

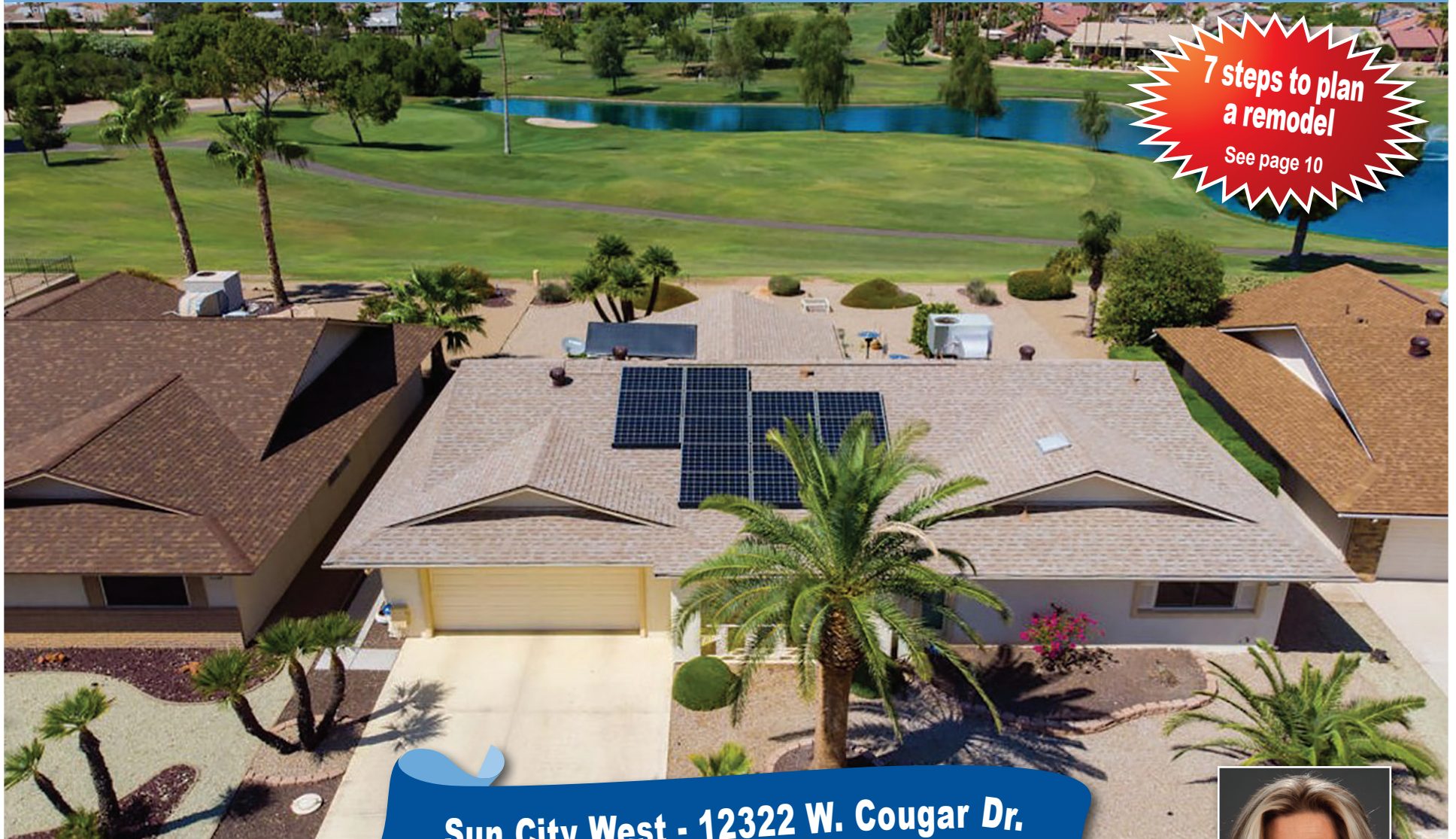
NORTHWEST HOMIES

A SPECIAL EDITION OF

INDEPENDENT
NEWS MEDIA
Celebrating & Connecting Our Communities

Saturday, September 28, 2019 to
Wednesday, October 2, 2019

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



7 steps to plan
a remodel
See page 10

Sun City West - 12322 W. Cougar Dr.

UNDER CONTRACT WITHIN 5 HOURS OF BEING LISTED. Imagine sitting on your beautiful patio hearing the fountain and seeing the beauty of the Stardust Golf Course all around you. The mountains in the distance, the swan swimming gracefully across the pond. The absolute stunning Arizona sunsets. This could all be yours and found in this really nice expanded Annapolis. A completely updated master bath with curbless shower. Ceramic tile counters in the kitchen, Bosch dishwasher. Buyer just needs to put in the kitchen of their dreams and have the home of their dreams on one of the best golf course lots in Sun City West. **\$329,500**



Andrea Bartsch

Realtor®

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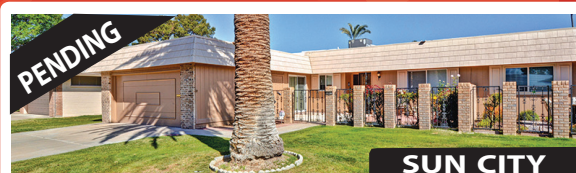


PRICES ARE UP & INVENTORY IS LOW!
Great time to list your home and get it SOLD.



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



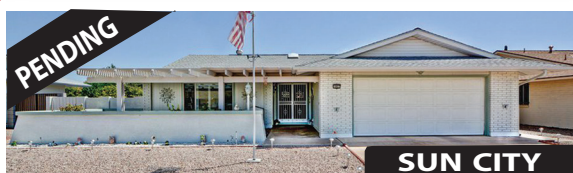
10814 W. CAMEO DR. \$219,800

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



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



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



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



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



10013 W. MANZANITA DR. \$212,000

WOW! What a great location & fabulous views from behind the 12 tee box on Willowbrook Golf Course from your screened-in back patio. Large private front patio, 2 bedrooms, 2 baths, 2 car garage, 1,790 sq. ft., A/C and heated laundry/office, formal dining room, large living and family rooms, breakfast area with bay window. MLS# 5903502



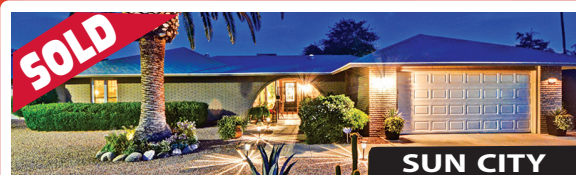
20041 N. WELK DR. \$275,000

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



9538 W. OAK RIDGE DR. \$225,000

Gemini/Twin on the 2nd hole of Palmbrook Country Club overlooking 2 fairways and mountain views. 2 Bedroom, 2 baths, 1658 sq.ft. with 2 car garage. Tall ceilings in the living room with sliding doors to back screened-in patio and great views. Eat-in kitchen area, inside laundry, & bay window in dining area. Lots of storage. MLS# 5881324



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



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16044 W KINO DR SUN CITY GRAND

MANZANITA MODEL WITH GRANITE/QUARTZ KITCHEN COUNTERS, STAINLESS APPLIANCES, PLANTATION SHUTTERS, BAY WINDOW IN MASTER BEDROOM, TWO SINKS IN MASTER BATH, BUILT-IN MURPHY BED & EXTENDED COVERED PATIO. PATIO IS A PRIVATE OASIS!

\$299,900 **MLS# 5270726**



18303 N SUMMERBREEZE WAY SUN CITY GRAND

QUARTZ KITCHEN COUNTERS, EUROPEAN WHITE CABINETS, ISLAND TOPPED W/GRANITE, GLASS BLOCK BACKSPLASH, NEWER STAINLESS APPLIANCES & GAS RANGE, TILED T/O, AIR CONDITIONER & FURNACE REPLACED IN 2009, EXT. SOUTH FACING BACKYARD PATIO OVERLOOKING SCG COMMON AREA.

\$324,500 **MLS# 5932369**



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**



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**



12955 W CHAPALA DR SUN CITY WEST

PRIVATE POOL! QUINTA MODEL IN CORTE BELLA COUNTRY CLUB. THE 1283 SF HOME IS 2 BEDROOMS, 2 BATHS & HAS A 2-CAR GARAGE. GREAT ROOM, 16-INCH TILE, CORIAN COUNTERS, LARGE MASTER BEDROOM, SPLIT GUEST BEDROOM.

\$263,470 **MLS# 5952854**



20900 N CANYON WHISPER SUN CITY GRAND

SYCAMORE, GRANITE COUNTERS, GAS RANGE, 2 SINKS IN MASTER BATH, EXTENDED GARAGE, FIRE PIT - NO BACKYARD NEIGHBORS!

\$324,900 **MLS# 5941697**



21109 N CIRCLE CLIFFS DR SUN CITY GRAND

BORGATA WITH 3 CAR GARAGE, NEW WINDOWS BY WINDOW WORLD, REMODELED KITCHEN, QUARTZ COUNTERS, 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.

\$409,000 **MLS# 5977976**



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!

\$255,000 **MLS# 5968877**



17258 W CALISTOGA DR SUN CITY GRAND

DEL WEBB BORGATA MODEL, 2,304 SQ. FT. ON RAISED LOT AT 5TH TEE OF CIMARRON GOLF COURSE. MAIN HOUSE HAS TWO BEDROOMS PLUS DEN, A SPLIT FLOOR PLAN WITH BEDROOMS ON OPPOSITE SIDE OF HOME. CASITA GUEST HOUSE WITH ITS FULL BATH.

\$488,000 **MLS# 5943014**



17405 W CALISTOGA DR SUN CITY GRAND

EXPANDED AZALEA 2 BDRMS + DEN, FULLY TILED HOME, SOLID SURFACE COUNTERS, 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



15104 W CACTUS RIDGE WAY SUN CITY GRAND

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

\$299,000 **MLS# 5966353**



18151 W SAMMY WAY ARIZONA TRADITIONS

HIGHLY DESIRED CORONADO MODEL WITH MAJESTIC VAULTED CEILINGS, GREAT ROOM, SPLIT BEDROOMS, DEN, REMODELED MASTER BATH, EXTENDED COVERED WALLED PATIO, BUILT-IN OUTDOOR KITCHEN.

\$278,900 **MLS# 5932312**



Nikolai Riasnianski

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- E-Pro • Multi-Million Dollar Producer
- Lifetime Member of the Presidents Roundtable

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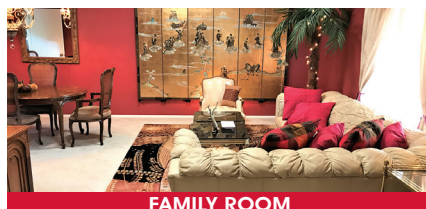
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VERY COZY

10709 W. Sequoia Dr., Sun City | \$232,000

2BD/2BA, almost 1600 sq ft home with fenced park-like setting backyard, big front porch and big covered back patio. A/C 2014. Roof recoated 2019, 8 zone RACHIO watering system - can be operated manually or remotely (requires internet connection), spacious utility room, 2 car garage with a lot of cabinets. Beautiful covered back patio and backyard. Great buy! MLS# 5979080



FAMILY ROOM



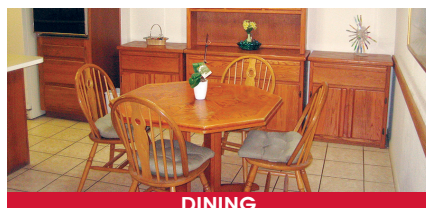
COVERED PATIO



UNDER CONTRACT ACCEPTING BACKUP OFFERS

17404 N. 99th Ave., #125, Sun City | \$160,000

Very unique and comfortable 2BD/2BA, almost 1300 sq. ft. Heritage Sun City Condo with huge wraparound patio facing Southwest. A/C is not original. Tiled patio, gated patio. Recently painted. Heritage offers resort type living with heated pool, spa, exercise room. No meals served at The Heritage. Heritage offers kitchen facility to use for parties & birthdays; Library, TV Room. Guest Suite to use for your guests. For details call the manager. HOA includes over 100 channels of Cox cable. MLS# 5867620



DINING



PATIO



SALE PENDING

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.



FRONT COURTYARD



FAMILY ROOM

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Real Estate Corner...

Q. How can I net more money selling my own home?

A. Here are three important tips:

- **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.

Do you have a question you want answered? Just call me at **623-694-6578**. Perhaps I'll feature it in my next issue! **FREE Home Evaluation at: www.IfISellItToday.com**



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When searching for a Realtor among the many in the profession, know that we demand the same outstanding qualities in the buying or selling process for you that we would demand for our own family.

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- 10 Years as Senior Contract Coordinator with Dell Webbt.
- 2018 Long Realty Circle of Excellence.
- Zillow Premier Agent.
- Full time Professional Licensed Real Estate Salesperson.

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\$249,000.00



COMING SOON

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.

\$5000.00

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Sun City, AZ 85351

William Tsonis, Managing Broker

Barbara Tsonis, Operations Manager



A few of our Properties....

SUN CITY \$230,000

9710 W. Briarwood Circle
NEW LISTING! Nice 3BD/2BA, 2 car garage. Updated kitchen with white cabinets & appliances. Roof 2019, tiled covered back patio. Enclosed grass area for your pet. "Busy" Bea 623-810-2711 & Tom Mitchell 623-687-6962

CIRCLE CITY \$6,900/EACH

502, 508 W. Reizen Dr.
Circle City! Enjoy starry nights beyond urban glow. Two residential lots on dedicated county roads. These are raw, undeveloped lots zoned R-3. Only \$6,900 each!
A.J. Kovac 602-413-0941

SUN CITY \$164,900

10732 W. Mountain View Rd.
OPEN HOUSE SUNDAY 9/29 • 9-3PM
Be smitten in Sun City! Adorable Gemini Twin boasts north facing screened patio, tiled shower, HVAC 2015, sewer update 2019, 17" designer tile T/O! Many upscale touches!
A.J. Kovac 602-413-0941

SUN CITY \$270,000

10826 W. Thunderbird Rd.
NEW LISTING! SOLD in 1 DAY! Upgrades, upgraded tile in kitchen!
Linda Pitzer 602-403-8033 & Patty Rosebery 602-677-8798

SUN CITY \$159,900

17404 N. 99th Ave., #306
NEW LISTING! Lovely 2-2 home in The Heritage! Secured building, private balcony, granite counters, stackable W/D, designated parking & so much more!!
Jenny Kennedy 623-308-4177

SUN CITY \$199,500

10536 W. Saratoga Cir.
NEW LISTING! SOLD! 2 BD/2BA, 2 car garage. Laminate & tile floors, beautiful updated bathrooms with tile shower, granite in kitchen.
"Busy" Bea 623-810-2711 & Tom Mitchell 623-687-6962

GLENDALE \$425,000

7726 Carole Ln.
NEW LISTING! Come see your new 2BD/2BA home! Beautifully updated bathrooms and kitchen. Tile throughout the lovely home. Don't miss this wonderful opportunity!
Tim Nixon 623-219-7149 & Amy Nixon 602-824-8787

SUN CITY \$329,900

9518 W. Oak Ridge Dr.
Remodeled 3BD/2BA duplex on Palmbrook Golf Course. Granite countertops, white cabinets, stainless steel-like appliances, tile in main living area & 2 car garage.
Tempus West Valley Realty 623-518-4811

SUN CITY \$335,000

10925 W. Palmeras Dr.
Package deal! Fully furnished gorgeous stucco home Phase III. Warm desert colors, tiled floor t/o, patio, veranda style porch, replaced roof 2016. You won't be disappointed, immaculate!
Tempus West Valley Realty 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 \$239,900

10825 W. Tropicana Cir.
Very nice well maintained home in sought out location. Open floor plan home. Features 3BD/2 updated bathrooms, updated kitchen, large lanai, huge laundry room with workshop.
Tempus West Valley Realty 623-518-4811

PHOENIX \$234,900

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



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





Long Realty West Valley

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23130 N Gaviota Dr / SCW



MLS# 5971640 / \$510,000
Mirada w/Casita 3/3.5 2840sf
Private elevated lot *Resort
Living at its finest!



Margi Popp 623-696-6628
MargiPopp.LongRealty.com

16763 W Cathedral Rock Ct / SCG



MLS# 5981590 / \$419,000
MISSION w/golf cart garage,
guest suite, shutters,
granite. Home Warranty!



Nancy Muslin 623-910-5469
nancy@nancymuslin.com

17635 N Whispering Oaks Dr / SCW



MLS# 5978618 / \$249,900
Stunning Expanded Wilmington
New Kitchen & appliances
New Heat pump & windows



Mike Reppy 623-255-9536
www.AZReppy.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

12902 W Broken Arrow Dr / SCW



MLS# 5960629 / \$268,000
Sun City West Prime Location
2bd 2ba 1786sf built 1997 No
HOA, Open Concept Gas utility



Margi Popp 623-696-6628
MargiPopp.LongRealty.com

20220 N Windsong Dr / SCG



MLS# 5978873 / \$279,000
Turn-key ACACIA, ext. garage,
updated baths. Private yard.
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.AZReppy.com

15218 W Melissa Ln / SUR



MLS# 5962605 / \$259,000
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**

20137 N Sonoran Ct / SCG



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



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

18022 N 136th Dr / SCW



MLS# 5959970 / \$199,900
Well maintained Malibu, New
roof & fresh paint, Master
Bedroom w/Bay window



Mike Reppy 623-255-9536
www.AZReppy.com

19215 N Star Ridge Dr / SCW



MLS# 5977985 / \$139,900
Desirable end unit Vacation
Villa. Well maintained -
Newer roof (*14) & HVAC (*11).



**Patti Blanton 623-451-3667 &
Angela Brunetti 623-824-3405**

10457 W Pineaire Dr / SC



MLS# 5900416 / \$255,000
Exp. Updtd 2bd/2ba quad
w/stunning view 10th fairway
Riverview GC. Granite, AC 2018



Char Wheeler-Riley 623-451-7687
cwheeler16@cox.net

17717 N Estrella Vista Dr / SCG



MLS# 5952389 / \$649,000
Golf Course Mesquite, highly
upgraded, pool, private
guest bedroom. Home Warranty!



Nancy Muslin 623-910-5469
nancy@nancymuslin.com

21404 N Verde Ridge Dr / SCW



MLS# 5909279 / \$360,000
Expd Ventana w/spectacular views
of GC green, mnts & sunsets.
Gran, Shtrs, Pergola. 1990SF



Bill & Jeani Paulson 602-510-9010
gwpjmp@cox.net

14401 W Via Tercero / SCW



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

20443 N Shadow Mountain Dr / SCG



MLS# 5980710 / \$279,000
Manzanita with expanded patio
in private backyard. Newer AC
17102 sq ft & extended garage.



Laura Burk 623-640-4330
www.AZLaura.com

19874 N Shadow Mountain Dr / SCG



MLS# 5885009 / \$359,000
Golf Course Verbena, sunset &
Mtn views, quartz, all tile, Extd
Garage, HOME WARRANTY!



Nancy Muslin 623-910-5469
nancy@nancymuslin.com

18431 N Opal Dr / SCW



MLS# 5977138 / \$185,000
Wonderful 2 Bdrm 2 Bath
Garden Style Apartment
Remodeled Kitchen & flooring



Rick Mohn 602-881-3650
rickmohn@longrealty.com

14814 W Horizon Dr / SCW



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

13225 N 110th Ave / SC



MLS# 5981884 / \$110,000
Newly painted 1/1 w/office &
enclosed patio. All appliances
including gas stove.



Laura Burk 623-640-4330
www.AZLaura.com

16425 W Monteverde Ln / SCG



MLS# 5970697 / \$307,500
VERBENA, bright/airy,
NEW HVAC, leased solar,
center island, Home Warranty!



Nancy Muslin 623-910-5469
nancy@nancymuslin.com

14114 W Yosemite Dr / SCW



MLS# 5967591 / \$239,900
Beautiful 2 Bdrm 2 Bath
Gemini/Twin Home
Remodeled Kitchen, New AC



Rick Mohn 602-881-3650
rickmohn@longrealty.com

22501 N Robertson Dr / SCW



MLS# 5975995 / \$439,900
Exceptional DV Golf Course lot
"Cottonwood" plan *2.5 Car Gar
Fenced *Dream Kitchen...MORE!



Lynn Verheul 623-221-5171
ArizonaLynn@LongRealty.com

14221 W Via Tercero / SCW



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

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whatever your real estate need.
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13551 W. Camino Del Sol, Sun City West



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Bill Baker
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Catherine & Ron Barton
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Lori Bissell
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Patti Blanton
623-451-3667



Joan Boesen
480-204-1487



Laura Burk
623-640-4330



Evelyn Burrier
623-271-3888



Scott Ellis
623-326-8089



Jerry & Marcia File
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Toni Froese
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Janet Goodrum
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Charlene Groves
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Billy Heinzman
480-297-3830



Darlene Jaffe
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Yvette Kaplan
623-238-2388



Lona King
623-203-6271



Cindy Kingery
623-910-5376



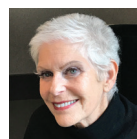
Ruth Krinke
623-252-7629



Jessie Laux & Angela Brunetti
623-755-4780 / 623-824-3405



Sandra Lena
602-616-2166



Susan Markus
623-229-7900



Pete Michas
480-205-0534



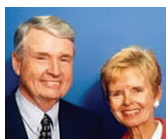
Rick Mohn
602-881-3650



Nancy Muslin
623-910-5469



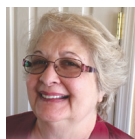
Debbie Pastori
623-308-1390



Bill & Jeani Paulson
602-510-9010



Anette Petersen
602-697-8640



Ellen Rose Plotkin
480-252-0092



Margi Popp
623-696-6628



Judy Prier-Lewis
623-293-2393



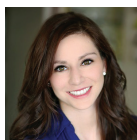
Gene Reppy
623-910-5719



Kevin Reppy
623-980-1402



Mike Reppy
623-255-9536



Erin Roy
623-826-0125



Ginny Stack
623-693-2558



Heather Van Peurse
602-456-232



Linda Van Peurse
623-640-7153



Lynn Verheul
623-221-5171



Barbara Wade
602-525-6273



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How you could use your home equity in retirement

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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- Consolidate debt—such as credit cards, car loans, medical bills, and other loans—to reduce monthly bills
- Pay for home remodeling to make your home safer, more comfortable, and better suited to your needs as health issues may require
- Establish a steady stream of monthly funds to continue for as long as you live in your home, to supplement your retirement income
- Establish a line of credit that cannot be canceled or reduced, so it'll be there for unexpected expenses
- We've got answers to all your Home Equity Conversion Mortgage (HECM) questions.
- Can be used for prolonging taking social security or reducing tax burned from taking money out of assets
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Contact us today to learn how using the power of home equity could give you greater financial flexibility and control.



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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.

MB #1000724



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15763 W El Nino Ct / SCG



MLS# 5978599 / \$384,000

Private, serene cul-de-sac lot
2 Bdrm/2 Bath + powder room
Pretty Cherry cabs w/Granite
2 car garage w/cart bump out



Catherine & Ron Barton 623-826-9392

16333 W Badger Pass Ln / SCG



MLS# 5954892 / \$410,000

Split floor plan Borgata
3 car garage Private
rear yard on walking
path, Solar.



Yvette Kaplan 623-238-2388 / Susan Markus 623-229-7900

20903 N Barberrry Ln / SCG



MLS# 5894192 / \$749,900

Uniquely customized 3066 sf
Marble, granite, 2 fountains,
Tuscan décor, 2.5 garage,
Lagoon Pool/Spa, firepit, SS.



Gail Burgoni 805-217-6773

16763 W Cathedral Rock Ct / SCG



MLS# 5981590 / \$419,000

MISSION w/golf cart
garage, Guest suite,
shutters, Granite,
Home Warranty!



OPEN 10/5 12-3PM

Nancy Muslin 623-910-5469

17118 N Estrella Vista Dr / SCG



MLS# 5980317 / \$259,000

Upgrd Sage, 1344 sf, granite,
New HVAC, 12 x 24" tile, New
Slate SS Appl, garage cab,
No backyard neighbors.



Gail Burgoni 805-217-6773

15883 W Cimarron Dr / SCG



MLS# 5966494 / \$369,000

Windrose II, split floor plan
Front courtyard, 2 car garage,
w/bump out. HOME
WARRANTY!



OPEN 10/5 12-3PM

Nancy Muslin 623-910-5469

17987 W Ryan's Way / AZT



MLS #5960002 / \$264,900

GATED ADULT COMMUNITY -
2 bdrm, 2 bath PLUS Den &
Hobby Rm. Granite t/o,
Stainless & Fabulous Backyard



Claudia Chase 623-760-6360

17513 N Horseshoe Dr / SCG



MLS# 5981722 / \$669,000

Golf Course Mesquite;
granite, Gas cooking,
fireplace, Soaking tub,
Home Warranty!



OPEN 10/5 12-3PM

Nancy Muslin 623-910-5469

18356 N Hartford Dr / SCG



MLS# 5916233 / \$399,000

Gorgeous Stonecrest Exp 3 bdrm
Golf & Mtn Views, Lux Kitchen
& M/Bath, Gar B/Out, Crtyd +
2 Patios. Don't miss it!



Claudia Chase 623-760-6360

17643 W Parra Dr / SCG



MLS# 5982264 / \$359,900

Expanded CELEBRATION.
Corner lot, exterior living,
lg Great room, home
warranty!



OPEN 10/6 12-3PM

Nancy Muslin 623-910-5469

20137 N Sonoran Ct / SCG



MLS# 5962223 / \$415,000

Updated May 2019 - Palo
Verde, Golf Course &
Mountain Views, Private
Backyard, Extended Garage



Marcie Coffman 623-640-4689

16425 W Monteverde Ln / SCG



MLS# 5970697 / \$307,500

VERBENA, bright/airy
NEW HVAC, leased solar,
Center island, Home
Warranty!



OPEN 10/6 12-3PM

Nancy Muslin 623-910-5469

15944 W Quail Creek Ln / SCG



MLS# 5972504 / \$249,900

Beautiful, spotless Willow floor plan.
1187 sf home w/private, secluded
15000+ sf lot. Pride of ownership
Shows in this immaculate house.



Kyle Conroy 406-661-1863

16753 W Aspen View Dr / SCG



MLS# 5940798 / \$364,000

Desert Rose, corian, stainless
Plantation shutters, interior
Barn door. HOME
WARRANTY!



OPEN 10/5 11-1PM

Nancy Muslin 623-910-5469

17234 W Mahogany Way / SCG



MLS# 5980995 / \$660,000

Expanded Ashbury Casita.
Updated, Viking Appls,
Huge private patio, firepit,
Water feature, Bocce Ball



Pat Johnson 623-203-7713

17404 N Javelina Dr / AZT



MLS# 5952862 / \$274,900

55+ Guard-gated! Ext'd garage
For trucks! Low Lease Solar!
3 Full Bedrms & Upgr Baths!
Tile flrs all walkways/baths.



Joy Pickles 623-670-3200

17717 N Estrella Vista Dr / SCG



MLS# 5952389 / \$649,000

Golf course Mesquite,
highly Upgraded, pool,
private guest Bedroom.
HOME WARRANTY!



Pat Johnson 623-203-7713

18067 W Hickcox Dr / AZT



MLS# 5976291 / \$293,900

Gorgeous & Updated w/3 Car Gar
1690 sf Greatrm flrplan - Island
Kit w/Granite & Updated Appls
Updated Baths & HVAC!



Joy Pickles 623-670-3200

7 Steps to Plan a Remodel

(Family Features) Remodeling your home can be one of the most exciting projects to undertake. Whether you're thinking about a bathroom update, kitchen overhaul or a new room addition, planning and setting realistic expectations are critical in ensuring your project goes as smoothly as possible.

Consider these steps from the National Association of the Remodeling Industry (NARI) before you get started:

1. Determine your goals and needs. Understand why you are undertaking the project, whether it's for resale value or so you can enjoy your home more. If looking to increase resale value, consider the neighborhood and potential upgrades that can have the highest impact when going to market. If remodeling can make for a more comfortable space, create a list of "must-haves" and "nice-to-haves" then evaluate what's feasible. Being realistic about needs and wants can help you create a budget.

2. Get inspired. Whether watching home improvement shows or browsing the internet, finding photos of styles and looks you admire can be beneficial when sharing your vision with a remodeling contractor.

3. Understand your budget. Setting a budget and staying within it is critical to the project's success. Be sure to build in a contingency fund for unforeseen expenses. Project expenses should factor in the cost of products, labor and project management. There are also possible additional costs such as long-term maintenance, repairs, energy use and a dining out budget if undergoing a full kitchen remodel or hotel costs sometimes necessary with large-scale projects. To avoid any unpleasant surprises, be sure to get a written estimate and scope

of work once you've selected a contractor.

4. Determine timing. If there is a specific event driving your remodel, work backward through the various project stages to determine a realistic timeline. Build in additional time as a buffer for unexpected delays and recognize remodeling contractors typically have long lead times and may require flexibility to deliver optimal results.

5. Find a contractor you trust. Home remodeling can be stressful no matter how well you plan, but a dependable partner can make the process go smoother. While some of the best references may come from neighbors, friends or family members, a trade association like NARI can help with its online "Find a Remodeler" tool. Make sure any contractor you're considering has several years of relevant experience, as well as liability insurance.

6. Check references. When it comes to remodeling your home, you can never be too careful when choosing who to work with. Be sure to follow up on references, read reviews online and even check out the work of any remodelers you're considering hiring, if possible.

7. Prepare for the process. Regardless of the size of the project, there will almost surely be inconvenience, noise, dust and potential delays. Your daily routine will most likely be disrupted. Because it can be especially stressful when redoing the kitchen or an essential bathroom, you'll probably need to consider a backup plan or other arrangements throughout the duration of the project. Remember to also declutter the work area and protect or pack away any belongings that might be in the way during the renovation.

Find more tips for planning a remodel at RemodelingDoneRight.com.



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14950 W Mountain View Blvd, 6303 / SCG



MLS# 5970733 / \$169,900

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



Judy Prier-Lewis 623-293-2393

17421 N Potomac Ln / SCG



MLS# 5937872 / \$440,000

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



Heather Van Peurse 602-456-2328

13660 W Greenview Dr / SCW



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!



Jyl Rogers 602-206-6210

16937 W Artesia Dr / SCG



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.



Heather Van Peurse 602-456-2328

17959 W Deneen Way / AZT



MLS# 5964161 / \$276,500

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



Jack Towers 623-680-1964

20037 N Clear Canyon Dr / SCG



MLS# 5982077 / \$459,900

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



Char Wheeler-Riley 623-451-7687

19322 N Echo Rim Dr / SCG



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.



Linda Van Peurse 623-640-7153

19729 N Orangetree Ct / SCG



MLS# 5979036 / \$464,875

Rare Hearthstone 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.



Char Wheeler-Riley 623-451-7687



Plan the Ultimate Kitchen Upgrade

(Family Features) A kitchen serves as command-central of most homes, so it's also one of the first rooms homeowners choose when it's time to make upgrades. When approaching your kitchen remodel, it's important to keep your family's lifestyle at the forefront of your planning to create a space that fits the way you like to live.

Get the most livable space and enjoyment out of a kitchen remodel with these tips from the experts at the National Association of the Remodeling Industry:

Make purposeful changes. A desire to bring your kitchen's style up to date is plenty of motivation for a renovation, but to get maximum benefit from your new space, spend time considering what functional improvements you can make, too. Do you need more cabinets for storage? Is there enough counter space for meal prep? Does the overall layout suit your family's needs? Even if you chose the original layout and floorplan, chances are good that over time you've found a few things you'd change given the chance to do it again.

Consider physical space. If yours is a family that cooks together, or if guests tend to congregate in the kitchen when you're entertaining, a renovation is the perfect time to make adjustments that accommodate more bodies in the kitchen. You might want more work zones for multiple cooks or an island or peninsula set away from the high-traffic zone for guests more interested in snacking and chatting than getting hands-on.

Evaluate your shopping style. You may be in the habit of doing your grocery shop-

ping to fit your available space. However, with a larger refrigerator and more pantry space, your shopping habits could change, allowing you to become a bulk shopper or at least increase the time between shopping trips.

Be realistic about mealtime. If your family's activities have everyone eating at different times, you may benefit from a feature like a warming drawer that keeps dinner warm until each family member makes it home for a meal. Think about features that would make the table space more practical, such as task lighting so kids can tackle homework at the table or convenient access to power for laptops.

Choose appliances with care. It's easy to get carried away with all of the design elements that go into a kitchen renovation, but at the end of the day, remember the appliances are the true centerpiece of the space. Be sure to leave room in the budget to select the best appliances for your needs so you have all the functions, features and space to make using your new kitchen as enjoyable as possible.

Think into the future. A kitchen renovation can be a costly venture, so it's a good idea to project years down the road as you consider your needs. Are there features that would enhance the safety if a baby (that soon will become an inquisitive toddler) joins the family? Are there elderly family members may benefit from a lower or higher work station down the road?

Find more expert tips to inform your renovation planning at Remodeling-DoneRight.com.



Northwest Homes

Agent Spotlight



Mickey & Chris McGee

REALTORS®

623-363-0537 / 602-625-4567

Emails: chris@byhowzs.com / mickey@byhowzs.com



Where did you grow up? Mickey is from Austin, TX and Chris is from San Antonio, TX.

If not Arizona, what made you relocate? Mickey came on a job relocation in 1997 with Sharp Copiers, Chris came on a job relocation in 2003 with USAA.

Tell us about your family... Mickey has 3 sons and Chris has 1 son, all grown adults living on their own. Chris has 1 grandson living in Sacramento, CA. We also have 2 Westies, Hardy and Dillon. Hardy is a Therapy Dog who volunteers with Hospice of the Valley to help brighten the day for his patient. Dillon was a rescue and is our little cuddler. We both have brothers and sisters, nieces, and nephews in FL and TX. Mickey's mom is in Austin and Chris' mom lives with us.

Do you live in the Sun Cities? Yes, we live in Corte Bella and our office is in Sun City West.

What do you enjoy doing in your offtime? Golfing, spending time with friends, walking our dogs, and serving the community with our Church family.

Why did you become a Realtor? In 2004 Mickey had been in sales for a long time and decided he'd rather sell houses than copy machines and Chris was investing in real estate and flipping properties.

What do you love about being a Realtor? We are a real estate team and enjoy helping buyers and sellers realize their real estate goals. We love working with people, love looking at houses, and while it's very long hours at times we do appreciate the flexible schedule this career allows us to have.

How long have you worked in Real Estate? Since 2004

Do you have any accreditations or certifications? GRI Graduate Realtor Institute, CPCU - Certified Distressed

Property Expert, SRES Seniors Real Estate Specialist

What is the most gratifying aspect of what you do? Gaining people's trust with for many people their biggest investment of all and successfully selling the property and/or finding the home that meets all of their criteria. Our clients are our biggest fans and our business survives on their referrals.

What is the most unique property you've ever listed? A 5 acre tract with an old abandoned school bus t-hat was converted to a camper that required 4-wheel drive to get to it.

Briefly describe your most memorable real estate transaction... We helped a lovely couple sell their home in Corte Bella and helped their daughter coordinate their move in to assisted living. It was bitter-sweet. They loved their home but it was too much for them to keep up as their health was failing.

What is the one tip you have for someone looking to buy a home today? If financing your purchase get pre-qualified before looking at houses. A pre-qual is required to be submitted with your offer and waiting for it could cause you to lose out on the house you really want to buy.

What is the one tip you have for someone looking to sell a home today? Hire an agent who isn't a relative & who works as a Realtor full-time. Selling and/or buying a home is serious business; you can't afford to trust this with someone who will only work for you part-time or risk causing bad feelings with a relative!

Why should someone use you as a Real Estate agent? With us you get 2 for the price of one! We are both full-time agents, we aren't your relative, we are great negotiators, and have the education, knowledge, and experience to represent you well.



Sandy & Lew Cryer
Allison Cryer McFarlin

the "TOWN CRYERS"

www.TownCryers.com

Email: TownCryers@cox.net

(602) 402-4568

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HOT WEEKEND!

Keep cool, drink lots of water, wear a hat and stay indoors.

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14323 W. Colt Ln., \$298,875
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



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

Dir: Bell/RH Johnson, N-RJH, 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



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



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

...



The "Town Cryers"

Extensive marketing program has a proven track record of success in the Sun Cities & surrounding areas for over a decade. Call today to make an appointment to receive a free no obligation market analysis of your homes value.



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



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



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

DID YOU KNOW?

9/28/1787 - The US Congress voted to send the new Constitution of the United States to the state legislatures for their approval.

9/26/1864 - The First Territorial Legislature convened in Prescott, adopted a code of laws, created the four original counties of Pima, Mohave, Yavapai and Yuma and established a university and a Board of Regents.