non-homeowners identified saving for a down payment as a top barrier to buying, more so than any other obstacle.

"Homeownership is very much a part of the American Dream, yet too many first-time buyers don't know where to start," says Liz Bryant, Wells Fargo Home Lending's national retail sales leader. "We find that a great way to get moving down the path to homeownership is with a conversation. By reaching out to your mortgage lender, your banker or even a housing counselor, you can start putting together a plan that will help get you on your way."

Here are some steps to consider:

- Research lenders and loan options. Identify a lender who has a breadth of home loan options, including low down payment mortgages, and who is willing to provide you with personalized guidance. Then just start the conversation.

- Know your goal. Your mortgage consultant can help, and so can a financial health banker or a housing counselor. A discussion about spending, saving, debt and credit will help you make decisions about what you can afford, how much you need to save and whether you need to do work to improve your credit score.

- Get your down payment ready. If you don't already have one, create a budget for your monthly spending, so you can identify areas where you can save. Set aside unexpected windfalls, such as tax refunds, to grow savings.

- Keep an eye on overall debt. While there's room for student loans and credit card debt, a good rule of thumb is to keep your overall debt level -- including your new mortgage -- at or below 36 percent of gross monthly income.

- Think beyond the down payment. Consider setting aside 1-2 percent of the purchase price of your home each year for maintenance projects. If that seems like too much, start with less and work your way up.

"Too many first-time buyers get intimidated by the down payment or the work they might need to do around credit," says Bryant. "Many don't realize that there are lending options available for homebuyers with a range of credit scores, and programs that require buyers to put as little as three percent down. It's important to explore your options, take it step by step and work toward your homeownership goals."

Northwest Homes

Agent Spotlight



A.J. Kovac

REALTOR®

602-413-0941

Email: a.j.kovac@reagan.com



Where did you grow up? Been in Arizona since 1967. I discovered Sun City before I was 'age qualified' to live here.

Do you live in the Sun Cities? Yes, the people.

What do you enjoy doing in your off time? I serve as a Trustee for the Sun Cities Historical Society, volunteer as a Docent at Del Webb's Sun Cities Museum and a new Pride's volunteer.

Why did you become a Realtor? I wanted to work in Sun City.

What do you love about being a Realtor? Sharing my passion for Sun City along with its rich history and culture.

How long have you worked in Real Estate? 3 years

Do you have any accreditations or certifications? S.R.E.S. (Senior Real Estate Specialist)

What is the most gratifying aspect of what you do? Witnessing my clients joy and welcoming them home!

What is the one tip you have for someone looking to buy a home today? Start looking now.

What is the one tip you have for someone looking to sell a home today? Phone A.J. - "Your Guide To The Sun Cities."

Why should someone use you as a Real Estate agent? I put my clients interests as my highest priority.



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Allison Cryer McFarlin

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10AM-2PM**

**18206 N. Stonebrook Dr.
Sun City West**

Dir: Bell/RH Johnson, N-RHJ, L-Aleppo, L-Stonebrook Dr.

**OPEN SUNDAY 10/19
NOON-2PM**

**18206 N. Stonebrook Dr.
Sun City West**

Dir: Bell/RH Johnson, N-RHJ, L-Aleppo, L-Stonebrook Dr.

**OPEN TUESDAY 10/22
9:30-NOON**

**18206 N. Stonebrook Dr.
Sun City West**

Dir: Bell/RH Johnson, N-RHJ, L-Aleppo, L-Stonebrook Dr.

SOLD



**14323 W. Colt Ln.,
SUN CITY WEST**

Dir: Bell/RH Johnson, N-RHJ, R-Meeker, L-135th, L-Deer Valley, R-Tom Ryan, L-Colt Ln

Very nice Safford model. 1669 Sq. ft, 2 Bdrms, 2 baths, office/craft Rm & a golf cart garage. Light/bright kitchen w/granite counters. Bath Rms also have granite counters. Home has hard surface flooring & plantation shutters. Large South facing extended patio ideal for entertaining. This is a lovely home. Call today to view!
MLS# 5959208

\$298,875

NEW LISTING



**18206 N Stonebrook Dr., \$215,000
SUN CITY WEST**

Dir: Bell/RH Johnson, N-RHJ, L-Aleppo, L-Stonebrook Dr. Nicely updated 2 Bdrm 2 bath garden apt. New roof and master bath walk-in shower added in 2017. Home even has a 2-hole putting green in private block walled back patio. Located SCW lower tax area & close to shopping, dining, churches, medical & recreational facilities. Don't Wait! Call today to view!
MLS# 5992155

SOLD



**13935 W. Rico Dr., \$239,875
SUN CITY WEST**

Dir: Bell/RH Johnson, N-RHJ, R-Meeker, L-135th, L-Deer Valley Rd, R-Dusty Trail, R-Rico Dr. Popular Cameron model with 1371 Sq. ft, 2 bdrms (split), 2 baths plus a craft Rm/office. Master Ste has dual sinks, bay window, granite counter & walk-in closet. Extended south facing patio, tile & vinyl plank flooring, decorator colors, plantation shutters and new AC/heat 2015 are just some of the added features of this home. Don't wait! Call today to view!
MLS# 5955259

SOLD



**8409 N. 56th Dr., \$274,875
GLENDALE**

Dir: Grand Ave/Northern, E-Northern, L-55th Ave, L-Butler to end of street, L-56th Dr. If you want a Glendale home with a private oasis for a backyard, 1800+ sq. ft, 3 bedrooms and 2 baths this just might be the home for you. Private block wall fencing provides privacy to enjoy the covered patio, sparkling pool, rock waterfall & your own 5 hole artificial turf putting green. Home is near schools, Butler Park, golf course, shopping & dining. Call today to View!
MLS# 5970421

SOLD



**1715 Commonwealth St., \$534,875
PRESCOTT**

Dir: Hwy# 89/Prescott Lakes Pkwy, W-Prescott Lakes Pkwy, L-Blooming Hills (at 1st. stoplight), R-Lancaster, thru gate & roundabout, R-Commonwealth. Dynamic 2342 Sq. ft, home with 2 Bdrm, 3 bath, den & 3 car garage is located in gated development of Prescott Lakes in Prescott. Great room combined w/beautiful back patio is ideal for hosting family/friends. Home is located less than 4.5 miles from Prescott, AZ's historical Courthouse Sq. & Whiskey Row. If you want to escape from the Valleys seasonal heat this might be just the home for you. Call today to view!
MLS# 5929938

GOLF COURSE



**21222 N. 124th Ave., \$389,875
SUN CITY WEST**

Dir: Bell/RH Johnson, N-RHJ, R-128th, R-Aurora, L-124th Drive, R-Tigerseye, R-124th Ave. Sweeping views of SCW's Stardust GC's 11th, 12th, 13th & 14th holes, White Tank Mtns., water & beautiful sunsets are a must see from the extended covered patio of this spacious San Simeon model home. 2515 Sq. ft., 3 bdrms, 2 baths, granite counters, wet bar & lots of tile are just some of the homes features. Don't hesitate! Call today to view!
MLS# 5884966

SOLD



**9731 W. Campana Dr., \$189,875
SUN CITY**

Dir: Bell/99th Ave, S-99th Ave, L-Campana Dr. Popular Fontaine model. 1465 Sq. ft, 3 bdrms, 2 baths. New interior paint & tile 2019. AC/heat pump 2011. Corner lot, block fenced back yard, screened patio, close to shopping & restaurants. Don't hesitate! Call today to view!
MLS# 5954826



If you want to sell your home call the "Town Cryers" today!

Don't wait as the market is strong and there are buyers very active in the market that are buying homes everyday

DID YOU KNOW?

10/19/1814 - In Baltimore, MD, the first documented performance of "The Defense of Fort McHenry" with music took place at the Holliday Street Theatre. The work was later published under the title "The Star-Spangled Banner."

10/19/1864 - The Mormon Battalion, under the command of Philip St. George Cooke, set out from Santa Fe to open the first wagon road across Arizona