
Tips to Buy a Home in Sun Lakes, AZ from The Kolb Team

Welcome to our sunny, warm and beautiful community in Sun Lakes, Arizona!

This eBook will provide fast and simple insights and tips to help you choose the perfect home for you.

For more information, please contact us directly. We'd be happy to answer any questions you may have.

Thank you!

Becky Kolb

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Top 3 Reasons to Buy a Home in Sun Lakes AZ

Arizona active adult communities are waiting for you!

If you're looking for a home in one of the Arizona active adult communities, there are plenty of choices. One of the top places to find your dream home in warm and sunny, Sun Lakes, Arizona. Why?

3 Reasons to Buy a Home in Sun Lakes AZ

1. Be close to everything you need.



If you buy a home in Sun Lakes AZ, you'll be just a half-hour away from Sky Harbor International and Mesa Gateway Airports.

It's also close to all major freeways, I-10 and Loops 101 and 202.

Plus, there are major shopping areas, restaurants, medical facilities, theater, and more nearby.

2. Afford your dream home in one of the Arizona active adult communities.

The area consists of five, separate communities including: Sun Lakes Country Club, Cottonwood Country Club, Ironwood Country Club, Palo Verde Country Club, and Oakwood Country Club.

Plus, there are active adult communities in the Chandler area such as: Solera, Springfield, Sunbird, and Trilogy.

Here you'll find manufactured villa-style and single-family homes with price ranges between \$100,000.00 up to \$600,000.00. And the annual homeowner dues are less than \$2,000.00 annually.

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3. Enjoy resort amenities.

Sun Lakes AZ has 99 holes of golf, 27 tennis and pickle ball courts, 12 swimming pools, fitness centers, restaurants, senior softball, walking paths, lakes... and so much more.

There is a lot to do here!

And, it's a friendly neighborhood where it's easy to get to know people with similar interests.



Sun Lakes AZ is the Place to Buy a Home!

Homes in the Arizona active adult communities offer exclusive amenities, activities and great weather. But there is a lot to choose from. As local residents and Sun Lakes and Chandler real estate experts, we can help you buy a home in the area and start living the life of your dreams!



Are you ready to buy a home in Sun Lakes and the Chandler, Arizona area?

Please contact us here for assistance. We're ready to help!

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How to Buy a Home in Sun Lakes, AZ

Real estate near Chandler, Arizona is a great investment!

Congratulations!

You are ready to buy a home in Sun Lakes, AZ. You've made a great choice as homes in this area saw a 5% appreciation trend in 2016 over 2015.

Plus, you can enjoy the fantastic, warm weather year-round, fun activities and friendly people.

By buying real estate near Chandler, Arizona like this, you not only make an investment with your hard-earned funds, but you also make an investment in a better lifestyle.



But, there is a lot to consider so here are a few tips...

Research buying a home in Sun Lakes, AZ.

If you are like most home buyers, you will start your research online by searching for various areas and price-points that meet your needs.



From here, you can go into more detail relative to the communities and their proximity to entertainment, shopping, restaurants, golf, and more.

Plus, you can check crime reports, housing trends and more.

This is a great start and can help you pinpoint the areas where you want to look first. Now, it's time to turn to the professionals.

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Experienced, Sun Lakes' real estate professionals can help you find the best community for you.

To save time and money, many people choose to do most of the work themselves and use popular, online real-estate sites to find and buy a home in Sun Lakes, AZ.



How ever, you can actually end up w asting a massive amount of resources this w ay instead!

Specifically, an experienced real estate agent w ho lives in the area can provide insights you can't get anyw here else.

Not only do they know correct pricing and housing trends, they also know insights you can't get anyw here else relative to each community.

And in Sun Lakes, there are a lot of communities to choose from including:

Cottonw ood Country Club, Ironw ood Country Club, Oakw ood Country Club, Palo Verde Country Club, and Sun Lakes Country Club. Plus, there are all of the active adult communities in: Solera – Chandler, Solera – Johnson Ranch, Springfield – Chandler, Sunbird – Chandler, Trilogy – Encanterra, and Trilogy – Pow er Ranch.

With so many choices, it's essential to w ork w ith an experienced real estate agent so you know w hat each community has to offer and w hich once w ill be right for you.

Otherw ise, you could spend hours researching each area and still not getting the "inside information" you need to make the best decision.

A Sun Lakes real estate agent can get you the best price too!

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In addition to helping you find the perfect home with all of the right amenities and activities in the appropriate community for your needs, an experienced real estate agent is the only person who can get you the best price too.

At the Kolb Team, we live in Sun Lakes and have helped many people buy and sell hundreds of homes in the area for over a decade.



We know what real estate is worth in the area at all times and can give you the best deal possible.

Also, buying a home in Sun Lakes, AZ is a major investment. It not only involves your money, but it also involves a lifestyle change.

Do you really want to take this big step without a professional helping you through all of the decisions and paperwork necessary to find, buy and close the deal on your dream home?

How to Buy a Home in Sun Lakes, AZ and the Chandler Area



If you want to find your perfect home in Sun Lakes, AZ fast and buy real estate near Chandler at the best price, use an experienced and qualified Sun Lakes REALTOR® who lives in the area and can give you all of the information you need... and guide you through the process from start to finish.

You'll save time, money and hassle and end up with your dream home in a community that you love!

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How to Buy Homes for Sale in Sun Lakes AZ

Expert insights for home buyers in Arizona

Tips to Buy Homes for Sale in Sun Lakes AZ

Buying a home can be a stressful experience, but it doesn't have to be.

With extensive experience working in the area for many years, I'd like to give you some tips on how to buy homes for sale in Sun Lakes, Arizona.

If you're looking for a home in Sun Lakes, there are three things to keep in mind while you're searching:



1. Decide what you want in your future home. Make a list of priorities that are important to you.

What is your ideal square footage?

Do you want a swimming pool?

Would you like a golf course lot or greenbelt?

Do you require a golf cart garage?



All of these things will help narrow the search to the floor plan that best fits your needs.

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2. Learn about the various communities in Sun Lakes and what's available.



What community will be best for you?

With five, separate communities in various price ranges, it's important to select the community that best fits your needs.

Maybe price will be the determining factor? Or, perhaps a gated or a non-gated community is important?

Our experts can help you identify the best community for you.

3. Work with an experienced agent who lives in the area.

This is important because an agent who lives in the actual community can give you exclusive insights on the neighborhood.

They know the floor plans, the real estate market trends, the value placed on premium lots, and deductions for a home that might be near a major road.

Our agents at the Kolb Team live in the Sun Lakes community, and we have sold over \$60 million in real estate in six years.



We are active in the Home Owner Association and know the history of dues and assessments.

Easily Find and Buy Homes for Sale in Sun Lakes AZ

If you want to find the perfect home in Sun Lakes, Arizona... and avoid the mistakes that come with hiring the wrong REALTOR®, give us a call. We're here to help give you the inside scoop on the community and get you in your dream home fast!

Are you ready to buy a home in Sun Lakes AZ?

Please contact us here. Your dream home is waiting!

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The Top 5 Things to Avoid when Buying a House in Sun Lakes, AZ

Buy a home in Arizona and save time, money and hassle



When you're buying a house in Sun Lakes, AZ, it's important to know the things to avoid as much as it is to know the things you want.

It's true that when you buy a home in Arizona, you can experience a warm climate in the winter, a host of unique events and activities, delicious food, and so much more.

But, you want to make your home-buying experience as positive as possible.

With this in mind, here are:

The Top 5 Things to Avoid When Buying a House in Sun Lakes, AZ

Don't...

1. Choose the wrong community for you!

Each community has its own unique culture and feel. With five separate communities, it's important to tour each and determine the one that best suits your preferences.

These include:

- [Sun Lakes Country Club](#)
- [Cottonwood Country Club](#)
- [Ironwood Country Club](#)
- [Palo Verde Country Club](#)
- [Oakwood Country Club](#)

Plus, there are all of the Chandler, AZ area active adult communities:

- [Solera – Chandler](#)
- [Solera – Johnson Ranch](#)
- [Springfield – Chandler](#)
- [Sunbird – Chandler](#)
- [Trilogy – Encanterra](#)
- [Trilogy – Power Ranch](#)



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2. Buy a home that is too small.

Some of our buyers choose to buy a smaller villa or a home to see if they like the area, only to discover that they LOVED it and wanted a bigger house a year later.

When you buy your home in Sun Lakes, look at all sizes!



3. Pick the wrong location in Sun Lakes.

When buying a house in Sun Lakes, there are a lot of choices to make: golf course lots, greenbelt, private lots, and more. Think about what appeals to you.

If the golf course or green belt is important, bite the bullet and buy there. Don't settle for less than what you want and what your budget can afford!

4. Purchase a pool you won't use.

Most either want a pool or they don't. If you want a pool, don't limit your home choices to those that have a pool.

If you love the house and a lot is large enough, you can always build your own pool!



5. Ignore Home Owner Association restrictions.

Don't be caught off guard. When you make an offer on a home in Sun Lakes, you will receive an electronic version of the HOA Covenants Conditions and Restrictions.

Read these carefully, especially if you have a concern about a limitation. It's best to know before you buy.

Buying a house in Sun Lakes, AZ can be fun!

If you want to buy a home in Arizona and save time, money and hassle in the process, be aware of some key things to avoid.

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Look at all of the various communities to find the one that suits you best. Review various sizes, locations, amenities (pools, golfing, tennis, and other activities plus the home interior and exterior, etc.), and more.

Also, be sure to read the HOA restrictions so you know all of the pertinent rules and regulations in advance.

When you buy a home in Arizona, you can join many others who are having a happy and healthy life in various, active adult communities. Sun Lakes, AZ has a lot to offer for everyone.

And here at The Kolb Team, we are ready to help you find exactly what you want... and avoid ugly surprises.



Are you ready to enjoy the warm sun and buy a home in Sun Lakes, AZ?

Please contact us here to get started and find your dream home!

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