

Client View

14 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$180,000 7254 E Northridge ST Mesa, AZ 85207 Closed / 4790962	Las Sendas	3	2	1,372	Community	134.84 / 131.2	38	09/27/2012
2		\$235,000 7445 E EAGLE CREST DR 1107 Mesa, AZ 85207 Closed / 4779202	Cachet at Las Sendas	3	2	1,666	Community	143.46 / 141.06	31	09/11/2012
3		\$239,900 7463 E Nora ST Mesa, AZ 85207 Closed / 4778172	Las Sendas	4	2	2,126	Community	108.18 / 112.84	101	09/27/2012
		Status Change								
4		\$257,000 6931 E Pearl ST Mesa, AZ 85207 Closed / 4800243	Las Sendas- Vintage Hills	3	3	2,475	Both	98.99 / 103.84	140	09/27/2012
		Status Change								
5		\$263,000 6925 E Pearl ST Mesa, AZ 85207 Closed / 4737955	VINTAGE HILLS AT LAS SENDAS	4	3	2,475	Both	104.85 / 106.26	157	09/06/2012
6		\$269,000 7261 E Tasman ST Mesa, AZ 85207 Closed / 4806960	Las Sendas	3	2	1,571	Community	171.23 / 171.23	8	09/12/2012
7		\$270,500 7764 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 4775248	LAS SENDAS	3	2	2,369	Community	122.41 / 114.18	283	09/14/2012
8		\$275,000 3060 N Ridgecrest -- 188 Mesa, AZ 85207 Closed / 4804400	Las Sendas - Desert Vistas	3	2	2,226	Community	128.03 / 123.54	192	09/24/2012
9		\$308,000 7804 E Red Hawk CIR Mesa, AZ 85207 Closed / 4782259	Grayhawk at Las Sendas	4	2	2,370	Community	132.91 / 129.96	51	09/10/2012
10		\$315,000 3060 N Ridgecrest ST 121 Mesa, AZ 85207 Closed / 4804394	Las Sendas	5	3	2,732	Both	115.3 / 115.3	20	09/14/2012
11		\$335,000 3901 N Paseo Del Sol -- Mesa, AZ 85207 Closed / 4743619	Las Sendas	3	3.5	2,350	Both	140.13 / 142.55	89	09/12/2012
12		\$375,000 7936 E Sugarloaf CIR Mesa, AZ 85207 Closed / 4794244	Las Sendas	4	2	2,226	Both	174.75 / 168.46	5	09/04/2012
13		\$469,000 3430 N Mountain RDG 8 Mesa, AZ 85207 Closed / 4800888	Las Sendas	5	3	3,232	Both	145.11 / 145.11	2	09/19/2012

14



\$508,500
8258 E TETON CIR
Mesa, AZ 85207
Closed / 4604280

Las Sendas

3

3.5

2,883

Both

179.21 /
176.38

403 09/25/2012

Prepared by Chris and
Michele Keith

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Client Report (1)

7254 E Northridge ST Mesa, AZ 85207

\$180,000

	4790962 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,372 / County Assessor Price/SqFt: \$131.19 Year Built: 2002 Pool: Community Encoded Features: 32RX2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 4,119 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Maracay Homes Hun Block: 2700 N 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: Power & McDowell **Directions:** East on Mc Dowell to Ridgecrest (just over the 202) South to Norwood St and the Windsong gated entrance is on the right. Turn right at first street through gate to left on Northridge to home on right.

Public Remarks: Beautiful home nestled in the gated award winning golf course community of Las Sendas! 2 bedrooms plus Den, 2 bathrooms, side entry 2 car garage. Split floor plan. Master has double sinks, walk-in closet and bay window. Kitchen is open and bright with raised panel cabinets, upgraded appliances, and pantry. Newer water softener and RO system. Pleasant covered patio with flagstone flooring and pathway to side gate. Home is lightly lived in & in exceptional condition. Ceiling fans. North South exposure. Community offers Multiple heated pools and spas, basketball court, clubhouse, dog park, fitness center, tennis courts, walking trails, and security attendant. Home is VERY convenient to the freeway, shopping, and dining. You will love this home!

Master Bedroom	Bedroom 2	Kitchen	Dining Room
Den		Great Room	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carpport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: 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: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; 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; Golf Course Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Description: None	Architecture: Spanish 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; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Windsong At Las Sendas AN: 219-25-447 Lot Number: 118 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: 219-25 Plat: Taxes/Yr: \$1,254/2011 Ownership: Fee Simple New Financing: Cash; 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$376.8 / Quarterly HOA Transfer Fee: \$450 HOA Name: Lsa Sendas/Windsong 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); 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 / Quarterly Ttl Mthly Fee Equiv: 125.6 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 38 / 38 Status Change Date: 09/28/2012 Close of Escrow Date: 09/27/2012 Off Market Date: 08/25/2012	List Price: \$185,000 Sold Price: \$180,000 Sold Price/SqFt: \$131.2 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: Devstar Realty (devr01)

Prepared by Chris and
Michele Keith


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Client Report (2)

7445 E EAGLE CREST DR 1107 Mesa, AZ 85207

\$235,000

	4779202	Residential	Townhouse	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,666 / County Assessor Price/SqFt: \$141.05 Year Built: 2001 Pool: Community Encoded Features: 32RDXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse		Approx Lot SqFt: 157 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cachet at Las Sendas Tax Municipality: Mesa Marketing Name: Cachet at Las Sendas Planned Cmty Name: Las Sendas Model: Monarch Builder Name: Cachet Homes Hun Block: 4000 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, Left on Ridgcrest, Follow up and around to entrance of Cachet HOmes on left side. (Approx 1.5 miles) Thru gate, make immediate left, then first right to last bldg on left. Unit 1107

Public Remarks: Rare Find! Single level first floor Villa has 3 bedrooms, 2 bath with 2 covered patios & 2 car garage. Kitchen features Stainless Steel Appliances, Cherry wood Cabinets, Corian Counters, a Great Breakfast bar. Both the Laundry and the Garage have built in storage cabinets. The oversized Master bedroom has its own exit to a patio and features a walk in closet, separate tub & shower & dual sinks. The family room is huge with a beautiful gas fireplace. The 3rd bedroom is set up as an office with a Cherry wood built in Desk & Bookcase. Patios overlook greenbelt and walking paths. Community has a private community pool, clubhouse and workout facility and you also have privileges all the Las Sendas amenities. This won't last long. Most of the furnishings also available.

Master Bedroom	15 12	Bedroom 2	11 10	Bedroom 3	11 11	Dining Room	14 9	Living Room	17 14
				Kitchen	14 12				

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 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 Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s) Features: 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys; 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 Accessibility Feat.: Bath Raised Toilet	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Reverse Osmosis Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room Basement Description: None	Building Style: String Unit Style: All on One Level; Two Common Walls; Neighbor Above; Ground Level; Street Facing Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Other (See Remarks) Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-714 Lot Number: 1107 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,237/2011 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$193.5 / Monthly HOA Transfer Fee: \$200 HOA Name: Cachet HOA Telephone: 480-829-7400	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$300 / Quarterly HOA 2 Transfer Fee: \$0 HOA 2 Name: Las Sendas HOA 2 Telephone: 480-829-7400	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Water; Garbage Collection; Front Yard Maint; Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVt; Clubhouse/Rec Center; 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: / Quarterly Ttl Mthly Fee Equiv: 293.5 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 31 / 31 Status Change Date: 09/13/2012 Close of Escrow Date: 09/11/2012 Off Market Date: 07/25/2012	List Price: \$239,000 Sold Price: \$235,000 Sold Price/SqFt: \$141.06 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	Special Listing Cond: N/A


Closing Cost Split: Normal - N

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and
Michele Keith

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 <p>©2012 ARMLS</p>	<p>4778172 Residential Single Family - Detached Closed</p>	
	<p>Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$112.84 Year Built: 2002 Pool: Community Encoded Features: 42FRD3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached</p>	<p>Approx Lot SqFt: 9,192 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Grayfox Planned Cmty Name: Las Sendas Model: Sienna Builder Name: Blandford Hun Block: 2033 E Map Code/Grid: Q42 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 & McDowell **Directions:** East on McDowell; Right on Ridgecrest; Left on Grayfox; Left on Nora to home on Right.

Public Remarks: Beautiful single story home offers 4 bedrooms, 2 baths and a 3 car extended garage. Spacious, open, split floor plan with formal living/dining, large kitchen with island that opens to family room. Hardwood and tile floors throughout for easy maintenance. Mature trees offer shade from the Arizona sun in the oversized back yard with plenty of room for a pool. Las Sendas offers clubhouse, restaurants, 2 heated pools, tennis, 18 hole champion golf course, close to the 202 shops and restaurants.

Master Bedroom	16 14	Bedroom 2	10 10	Bedroom 3	11 11	Bedroom 4	11 13	Living Room	21 16
Den	11 13	Family Room	14 16	Kitchen	14 10	Dining Room	11 13		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert 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); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Water Softener Lease Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Tile; Wood</p>	<p>Kitchen Features: Range/Oven Elec; 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 Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None</p>	<p>Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish Intrnt Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)</p>	<p>County Code: Maricopa Legal Subdivision: Grayfox At Las Sendas AN: 219-25-506 Lot Number: 38 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,256/2011 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: None Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$350 HOA Name: Brown Management HOA Telephone: 888-888-8888</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 Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks)</p>	<p>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</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 101 / 101 Status Change Date: 10/01/2012 Close of Escrow Date: 09/27/2012 Off Market Date: 10/01/2012</p>	<p>List Price: \$230,000 Sold Price: \$239,900 Sold Price/SqFt: \$112.84 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Short Sale Aprvl Req</p>

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tpp01)

Client Report (4)

6931 E Pearl ST Mesa, AZ 85207

\$257,000

	4800243 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$103.84 Year Built: 2005 Pool: Both Private & Community Encoded Features: 33RDPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 5,806 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas- Vintage Hills Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: 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 and Power **Directions:** North on Power Rd. East on McDowell Rd. North on Ridgecrest. Left on Red Mountain. Left on Pearl St to property.

Public Remarks: MULTIPLE OFFERS RECIEVED. Seller requests highest and best due tomorrow, Friday, August 10th, by 10AM. Property in good condition, very modern with lots of upgrades. Fully landscaped, with a beautiful pool and spa. Desirable location. This one won't last! MULTIPLE OFFERS RECIEVED. Seller requests highest and best due tomorrow, Friday, August 10th, by 10AM.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Near Bus Stop Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Loft Basement Description: None	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: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: Vintage Hills At Las Sendas AN: 219-19-852 Lot Number: 58 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,087/2011 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$300 / Quarterly HOA Transfer Fee: \$300 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); NoVsble TrkTrlrVbT; 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: 100 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 140 / 12 Status Change Date: 10/01/2012 Close of Escrow Date: 09/27/2012 Off Market Date: 09/24/2012	List Price: \$245,000 Sold Price: \$257,000 Sold Price/SqFt: \$103.84 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: Presidential Realty, LLC (prsd01)

Prepared by Chris and Michele Keith


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Client Report (5)

6925 E Pearl ST Mesa, AZ 85207

\$263,000

	4737955 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$106.26 Year Built: 2005 Pool: Both Private & Community Encoded Features: 43FRDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 5,583 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: VINTAGE HILLS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Homes Hun Block: 7200 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:** North on Power, East on Thomas(Eaglecrest), right on Red Mountain, South on Portia, through gate, Left on Sonoran Hill, Right on Pearl

Public Remarks: Located in the beautiful, award winning master planned community of Las Sendas ("Pathways") this gated community home is located in the Vintage Hills at Las Sendas subdivision. Backing to open desert for fabulous viewing during the day and stunning night time city views from the master bedroom balcony. This well maintained 4 bedrooms, loft, 3 bathrooms, 3 car epoxy floor garage is a place you will be proud to call home. This fabulous home is upgraded with wood blinds, custom paint, stone fireplace and surround sound inside and out. The resort style backyard sports a Pebble-tec pool & spa. Come to Las Sendas to see why it was selected as one of the Top Five Communities in the Nation three years in a row by the National Association of Homebuilders!

Master Bedroom	19 13	Bedroom 2	12 12	Bedroom 3	12 12	Bedroom 4	11 10	Living Room	15 13
Den	14 12	Family Room	17 14	Kitchen	18 10	Dining Room	13 12		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: City Light View (s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Pvt Yrd(s)/Ctryrd(s) Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; 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 Laundry: Wshwr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Loft Basement Description: None Items Updated: Pool Partial/Full: Full	Architecture: Spanish Const - Finish: Stucco; Stone 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; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Vintage Hills At Las Sendas AN: 219-19-851 Lot Number: 57 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,065/2011 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: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$320 / Quarterly HOA Transfer Fee: HOA Name: LAS SENDAS COMMUNITY 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; Prof Managed	Rec Center Fee Y/N: Y Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: 80 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 157 / 157 Status Change Date: 09/06/2012 Close of Escrow Date: 09/06/2012 Off Market Date: 09/04/2012	List Price: \$259,500 Sold Price: \$263,000 Sold Price/SqFt: \$106.26 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Keller Williams Arizona Realty (kwaz10)

Client Report (6)

7261 E Tasman ST Mesa, AZ 85207

\$269,000

	4806960 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$171.22 Year Built: 2000 Pool: Community Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,537 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Featherwind Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes 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 & Thomas **Directions:** North on Power to Eaglecrest, East to Sagewood (Featherwind Entrance). Right on Tyndall, Left on Tasman

Public Remarks: Gently lived in, beautifully decorated, desirable Cactus Wren model on a wonderfully private-premium lot bordering a natural wash and lush sonoran desert. Tile inlay, custom shutters, designer light fixtures & paint. Soaring vaulted & high flat ceilings, bay windows and North/South exposure. Private patio is a peaceful retreat with desert, mountain and spectacular sunset views. New AC in 2010, highly upgraded insulation and hot water heater in 2011, new microwave and disposal in 2010 too! Fabulous award winning Las Sendas with consistently rated top 10 golf course in AZ, 12th most challenging and one of the top 100 courses in the nation, a true desert course. Patio furniture, garage cabinets and ladders stay! Refrigerator, washer, dryer convey too!! ADT carbon monoxide, fire & alarm system

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: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: 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); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; 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 Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room Basement Description: None Items Updated: Ht/Cool Yr Updated: 2010	Architecture: Ranch Unit Style: All on One Level 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 Services: City Services Technology: 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: Featherwind At Las Sendas AN: 219-17-516 Lot Number: 504 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,641/2011 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: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317.8 / 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); NoVsble TrkTrlrVvBt; Rental OK (See Rmrks); 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: / Ttl Mthly Fee Equiv: 105.93 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 8 / 10 Status Change Date: 09/13/2012 Close of Escrow Date: 09/12/2012 Off Market Date: 08/29/2012	List Price: \$269,000 Sold Price: \$269,000 Sold Price/SqFt: \$171.23 Loan Type: Cash Loan Years: 0 Payment Type: Fixed	Special Listing Cond: N/A

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

Listed by: Century 21 Arizona Foothills (cere23)

Prepared by Chris and
Michele Keith

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Client Report (7)

7764 E SUGARLOAF CIR Mesa, AZ 85207

\$270,500



4775248	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,369 / County Assessor Price/SqFt: \$114.18 Year Built: 1999 Pool: Community Encoded Features: 32FRDO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,407 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 7764 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 (EAGLECREST) **Directions:** Thomas turns into EagleCrest-stay on EagleCrest-2 miles-RT on Mtn Rdge to 1st left-The Highlands-left-2nd RT-Sugarloaf

Public Remarks: You will love this home from the Cul-de-Sac location all the way through to the backyard. Vaulted ceilings, Kitchen features*island*desk*pantry*gas range*open to large eating area w/bay windows*open to family room. Master suite has double door entry and beautiful bay window seating area* Den/Office has double doors and is off formal living and dining area.This property is sold in "AS IS" condition, PLEASE WRITE NO SELLER'S PROPERTY DISCLOSURE AND NO CLUE REPORT ON PAGE 7..Verification on any HOA information and school information will need to be completed by broker representing the Buyer.and Buyer

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; North/South Exposure Landscaping: Gravel/Stone Front Exterior Features: Patio; Covered Patio(s) Community Features: Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community	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: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Block Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: AN: 219-18-092 Lot Number: 334 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,235/2011 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$234 / Quarterly HOA Transfer Fee: \$450 HOA Name: las sedas 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: Prof Managed	Rec Center Fee Y/N: N Rec Center Fee: \$0 / Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 78 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 283 / 52 Status Change Date: 09/17/2012 Close of Escrow Date: 09/14/2012 Off Market Date: 08/17/2012	List Price: \$290,000 Sold Price: \$270,500 Sold Price/SqFt: \$114.18 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: #1 National Real Estate Network LLC (nrew01)

Prepared by Chris and Michele Keith


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Client Report (8)

3060 N Ridgecrest -- 188 Mesa, AZ 85207

\$275,000

	4804400 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$123.53 Year Built: 1996 Pool: Community Encoded Features: 32FRD2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 8,494 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Desert Vistas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Bladndord Homes, LLC Hun Block: 7350 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

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Cross Streets: 202 Red Mountain and McDowell **Directions:** East on McDowell, North on Ridgecrest, Left into Desert Vistas subdivision, street turns into Ridgecrest, house on the left with big Saguaro.

Public Remarks: Highly upgraded 3 bedroom/2bath home with custom designed open floor plan. Great room features vaulted ceilings w/plant shelves. Formal Dining Rm. Lg eat-in kitchen with gas cooktop in center island, built-in desk, loads of cabinets with wonderful counter space. Kitchen is open to great room & great views of backyard. Spacious master suite with separate tub & shower. Dual sinks & walk-in closet. Covered patio extends the length of home. Relax in your serene backyard with no road noise & enjoy the beautiful desert sunsets & mountain views. Surround sound, ceiling fans with separate controls. Many added touches that make life more enjoyable. 2-1/2 car garage. Traditional Sale. Click on doc tab to view the custom designed open floor plan. Beautiful 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: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/CrtYrd(s) Features: Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Multiple Ovens; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Laundry: Wshr/Dry HookUp Only; Laundry in Garage Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS AN: 219-19-386 Lot Number: 188 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,986.3/2011 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: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$375 HOA Name: Desert Vistas HOA Telephone: 480-357-8780 HOA Prop Man Co Name: Rossmar & Graham HOA Prop Man Co Tele: 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: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks)	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: / 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: 192 / 18 Status Change Date: 09/25/2012 Close of Escrow Date: 09/24/2012 Off Market Date: 08/24/2012	List Price: \$285,000 Sold Price: \$275,000 Sold Price/SqFt: \$123.54 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Prudential Arizona Properties (praz10)

Prepared by Chris and Michele Keith


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Client Report (9)

7804 E Red Hawk CIR Mesa, AZ 85207

\$308,000

	4782259 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,370 / Builder Price/SqFt: \$129.95 Year Built: 2000 Pool: Community Encoded Features: 42FRDSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 8,496 / Builder Apx Lot Size Range: 7,501 - 10,000 Subdivision: Grayhawk 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: Power & McDowell **Directions:** McDowell east to Ridgecrest. North to Grayhawk entrance. Left on Stone Gully thru gates. 1st left on Red Hawk. Home 1st on left.

Public Remarks: Traditional sale (not a short sale) in the award winning master planned gated community of Las Sendas! This home boasts a spacious open floor plan. Updated granite countertops in kitchen and baths, neutral colors and very clean throughout. Surround Sound in family room and master bedroom. Custom garage cabinets and plenty of attic space storage. This home is perfect for any family or a winter home retreat. Low maintenance landscaping, spa in backyard, 3 car garage and an in-law suite that can easily be converted back into 2 separate rooms. Las Sendas offers Biking/hiking/walking paths, 2 community pools/spas, fitness facility, 18 hole championship golf, tennis, parks and much more. Home is move-in ready and turn-key.

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 Pool - Private: No Pool Spa: Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) 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; Wood	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco 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 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: Grayhawk At Las Sendas AN: 219-20-225 Lot Number: 463 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,180/2011 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: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: \$375 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: 105.33 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 51 / 51 Status Change Date: 09/11/2012 Close of Escrow Date: 09/10/2012 Off Market Date: 08/20/2012	List Price: \$315,000 Sold Price: \$308,000 Sold Price/SqFt: \$129.96 Loan Type: Conventional Loan Years: 30 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl11)

Prepared by Chris and Michele Keith


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Client Report (10)

3060 N Ridgecrest ST 121 Mesa, AZ 85207

\$315,000

	4804394 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$115.3 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53FRDXP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,993 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Desert Vistas Planned Cmty Name: Las Sendas Model: Palo Verde Builder Name: Blandford Homes Hun Block: 3300 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 and McDowell **Directions:** East on McDowell to Ridgecrest, Left on Ridgecrest to Gate on left for Desert Vistas. Follow directionals to house number 121.

Public Remarks: Popular Blandford Palo Verde floorplan with 5 bedrooms nestled in a quiet gated community with open space behind. A full bathroom and bedroom located on the first floor! Formal dining room and large eat-in kitchen with stone countertops and kitchen island. The family room has a fireplace with stone hearth. Wood and tile floors throughout, fenced Pebble-Tech play pool, and a new A/C unit to help you Keep your Kool on hot summer days. Spacious master bedroom suite with walk-in closet, separate tub and shower. Las Sendas offers a semi-public 18 hole golf course, 2 heated pools, clubhouse, lighted tennis courts, sports fields, playgrounds, restaurants and hiking/biking trails. EZ commute to Phoenix via AZ Loop 202.

Master Bedroom	19 14	Bedroom 2	11 11	Bedroom 3	11 13	Bedroom 4	11 12	Bedroom 5	11 11
		Family Room	20 16	Kitchen	14 14	Dining Room	11 11	Living Room	19 15

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: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Adjacent to Wash Landscaping: Gravel/Stone Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Workout Facility Add'l Property Use: None Flooring: Laminate; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; 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: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal Other Rooms: Family Room Basement Description: None Items Updated: Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial	Const - Finish: Stucco 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 Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Desert Vistas Unit 02 At Las Sendas AN: 219-19-319 Lot Number: 121 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 041017 Plat: Taxes/Yr: \$2,355/2011 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: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$381 / Quarterly HOA Transfer Fee: \$381 HOA Name: Las Sendas HOA 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); NoVsble TrkTrlrVvBt; Rental OK (See Rmrks); 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: 127 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 28 Status Change Date: 09/15/2012 Close of Escrow Date: 09/14/2012 Off Market Date: 09/04/2012	List Price: \$315,000 Sold Price: \$315,000 Sold Price/SqFt: \$115.3 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Solutions Real Estate (solu01)

Prepared by Chris and
Michele Keith

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Client Report (11)

3901 N Paseo Del Sol -- Mesa, AZ 85207

\$335,000



4743619	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,350 / County Assessor Price/SqFt: \$142.55 Year Built: 1999 Pool: Both Private & Community Encoded Features: 33.5RPSO2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 11,000 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Highlands Planned Cmty Name: Model: Cottonwood/Golf Builder Name: Blanford Hun Block: 400 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/Thomas **Directions:** Ridgecrest/McDowell

Public Remarks: A beautiful open floorplan with a wall of windows. Spacious home that overlooks the 17th green. Short Sale approval required.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 4 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; 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: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Other Rooms: Great Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2004; Floor Partial/Full: Partial	Const - Finish: Painted; Stucco 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 Services: City Services Technology: Pre-Wire Srnd Snd; Pre- Wire Sat Dish; 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: Highlands At Las Sendas AN: 219-18-060 Lot Number: 302 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,625/2011 Ownership: Fee Simple New Financing: Cash; 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 Miscellaneous: Home Warranty Possession: By Agreement; Tenant Rights

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas Community 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); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: N PAD Fee: \$0 / Ttl Mthly Fee Equiv: 79 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 89 / 90 Status Change Date: 09/15/2012 Close of Escrow Date: 09/12/2012 Off Market Date: 09/05/2012	List Price: \$329,300 Sold Price: \$335,000 Sold Price/SqFt: \$142.55 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	Special Listing Cond: Short Sale Aprvl Req; Pre- Foreclosure Status Update: Multiple Offers Recd

Listed by: RE/MAX Power Realty (rxpr02)

Prepared by Chris and
Michele Keith

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	4794244 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$168.46 Year Built: 2003 Pool: Both Private & Community Encoded Features: 42FRDPS2.5G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached </p> <p> Approx Lot SqFt: 8,618 / 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: Sagewood Builder Name: Blandford Homes Hun Block: 1600 N 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: McDowell Rd. & Power Rd. **Directions:** East on McDowell Rd., Left on E. Ridgecrest St., Right on N. 80th St., Left onto N. El Sereno, Enter Gate, 1st Right onto E. Sugarloaf Circle, House Located on Corner.

Public Remarks: ABSOLUTELY PRISTINE HOME , VERY WELL CARED FOR BY ORIGINAL OWNER , OFFERS STUNNING LUXURIOUS LIVING & AWESOME MTN VIEWS , FRNT COURTYARD , PLANTATION SHUTTERS T/O , H2O SOFTNER , NEUTRAL 2 TONE PAINT , 18" TILE , GOURMET KITCHEN, GORGEOUS RAISED PANEL CABINETS, BREAKFAST BAR & SPACIOUS EATING AREA , EXTENDED COVERED PATIO W/ ITALIAN TRAVERTINE CHISELED TILE, BUILT -IN SS BBQ W/ REFRIGERATOR, AND SINK , CULTURED STONE ON BBQ, PILLARS AND BENCH, HEATED, SALT WATER PEBBLE TECH SHASTA POOL & SPA W/ AQUA LINK & INFLOOR CLEANING SYSTEM , BRAND NEW 1000 PSI STAINLESS STEEL MISTING SYS, 1 MONTH OLD EXTERIOR PAINT (DUNN EDWARDS) , 2.5 CAR GARAGE W/ B-INS & EPOXY FLOORING , SEALED ALL DUCTS AND COMPLETED SRP ENERGY EFFICIENCY PROGRAM WITHIN PAST YEAR ,HIGH END ARTIFICIAL TURF IN SIDE YARD, MUST SE

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2.5 Carpport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Golf Cart Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass 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); Misting System; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; On-Site Guard; Workout Facility Flooring: Carpet; Tile </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None Items Updated: Wiring Yr Updated: 2011; Kitchen Yr Updated: 2010; Pool Yr Updated: 2010 </p>	<p> Architecture: Ranch Const - Finish: Painted; Stucco; Stone Construction: Block; 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 Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Engy Star Appliances Green/Energy Cert: Energy Star Cert; SRP PowerWise </p>	<p> County Code: Maricopa Legal Subdivision: Whispering Ridge At Las Sendas AN: 219-35-206 Lot Number: 22 Town-Range-Section: 02N-07E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,662/2011 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$0 HOA Name: Las Sendas HOA Telephone: 555-1212 </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: Prof Managed </p>	<p> 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 </p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 5 / 5 Status Change Date: 09/04/2012 Close of Escrow Date: 09/04/2012 Off Market Date: 07/30/2012 </p>	<p> List Price: \$389,000 Sold Price: \$375,000 Sold Price/SqFt: \$168.46 Loan Type: Cash </p>	<p> Special Listing Cond: N/A </p>

Loan Years:	0
Payment Type:	Other
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	0 \$
Closing Cost Split:	Buyer - B

Listed by: PRO-formance Realty Concepts (hpra02)

Prepared by Chris and
Michele Keith

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Client Report (13)

3430 N Mountain RDG 8 Mesa, AZ 85207

\$469,000



4800888 Residential Single Family - Detached Closed

Beds/Baths: 5 / 3
Bedrooms Plus: 5
Approx SqFt: 3,232 / County Assessor
Price/SqFt: \$145.11
Year Built: 1998
Pool: Both Private & Community
Encoded Features: 53FRDXPS3G
Exterior Stories: 2
of Interior Levels: 2
Dwelling Type: Single Family - Detached

Approx Lot SqFt: 11,622 / County Assessor
Apx Lot Size Range: 10,001 - 12,500
Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name: Sonoran Heights
Planned Cmty Name: Las Sendas
Model: Sunset Vista
Builder Name: Blandford Homes
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 & McDowell **Directions:** East on Ridgecrest, Left on Mountain Ridge, Left on Sonoran Heights entrance(gated), take first left past gate, home will be on the left - #8.

Public Remarks: What a view! This popular Sunset Vista model backs to the Las Sendas Golf Course. Home features Gourmet Kitchen w/Granite Countertops, Stainless Steel Appliances, Oversized Island, step down Family Room. Tile in all high traffic areas. 2 Bedrooms located downstairs w/Master suite, plus 2 additional rooms upstairs. Master suite has private balcony to take in the City Lights & Sunsets at night. Back yard is Paradise! Sparkling Pebble Tec Pool w/Spa & Water feature. Built in BBQ set up is first rate-perfect for all your entertaining needs. Large grass area in Backyard. Las Sendas has 2 Community Pools, Tennis, Golf, Parks & Walking Trails. Close to Shopping, Restaurants & 202 for easy access to Sky Harbor & Surround Phoenix.

Master Bedroom	18 15	Bedroom 2	17 12	Bedroom 3	13 13	Bedroom 4	13 11	Bedroom 5	11 11
		Family Room	34 17	Kitchen	28 20	Dining Room	12 10	Living Room	15 13

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Golf Course Lot; City Light View(s) Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ Features: Skylight(s); Central Vacuum; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Accessibility Feat.: Bath Grab Bars</p>	<p>Kitchen Features: Range/Oven Gas; 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: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None</p>	<p>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 Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: Sonoran Heights Unit 01 At Las Sendas AN: 219-19-172 Lot Number: 8 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,333/2011 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 Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$375 HOA Name: Las Sendas HOA 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 TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>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</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 2 / 2 Status Change Date: 09/19/2012 Close of Escrow Date: 09/19/2012 Off Market Date: 08/10/2012</p>	<p>List Price: \$469,000 Sold Price: \$469,000 Sold Price/SqFt: \$145.11 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

Prepared by Chris and
Michele Keith

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Client Report (14)

8258 E TETON CIR Mesa, AZ 85207

\$508,500



4604280	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,883 / County Assessor Price/SqFt: \$176.38 Year Built: 2004 Pool: Both Private & Community Encoded Features: 33.5RDXPSQO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 11,607 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Stonecliff at Las Sendas Planned Cmty Name: Las Sendas Model: Residence 2 Builder Name: Blanford Hun Block: 4100 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 and Eagle Crest **Directions:** East on Eagle Crest, Left on Las Sendas Mountain, Right on Pinnacle Ridge (Stonecliff Subdivision-2nd gate on right), Left on Teton to home on left at end of cul-de-sac.

Public Remarks: Spectacular Tuscan located on a private cul-de-sac. Gated front entrance w/Glass Double Doors that open to homes Great Room w/Stone Fireplace. Large Screen TV & Entertainment Center conveys with home. Two master suites-perfect for guests. Custom Plantation Shutters throughout. Master Bedroom features Stone Fireplace, plus a 2nd Flat Screen TV complete w/Surround Sound. Master Closet has some of the nicest custom cabinetry we've seen. Guest suite offers private patio entrance. Formal dining, Gourmet Kitchen w/Granite Counters, Office, Laundry Room w/built in Sink & Cabinetry. Rear yard is complete with Built in BBQ, Pebbletech Pool with Waterfall, and separate Hot Tub. Close to shopping, restaurants & 202 for easy access to Sky Harbor Airport.

Master Bedroom	20 19	Bedroom 2	18 14	Bedroom 3	13 11	Dining Room	14 13
Den	12 12			Kitchen	22 16		
				Great Room	17 16		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carport Spaces: 0 Covered Spaces: 2 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: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr Property Description: Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Gazebo/Ramada; Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great 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: 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 Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-141 Lot Number: 90 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,069/2010 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$339 / Quarterly HOA Transfer Fee: \$360 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: NoVsble TrkTrlrRvBt; Rental OK (See Rmks); 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 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 403 / 403 Status Change Date: 09/25/2012 Close of Escrow Date: 09/25/2012 Off Market Date: 08/27/2012	List Price: \$516,660 Sold Price: \$508,500 Sold Price/SqFt: \$176.38 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

Prepared by Chris and
Michele Keith

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