




Client View

16 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$255,000 3055 N Red Mountain -- 217 Mesa, AZ 85207 Closed / 5337412	Las Sendas	3	2	1,571	Community	165.5 / 162.32	335	09/30/2016
2		\$262,000 7445 E EAGLE CREST DR 1056 Mesa, AZ 85207 Closed / 5471101	CACHET AT LAS SENDAS	2	2.5	1,659	Community	159.67 / 157.93	86	09/07/2016
3		\$280,000 7339 E NORWOOD ST Mesa, AZ 85207 Closed / 5480158	Las Sendas	3	2	1,999	Community	145.07 / 140.07	15	09/15/2016
4		\$283,500 6926 E PEARL ST Mesa, AZ 85207 Closed / 5418085	VINTAGE HILLS AT LAS SENDAS	4	2	1,911	Community	151.18 / 148.35	131	09/02/2016
5		\$300,000 7159 E Norland ST Mesa, AZ 85207 Closed / 5500106	Las Sendas	3	3	1,913	Community	156.82 / 156.82	-1	09/22/2016
6		\$309,500 3543 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 5440749	ROLLING HILLS AT LAS SENDAS	3	2	1,756	Community	185.08 / 176.25	85	09/09/2016
7		\$323,000 7445 E EAGLE CREST DR 1017 Mesa, AZ 85207 Closed / 5469985	CACHET AT LAS SENDAS CONDOMINIUM	3	3.5	2,308	Community	140.81 / 139.95	68	09/20/2016
8		\$323,000 7163 E NORA ST Mesa, AZ 85207 Closed / 5478445	Las Sendas	4	4	2,835	Community	114.6 / 113.93	11	09/21/2016
9		\$329,000 7244 E NANCE ST Mesa, AZ 85207 Closed / 5458022	LAS SENDAS	4	4	2,835	Community	116.05 / 116.05	69	09/06/2016
10		\$357,500 8048 E SANDIA CIR Mesa, AZ 85207 Closed / 5479681	ECHO CANYON PHASE 1 AT LAS SENDAS	4	3	2,732	Both	129.94 / 130.86	42	09/14/2016
11		\$390,000 3060 N RIDGECREST ST 64 Mesa, AZ 85207 Closed / 5461565	DESERT VISTAS UNIT 2 AT LAS SENDAS	5	3	2,732	Both	144.58 / 142.75	41	09/21/2016
12		\$465,000 3811 N DESERT OASIS CIR Mesa, AZ 85207 Closed / 5433968	CANYON CREEK AT LAS SENDAS	5	3	3,830	Both	124.02 / 121.41	108	09/29/2016
13		\$495,000 6956 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 5392145	SONORAN HILLS ESTATES	5	3	3,330	Both	149.85 / 148.65	207	09/21/2016

14		\$510,000 3933 N ARBOLES CIR Mesa, AZ 85207 Closed / 5435850	STONECLIFF AT LAS SENDAS MOUNTAIN AMD	3	2.5	2,309	Both	227.37 / 220.87	209	09/15/2016
15		\$550,000 8052 E SIENNA ST Mesa, AZ 85207 Closed / 5449977	Las Sendas	5	3	3,330	Both	167.87 / 165.17	111	09/22/2016
16		\$810,000 7260 E EAGLE CREST DR 37 Mesa, AZ 85207 Closed / 5424002	Las Sendas	4	3	4,769	Both	178.02 / 169.85	270	09/02/2016

Prepared by Chris and Michele Keith


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Client Report (1)

3055 N Red Mountain -- 217, Mesa, AZ 85207

\$255,000

 <p>2015 ARMLS</p>	5337412 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$162.31 Year Built: 1996 Pool: Community Only Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p>
	<p> Approx Lot SqFt: 6,075 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Cactus Wren Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p>
	<p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
	<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power/McDowell **Directions:** EAST ON MCDOWELL, NORTH(LEFT) ON RIDGECREST, WEST (LEFT) ON RED MOUNTAIN, NORTH (RIGHT) AT 2ND IRONWOOD PASS ENTRANCE, FOLLOW TO #217

Public Remarks: STAINLESS STEEL APPLIANCES INSTALLED ON 3/3/16. TURNKEY HOME! IMMACULATE HOME FEATURING BRAND NEW EXTERIOR AND INTERIOR PAINT(INCLUDING THE GARAGE AND THE BACKYARD BLOCK WALL). BRAND NEW CARPET AND GRANITE COUNTER TOPS. BRAND NEW REFINISHED STAINED CABINETS IN THE KITCHEN. CORNER LOT WITH VIEW FENCING AND COVERED PATIO. GREAT ROOM FLOORPLAN WITH SLIDER DOOR LEADING OUT TO THE BACKYARD. THIS LOVELY HOME HAS A MASTER BEDROOM SPLIT WITH VAULTED CEILINGS, DOUBLE SINKS, SEPARATE SHOWER AND TUB AND WALK-IN CLOSET. NICE BIG BAY BREAKFAST ROOM OFF THE KITCHEN AND BEAUTIFUL GLASS DOORS ON THE OFFICE/BEDROOM. LAS SENDAS IS A MASTER COMMUNITY WITH A GOLF COURSE, CLUBHOUSE, 2 POOLS, TENNIS COURTS, BASKETBALL COURTS AND PARKS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total 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; Corner Lot; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps 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; Workout Facility Flooring: Carpet; Linoleum; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2015 </p>	<p> 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 Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: AN: 219-19-153 Lot Number: 217 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,924/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 </p>	<p> HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: FIRST SERVICE </p>	<p> HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300 </p>
<p> HOA 2 Y/N: N // </p>		
<p> HOA 3 Y/N: // </p>		
<p> Association Fee Incl: Common Area 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: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N // </p>	<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 335 / 335 Status Change Date: 10/01/2016 Close of Escrow Date: 09/30/2016 Off Market Date: 09/06/2016 </p>	<p> List Price: \$260,000 Sold Price: \$255,000 Sold Price/SqFt: \$162.32 Loan Type: Conventional </p>	<p> Special Listing Cond: N/A </p>

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

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (2)

7445 E EAGLE CREST DR 1056, Mesa, AZ 85207

\$262,000

 <p>2016 ARMLS</p>	5471101	Residential	Townhouse	Closed
	Beds/Baths: 2 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,659 / County Assessor Price/SqFt: \$157.93 Year Built: 2002 Pool: Community Only Encoded Features: 22.5RO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Detached		Approx Lot SqFt: 90 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Cachet at Las Sendas Model: Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School		

Cross Streets: Power & Thomas **Directions:** From Power go East at Thomas/Eagle Crest to Cachet Subdivision, Enter Gate and Turn Left, Property is on the East Side, Front Door is on the Left Side of the Building

Public Remarks: Situated on an Interior Lot Featuring a Great Room Floor Plan with 2 Bedrooms + Den (possible 3rd bedroom) with Vertical Wood Blind & Shutters, 12" Tile Flooring, Accent Paint, Eat-In Kitchen w/Breakfast Bar, White Appliances Including B/I Microwave, Add'l Cabinets in Laundry Room, Separate Exit to Patio from Master Bdrm, Master Bath Features Raised Height Counters, Dual Sinks, Separate Tub/Sower, Walk-In Closet, Covered Patio that Includes Grill & Patio Set, 2 Car Garage with Storage Cabinets, Community Pool. Living & Dining Room Furniture for Sale.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total 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) Landscaping: None Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Spa; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave Master Bathroom: Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block; Partial Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1056 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES AN: 219-17-663 Lot Number: 1056 Town-Range-Section: 2N-7E-30 City Bk&Pg: Plat: Taxes/Yr: \$1,968/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: Y / \$180 / Monthly HOA 2 Transfer Fee: \$160	HOA 2 Name: PMG HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: N //	
Association Fee Incl: Exterior Mnt of Unit; Front Yard Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
Ttl Mthly Fee Equiv: \$290.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 86 / 54 Status Change Date: 09/07/2016 Close of Escrow Date: 09/07/2016 Off Market Date: 09/07/2016	List Price: \$264,900 Sold Price: \$262,000 Sold Price/SqFt: \$157.93 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: N/A

Listed by: Keller Williams Integrity First (kwif10)

Prepared by Chris and Michele Keith


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Client Report (3)

7339 E NORWOOD ST, Mesa, AZ 85207

\$280,000

	5480158 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,999 / County Assessor Price/SqFt: \$140.07 Year Built: 2001 Pool: Community Only Encoded Features: 32RDO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	Approx Lot SqFt: 7,558 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Grayfox at Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Homes Hun Block: 3000 N Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell & Power Rd **Directions:** East to Ridgecrest south to Norwood and east to property

Public Remarks: Back to School Special! Priced to Sell Today! Beautiful Location in Las Sendas adjacent to pocket park with play ground and Ramada. A true Greatroom floor plan with a Split Master. There is no wasted space in this home. The kitchen is open to the greatroom and breakfast room. Huge Island, Staggered 42" Maple Cabinets with display cabinet. Tile in all the right places. Master is split and offers a luxurious bath with separate tub & shower and walk in closet. The secondary bedrooms have their own wing & offer closet organizers. The formal dining room could easily be a den. RO, Softwater system and Garage Cabinets in your new 3 Car Garage. The back yard has a grassy play area, covered patio, raised flagstone patio & a gas stub for a BBQ or Firepit etc.. All of Las Sendas Amenities.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure; Borders Common Area Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Community Spa; Community Spa Htd Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	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 Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: AN: 219-25-532 Lot Number: 64 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,368/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 Status Change Date: 09/16/2016 Close of Escrow Date: 09/15/2016 Off Market Date: 08/20/2016	List Price: \$290,000 Sold Price: \$280,000 Sold Price/SqFt: \$140.07 Loan Type: Cash Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl01)

Prepared by Chris and
Michele Keith

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Client Report (4)

6926 E PEARL ST, Mesa, AZ 85207

\$283,500



5418085	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 1,911 / County Assessor Price/SqFt: \$148.35 Year Built: 2005 Pool: Community Only Encoded Features: 42FRDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: VINTAGE HILLS AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Vinatge Hills Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power Rd & McDowell **Directions:** Power & McDowell, E. to Ridgecrest, N. to Red Mtn Rd, turn left go to Vintage Hills (on your left right before the elem. school), turn left, thru gate, 1st left then 1st right, house is on your right

Public Remarks: PRICED TO SELL! PRICED TO SELL!!! Sellers will PAY for buyers CLOSING COST!! Clean, Gorgeous, updated home in Award Winning Community Las Sendas. This has been an very well taken care of investment home for 5 years, easily rented every year. 4 BD/2BA Tuscan style home in gated community. Walking distance to "A" rated Las Sendas Elem. Lots of hiking, biking, running trails all over the community. Close to community pool, Club House, parks & tennis courts. Two tone paint throughout home, 18x18 tile in every room, plantation shutters, sun screens, upgraded cabinets, built-in BBQ with sink on the patio along with an elevated pavered patio, soft water & R.O. drinking water system.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/CrtYrd(s); Built-in BBQ 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: Tile Windows: Sunscreen(s)	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	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	County Code: Maricopa Legal Subdivision: VINTAGE HILLS AT LAS SENDAS MCR 716-01 AN: 219-19-827 Lot Number: 33 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,825/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$150	HOA Name: Las Sendas	HOA Telephone: 480357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 131 / 131 Status Change Date: 09/03/2016 Close of Escrow Date: 09/02/2016 Off Market Date: 08/03/2016	List Price: \$288,900 Sold Price: \$283,500 Sold Price/SqFt: \$148.35 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Selr Concess to Buy: 3 % Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: J and F Associates (jadf01)


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Client Report (5)

7159 E Norland ST, Mesa, AZ 85207

\$300,000

	5500106 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 1,913 / County Assessor Price/SqFt: \$156.82 Year Built: 2007 Pool: Community Only Encoded Features: 33R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 7,197 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: Q42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and McDowell Directions:

Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure: Borders Common Area Landscaping: Dirt Back; Desert Front; Yrd Wtring Sys Front Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair; 9+ Flat Ceilings; No Interior Steps; Soft Water Loop 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; Laminated; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Other (See Remarks) Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Sat Dish; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: Trailridge At Las Sendas AN: 219-25-705 Lot Number: 18 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,000/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.34 / Quarterly HOA Transfer Fee: \$155	HOA Name: First Serve HOA Telephone: 480-555-1550
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$110.78 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: -1 / 30 Status Change Date: 09/23/2016 Close of Escrow Date: 09/22/2016 Off Market Date: 09/20/2016	List Price: \$300,000 Sold Price: \$300,000 Sold Price/SqFt: \$156.82 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 5,300 \$ Closing Cost Split: Seller Paid - S	Special Listing Cond: N/A; Owner/Agent

Listed by: RE/MAX Alliance Group (rma101)

Client Report (6)

3543 N PASEO DEL SOL --, Mesa, AZ 85207

\$309,500

 <p>2016 ARMLS</p>	5440749 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$176.25 Year Built: 1999 Pool: Community Only Encoded Features: 32RXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,692 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: ROLLING HILLS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Rolling Hills at Las Sendas Model: Builder Name: Blanford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell across 202 to Ridgecrest. Left on Ridgecrest to Mountain Ridge. Left on Mountain Ridge to gate to Rolling Hills on right. Go through gate and follow Paseo Del Sol to home on right.

Public Remarks: METICULOUSLY maintained single story home on the 15TH FAIRWAY of the Las Sendas Golf Course. OPEN GREATROOM FLOOR PLAN with vaulted ceiling, beautiful UPDATED KITCHEN with STAINLESS APPLIANCES, GRANITE COUNTERTOPS and dining space. New paint and carpet with light winter residents' use for past 2+ years. PLANTATION SHUTTERS THROUGHOUT! MURPHY BED in third bedroom. Back yard features flagstone EXTENDED COVERED PATIO, PUTTING GREEN, GAS FIREPLACE, MATURE TREES AND WONDERFUL VIEW OF GOLF COURSE AND MOUNTAINS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Exterior Fireplace Property Description: Golf Course Lot; Mountain View(s) 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) Features: Vaulted Ceiling(s); No Interior Steps 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; Workout Facility Flooring: Carpet; Stone Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Partial/Full: Partial; Kitchen Yr Updated: 2013	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS MCR 472-07 AN: 219-20-026 Lot Number: 402 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,771/2015 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$65 / Monthly HOA Transfer Fee: \$300	HOA Name: Las Sendas HOA HOA Telephone: 480-357-7687
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
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: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
Ttl Mthly Fee Equiv: \$65 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 85 / 86 Status Change Date: 09/10/2016 Close of Escrow Date: 09/09/2016 Off Market Date: 08/03/2016	List Price: \$325,000 Sold Price: \$309,500 Sold Price/SqFt: \$176.25 Loan Type: Conventional Loan Years: 30	Special Listing Cond: N/A

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

Listed by: DPR Realty LLC (dvpt01)

Prepared by Chris and
Michele Keith


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Client Report (7)

7445 E EAGLE CREST DR 1017, Mesa, AZ 85207

\$323,000

 <p>2016 ARLMS</p>	5469985 Residential Townhouse Closed
	<p> Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,308 / County Assessor Price/SqFt: \$139.95 Year Built: 2003 Pool: Community Only Encoded Features: 33.5FRXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Detached </p>
<p> Approx Lot SqFt: 1,365 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS CONDOMINIUM Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Regal Builder Name: CACHET HOMES Hun Block: 7000 E Map Code/Grid: P42 Bldg Number: 6 </p>	
<p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>	

Cross Streets: POWER & THOMAS **Directions:** East Red Mountain 202, N on Power, E on Thomas/ Eagle Crest to Cachet entrance on right. Right at gate to Unit 1017, Bld 6.

Public Remarks: Beautiful 3-bedroom, 3.5 bath townhome in the highly sought after gated community of Cachet at Las Sendas! This perfect open concept home features a great room, dining room, large loft, spiral staircase, and modern fireplace. Fantastic eat in kitchen with granite counter-tops, island, black appliances and beautiful cabinetry. Fully completed garage with epoxy flooring and plenty of space for storage. Gaze out upon gorgeous city and mountain views from the balcony. Low maintenance yard with pavers, perfect for entertaining. New lower A/C in 2015. New water heater in 2016. The community features a community pool, spa, and recreation room. You will also enjoy the nearby hiking trails, golf course, and more! You must see this beautiful home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: City Light View(s); Mountain View(s); Borders Common Area Landscaping: 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) Features: Vaulted Ceiling(s); 9+ Flat Ceilings 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 Add'l Property Use: None Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Split; 2 Master Bd rms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Loft Items Updated: Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Partial </p>	<p> Architecture: Santa Barbara/Tuscan Unit Style: Two Levels; Two Common Walls Const - Finish: Painted; Stucco; Stone 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; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1017 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES AN: 219-17-624 Lot Number: 1017 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,918/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$180 / Monthly HOA Transfer Fee: \$160 </p>	<p> HOA Name: Cachet PMG HOA Telephone: 480-829-7400 </p>
<p> HOA 2 Y/N: Y / \$316.8 / Quarterly HOA 2 Transfer Fee: \$400 </p>	<p> HOA 2 Name: Las Sendas Associati HOA 2 Telephone: 480-357-8780 </p>
<p> HOA 3 Y/N: N // </p>	
<p> Assoc Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed </p>	<p> Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N // </p>
<p> Ttl Mthly Fee Equiv: \$285.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ </p>	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 68 / 68 Status Change Date: 09/20/2016 Close of Escrow Date: 09/20/2016 Off Market Date: 09/19/2016 </p>	<p> List Price: \$325,000 Sold Price: \$323,000 Sold Price/SqFt: \$139.95 Loan Type: Cash </p>	<p> Special Listing Cond: N/A; Owner Occupancy Req </p>

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

Listed by: RE/MAX Excalibur (reex02)

Prepared by Chris and
Michele Keith


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Client Report (8)

7163 E NORA ST, Mesa, AZ 85207

\$323,000

	5478445 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$113.93 Year Built: 2007 Pool: Community Only Encoded Features: 44FRO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 5,100 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Trailridge Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: 6900 E Map Code/Grid: Q42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$113.93 Year Built: 2007 Pool: Community Only Encoded Features: 44FRO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,100 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Trailridge Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: 6900 E Map Code/Grid: Q42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$113.93 Year Built: 2007 Pool: Community Only Encoded Features: 44FRO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,100 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Trailridge Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: 6900 E Map Code/Grid: Q42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: Power & McDowell **Directions:** Take 202 towards East Mesa and exit at McDowell, head East. Go rt on Ridgecrest, rt on Nance and go through gate, rt on Raven, rt on Nora

Public Remarks: This beautiful 4 bed/4 bath home features a long courtyard entry with a stone arched doorway, full bed/bath downstairs, huge great room, high ceilings, maple cabinets, up to date paint colors. Kitchen has stainless steel appliances, large island and granite counter tops. Office/den with French doors upstairs, 2 large bedrooms with walk in closets and full bathrooms, laundry room with enough room for storage, and a huge master bedroom and bathroom. It's all about location! Tucked away in a gated community, minutes away from the 202, shopping, dining, medical, hiking/biking trails, river, lake. This master planned community has a top notch club house and golf course with numerous parks, playgrounds, pools, spas, and tennis courts. This home shows like a model, come see for yourself!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extned Lngth Garage; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure 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); Childrens Play Area Features: 9+ Flat Ceilings 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; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split; Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry; Upstairs Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone 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 Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-744 Lot Number: 57 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,247/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: (480)357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: Y / \$0 / Semi-Annually Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ Unknown \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 11 / 11 Status Change Date: 09/22/2016 Close of Escrow Date: 09/21/2016 Off Market Date: 08/13/2016	List Price: \$324,900 Sold Price: \$323,000 Sold Price/SqFt: \$113.93 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	Special Listing Cond: N/A

Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 5,000 \$
Closing Cost Split: Seller Assist - A

Listed by: AZ Real Estate Options, LLC (azro01)

Prepared by Chris and
Michele Keith


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Client Report (9)

7244 E NANCE ST, Mesa, AZ 85207

\$329,000

 <p>2016 ARMLS</p>	5458022 Residential Single Family - Detached Closed	Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$116.05 Year Built: 2007 Pool: Community Only Encoded Features: 44RO3G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,590 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS TRAILRIDGE Planned Cmty Name: LAS SENDAS Model: RESIDENCE 7 Builder Name: BLANDFORD HOMES Hun Block: 3000 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: POWER ROAD AND MCDOWELL ROAD **Directions:** EAST TO RIDGECREST(LIGHT).TURN RIGHT TO NANCE(GATED ENTRY)ENTER THRU GATE WITH CODE. THEN TURN LEFT TO NANCE AND RIGHT (WEST)TO HOME ON RIGHT.

Public Remarks: *Las Sendas dream!*Huge Open Concept Great Room all customized w/CROWN molding W/5 in. baseboard*Chef's Kitchen w/island & maple cabinetry w/new hardware*Slab granite, stainless appliances and GAS range!*Breakfast nook with Bay Windows looking to covered patio & grassy play area*One Bedroom on MAIN(seller concession \$500 to add closet)with FULL BATH ON MAIN!*3 ensuite bedrooms up,+ game/den/media room or a 5th bedroom!*3 Car TANDEM garage for storage etc.*Covered Courtyard Entry w/iron private gate*Open to Circular entry w/gorgeous ceiling detail**Upgraded wrought iron railing w/wood handrail to the 2nd floor*X-Large Master Suite w/Bay Window & dual sinks BATH W/ separate Tub/Shower and lg. walk-in closet*2ND/3RD Bedrooms are at opposite end of master upstairs*Laundry

Master Bedroom	16' 16'9"	Bedroom 2	18' 12'	Bedroom 3	15'6" 11'4"	Bedroom 4	13'2" 12'7"
Bonus/Game Room	15'6" 10'6"			Kitchen	13'6" 12'	Breakfast Room	13'6" 10'
				Great Room	21' 15'6"	Garage 2	35'6" 9'9"
				Garage 1	20' 21'6"		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure 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: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Ctryrd(s); Childrens Play Area Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrmd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Mfg Home Features: Multi-Wide Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Built In Recycling; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Loft Items Updated: Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Pre-Wire Sat Dish; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS MCR 824-11 AN: 219-25-780 Lot Number: 93 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,216/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: FIRST SERVICE RES.	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	69 / 70	List Price:	\$329,000	Special Listing Cond: N/A	
Status Change Date:	09/06/2016	Sold Price:	\$329,000	Status Update: Multiple Offers Recd	
Close of Escrow Date:	09/06/2016	Sold Price/SqFt:	\$116.05		
Off Market Date:	08/24/2016	Loan Type:	Conventional		
		Loan Years:	30		
		Payment Type:	Fixed		
		Buyr Concess to Sell:	0 \$		
		Sellr Concess to Buy:	3,500 \$		
		Closing Cost Split:	Seller Assist - A		
<i>Listed by: Realty Executives (reax92)</i>					

Prepared by Chris and Michele Keith


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Client Report (10)

8048 E SANDIA CIR, Mesa, AZ 85207

\$357,500

 <p>2016 ARMLS</p>	5479681 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$130.86 Year Built: 2001 Pool: Both Private & Community Encoded Features: 43FRDXP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>

Cross Streets: Power and Thomas **Directions:** N. ON THOMAS TO EAGLE CREST, E. ON EAGLE CREST TO 80TH ST., LEFT ON 80TH ST. TO FIRST RIGHT/GO THRU GATE, 1ST RIGHT CURVES INTO SANDIA CIRCLE.

Public Remarks: Fantastic 4 bed, 3 bath Palo Verde model located in Echo echo Canyon in a cul-de-sac, on a 1/4 acre lot. One of the rare Palo Verde models to have an actual walk-in pantry! Enjoy the great mountain views while relaxing in the tub or the playing in the pool. The over-sized master bedroom features an attached sitting or exercise room. The attached balcony is perfect for enjoying sunrises or sunsets, whichever you like more. Come enjoy all that the Las Sendas community has to offer. Home is priced to sell quick so come get it before it's gone!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; 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); Balcony/Deck(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 Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Range/Oven Elec; Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; 220 V Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room </p>	<p> Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS MCR 545-38 AN: 219-18-376 Lot Number: 22 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,725/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: None Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 </p>	<p> HOA Name: Las Sendas Comm. HOA Prop Man Co Name: First Service Resi. </p>	<p> HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300 </p>
<p>HOA 2 Y/N: N / /</p>		
<p>HOA 3 Y/N: / /</p>		
<p> Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Club, Membership Opt; Prof Managed </p>	<p> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / </p>	<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 42 / 42 Status Change Date: 09/15/2016 Close of Escrow Date: 09/14/2016 Off Market Date: 09/15/2016 </p>	<p> List Price: \$355,000 Sold Price: \$357,500 Sold Price/SqFt: \$130.86 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Seller Assist - A </p>	<p>Special Listing Cond: N/A</p>

Listed by: Realty Executives (reax15)

Prepared by Chris and
Michele Keith


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Client Report (11)

3060 N RIDGECREST ST 64, Mesa, AZ 85207

\$390,000

	5461565 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / Owner Price/SqFt: \$142.75 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 8,046 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p>	
<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: Power & McDowell **Directions:** East on McDowell to Ridgecrest, North to Mountain Ridge, North to Desert Vistas Entrance (first entrance on the West), Through gate and to the left, follow signs to home #64.

Public Remarks: Gorgeous Home Completely Renvoated in 2009!! New Cabinets, New Granite, New Flooring, New lighting, New Bathrooms, New Fireplace Surround and tons of Privacy with only 1 Neighbor. This Home is Immaculate. Las Sendas is a Premier Community with Walking/Biking Trails, Multiple Parks and Pools, Golf Course, Restaurant, Community Events, Elementary School and so much more. Nearby Freeway, Shopping, Schools, Parks and Nearby Public Trails make this one of the most highly sought after Neighborhoods in the area. Home is Move-In ready, your clients will Love it!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; 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); Pvt Yrd(s)/CrtYrd(s); Childrens Play Area 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; Near Bus Stop Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Full; Plmbg Yr Updated: 2009; Plmbg Partial/Full: Full; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2009; Bath(s) Partial/Full: Full </p>	<p> Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval </p>	<p> County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 AN: 219-19-262 Lot Number: 64 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,781/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 </p>	<p> HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780 </p>
<p> HOA 2 Y/N: N / / </p>	
<p> HOA 3 Y/N: / / </p>	
<p> Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed </p>	<p> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / </p>
<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 41 / 41 Status Change Date: 09/22/2016 Close of Escrow Date: 09/21/2016 Off Market Date: 08/03/2016 </p>	<p> List Price: \$395,000 Sold Price: \$390,000 Sold Price/SqFt: \$142.75 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed </p>	<p> Special Listing Cond: N/A </p>

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

Listed by: AZ Real Estate Options, LLC (azro01)

Prepared by Chris and
Michele Keith


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Client Report (12)

3811 N DESERT OASIS CIR, Mesa, AZ 85207

\$465,000

 <p>2016 ARMLS</p>	5433968 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 7 Approx SqFt: 3,830 / Builder Price/SqFt: \$121.4 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 12,966 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: CANYON CREEK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Echo Canyon Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas/Eaglecrest **Directions:** E on Eaglecrest into Las Sendas/ R on Saddleback St/ L on Desert Oasis (Canyon Creek subdivision), go straight to home on R.

Public Remarks: Reduced \$20K! Check out price per sqft of this gem! Located in quiet neighborhood. Gorgeous kitchen remodel. Stunning dark walnut cabinets. Granite counters. New stainless steel appl include wall oven, gas cooktop, microwave. French door fridge. Large kitchen island. It's all about entertaining for this private 13K(apprx) sf lot. Backs to a natural wash. Pebbletec pool/spa has in-floor cleaning & new gas heater. Built-in natural gas BBQ. Extensive decking accommodates major poolside living. Large rooms throughout including bedrooms. Great room is open to the kitchen. Office/den. Plantation shutters. Tile flooring in all the right places. New carpet. 3 car garage. Storage cabinets. 20 mins to airports. Convenient to dining, golf, recreation, shopping and medical.

Master Bedroom	24	17	Bedroom 2	15.5	12	Bedroom 3	17	13.5	Bedroom 4	13	12.5	Bedroom 5	12	12
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Adjacent to Wash 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: Covered Patio(s); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Partial	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; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: CANYON CREEK AT LAS SENDAS MCR 492-26 AN: 219-17-461 Lot Number: 223 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,601/2015 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service Res	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 108 / 110 Status Change Date: 09/30/2016 Close of Escrow Date: 09/29/2016 Off Market Date: 08/12/2016	List Price: \$475,000 Sold Price: \$465,000 Sold Price/SqFt: \$121.41 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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