

HELPING BUYERS & SELLERS FOR 25 YEARS

November-2025

Tim Oakes, ABR,GRI,CRS

Designated Broker, Owner

Del Lago Realty

Locally Owned



520.349.6611

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Www.DelLagoRealty.com

Professional HD Photos
& Video walk through
of your home

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2BR/2BA 1,601sf 3 Car, Lots of Upgrades, Mtn View



Open Sunday 11/30 1-4pm Price reduced

14049 E. Baruche Drive \$449,500

2BR+Den/2.5BA 2,195sf Mtn & Sunset Views



Open Saturday 11/29 1-4pm

13724 E. Rose Surrey St. \$425,000

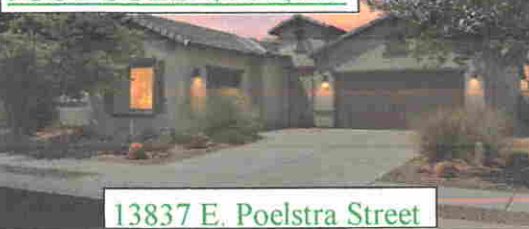
2BR/2BA 1,601sf 3 Car, Golf & Mtn View



Open Sunday 11/23 1-4pm New listing

13988 E. Huppenthal Blvd \$439,500

JUST SOLD \$500,000



13837 E. Poelstra Street



Address Year Bld. Sq. Ft. Price Days on Market
Homes for Sale

14037	Cariote	2014	1,474	\$335,000	31
13979	Cheavront	2010	1,568	\$359,000	57
13975	Stanhope	2010	1,453	\$310,000	421
10262	White Surrey	2011	1,531	\$350,000	104
14049	Barouche	2015	1,601	\$449,500	51
13919	Brotherton	2010	2,359	\$520,000	122
13834	Cardemore	2016	1,905	\$409,000	128
13773	Carruthers	2010	1,963	\$400,000	93
13872	Carruthers	2010	2,430	\$490,000	31
13988	Huppenthal	2015	1,601	\$439,500	8
13845	Poelstra	2011	2,213	\$480,000	73
13724	Rose Surrey	2016	2,195	\$425,000	91
10359	Tea Wagon	2017	1,766	\$440,000	84
13923	Via Cerro Molino	2017	1,766	\$395,000	45

Homes Under Contract

10126	Azure Surrey	2009	1,453	\$329,500	44
14042	Huppenthal	2015	1,912	\$489,000	19
13996	Voss	2014	1,474	\$339,900	94

Address Year Bld. Sq. Ft. Price Date Days on Market
2025 Sales

10245	Black Surrey	2013	1,609	\$338,500	27-Mar	11
14000	Britzka	2014	1,609	\$348,500	19-Sep	6
13899	Carruthers	2011	1,596	\$395,000	13-Mar	329
10221	Rose Wagon	2015	1,474	\$354,900	18-Aug	174
10237	Rose Wagon	2013	1,474	\$330,000	28-Aug	202
14029	Stanhope	2010	1,479	\$325,000	13-Nov	167
10095	Telega	2017	1,609	\$344,000	1-Jul	126
10149	Tilbury	2016	1,609	\$345,150	5-May	186
14031	Troika	2015	1,576	\$325,000	25-Jul	230
14065	Troika	2016	1,576	\$354,500	10-Nov	11
14022	Voss	2016	1,474	\$322,500	27-Feb	23
14067	Voss	2016	1,576	\$347,000	7-Oct	13
10241	Wagonette	2009	1,528	\$350,000	17-Sep	85
13999	Barouche	2015	1,773	\$424,000	7-Jan	224
13860	Carruthers	2013	2,571	\$510,000	28-Feb	131
13893	Huppenthal	2012	1,608	\$435,000	9-Jan	195
14002	Huppenthal	2015	1,773	\$465,000	29-May	71
14056	Huppenthal	2015	1,766	\$440,000	25-Jun	260
14110	Huppenthal	2019	1,601	\$400,000	1-May	207
13722	Poelstra	2017	2,017	\$388,000	7-Oct	66
13837	Poelstra	2014	2,373	\$500,000	12-Nov	22
13905	Poelstra	2013	1,606	\$502,000	14-Feb	68
13964	Stanhope	2013	1,963	\$363,000	28-Feb	431
14078	Stanhope	2014	1,917	\$384,500	31-Mar	192
10335	Tea Wagon	2017	1,766	\$365,000	28-Feb	314
13971	Via Cerro Molino	2018	1,981	\$396,500	11-Jul	161
13983	Via Cerro Molino	2017	1,928	\$440,000	20-Feb	101
13989	Via Cerro Molino	2017	1,766	\$395,000	18-Jun	74
14007	Via Cerro Molino	2018	1,766	\$392,000	10-Jun	210
14013	Via Cerro Molino	2018	1,928	\$435,000	10-Oct	128
14079	Via Cerro Molino	2019	2,020	\$420,000	4-Mar	99
14106	Via Cerro Molino	2019	1,766	\$450,500	9-Apr	184
13784	Weiers	2010	1,976	\$357,000	19-Nov	194

Homes in Green are/were Listed/Sold by Tim Oakes/Del Lago Realty. All others are/were Listed/Sold by Several Different Real Estate Brokers

Over \$20 Million in Home Sales here in
Del Webb sold by **Tim Oakes/Del Lago Realty**

For an online copy of this Monthly Flyer for family or friends go to
www.DelLagoRealty.com and click on [Links](#)

Remember you have [Choices](#) when Selecting a Real Estate Broker to [List](#) your
Home. Call or Text Tim For a [Free Home Evaluation](#) **520.349.6611**



This is not a solicitation if your property is currently listed with another Real Estate Broker

*****ECRWSS*****
Local Residential Customer



Recent Client Reviews

Del Webb Resident 11/2025-Paula & Bill

Tim Oakes is by far the best agent we have ever dealt with. His communication skills are on point. He was always available for our calls and text messages. This was a hard transaction as he had to deal with 4 contingencies. We would definitely recommend Tim to anyone in Vail, AZ. Thanks Tim

Del Webb Resident 10/2025 Rick & Margaret

We previously worked with Tim in selling our Del Webb home several years ago and looked him up when looking to move back to Arizona and buy again in Del Webb. Tim is very knowledgeable about the Vail market, especially the Del Webb over 55 community. Since we lived out of town, Tim's responsiveness and attention to detail were crucial in completing our sale. Overall, our experience with Tim was a 10 out of 10 experience again.

Del Lago Resident 9/2025-Debra & Travis

Tim is the absolute best. He has helped with several houses that we have bought or sold. He has helped with the purchase of my sister-in-law's house and our younger son's house for both transactions buying and selling. We keep going back to him because he is so professional and pays attention to detail and is just an all-around great guy. If we should ever buy or sell in the future, you know who we're going to call. I would recommend him to anyone that wants quality service. Thank you so much, Tim. You are awesome.

Del Webb Resident 8/2025 -Judy & Bill

Tim sold our home in Del Webb at Rancho del Lago. He goes above and beyond. He kept ensuring me to keep positive. Even with my frustrations and anxiety he stayed on the ride with reassurance. He is dedicated and hard-working. He answered all my questions and gave me great guidance. Tim has an "I can sell it" persona. He goes above and beyond for his clients. Checks in regularly. Keeps you updated on market movements and listens to his clients. With my frustrations and anxiety Tim hung on and gave me positive reassurance. I would highly recommend hiring him as your agent. He is an all-around super-agent. He comes highly recommended.