




Client View

17 Properties

	Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1	 \$196,000 7532 E Sierra Morena CIR Mesa, AZ 85207 Closed / 4794399	Las Sendas	1999	3	2	1,571
2	 \$245,000 7445 E Eagle Crest DR 1044 Mesa, AZ 85207 Closed / 4790112	Cachet at Las Sendas	2001	2	2.5	1,645
3	 \$259,000 7726 E Western Hills ST Mesa, AZ 85207 Closed / 4762701	Las Sendas	2001	3	2	1,756
4	 \$259,000 7563 E Wolf Canyon ST Mesa, AZ 85207 Closed / 4788211	Las Sendas (Mountain Gate)	2001	3	2	1,756
5	 \$260,000 3342 N Boulder CYN Mesa, AZ 85207 Closed / 4788178	Las Sendas	2003	4	3	2,451
6	 \$279,900 2855 N Rowen CIR Mesa, AZ 85207 Closed / 4754988	Las Senidas	2001	3	2	1,571
7	 \$290,000 3060 N Ridgecrest ST 82 Mesa, AZ 85207 Closed / 4785909	Las Sendas	1996	4	2	2,226
8	 \$294,000 7442 E NORA ST Mesa, AZ 85207 Closed / 4767548	Las Sendas	2001	4	2	2,200
9	 \$332,500 3549 N Paseo Del Sol -- Mesa, AZ 85207 Closed / 4746841	Las Sendas in Rolling Hills	1999	4	3	2,451
10	 \$365,000 7634 E Sandia CIR Mesa, AZ 85207 Closed / 4710746	Las Sendas	1999	5	4	3,426
11	 \$387,500 3261 N Boulder CYN Mesa, AZ 85207 Closed / 4791574	Desert Vistas at Las Sendas	1998	5	3	2,732
12	 \$417,000 3430 N Mountain RDG 49 Mesa, AZ 85207 Closed / 4765406	Las Sendas	1996	5	3	3,232
13	 \$425,000 8211 E Sienna ST Mesa, AZ 85207 Closed / 4752290	Las Sendas	2001	5	3	3,655
14	 \$450,000 6905 E TRAILRIDGE CIR Mesa, AZ 85207 Closed / 4666288	LAS SENDAS	1999	5	3.5	4,055
15	 \$463,000 3950 N HIGHVIEW -- Mesa, AZ 85207 Closed / 4787010	Las Sendas	2004	4	2.5	2,641

16		\$530,000 4028 N STONE PEAK CIR Mesa, AZ 85207 Closed / 4723763	LAS SENDAS	2004	3	3	2,798
17		\$575,000 8140 E Vista Canyon ST Mesa, AZ 85207 Closed / 4728604	Las Sendas	2004	4	3.5	3,017

Prepared by Chris and
Michele Keith

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Agent Report (1)

7532 E Sierra Morena CIR Mesa, AZ 85207

\$196,000



4794399	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$124.76 Year Built: 1999 Pool: Community Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,937 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Maricopa - CITY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** Turn into Las Sendas onto Eagle Crest Turn right onto Saddleback Follow to Shadow Canyon gate (last gate on the right) Thru gate follow to second cul de sac on the right House is on the corner.

Public Remarks: Las Sendas is an award winning master planned gated community. 2 community pools, spas, parks, basketball & tennis courts. Adjunct to the Tonto National Forest. Prime location close to the 202, shopping and dining. 3 bedroom 2 bath home with a great room concept. Private backyard, covered patio.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Adjacent to Wash Landscaping: Natural Desert Front; Natural Desert Back Features: Fix-Up Needs Repair; 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Ironwood Pass Unit 03 At Las Sendas Amd AN: 219-17-106 Lot Number: 258 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,595/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA; VA; Conventional Exist 1st Loan Terms: Disclosures: None Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: \$350 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: Y Rec Center Fee: \$30 / Monthly Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 136 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 07/26/2012 Status Change Date: 08/16/2012 Under Contract Date: 07/26/2012 Close of Escrow Date: 08/15/2012 Off Market Date: 07/26/2012	Original List Price: \$196,500 List Price: \$196,500 Sold Price: \$196,000 Sold Price/SqFt: \$124.76 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: There is no lockbox on the property at this time. This house needs a COMPLETE remodel interior. Sold AS IS.

Semi-Private Remarks: Seller has power of attorney Waive SPDS

Show Instruct - DND2: Vacant; Lkx - ARMLS
Occupant - DND2: Vacant
Ownr/Occ Name - DND2: CLient of Realty Executives

Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
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LA	Diane Bearse (db520)	Realty Executives (reax15)	480-907-4304	480-839-2600	LBEARSEJR@gmail.com	480-907-4304	866-0941-4657
CLA	Lawrence Bearse lb297		480-907-4304	480-839-2600	lbearsejr@gmail.com		866-941-4657
SA	Lawrence Bearse lb297	Realty Executives reax15	480-907-4304	480-839-2600	lbearsejr@gmail.com		866-941-4657

Prepared by Chris and
Michele Keith

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4790112	Residential	Townhouse	Closed
Beds/Baths: 2 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,645 / County Assessor Price/SqFt: \$148.94 Year Built: 2001 Pool: Community Encoded Features: 22.5RXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse		Approx Lot SqFt: 3,920,400 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cachet at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: The Legacy Builder Name: Cachet Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Eagle Crest Drive **Directions:** East on Eagle Crest Dr, Right at Cachet Townhomes. Thru gate, then left. 1st right to end. Left, and property is on the right. #1044

Public Remarks: Spectacular views of the Las Sendas Golf Course and Mountains from this 2 story unit. 2 bedroom, 2.5 baths and a 2 car garage with storage. 1st floor has a den/study, plus half bath. Kitchen opens to great room with upgraded cabinets and plenty of counter space. Great room features fireplace and walk out patio. 2 bedrooms upstairs with their own baths. Master suite has private patio overlooking golf course.

Master Bedroom	15 12	Bedroom 2	11 11	Kitchen	13 10	Dining Room	11 11	Living Room	16 14
								Office	10 10

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Den/Office Basement Description: None	Unit Style: Two Levels; End Unit Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intnrt Aval	County Code: Maricopa Legal Subdivision: Cachet At Las Sendas Condo AN: 219-17-651 Lot Number: 1044 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,283/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$375 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$165 / Monthly HOA 2 Transfer Fee: \$150 HOA 2 Name: PMG HOA 2 Telephone: 480-829-7400x209	Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 270.6 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 List Date: 07/17/2012 Status Change Date: 08/03/2012 Under Contract Date: 07/18/2012 Close of Escrow Date: 08/03/2012 Off Market Date: 07/20/2012	Original List Price: \$245,000 List Price: \$245,000 Sold Price: \$245,000 Sold Price/SqFt: \$148.94 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Call Debbie at 602-618-9668 or Ron at 602-618-9512 for additional information.

Semi-Private Remarks:

Show Instruct - DND2: Notify Lister; Vacant; Lkx - ARMLS

Alarm Code - DND2:

Occupant - DND2: Vacant; Owner
 Ownr/Occ Name - DND2: Client of CB Trails and Paths

Gate Code - DND2:
 Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Debbie Brown (db215)	Coldwell Banker Trails and Paths Premier Propertie (tppp01)	602-618-9668	480-355-4700	debbiebrown@trailsandpaths.com	602-618-9668	480-355-4776
CLA	Ron Brown rb373			480-355-4700	Info@trailsandpaths.com	602-618-9512	480-355-4776
SA	Diane Bearse db520	Realty Executives reax15	480-236-5028	480-839-2600	LBEARSEJR@gmail.com	480-236-5028	866-941-4657

Prepared by Chris and
 Michele Keith

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4762701	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$147.49 Year Built: 2001 Pool: Community Encoded Features: 32FRD3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,125 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Morning Dove Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd & Thomas/Eagle Crest **Directions:** East on Eagle Crest, Keep left and follow around to Deserts Gate, Turn left and go thru gate. Property is to the right on North side of the street

Public Remarks: Pristine single level 3 car garage home in Mesa's premiere master planned community of Las Sendas. Home backs and sides to a wash area with wonderful mountain views. Upgraded cabinetry great tile in all the right places move in ready so you can start enjoying the resort lifestyle today!!

Master Bedroom	18 13	Bedroom 2	10 9.5	Bedroom 3	11 9.5	Dining Room	9 16	Living Room	12 16
		Family Room	18 13	Kitchen	16 13				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Lease Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Other Rooms: Family Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Mountain Gate At Las Sendas AN: 219-17-846 Lot Number: 609 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,101/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317 / Quarterly HOA Transfer Fee: \$375 HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 105.66 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 93 / 93 List Date: 05/21/2012 Status Change Date: 08/22/2012 Under Contract Date: 07/15/2012 Close of Escrow Date: 08/21/2012 Off Market Date: 08/22/2012	Original List Price: \$259,900 List Price: \$259,000 Sold Price: \$259,000 Sold Price/SqFt: \$147.49 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

Private Rmks - DND2: THERE ARE 6 OWNERS SO PLEASE CHECK AS IDENTIFIED FOR OWNERS AND ALLOW AT LEAST 48 HOURS FOR A RESPONSE AS OWNERS ARE IN 3 DIFFERENT STATES. PLEASE USE MAGNUS TITLE. MATT MCROY OFFICE 480-339-7010 CELL 480-299-4373

Semi-Private Remarks:

Show Instruct - DND2: Notify Lister; Vacant

Occupant - DND2: Vacant

Ownr/Occ Name - DND2: Client of C21 AZ Foothills

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	David G. Green (dg130)	Century 21 Arizona Foothills (cere23)	480-695-0618	480-776-0001	david.green3@century21.com	480-695-0618	480-776-0002
SA	Susan H Carland sc043	HomeSmart cril11	602-390-6164	480-889-3700	susancasa@cox.net	602-390-6164	480-962-6358

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Michele Keith

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Agent Report (4)

7563 E Wolf Canyon ST Mesa, AZ 85207

\$259,000



4788211	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$147.49 Year Built: 2001 Pool: Both Private & Community Encoded Features: 32RDXPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,450 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas (Mountain Gate) Tax Municipality: Mesa Marketing Name: Mountain Gate Planned Cmty Name: Las Sendas at Mountain Gate Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** E on Thomas as it turns into Eagle Crest Dr. follow up past the Golf club house. Left on Desert Oasis, Left on Wolf canyon. House is the first house (Tax record says 7583)..but 7563 is correct.

Public Remarks: What a beautiful unobstructed view from the entertainers dream back yard! North/South exposure to enjoy this year round yard with sparkling pool with water feature, built in wood burning fireplace, built in BBQ and lots of cool decking and seating areas for entertaining and Relaxation.Come see the additional block wall art that makes the fence a part of the scenery. Enjoy the green yard without the hassle of mowing. This is a true southwestern delight. When you enter the home you will see pride of ownership with freshly painted walls throughout. The kitchen with granite countertops and backsplash, Gas range and center island is open to the family room with a gas fireplace for those chilly southwestern nights. Nice sized rooms and Master separate tub and shower/double sinks. Welcome home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Mountain Gate At Las Sendas AN: 219-17-783 Lot Number: 546 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,058/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$315 / Quarterly HOA Transfer Fee: \$500 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 105 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 6 / 6 List Date: 07/13/2012 Status Change Date: 09/01/2012 Under Contract Date: 07/18/2012 Close of Escrow Date: 08/31/2012 Off Market Date: 07/19/2012	Original List Price: \$265,000 List Price: \$265,000 Sold Price: \$259,000 Sold Price/SqFt: \$147.49 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 Closing Cost Split: Buyer - B	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Tax record still has not changed the address. REAL address is 7563 Contract to reflect 7563. Easy to show Call or text Tina at 309-824-6225 if no answer call 480-588-7896 to show.

Semi-Private Remarks:


Show Instruct - DND2: Call Occup (OCC); Occupied; Lkbx - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: RAYMOND T & TINA M BIVINS Owner/Occ Phn - DND2: 480-588-7896	Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2:
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Erin Beardmore (eb141)	Solutions Real Estate (solu01)	602-697-4620	480-838-9613	Erin@ErinsAZHomes.com	602-697-4620	800-496-7415
SA	Kathryn Ebiner ke050	Re/Max Infinity rein001	602-405-1922	480-821-4232	jebiner@cox.net	602-405-1922 602-405-1922	480-304-9369

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Michele Keith

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	4788178 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$106.08 Year Built: 2003 Pool: Community Encoded Features: 43FRDTO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached</p>
	<p>Approx Lot SqFt: 6,032 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:</p>
	<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont</p>
	<p>High School Dist #: 004 - Mesa Unified District High School: Red Mountain</p>

Cross Streets: Power & Thomas **Directions:** Turn into Las Sendas onto Eagle Crest RD First right onto Red Mountain RD First left onto Roland (TAPESTRY MOUNTAIN) Thru gate, Right at the T on N Boulder Canyon Home is on the right

Public Remarks: Las Sendas is an award winning gated community in the foothills of Mesa. This home has 4 bedrooms plus a loft. First floor has an open kitchen to the family room, formal living room & dining room. First floor bedroom & full bath. 3 large bedrooms plus loft on second story. Large landscaped backyard with artificial turf. This home is a walk to the elementary school, pool, park and tennis courts. Las Sendas has 2 community pools, spas, club house, tennis, basketball, many parks. Excelling schools! Close to the 202, dining & shopping. Home is a short sale.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View (s); Adjacent to Wash Landscaping: Desert Front; Natural Desert Back; Grass Back; Synthetic Grass Back Exterior Features: Pvt Tennis Court(s); Sport Court(s); Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile</p>	<p>Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office; Loft Basement Description: None</p>	<p>Architecture: Territorial/Santa Fe Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)</p>	<p>County Code: Maricopa Legal Subdivision: Ironwood Pass Unit 01 At Las Sendas AN: 219-19-720 Lot Number: 61 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,096/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: \$350 HOA Name: Las Sendas HOA Telephone: 480-357-8780</p>	<p>HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:</p>	<p>Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>Rec Center Fee Y/N: Y Rec Center Fee: \$60 / Monthly Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 166 Cap Imprv/Impact Fee: 0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 2 / 3 List Date: 07/12/2012 Status Change Date: 08/28/2012 Under Contract Date: 07/15/2012 Close of Escrow Date: 08/28/2012 Off Market Date: 07/15/2012</p>	<p>Original List Price: \$249,000 List Price: \$249,000 Sold Price: \$260,000 Sold Price/SqFt: \$106.08 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N</p>	<p>SA: N / 0 BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A</p>

Private Rmks - DND2: Please call for showings Mike: 480-225-9034 No sign on the property Include As Is. We request include Title as follows: Kathleen Veglia AVP/Escrow Officer Fidelity National Title 60 Rio Salado Parkway, 11th Floor Tempe, AZ 85281 Direct: 480-214-4544 kathleen.veglia@fnf.com

Semi-Private Remarks:

Show Instruct - DND2: Call Occup (OCC); Occupied; Lkbx - ARMLS

Occupant - DND2: Owner

Ownr/Occ Name - DND2: MICHAEL K & SUE R PICKLES

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Diane Bearse (db520)	Realty Executives (reax15)	480-907-4304	480-839-2600	LBEARSEJR@gmail.com	480-236-5028	866-941-4657
CLA	Lawrence Bearse lb297		480-907-4304	480-839-2600	lbearsejr@gmail.com		866-941-4657
SA	Marshall O Hodge mh010	HomeSmart cril03	480-263-0211	480-889-3700	Marshall_hodge@yahoo.com	480-263-0211	

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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4:31 PM FBS.

Agent Report (6)

2855 N Rowen CIR Mesa, AZ 85207

\$279,900



4754988	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$178.17 Year Built: 2001 Pool: Private Encoded Features: 32FRP2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,262 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Silverhawke Model: Builder Name: Blanford Homes Hun Block: 7400 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd & McDowell Rd **Directions:** East on McDowell Rd, North on Ridgcrest, East on Oasis St, South on Rowen Cir to property.

Public Remarks: NOT A SHORT SALE!! NOT A FORECLOSURE!! Beautiful single level great for entertaining. This home offers: 3 Bedrooms 2 Baths, Great Room, ceiling fans. Kitchen has beautiful cabinets with stainless steel appliances and granite counter-tops. Freshly painted, new carpet with tile in all the right places. Refreshing pool with water feature for those hot summer days and so much more. MOVE-IN READY!!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Soft Water Loop Community Features: Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None Items Updated: Pool Partial/Full: Full	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 219-19-553 Lot Number: 297 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,748/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$0 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 105.6 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 100 / 100 List Date: 05/05/2012 Status Change Date: 08/29/2012 Under Contract Date: 08/13/2012 Close of Escrow Date: 08/27/2012 Off Market Date: 08/14/2012	Original List Price: \$294,900 List Price: \$284,900 Sold Price: \$279,900 Sold Price/SqFt: \$178.17 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

Private Rmks - DND2: See Seller's Preferred Lender list in documents. No appraisal problems on any type of loan, most table fund day of signing! Seller will contribute 1.5% towards closing cost only if a Preferred Lender is used. Seller reserves right of approval on FHA lender if not on Preferred list. Sellers additional terms and conditions to the Contract are in document tab.

Semi-Private Remarks: Easy to show, Vacant & on Supra Lock Box GATED COMMUNITY

Show Instruct - DND2: Vacant; Lkx - ARMLS; ByrBrkr - Use Lkx

Occupant - DND2: Vacant

Ownr/Occ Name - DND2: NA

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Donna Manderscheid (dm011)	DPC Realty Services, Inc. (dpcr01)	602-400-0404	480-947-6200	donna@azdelpueblo.com		480-947-6222
SA	Michele Keith mk491	HomeSmart crii11	480-242-2896	480-889-3700	michelekeith@cox.net	480-242-2896	866-480-7448

Agent Report (7)

3060 N Ridgcrest ST 82 Mesa, AZ 85207

\$290,000



4785909	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$130.28 Year Built: 1996 Pool: Community Encoded Features: 42FRD3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,671 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Desert Vistas @Las Sendas Model: Sagewood Builder Name: Blandford Hun Block: 7300 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** E. on McDowell to Ridgcrest* Left to Mountain Ridge* Left thru Desert Vistas Gate(#14)* Left to #82 on Corner.

Public Remarks: Price Reduced, Lowest Price Single Level, Barely Lived in like Sagewood Model. New two tone paint, Lighting, Wood Blinds, Ceramic tile in Master Bath, Granite Countertops in Kitchen, New Door Hardware. This house is truly move-in ready, and a regular sale. Spacious floorplan with 4th Bedroom. Formal Dining and Living and Soaring Vaulted Ceilings. All in the luxury master planned community of Las Sendas.

Master Bedroom	13 17	Bedroom 2	10 12	Bedroom 3	12 11	Bedroom 4	10 11	Living Room	13 13
		Family Room	14 25	Kitchen	9 21	Dining Room	10 14		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Golf Cart Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Community Features: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Kitchen Yr Updated: 2012	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Desert Vistas Unit 02 At Las Sendas AN: 219-19-280 Lot Number: 82 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,958/2011 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: \$381 HOA Name: Las Senda HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: Y Rec Center Fee: \$0 / Monthly Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 105.33 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 39 / 39 List Date: 07/09/2012 Status Change Date: 08/20/2012 Under Contract Date: 08/14/2012 Close of Escrow Date: 08/17/2012 Off Market Date: 08/17/2012	Original List Price: \$309,000 List Price: \$299,000 Sold Price: \$290,000 Sold Price/SqFt: \$130.28 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

Private Rmks - DND2: Please write Dina Sell at Security Title 480-325-4744, Send POF or Pre-qual, AS-IS and waive SPDS and Clue, as this is an aquired home. Listing Agent is a member of selling LLC. Gate Code #9462

Semi-Private Remarks:

Show Instruct - DND2: Vacant; Lkbx - ARMLS; ByrBrkr - Use Lkbx

Alarm Code - DND2:

Occupant - DND2: Vacant
 Ownr/Occ Name - DND2: Client of Red Brick Realty

Gate Code - DND2:
 Mech-box Code - DND2:


	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Neal A. Yukolis (ny013)	Red Brick Realty, LLC (rdbk02)	480-215-0292	480-898-1234	nyukolis@cox.net	480-215-0292 480-215-0292	480-248-8592
SA	Rudy A. Mohamed tm504	Geneva Real Estate and Investments grei02	602-405-9909	602-288-5900	hazz72@gmail.com		480-907-1217

Prepared by Chris and
 Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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	4767548 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,200 / Owner Price/SqFt: \$133.63 Year Built: 2001 Pool: Both Private & Community Encoded Features: 42RXPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 8,142 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Hun Block: 7400 E Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: McDowell Rd & Red Mountain 202 **Directions:** E on McDowell, S on Ridgecrest St, E on Nance St, N on Rowen, E on Nora St, Home is on North side of Street.

Public Remarks: Traditional Sale, Not a short sale or lender owned property. Home features 4 bedrooms, 2 bath and a oversized 2 car garage, one bedroom has built-in cabinetry and is being used as an office. Kitchen has Hi-lo natural maple cabinets with stainless steel appliances, granite/travertine countertops with backsplash and undercounter lighting. Living room has two sided fireplace with beautiful Faux finished touches. The home has new two tone paint inside and out and stained concrete flooring throughout. The North facing backyard has a large patio, relaxing pool and fire pit area. This home has custom upgrades that others in the neighborhood do not and it shows like a model home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace Property Description: North/South Exposure Landscaping: Dirt Back; Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Golf Course Add'l Property Use: None Flooring: Concrete	Kitchen Features: Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-481 Lot Number: 13 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,001/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: \$360 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 106 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 33 List Date: 06/01/2012 Status Change Date: 08/28/2012 Under Contract Date: 07/18/2012 Close of Escrow Date: 08/27/2012 Off Market Date: 07/19/2012	Original List Price: \$295,000 List Price: \$295,000 Sold Price: \$294,000 Sold Price/SqFt: \$133.64 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 2.5 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Owner has never occupied property please waive CLUE and SPDS. Listing agent is related to owner. Please Email offers to Daniel.Poty@TheBeshkGroup.com. Seller prefers to use Security Title Mark Woodworth, mark.woodworth@securitytitle.com, 480-325-4744. Easy to show this model home! Thanks and Enjoy

Semi-Private Remarks:


Show Instruct - DND2: Vacant; ByrBrkr - Use Lkbx Occupant - DND2: Vacant Ownr/Occ Name - DND2: Red Deer LLC	Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2:
--	---

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Daniel Poty (dp373)	The Beshk Group, Inc. (bgir02)	602-330-2235		daniel.poty@thebeshkgroup.com		480-807-2588
SA	Greg Geesey gg023	Great American Realty, Inc. grat01	480-545-1156	480-893-7708	ggeesey@cox.net	602-550-5075 480-813-9404	480-545-1149

Prepared by Chris and
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared
with customers or clients in any manner whatsoever.*

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4:31 PM FBS.

	4746841 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$135.66 Year Built: 1999 Pool: Both Private & Community Encoded Features: 43FRDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 7,765 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas in Rolling Hills Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Golden Eagle Builder Name: Blanford Hun Block: 7750 E Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas **Directions:** Power & Thomas. East on Eaglecrest, right on Saddleback to stop sign. Turn right onto Mountain Ridge, turn left into Rolling Hills at gate 18 or 17. (Call listing agent for gate code), around to home.

Public Remarks: This is the GOLF COURSE HOME you have longed for! NEXT TO 15TH FAIRWAY of the renowned LAS SENDAS GOLF COURSE this ORIGINAL OWNER home has been METICULOUSLY MAINTAINED and is in MINT CONDITION. As You Pass Through The Front Door You Are Instantly Greeted By The LUSH GREEN LAWN Of The Golf Course. This Home Features a Spacious Living Room with a Soaring Vaulted Ceiling. Enjoy a Two Way Gas Fireplace Viewable in Living and Family Room, 4 Bed 3 Bath (1 Bed/Bath Downstr), Open Loft Upstairs, and the Kitchen features a Wall of Glass for Serene Morning Views. The Backyard is an Oasis & Boasts a Sparkling Heated Diving Pool and Spa just a few yards from the Fairway. Relax Upstairs on your Private Deck off of the Master Bedroom and enjoy Unforgettable Mountain and City Views. A MUST SEE!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Diving Pool; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Dining in FR Other Rooms: Family Room; Loft Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: Rolling Hills At Las Sendas AN: 219-20-027 Lot Number: 403 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,441.1/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$381 HOA Name: Las Sendas Comm Asso HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 105.6 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 86 / 91 List Date: 04/14/2012 Status Change Date: 08/10/2012 Under Contract Date: 06/23/2012 Close of Escrow Date: 08/09/2012 Off Market Date: 08/01/2012	Original List Price: \$359,000 List Price: \$349,000 Sold Price: \$332,500 Sold Price/SqFt: \$135.66 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 %	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Sellr Concess to Buy: 0 %
 Closing Cost Split: Normal - N

Private Rmks - DND2: Owner occupied, please call listing agent Dane McFall at 480-204-4057 for showing instructions.

Semi-Private Remarks:

Show Instruct - DND2: Notify Lister; Occupied; Lkbx - ARMLS

Occupant - DND2: Owner

Ownr/Occ Name - DND2: SCOTT B & CAROLEE NICHOLS

Alarm Code - DND2:

Gate Code - DND2:


Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Alan Dane McFall (am562)	Coldwell Banker Residential Brokerage (cbrb12)	480-204-4057	480-834-9131	Dane.McFall@AZmoves.com		480-461-5283
SA	Barbara L. Humphries bh045	West USA Realty Revelation wsrr03	480-215-8798	480-982-8866	Barb@BarbandGary4Homes.com	480-215-8798 480-981-9283	

Prepared by Chris and
Michele Keith

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 DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared
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	4710746 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 4 Bedrooms Plus: 5 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$106.53 Year Built: 1999 Pool: Both Private & Community Encoded Features: 54FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 9,149 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Homes Hun Block: 3775 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power Rd & Eagle Crest Dr. **Directions:** East on Eagle Crest Dr. West on Saddleback St. North on Barron. East on Sandia Circle to Home.

Public Remarks: A Beautiful Saguardo model home located on a large cul-de-sac lot! The attention to detail and the pride of ownership shows! A few of the many features include: Heated pebble-tech pool and spa w/saltwater system, large grassy play areas, covered patio, bee-hive fireplace, built-in wall unit in Family Room, Italian porcelain tile throughout the lower level, and a water softener with reverse osmosis. This home has High Tech wiring throughout, plus speakers in major rooms, patio, and pool area. The upgraded appliances and ceiling fans add to the delightful features found throughout this immaculate home.

Master Bedroom 19.3 14.1	Bedroom 2 11.7 15	Bedroom 3 11.11 13	Bedroom 4 11.8 14.3	Bedroom 5 11.8 12.3
Family Room 17 16.4	Kitchen 19.9 15.4	Dining Room 12.5 14	Living Room 13.6 14	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Gravel/Stone Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Walk-in Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-18-081 Lot Number: 323 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,034/2011 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$385 HOA Name: Sendas HOA HOA Telephone: 480.357.8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 105.6 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 172 / 174 List Date: 01/31/2012 Status Change Date: 08/29/2012 Under Contract Date: 04/30/2012 Close of Escrow Date: 08/28/2012 Off Market Date: 07/23/2012	Original List Price: \$380,000 List Price: \$380,000 Sold Price: \$365,000 Sold Price/SqFt: \$106.54 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	SA: N / 0 BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: Short Sale Aprvl Req

Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 Closing Cost Split: Normal - N

Private Rmks - DND2: Lister is a CDPE. Please use Fidelity Title, Jennifer Douthit 480.464.1745. Please see Documents Tab for Additional Addendum. Document is required for Submission AAR Pre-Qualification Form Required.

Semi-Private Remarks:

Show Instruct - DND2: Vacant; Lkbx - ARMLS

Occupant - DND2: Vacant

Ownr/Occ Name - DND2: BRIAN K & ANGELA L LARABEE

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Gina McKinley (gm086)	RE/MAX Masters (rxmr001)	480-355-8645	480-821-5700	info@locatearizonahomes.com	480-355-8645	
SA	Nathan Palmer np023	AZ Real Estate Options, LLC azro01	480-522-7898	480-522-7898	nathan@reoptionsaz.com	480-522-7898	480-986-6532

Prepared by Chris and
Michele Keith

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4791574	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$141.83 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53FRDP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,795 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Desert Vistas at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: McDowell & Red Mtn 202 Freeway **Directions:** North on McDowell, Turn North on Ridgecrest, West on Red Mountain, Turn East on Granite (Gated Entry) immediate Left on Brighton, Right on Quartz, Right on Boulder Canyon to property.

Public Remarks: Blandford's Palo Verde plan is a beautiful 5 bedroom, 3 full bathrooms, 2732 sq foot home to enjoy located in a gated community in the desirable Las Sendas subdivision. Separate Family room in addition to Formal Living Room and Dining room. One bedroom located on the main floor adjacent to a full bathroom. Eat in Kitchen features granite countertops, Gas cooking, tiled back splash, island, pantry, SS Refrigerator. Large Master suite with balcony with breathtaking view of desert hills, golf course and Superstition Mountain Range. Enjoy private pebbletec pool with water feature. Home is conveniently located near the Elementary School and Community Pool.

Master Bedroom	19'3 13'8	Bedroom 2	11'1 11'1	Bedroom 3	12'1 13'8	Bedroom 4	11'5 10'7	Bedroom 5	11'4 13
		Family Room	13'2 14'5	Kitchen	17'8 14'4	Dining Room	12'3 10'10	Living Room	19'7 16'3

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Linoleum; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer - Private Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: Desert Vistas Unit 01 At Las Sendas Amd AN: 219-19-436 Lot Number: 26 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,712/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$375 HOA Name: Rossnar & Graham HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: Y Rec Center Fee: \$0 / Monthly Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 105.6 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 18 / 18 List Date: 07/19/2012 Status Change Date: 08/31/2012 Under Contract Date: 08/05/2012 Close of Escrow Date: 08/30/2012 Off Market Date: 08/06/2012	Original List Price: \$395,000 List Price: \$395,000 Sold Price: \$387,500 Sold Price/SqFt: \$141.84 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 Closing Cost Split: Buyer - B	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: 0 Special Listing Cond: N/A

Private Rmks - DND2: Please call owner with at least 2 hour notice. Okay to text owner. Dogs at the property will need to be removed.

Semi-Private Remarks:

Show Instruct - DND2: Spcl Inst/Priv Rmrks; Contact via Phone; Contact via Text; Call Occup (OCC); Occupied; Lkx - ARMLS; ByrBrkr - Use Lkx Occupant - DND2: Owner Ownr/Occ Name - DND2: Mary Modelski Owner/Occ Phn - DND2: 480-227-5752	Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2:
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Patricia Stricklin (ps261)	Keller Williams Integrity First Realty (kwif01)	480-343-1651	480-854-2400	patriciastricklin@gmail.com		480-854-2401
SA	Carol Comley cc219	Vantus Realty vare001	623-399-4176	877-493-4222	carol.comley@vantusrealty.com	480-216-6229	480-325-1788

Prepared by Chris and Michele Keith

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Agent Report (12)

3430 N Mountain RDG 49 Mesa, AZ 85207

\$417,000



4765406	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,232 / County Assessor Price/SqFt: \$129.02 Year Built: 1996 Pool: Both Private & Community Encoded Features: 53FRDXPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 9,374 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Sunset Vista Builder Name: Blandford Hun Block: 3400 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Thomas/Power **Directions:** R on Thomas into Las Sendas*R on Saddleback*R on Mountain Ridge to Sonoran Heights*R through gate*Bear L to #49

Public Remarks: Executive family home w/ room to roam*Stunning premium lot w/ mountain views*Fabulous GREAT ROOM w/ fireplace, banco seating, crown molding & medallion ceiling fans*Chef's delight gourmet kitchen w/ granite counters, granite & glass block backsplash, custom remodeled cabinets, highly upgraded appliances, wall oven, separate pantry & lots of counter space*Breakfast area has French doors to outside*Gorgeous backyard w/ lush easy to maintain desert landscaping, sparkling pool & spa, multiple venues for entertaining & relaxing*Two bedrooms & full bath down, perfect for guests/au pair/in-law*Masterplanned award winning Las Sendas community w/ tennis, biking, trails, parks, close to schools, shopping, fine dining*25 min to Scottsdale, 20 min to airport*Live the Arizona resort lifestyle!

Master Bedroom	18 15	Bedroom 2	13 13	Bedroom 3	11 12	Bedroom 4	11 13	Bedroom 5	11 11
				Kitchen	10 20	Dining Room	13 15	Living Room	12 10
				Great Room	34 17				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco; Stone Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: Sonoran Heights Unit 01 At Las Sendas AN: 219-19-213 Lot Number: 49 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,812/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: \$350 HOA Name: Las Sendas HOA HOA Telephone: 480.375.8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: Y Rec Center Fee: \$0 / Annually Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 106 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 62 / 62 List Date: 05/26/2012 Status Change Date: 08/02/2012 Under Contract Date: 06/26/2012 Close of Escrow Date: 08/02/2012	Original List Price: \$429,900 List Price: \$422,500 Sold Price: \$417,000 Sold Price/SqFt: \$129.02 Loan Type: Conventional	SA: N / 0 BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Off Market Date: 07/27/2012	Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B
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Private Rmks - DND2: *Easy to show* 2 hr notice please*Always show ready*Pet alert-small dogs*

Semi-Private Remarks:


Show Instruct - DND2: Notify Lister Occupant - DND2: Owner Ownr/Occ Name - DND2: ERNEST & MARY SANDERS	Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2:
---	---

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Janice Hourihan (jh269)	Russ Lyon Sotheby's International Realty (lyon17)	480-580-4990	480-502-3500	Janice@JaniceHourihan.com	480-580-4990 480-580-4990	480-624-5978
SA	David G. Green dg130	Century 21 Arizona Foothills cere23	480-695-0618	480-776-0001	david.green3@century21.com	480-695-0618	480-507-2167

Prepared by Chris and Michele Keith

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	4752290 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,655 / County Assessor Price/SqFt: \$116.28 Year Built: 2001 Pool: Both Private & Community Encoded Features: 53FRDXPSO3G1S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 10,625 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Echo Canyon at Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: 3875 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East on McDowell to Ridgecrest; North to Echo Canyon gated entrance; East through gate to Sienna; North to home on the left.

Public Remarks: Located high up Las Sendas Mountain you find unobstructed, panoramic views of city lights & mountains from both the rear yard & upstairs balcony! This spacious 5 bedroom, 3 bath home has 1 bedroom down w/its own entrance to an adjacent bath. Soaring ceilings, plantation shutters, family room w/gas fireplace, huge Master Suite that opens to an over-sized balcony. Kitchen is open to family room & sports 42 in highly upgraded maple cabinets, an island breakfast bar, walk-in pantry, gas cooktop, wall oven & Corian counters. The eaten kitchen dining area accommodates a large table. Garage has 3 bays/doors & a 4th bay, no door for added storage space. Outside is an extended covered patio, a huge self-cleaning, PebbleSheen, heated salt water pool & spa w/2 water features & a built-in BBQ island.

Master Bedroom	24 17	Bedroom 2	17 13	Bedroom 3	15 12	Bedroom 4	13 13	Bedroom 5	13 13
		Family Room	22 17	Kitchen	20 13	Dining Room	13 13	Living Room	18 14

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 1 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extended Lngth Garage; Golf Cart Garage; Separate Strge Area Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Hillside Lot; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Accessibility Feat.: Lever Handles	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Pool Yr Updated: 2011; Pool Partial/Full: Partial	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sprnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: Echo Canyon Ph 01 At Las Sendas AN: 219-18-432 Lot Number: 78 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,998/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$316,000 Down Payment: \$88,000 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$340 / Quarterly HOA Transfer Fee: \$375 HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780 HOA Prop Man Co Name: Rossmar & Graham	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 113.33
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HOA Prop Man Co Tele: 480-551-4300

Cap Imprv/Impact Fee: 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 59 / 61 List Date: 04/28/2012 Status Change Date: 08/08/2012 Under Contract Date: 06/06/2012 Close of Escrow Date: 08/08/2012 Off Market Date: 08/06/2012	Original List Price: \$440,000 List Price: \$435,000 Sold Price: \$425,000 Sold Price/SqFt: \$116.28 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Relo/Corp Aprvl Reqd

Private Rmks - DND2: Must call lister to show. Must call lister before writing offer as Relo addenda must be included. This transaction is relocation directed. Seller is Cartus Financial Corporation, escrow company is Equity Title, T:480-834-1134, F: 480-834-1310. JeanM@eta-az.com. Minimum earnest deposit is \$5,000. Electronic signatures not accepted. No cross outs, or striking of printed verbiage on contract.

Semi-Private Remarks: Buyer had lender problems at last minute. Call lister for clarification.

Show Instruct - DND2: Alarm Activated; Spcl Inst/Priv Rmks; Notify Lister; Contact via Email; Contact via Phone; Contact via Text;
 Vacant; Lkbx - ARMLS; ByrBrkr - Use Lkbx

Occupant - DND2: Vacant

Ownr/Occ Name - DND2: Client of C21 AZ Foothills

Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Gerry Bush (gb093)	Century 21 Arizona Foothills (cere34)	602-821-5678	480-889-2151	Gerry@GerryBush.com	602-821-5678	480-889-2150
SA	James L Conner jc068	5 Stone Realty Group fstn01	602-908-0711	602-840-9500	jc4azhomes@aol.com	602-908-0711	602-680-4662

Prepared by Chris and
Michele Keith

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 DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared
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Agent Report (14)

6905 E TRAILRIDGE CIR Mesa, AZ 85207

\$450,000



4666288	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,055 / County Assessor Price/SqFt: \$110.97 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53.5FRDXPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 15,085 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: DESERT LEGACY Builder Name: BLANFORD Hun Block: 4017 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: THOMAS RD & POWER RD. **Directions:** EAST ON EAGLE CREST DR. LEFT TO GATE ON TETON CIR, RIGHT ON SONORAN HILLS DR, LEFT ON TRAILRIDGE CIR TO PROPERTY AT END OF CUL-DE SAC.

Public Remarks: THIS HOME IS NOT A BANK OWNED OR SHORT SALE!!! SPECTACULAR "DESERT LEGACY" MODEL IN GATED COMMUNITY, W/5BD 3.5BTH, VIEWS OF CITY, MOUNTAIN & DESERT, PEBBLE TEC POOL, HEATED SPA W/FIBER OPTIC LIGHTING & ROCK WATERFALL, ONE OF THE FEW HOMES W/A RAMADA W/ITCH IS WIRED FOR HIGH SPEED INTERNET & SATELLITE, EXTENDED 3 CAR GARAGE W/BUILT-IN CABINETRY, SPORT COURT, W/ 2 MANY OTHER FEATURES TO MENTION. OWNER WANTS FAST OFFER SO PLEASE BRING ALL OFFERS. HOME IS BEING SOLD AS IS. SELLER IS A FAMILY MEMBER OF LISTING AGENT.

Master Bedroom	28 17	Bedroom 2	18 12	Bedroom 3	19 14	Bedroom 4	14 11	Bedroom 5	16 12
		Family Room	28 17	Kitchen	20 14	Dining Room	14 13	Living Room	19 18

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Sport Court(s); Patio; Covered Patio(s); Balcony/Deck (s); Gazebo/Ramada Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Carpet; Linoleum; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre- Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrrng Multi Rms Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi- Zones; Recirculation Pump	County Code: Maricopa Legal Subdivision: SONORAN HILLS ESTATES AN: 219-17-385 Lot Number: 23 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,270.68/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: \$316.8 HOA Name: 0 HOA Telephone: 0	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: Y Rec Center Fee: \$0 / Quarterly Land Lease Fee Y/N: N Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 106 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 285 / 285 List Date: 10/24/2011 Status Change Date: 09/01/2012 Under Contract Date: 08/01/2012	Original List Price: \$525,000 List Price: \$525,000 Sold Price: \$450,000 Sold Price/SqFt: \$110.97	SA: N / 0 BB: Y / % 3 % Var: N Type: EA Other Compensation: Special Listing Cond: N/A

Close of Escrow Date: 08/31/2012
Off Market Date: 08/04/2012

Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Private Rmks - DND2: OWNER WORKS OUT OF HOME SO PLEASE GIVE AN HOUR NOTICE TO SHOW, THANK YOU FOR SHOWING.

Semi-Private Remarks: LOCK BOX IS ON HOSE BIB TO THE RIGHT BEFORE YOU GET TO THE FRONT DOOR.

Show Instruct - DND2: Spcl Inst/Priv Rmrks; Call Occup (OCC); Occupied; Lkbx - ARMLS

Occupant - DND2: Owner

Ownr/Occ Name - DND2: MORSTAD, MARY M

Owner/Occ Phn - DND2: 480-325-1968

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Kevin W Hughes (kh111)	Better Homes & Garden Real Estate Move Time Realty (movt01)	602-295-4344	480-362-3000	kwhughes@cox.net	602-295-4344 602-808-9393	480-362-1080
SA	Charlene Malaska cm227	Realty Executives reax92	480-275-7560	480-368-6200	charmalaska@gmail.com	602-790-5464 602-790-5464	480-657-2826

Prepared by Chris and Michele Keith

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4787010	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,641 / County Assessor Price/SqFt: \$175.31 Year Built: 2004 Pool: Community Encoded Features: 42.5RDXO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,400 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: STONECLIFF Model: RESIDENCE 2 Builder Name: BLANDFORD Hun Block: 8175 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & THOMAS **Directions:** AT POWER/THOMAS, POWER BECOMES EAGLE CREST/ LEFT AT LAS SENDAS MOUNTAIN DR / RIGHT AT PINNACLE RIDGE DR / RIGHT AT E TETON / LEFT AT N HIGHVIEW

Public Remarks: REDUCED!!!!!! SELLERS VERY MOTIVATED!!! NOT A SHORT SALE, REO OR FLIP!!! TRADITIONAL SALE!!! STONECLIFF GATED COMMUNITY'S BEST VALUE!!! READY TO MOVE IN!!! GREAT MOUNTAIN VIEWS FROM THIS TUSCANY INSPIRED HOME. 10 FT & 12 FT CEILINGS. CEILING BEAMS, CUSTOM WOOD BLINDS, EXTENSIVE TILED AREAS, GREATROOM W/GAS FIREPLACE, FORMAL DINING ROOM, DEN/OFFICE W/WALKING CLOSET CAN BE USED AS A 4BR (NO DOOR), GOURMET KITCHEN WITH GRANITE COUNTER TOPS & ISLAND. OVERSIZED BUILT IN REFRIGERATOR & SIX BURNER STOVE. PRIVATE MASTER SUITE WITH OVERSIZED STEP-IN SHOWER WITH GLASS BLOCKS, OVERSIZED ROMAN TUB & LARGE WALK-IN-CLOSET. EXTENSIVE STONEMWORK & BRICK PAVERS. FRONT COURTYARD. 3 CAR GARAGE WITH TOOL WORKSHOP & STORAGE CABINETS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View (s); Adjacent to Wash; Borders Common Area Landscaping: Yrd Wtring Sys Front Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 219-35-110 Lot Number: 59 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,045.56/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$103 / Monthly HOA Transfer Fee: \$300 HOA Name: LAS SENDAS HOA HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 103 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 30 / 31 List Date: 07/10/2012 Status Change Date: 09/01/2012 Under Contract Date: 08/10/2012 Close of Escrow Date: 08/31/2012 Off Market Date: 08/10/2012	Original List Price: \$499,000 List Price: \$475,000 Sold Price: \$463,000 Sold Price/SqFt: \$175.31 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 Closing Cost Split: Buyer - B	SA: N / 0 BB: Y / % 3 Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: VERY IMPORTANT!!! DON'T GIVE THE LOCKBOX CODE TO CLIENTS!!! KEY W/ RED MARK OPEN BACK DOOR FOR 1 CAR GARAGE. SELLER IS A CA REAL ESTATE BROKER. PLEASE TURN ALL THE LIGHTS OFF, AC IS ON, DON'T CHANGE TEMPERATURE, CLOSE THE BLINDS AND BE

SURE THAT ALL THE DOORS ARE LOCKED BEFORE YOU LEAVE! GATE CODE: #1451 OR #3303 CALL LISTER FOR LOCKBOX CODE!! FLOOR PLAN W/ROOMS MEASURING IS IN THE DOCUMENTS

Semi-Private Remarks: To the sellers best knowledge and need to verified by buyers: 1. In the front courtyard, there is plumbing for an outside water fountain, and there should be a switch in the main entry to turn it on, in case the potential buyer wants to install this. 2. There should be a gas line connection behind the master bedroom exterior wall where it can be connected for a future BBQ or any gas need.

Show Instruct - DND2: Vacant
Occupant - DND2: Vacant
Ownr/Occ Name - DND2: CLIENT OF CENTURY 21


Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Stella Bonin (sb359)	Century 21 Arizona Foothills (cere22)	480-797-4884	480-704-8000	stella.bonin@yahoo.com	480-797-4884 480-797-4884	480-907-1638
SA	Mark S. Gunning mg035	Keller Williams Integrity First Realty kwif01	480-776-3176	480-854-2400	mark@markgunning.com	480-776-3176	480-422-2297

Prepared by Chris and Michele Keith

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	4723763 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 2,798 / County Assessor Price/SqFt: \$189.42 Year Built: 2004 Pool: Community Encoded Features: 33FRDXSQ03G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 9,976 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: LAS SENDAS Model: RESIDENCE THREE Builder Name: BLANDFORD Hun Block: 8000 E Map Code/Grid: P42 Bldg Number:
	Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: THOMAS(EAGLECREST)/ POWER ROADS **Directions:** North on Power rd, East on Thomas(Eagle Crest), Left on Las Sendas Mountain, Right through gate(Stonecliff), First Left, Second Right.

Public Remarks: A BEAUTIFUL BLANDFORD HOME IN LAS SENDAS. BUILT in 2004 with GREAT SPACIOUS LAYOUT. ALL PAVER DRIVEWAY AND COURTYARD AREA ENTERS INTO HIGH OPEN CEILING AND NICE UPGRADED KITCHEN. Beautiful Entrainment Room. 3 BEDROOMS, Study, & Dinning Room. Great spacious Backyard with INCREDIBLE City light view.PRIVATE COURTYARD,BUILT-IN CABINETS&EPOXY FLOORING.KITCHEN FEATURES:6-BURNER STOVE W/LG HOOD,GRANITE COUNTERTOPS.OUTDOOR FIREPLACE & SPA. (Furniture is available for sale).

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extned Lngth Garage Pool - Private: No Pool Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: Fireplace Family Rm; Exterior Fireplace Property Description: Hillside Lot; Cul- De-Sac Lot; Corner Lot; City Light View (s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Yrd Wtring Sys Front Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Furnished(See Rmrks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office; Guest Qtrs-Sep Entrn Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi- Zones	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-076 Lot Number: 25 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,237/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$368 / Quarterly HOA Transfer Fee: \$375 HOA Name: ROSSMAR HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: Y Rec Center Fee: \$0 / Annually Land Lease Fee Y/N: N Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 122.66 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 81 / 81 List Date: 03/01/2012 Status Change Date: 08/02/2012 Under Contract Date: 05/21/2012 Close of Escrow Date: 08/01/2012 Off Market Date: 05/21/2012	Original List Price: \$545,000 List Price: \$545,000 Sold Price: \$530,000 Sold Price/SqFt: \$189.42 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 Closing Cost Split: Buyer - B	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: NO SIGN on Property. You Need to schedule an appointment(The owners have 2 dogs). On lock box. TRADITIONAL SALE--. Occupied. Email all offers to lpapanice@gmail.com. Call occupants/Owners: RAY: (602) 751-2081, or Debbie (602) 318-8513.

Semi-Private Remarks:

Show Instruct - DND2: Notify Lister; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox

Occupant - DND2: Owner

Ownr/Occ Name - DND2: Client of CALL REALTY

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Pasquale Papanice (pp076)	Call Realty, Inc. (crty02)	480-628-4796	480-988-7100	lpapanice@gmail.com	480-628-4796 480-628-4796	480-988-7101
SA	Bobbi A. Palmer bp048	Coldwell Banker Trails and Paths Premier Propertie tppp01	480-720-5208	480-355-4700	bobbialmer777@hotmail.com	480-720-5208	877-779-2907

Prepared by Chris and Michele Keith

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DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

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Agent Report (17)

8140 E Vista Canyon ST Mesa, AZ 85207

\$575,000



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4728604	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$190.59 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5RDXPSO4G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 13,019 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 6 Builder Name: Blandford Homes Hun Block: 4175 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Eagle Crest **Directions:** East on Eagle Crest, Left on Las Sendas Mountain Dr., Left on Stone Peak(Granite Preserve Community), Left on Vista Canyon, Home is on Left

Public Remarks: Short-sale opportunity! Spectacular Tuscan, located at the far edge of Granite Preserve. Beautifully maintained home offering open/spacious floor plan. Warm & inviting custom paint throughout. Home feels larger than it is. Call for your appointment to see.

Master Bedroom	21 18	Bedroom 2	12 12	Bedroom 3	12 12	Bedroom 4	13 12	Living Room	16 14
		Kitchen			21 21	Dining Room	19 13	Living Room	19 18

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 4 Carpport Spaces: 0 Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Border Pres/Pub Lnd; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: No Interior Steps Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: Granite Preserve At Las Sendas Mountain 02 Amd AN: 219-18-872 Lot Number: 21 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$4,294/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: 79.5 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 116 / 116 List Date: 03/12/2012 Status Change Date: 08/22/2012 Under Contract Date: 03/22/2012 Close of Escrow Date: 08/22/2012 Off Market Date: 07/06/2012	Original List Price: \$575,000 List Price: \$575,000 Sold Price: \$575,000 Sold Price/SqFt: \$190.59 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	SA: N / 0 BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: Short Sale Aprvl Req

Private Rmks - DND2:

Semi-Private Remarks: ****BY APPT ONLY*** For viewing appts please call Sharon Madison at 480-540-7413. No sign or lockbox on property. ***SHORT SALE APPROVAL REQUIRED. 2 LOANS WITH BOFA. OFFERS MUST INCLUDE SHORT SALE, AS IS, HOA, PREQUAL OR PROOF OF FUNDS. BOFA LENDER

REQUIREMENT DOC***SEE DOCUMENTS FOR DETAILS ON HOW TO SUBMIT OFFER, VERBIDGE TO BE USED ON SS ADDENDUM & BOFA(LENDER)
REQUIREMENTS OF BUYER***

Show Instruct - DND2: Notify Lister; Occupied

Occupant - DND2: Owner

Ownr/Occ Name - DND2: Clients of CB Trails and Paths

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sharon Madison (sm397)	Coldwell Banker Trails and Paths Premier Propertie (tppp01)	480-540-7413	480-355-4700	sharonmadison@cox.net	480-540-7413	480-355-4777
SA	Debbie Brown db215	Coldwell Banker Trails and Paths Premier Propertie tppp01	602-618-9668	480-355-4700	debbiebrown@trailsandpaths.com	602-618-9668	480-355-4776

Prepared by Chris and
Michele Keith

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