





## Client View

14 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$185,000</b> 7235 E Northridge ST Mesa, AZ 85207 Closed / 5370342	WINDSONG AT LAS SENDAS	2	2	1,131	Community	172.33 / 163.57	25	01/29/2016
2		<b>\$231,000</b> 7445 E EAGLE CREST DR 1064 Mesa, AZ 85207 Closed / 5337819	CACHET AT LAS SENDAS	2	2.5	1,645	Community	148.27 / 140.43	130	01/28/2016
3		<b>\$252,000</b> 7031 E ROLAND ST Mesa, AZ 85207 Closed / 5359678	Tapestry Mountain AT LAS SENDAS	3	2	1,571	Community	170.59 / 160.41	51	01/11/2016
4		<b>\$299,900</b> 3055 N RED MOUNTAIN RD 164 Mesa, AZ 85207 Closed / 5262051	IRONWOOD PASS UNIT 2 AT LAS SENDAS	3	2	1,571	Both	197.01 / 190.9	283	01/14/2016
5		<b>\$332,000</b> 7531 E SAYAN ST Mesa, AZ 85207 Closed / 5333614	LAS SENDAS	4	3	2,451	Both	136.47 / 135.45	74	01/11/2016
6		<b>\$341,500</b> 7229 E QUINCE ST Mesa, AZ 85207 Closed / 5352302	DESERT VISTAS UNIT 1 AT LAS SENDAS AMD	3	2	2,105	Community	168.6 / 162.23	229	01/15/2016
7		<b>\$351,000</b> 3510 N STONE GULLY -- Mesa, AZ 85207 Closed / 5329436	Las Sendas	4	2	2,226	Community	161.68 / 157.68	152	01/29/2016
8		<b>\$410,000</b> 3763 N DESERT OASIS CIR Mesa, AZ 85207 Closed / 5355505	CANYON CREEK AT LAS SENDAS	3	2.5	2,757	Both	153.03 / 148.71	41	01/29/2016
9		<b>\$425,750</b> 3060 N RIDGECREST ST 142 Mesa, AZ 85207 Closed / 5379742	LAS SENDAS	3	2	2,226	Community	201.93 / 191.26	14	01/29/2016
10		<b>\$445,000</b> 3913 N Sonoran Hills CIR Mesa, AZ 85207 Closed / 5371187	Las sendas	5	3	3,233	Both	131.46 / 137.64	39	01/15/2016
11		<b>\$500,000</b> 3530 N HAWES RD #3 Mesa, AZ 85207 Closed / 5374821	OVERLOOK	5	4	4,400	Private	125 / 113.64	430	01/29/2016
12		<b>\$584,000</b> 4062 N GOLDCLIFF CIR Mesa, AZ 85207 Closed / 5325703	STONECLIFF AT LAS SENDAS MOUNTAIN	4	3	3,017	Community	198.54 / 193.57	152	01/22/2016

13		<b>\$765,000</b> 4215 N ARBOLES CIR Mesa, AZ 85207 Closed / 5292430	Las Sendas Granite Preserve	4	3.5	3,903	Both	197.03 / 196	216	01/12/2016
14		<b>\$952,534</b> 8332 E Echo Canyon CIR Mesa, AZ 85207 Closed / 5392107	Las Sendas	4	3.5	4,019	Both	237.01 / 237.01	0	01/29/2016

Prepared by Chris and Michele Keith


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Client Report (1)

7235 E Northridge ST, Mesa, AZ 85207

\$185,000

	5370342 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 2 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,131 / County Assessor <b>Price/SqFt:</b> \$163.57 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 22R02G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 4,059 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> WINDSONG AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Maracay <b>Hun Block:</b> 2700 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER & MCDOWELL **Directions:** East to Ridgcrest, south to Norwood, through gate, North on Raven and West on Northridge.

**Public Remarks:** Well cared for home in Las Sendas. 2 Bedroom + Den 2 bath home. All appliances included. Kitchen has quartz countertops and raised panel cabinets. Gas stove and Side by side fridge. Flooring is tile through out. Walk in closet in master. Back yard is easy to maintain and large covered patio. Best priced home in Las Sendas. Freeway is minutes away as is grocery shopping

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,000 - 1,200 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> 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 <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop <b>Community Features:</b> Community Pool <b>Flooring:</b> Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Built-in Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> 3/4 Bath Master Bdrm <b>Master Bedroom:</b> Split <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Full; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> Windsong At Las Sendas <b>AN:</b> 219-25-429 <b>Lot Number:</b> 100 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> 52944 <b>Plat:</b> <b>Taxes/Yr:</b> \$1,196/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$392 / Quarterly <b>HOA Transfer Fee:</b> \$300	<b>HOA Name:</b> Windsong @ Las Senda <b>HOA Prop Man Co Name:</b> ROSSMAR & GRAHAM	<b>HOA Telephone:</b> 480-551-4300 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equip:</b> \$130.66 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 25 / 25 <b>Status Change Date:</b> 01/30/2016 <b>Close of Escrow Date:</b> 01/29/2016 <b>Off Market Date:</b> 12/30/2015	<b>List Price:</b> \$194,900 <b>Sold Price:</b> \$185,000 <b>Sold Price/SqFt:</b> \$163.57 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Re/Max Infinity (rein001)

Prepared by Chris and Michele Keith


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Client Report (2)

7445 E EAGLE CREST DR 1064, Mesa, AZ 85207

\$231,000

 <p>2015 ARMLS</p>	5337819 Residential Townhouse Closed	
	<b>Beds/Baths:</b> 2 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,645 / County Assessor <b>Price/SqFt:</b> \$140.42 <b>Guest House SqFt:</b> 0 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 22.5RD XO2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Townhouse <b>Dwelling Styles:</b> Attached	<b>Approx Lot SqFt:</b> 904 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> CACHET AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas-Cachet <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Cachet <b>Hun Block:</b> 7000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> 19
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Thomas **Directions:** East Red Mountain 202, N on Power, E on Thomas/ Eagle Crest to Cachet entrance on right. Left at gate to Unit 1064 on left. Enter far end of Building #19 by walkway & expansive greenbelt.

**Public Remarks:** VIEWS! Right Price, Location... You'll love this community with super amenities, low maintenance, lock & leave. Exceptional move-in ready END UNIT w/ premium location by greenbelt, private patio,deck w/breathtaking views of Red Mountain. Carefree Las Sendas w/mountains as backdrop, beautiful city lights, amenities galore! Very spacious two bdrm, each with full bath, den/office, dining, vaulted ceilings, gas fireplace,entertainer's kitchen, 2 car garage & NO ONE ABOVE/BELOW YOU. All appliances, water softener, security system inc. Walk to beautiful heated pool, spa, exercise facility exclusive to Cachet, + all community pools, tennis courts, parks, hiking trails, GOLF. Just 30 min from Airports, Pro sports, Phoenix, Lakes, Tonto Nat Forest, Spring Training, Valley's best shopping, dining MO

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Gas Fireplace <b>Property Description:</b> Mountain View(s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Desert Front <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Upstairs <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels; One Common Wall; End Unit <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1064 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES <b>AN:</b> 219-17-671 <b>Lot Number:</b> 1064 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,182/2014 <b>Ownership:</b> Condominium <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$216.5 / Monthly <b>HOA Transfer Fee:</b> \$160	<b>HOA Name:</b> PMG <b>HOA Prop Man Co Name:</b> Gene Lemans	<b>HOA Telephone:</b> 480-829-7400
<b>HOA 2 Y/N:</b> Y / \$332.64 / Quarterly <b>HOA 2 Transfer Fee:</b> \$155	<b>HOA 2 Name:</b> Las Sendas <b>HOA2 Prp Man Co Name:</b> 1st Service Resident	<b>HOA 2 Telephone:</b> 480-357-8780 <b>HOA2 Prp Man Co Tele:</b> 480-551-4300
<b>HOA 3 Y/N:</b> N //		
<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$327.38 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:\$0 \$</b> <b>Com Facilities Distr:</b> N

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 130 / 130 <b>Status Change Date:</b> 01/29/2016 <b>Close of Escrow Date:</b> 01/28/2016 <b>Off Market Date:</b> 01/29/2016	<b>List Price:</b> \$243,900 <b>Sold Price:</b> \$231,000 <b>Sold Price/SqFt:</b> \$140.43 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed	<b>Special Listing Cond:</b> N/A

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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith


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Client Report (3)

7031 E ROLAND ST, Mesa, AZ 85207

\$252,000

	5359678 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,571 / County Assessor <b>Price/SqFt:</b> \$160.4 <b>Year Built:</b> 2003 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32RO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 5,959 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Tapestry Mountain AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> CACTUS WREN <b>Builder Name:</b> Blanford Homes <b>Hun Block:</b> 0 S <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER AND THOMAS **Directions:** E on McDowell, N on Ridgecrest, L on Red Mountain, R on Roland (Tapestry Mountain gate), straight to home

**Public Remarks:** Great home in excellent condition. Popular Cactus 3 bedroom Wren model. Soaring ceilings, neutral carpet and tile throughout. Beautiful easy-care backyard with outdoor fireplace and built in BBQ (corner lot also backs to wash w/view fencing). Truly an elite golf community award-winning Las Sendas is full of amenities and activities; including 2 resort-style pools/spas, tennis courts, miles of hiking/biking trails, regular community events and clubs, golf, multi-million dollar clubhouse with day spa and an optional fitness center.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Exterior Fireplace <b>Property Description:</b> Corner Lot; North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Sport Court(s); Covered Patio(s); Private Street(s); Built-in BBQ <b>Features:</b> No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 1 AT LAS SENDAS MCR 576-20 <b>AN:</b> 219-19-664 <b>Lot Number:</b> 5 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,336/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> LAS SENDAS COMMUNITY <b>HOA Prop Man Co Name:</b> First Svcs Residtl	<b>HOA Telephone:</b> 480-357-8780
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<b>HOA 2 Y/N:</b> N / / <b>HOA 3 Y/N:</b> / /
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<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$0 / Annually <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 51 / 51 <b>Status Change Date:</b> 01/12/2016 <b>Close of Escrow Date:</b> 01/11/2016 <b>Off Market Date:</b> 12/28/2015	<b>List Price:</b> \$268,000 <b>Sold Price:</b> \$252,000 <b>Sold Price/SqFt:</b> \$160.41 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

<b>Payment Type:</b>	Fixed
<b>Buyr Concess to Sell:</b>	5,000 \$
<b>Sellr Concess to Buy:</b>	0 \$
<b>Closing Cost Split:</b>	Buyer - B

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

Prepared by Chris and  
Michele Keith

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Client Report (4)

3055 N RED MOUNTAIN RD 164, Mesa, AZ 85207

\$299,900

	5262051 Residential Single Family - Detached Closed <b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,571 / County Assessor <b>Price/SqFt:</b> \$190.9 <b>Year Built:</b> 1996 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RPO2G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 6,416 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> las Sendas Ironwood Pass <b>Planned Cmty Name:</b> las Sendas Ironwood Pass <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power/McDowell **Directions:** Power and McDowell, E on McDowell, N (left) on Ridgecrest, West (rt) on Red Mountain, Right at 1st Ironwood Pass entrance, follow street signs directly ahead to #164.

**Public Remarks:** Reduced \$35,000. Beautiful City Light & Mountain views from this unobstructed backyard paradise. Home backs to park-even more privacy! Split master, great room floorplan lives big! Lovely kitchen w/white cabinets, granite counter & gas range. New appliances in 2014. Beautiful new 20 in tile t/o on diagonal. Panel doors, new light fixtures & fans. 3rd bedroom w/ Murphy bed. Patio w/extended sun shade awning, extensive travertine deck & pool surround, rebuilt pool pump & new (4/2015) pool heater. Interior/ext recently painted, additional desert landscaping. Garage w/sink & cabinets. Las Sendas is a master planned community close to the 202/US 60, access to golf, outdoor activities, shopping & airports & boasts beautiful common areas, clubhouse, pools, tennis and community activities.

<b>Master Bedroom</b> 17' 9" 14' 3"	<b>Bedroom 2</b> 12 11	<b>Bedroom 3</b> 10' 9" 10' 6"	<b>Dining Room</b> 10 10
		<b>Kitchen</b> 10' 6" 8	
		<b>Great Room</b> 24 13	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage <b>Pool - Private:</b> Pool - Private; Heated Pool; Variable Speed Pump <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Tile <b>Windows:</b> Sunscreen(s); Dual Pane <b>Accessibility Feat.:</b> Dr/Access 32in+ Wide; Hallways 36in+ Wide; Mltpl Entries/Exits	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Pantry; Non-laminate Counter <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Gas Dryer Hookup; 220 V Dryer Hookup; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Full; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial; Pool Yr Updated: 2014; Pool Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Electric Heat <b>Plumbing:</b> Electric Hot Wtr Htr <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Avail <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>MCR</b> 409-50 <b>AN:</b> 219-19-100 <b>Lot Number:</b> 164 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,077/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316 / Quarterly	<b>HOA Name:</b> PMG	<b>HOA Telephone:</b> 480-357-8780
<b>HOA Transfer Fee:</b> \$400		
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$105.33 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> %0 %



		PAD Fee Y/N: N / /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
<b>CDOM/ADOM:</b>	283 / 294	<b>List Price:</b>	\$309,500	<b>Special Listing Cond:</b> N/A	
<b>Status Change Date:</b>	01/15/2016	<b>Sold Price:</b>	\$299,900		
<b>Close of Escrow Date:</b>	01/14/2016	<b>Sold Price/SqFt:</b>	\$190.9		
<b>Off Market Date:</b>	01/15/2016	<b>Loan Type:</b>	Conventional		
		<b>Loan Years:</b>	30		
		<b>Payment Type:</b>	Fixed		
		<b>Buyr Concess to Sell:</b>	0 \$		
		<b>Sellr Concess to Buy:</b>	0 \$		
		<b>Closing Cost Split:</b>	Normal - N		
<i>Listed by:</i> Riverview Investment Prop (gdre01)					

Prepared by Chris and Michele Keith


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Client Report (5)

7531 E SAYAN ST, Mesa, AZ 85207

\$332,000

	5333614 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,451 / County Assessor <b>Price/SqFt:</b> \$135.45 <b>Year Built:</b> 1998 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43FRDPO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 5,924 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Golden Eagle <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power and Thomas (Eaglecrest) **Directions:** Turn into Eagle Crest, Right on Saddleback. Right in Shadow Canyon gate / Desert Oasis Rd to Sayan Cul de sac on the left.

**Public Remarks:** Beautiful Las Sendas home w/ a pool. Corner lot w/ water feature. Beautiful tile flooring & elegant carpet. Interior painted within the last year. Formal living & dining rooms. Large family room open to the kitchen both w/ tile flooring. Plantation shutters. Kitchen has large windows with a wonderful view of the pool. Huge counter space & island with granite First floor bedroom w/ full upgraded bathroom. Upstairs loft area great office/play room. Master bedroom has private covered deck with city light views. Really nice upgraded bathroom, tiled shower & walk in closet. Bedroom 3 has a walk in closet with upgraded jack & jill bathroom to bedroom 4. Relaxing backyard with covered patio, sparkling pool/ spa & view fence to wash. Las Sendas is a golf & gated community. Clubhouse, pools, spas.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Corner Lot; City Light View(s); Adjacent to Wash <b>Landscaping:</b> Desert Front; Natural Desert Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s) <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Loft <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Partial	<b>Architecture:</b> Other (See Remarks) <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Sat Dish Intrnt Lsd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 3 AT LAS SENDAS <b>AMD MCR:</b> 451-40 <b>AN:</b> 219-17-107 <b>Lot Number:</b> 259 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,259/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las sendas <b>HOA Prop Man Co Name:</b> First service	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Imprv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 74 / 76 <b>Status Change Date:</b> 01/13/2016 <b>Close of Escrow Date:</b> 01/11/2016 <b>Off Market Date:</b> 12/09/2015	<b>List Price:</b> \$334,500 <b>Sold Price:</b> \$332,000 <b>Sold Price/SqFt:</b> \$135.45 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

<b>Payment Type:</b>	Fixed
<b>Buyr Concess to Sell:</b>	0 \$
<b>Sellr Concess to Buy:</b>	4,000 \$
<b>Closing Cost Split:</b>	Seller Assist - A

Listed by: Realty Executives (reax15)

Prepared by Chris and  
Michele Keith


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Client Report (6)

7229 E QUINCE ST, Mesa, AZ 85207

\$341,500

 <p>2015 ARMLS</p>	<p>5352302 Residential Single Family - Detached Closed</p>
	<p><b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 2,105 / County Assessor  <b>Price/SqFt:</b> \$162.23  <b>Year Built:</b> 1998  <b>Pool:</b> Community Only  <b>Encoded Features:</b> 32FRO3G3S  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached</p>
	<p><b>Approx Lot SqFt:</b> 7,710 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> DESERT VISTAS UNIT 1 AT LAS SENDAS AMD  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School</p>
	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School</p>

**Cross Streets:** Power Rd and McDowell **Directions:** E on McDowell then N on Ridgecrest then left on Red Mountain then right on Granite thru gate and then right on Brighton then left on Quince. Home is on corner.

**Public Remarks:** Beautiful Remodeled Home!!! Must see this single level home full of Custom Home Upgrades! Sub-Zero and Dacor Stainless Steel Kitchen Appliances!!! Gourmet kitchen. Granite counter tops. NEW upgraded wood tile and carpet throughout. Custom wood shutters on all the windows. Features a large great room floor plan open to the kitchen and extended covered patio and slab for spa. Huge master suite with NEW custom walk-in shower. Large 3 car garage with epoxy floor. NEW professionally designed backyard landscaping. Large corner lot that backs to an open area desert arroyo. Just across the street from fantastic Boulder Mtn Park and Swim center with heated swimming pool and spa.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 2,001 - 2,250  <b>Garage Spaces:</b> 3  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 3  <b>Parking Features:</b> Electric Door Opener  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Property Description:</b> Cul-De-Sac Lot; Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area  <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Covered Patio(s); Pvt Yrd(s)/Crtyrd(s)  <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Soft Water Loop  <b>Community Features:</b> 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; Concierge; Gated Community; Golf Course; Workout Facility  <b>Flooring:</b> Carpet; Tile; Wood  <b>Windows:</b> Sunscreen(s); Dual Pane</p>	<p><b>Kitchen Features:</b> Range/Oven Elec; Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Refrigerator; Multiple Ovens; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Private Toilet Room  <b>Laundry:</b> Wshr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry  <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Family Room; Great Room; Media Room  <b>Items Updated:</b> Floor Yr Updated: 2015; Floor Partial/Full: Full; Plmbg Yr Updated: 2015; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2015; Bath(s) Partial/Full: Partial</p>	<p><b>Architecture:</b> Ranch  <b>Unit Style:</b> All on One Level  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile; Concrete  <b>Fencing:</b> View/Wrought Iron; Block; Partial  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Plumbing:</b> Gas Hot Water Heater  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased  <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> DESERT VISTAS UNIT 1 AT LAS SENDAS AMD MCR 451-38  <b>AN:</b> 219-19-423  <b>Lot Number:</b> 13  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,195.64/2015  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Private; Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow</p>

**Fees & Homeowner Association Information**

<p><b>HOA Y/N:</b> Y / \$365 / Quarterly  <b>HOA Transfer Fee:</b> \$400</p>	<p><b>HOA Name:</b> Las Sendas  <b>HOA Telephone:</b> 480-357-8780</p>
<p><b>HOA 2 Y/N:</b> N / /</p>	
<p><b>HOA 3 Y/N:</b> / /</p>	
<p><b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / /  <b>PAD Fee Y/N:</b> N / /</p>
	<p><b>Ttl Mthly Fee Equiv:</b> \$121.66  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Imprv/Impt Fee 2:</b>\$0 \$</p>

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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<b>CDOM/ADOM:</b> 229 / 75	<b>List Price:</b> \$354,900	<b>Special Listing Cond:</b> Owner/Agent
<b>Status Change Date:</b> 01/16/2016	<b>Sold Price:</b> \$341,500	
<b>Close of Escrow Date:</b> 01/15/2016	<b>Sold Price/SqFt:</b> \$162.23	
<b>Off Market Date:</b> 01/05/2016	<b>Loan Type:</b> Cash	
	<b>Loan Years:</b> 0	
	<b>Payment Type:</b> Other	
	<b>Buyr Concess to Sell:</b> 0 \$	
	<b>Sellr Concess to Buy:</b> 0 \$	
	<b>Closing Cost Split:</b> Normal - N	

Listed by: Berkshire Hathaway HomeServices Arizona Properties (praz07)

Prepared by Chris and Michele Keith


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Client Report (7)

3510 N STONE GULLY --, Mesa, AZ 85207

\$351,000

	5329436 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$157.68 <b>Year Built:</b> 2000 <b>Pool:</b> Community Only <b>Encoded Features:</b> 42FRD3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
2015 ARMLS	<b>Approx Lot SqFt:</b> 8,963 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sagewood <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** McDowell Rd and Power Rd **Directions:** East on McDowell Rd, North on Ridgecrest, Left on Stone Gully thru gate to home

**Public Remarks:** This open floor plan home has 4 bedrooms, 2 bathrooms, formal living & dining rooms and family room. Spacious kitchen has real butcher block island, double oven gas range and breakfast nook that overlooks the backyard. With the master bedroom split floor plan, the master bedroom has exit to backyard, huge closet and beautifully updated bathroom with large shower and dual sinks. Neutral paint, vaulted ceilings and ceilings fans throughout. 4th Bedroom currently den/home office. With home nestled on a large lot, the backyard has an expansive covered patio and built-in grill with fridge. Home is great for entertaining. Access to the many Las Sendas amenities and so much more! You're not just buying a home, you're buying a lifestyle!

<b>Master Bedroom</b> 17'7" 13'9"	<b>Bedroom 2</b> 11'9" 10'10"	<b>Bedroom 3</b> 11'9" 11'7"	<b>Dining Room</b> 13'10" 10'	<b>Living Room</b> 12'11" 13'4"
<b>Den</b> 13' 9'11"	<b>Family Room</b> 23'5" 12'9"	<b>Kitchen</b> 16'4" 12'4"	<b>Breakfast Room</b> 10' 9'7"	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> 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 <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room	<b>Architecture:</b> Other (See Remarks) <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS MCR 505-47 <b>AN:</b> 219-20-216 <b>Lot Number:</b> 454 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,511/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Other (See Remarks) <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 152 / 152 <b>Status Change Date:</b> 02/02/2016 <b>Close of Escrow Date:</b> 01/29/2016 <b>Off Market Date:</b> 02/02/2016	<b>List Price:</b> \$359,900 <b>Sold Price:</b> \$351,000 <b>Sold Price/SqFt:</b> \$157.68 <b>Loan Type:</b> Conventional	<b>Special Listing Cond:</b> N/A

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

Listed by: Century 21 Seago (cere31)

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
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Client Report (8)

3763 N DESERT OASIS CIR, Mesa, AZ 85207

\$410,000

 <p>2015 ARMLS</p>	5355505 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,757 / County Assessor <b>Price/SqFt:</b> \$148.71 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32.5FRDXPO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 10,655 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> CANYON CREEK AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Sonoran <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Eagle Crest Drive **Directions:** East on Eagle Crest, Right on Saddleback, Left on Desert Oasis(Canyon Creek Community), straight to home on the right.

**Public Remarks:** Beautiful spacious home in gated Las Sendas Community. Vaulted ceilings, Formal living room and family room, split floor plan, Large open kitchen, huge master bedroom and bath. Great back yard for entertaining with private pool.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CANYON CREEK AT LAS SENDAS MCR 492-26 <b>AN:</b> 219-17-463 <b>Lot Number:</b> 225 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,145/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas HOA <b>HOA Prop Man Co Name:</b> 1st Svc Residential	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 41 / 43	<b>List Price:</b> \$421,900	<b>Special Listing Cond:</b> Lender Owned/REO



<b>Status Change Date:</b> 01/29/2016	<b>Sold Price:</b> \$410,000
<b>Close of Escrow Date:</b> 01/29/2016	<b>Sold Price/SqFt:</b> \$148.71
<b>Off Market Date:</b> 12/09/2015	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 20
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: Realty ONE Group (reog04)

Prepared by Chris and  
Michele Keith


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Client Report (9)

3060 N RIDGECREST ST 142, Mesa, AZ 85207

\$425,750

 <p>2015 ARMLS</p>	5379742 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$191.26 <b>Year Built:</b> 1996 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32FRDXO3G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 8,015 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> SAGEWOOD <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 7350 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER AND MCDOWELL **Directions:** POWER NORTH, RIGHT ON THOMAS, RIGHT ON RED MOUNTAIN, LEFT ON RIDGECREST, LEFT INTO DESERT VISTA COMMUNITY, LOOK FOR #142 ON THE LEFT

**Public Remarks:** Come live the Las Sendas lifestyle with the ultra popular, single story, highly upgraded Golf Course home! This gently lived in home features a new top of the line A/C, upgraded stainless steel appliances, high end slab granite, kitchen island AND breakfast bar! Don't forget the FULLY remodeled master bath sporting his and her walk in closets, as well as a sitting/changing room . The backyard is even BETTER! Featuring lots of hardscape with pavers, raised seating area overlooking the 3rd hole of the famed Las Sendas Golf Course. With no neighbors behind except for a few golfers and wildlife. The new owners can enjoy the mountain, city light and golf course views while relaxing in their backyard oasis. See Document section for complete list of recent upgrades

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Golf Course Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Electric Heat <b>Plumbing:</b> Electric Hot Wtr Htr <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-19-340 <b>Lot Number:</b> 142 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,564/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$381	<b>HOA Name:</b> LAS SENDAS <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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<b>CDOM/ADOM:</b> 14 / 14	<b>List Price:</b> \$449,500	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 01/30/2016	<b>Sold Price:</b> \$425,750	
<b>Close of Escrow Date:</b> 01/29/2016	<b>Sold Price/SqFt:</b> \$191.26	
<b>Off Market Date:</b> 01/21/2016	<b>Loan Type:</b> Cash	
	<b>Loan Years:</b> 0	
	<b>Payment Type:</b> Other	
	<b>Buyr Concess to Sell:</b> 0 \$	
	<b>Sellr Concess to Buy:</b> 0 \$	
	<b>Closing Cost Split:</b> Normal - N	

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and  
Michele Keith


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Client Report (10)

3913 N Sonoran Hills CIR, Mesa, AZ 85207

\$445,000

	5371187 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,233 / County Assessor <b>Price/SqFt:</b> \$137.64 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53RDXPS3G3S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached <b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
	<b>Approx Lot SqFt:</b> 18,230 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Subdivision:</b> Las sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7400 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> <b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power and Thomas/Eaglecrest **Directions:** East on Eaglecrest to E Teton Cir., North to Sonoran Hills Ave., West to 4th home on left.

**Public Remarks:** Need space to stretch out? This beautiful home sits on almost a 1/2 acre! The home features a gourmet kitchen with granite, upgraded cabinets, gas cook top, and DUEL pantries! 2 bedrooms on main level, one is a perfect office/den set up, sunken family room with beautiful floors. Plantation shutters T/O. New \$20K AC system, New Variable speed pool pump and New water softener. Huge, but easy to maintain, back yard featuring a heated pool and spa! Golf course and Fitness center available at an extra cost.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Desert Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); Central Vacuum; Water Softener Owned <b>Community Features:</b> 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; Near Bus Stop; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Energy Star	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Upstairs <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Items Updated:</b> Floor Yr Updated: 2012; Floor Partial/Full: Partial; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Kitchen Yr Updated: 2013; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial	<b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-17-420 <b>Lot Number:</b> 58 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,232/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> First Choice	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 39 / 39 <b>Status Change Date:</b> 01/16/2016 <b>Close of Escrow Date:</b> 01/15/2016 <b>Off Market Date:</b> 01/16/2016	<b>List Price:</b> \$425,000 <b>Sold Price:</b> \$445,000 <b>Sold Price/SqFt:</b> \$137.64 <b>Loan Type:</b> Conventional	<b>Special Listing Cond:</b> Court Approval Req'd; Probate/Estate <b>Status Update:</b> Multiple Offers Recd

<b>Loan Years:</b>	30
<b>Payment Type:</b>	Fixed
<b>Buyr Concess to Sell:</b>	0 \$
<b>Sellr Concess to Buy:</b>	5,000 \$
<b>Closing Cost Split:</b>	Normal - N

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and  
Michele Keith


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Client Report (11)

3530 N HAWES RD #3, Mesa, AZ 85207

\$500,000

 <p>2015 ARMLS</p>	5374821 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 5 / 4  <b>Bedrooms Plus:</b> 7  <b>Approx SqFt:</b> 4,400 / Owner  <b>Price/SqFt:</b> \$113.64  <b>Year Built:</b> 1991  <b>Pool:</b> Private Only  <b>Encoded Features:</b> 54FRDXPO3.5G4S  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </p> <p> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </p>
<p> <b>Approx Lot SqFt:</b> 42,086 / County Assessor  <b>Apx Lot Size Range:</b> 35,001 - 43,559  <b>Subdivision:</b> OVERLOOK  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Great Home!  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Semi-Custom  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p> <p> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </p>	

**Cross Streets:** HAWES & MCDOWELL **Directions:** North on Hawes to Overlook Entrance West. Continue through gate straight to your new home on left!

**Public Remarks:** Your search is over! Where else can you find so much home for your dollar! Semi-Custom home in a private gated community W/ plenty of rooms for the growing or ambitious family! Perfectly suited for home based business or a family that loves toys! The panoramic city & mountain views will take your breath away as you relax in your beautiful pool with waterfall & slide! The landscaping perfectly frames this home W/ koi ponds, water features & green everywhere. Vaulted ceilings, slate & wood floors, viking double oven range, huge walk-in pantry, plantation shutters, slate, wood & carpet floors, 3.5 Car garage, 5 bedrooms, 4 bathrooms, too many features on this home to list! Ask us about the paint & carpet concessions seller is offering for a limited time!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 4,001 - 4,500  <b>Garage Spaces:</b> 3.5  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3.5  <b>Slab Parking Spaces:</b> 4  <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; RV Gate; RV Parking; Tandem Garage  <b>Pool - Private:</b> Pool - Private; Fenced Pool  <b>Spa:</b> None  <b>Horses:</b> Y  <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm  <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s)  <b>Landscaping:</b> Dirt Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Private Street(s); Childrens Play Area  <b>Features:</b> Skylight(s); Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Water Softener Owned; Soft Water Loop  <b>Community Features:</b> Gated Community  <b>Flooring:</b> Carpet; Stone; Wood  <b>Windows:</b> Sunscreen(s); Dual Pane                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Upstairs  <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Family Room; Bonus/Game Room                 </p>	<p> <b>Architecture:</b> Territorial/Santa Fe  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> Rolled  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Plumbing:</b> Electric Hot Wtr Htr  <b>Utilities:</b> SRP; SW Gas; Butane/Propane  <b>Water:</b> City Water  <b>Sewer:</b> Septic; Septic in &amp; Cnctd  <b>Services:</b> City Services  <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval  <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> OVERLOOK LOT 1-14 PRIVATE DR  <b>AN:</b> 219-21-023-D  <b>Lot Number:</b> 3  <b>Town-Range-Section:</b> 2N-7E-32  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$3,999/2015  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<p> <b>HOA Y/N:</b> Y / \$25 / Monthly  <b>HOA Transfer Fee:</b> \$250                 </p>	<p> <b>HOA Name:</b> Overlook HOA  <b>HOA Telephone:</b> 480-361-3115                 </p>
<p> <b>HOA 2 Y/N:</b> N //                 </p>	
<p> <b>HOA 3 Y/N:</b> //                 </p>	
<p> <b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed                 </p>	<p> <b>Rec Center Fee Y/N:</b> N //  <b>Rec Center Fee 2 Y/N:</b> N //  <b>Land Lease Fee Y/N:</b> N //  <b>PAD Fee Y/N:</b> N //                 </p>
<p> <b>Ttl Mthly Fee Equiv:</b> \$25  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Imprv/Impt Fee 2:</b>\$0 \$                 </p>	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> <b>CDOM/ADOM:</b> 430 / 42  <b>Status Change Date:</b> 01/30/2016                 </p>	<p> <b>List Price:</b> \$550,000  <b>Sold Price:</b> \$500,000                 </p>	<p> <b>Special Listing Cond:</b> N/A                 </p>

<b>Close of Escrow Date:</b> 01/29/2016	<b>Sold Price/SqFt:</b> \$113.64
<b>Off Market Date:</b> 01/30/2016	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 6,000 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: Sterling Fine Properties (stfi001)

Prepared by Chris and  
Michele Keith


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Client Report (12)

4062 N GOLDCLIFF CIR, Mesa, AZ 85207

\$584,000

	5325703 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,017 / County Assessor <b>Price/SqFt:</b> \$193.57 <b>Year Built:</b> 2004 <b>Pool:</b> Community Only <b>Encoded Features:</b> 43RDX3G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 9,340 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> STONECLIFF AT LAS SENDAS MOUNTAIN <b>Tax Municipality:</b> Maricopa - CITY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Tuscan Residence 3 <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power and McDowell **Directions:** McDowell East to Ridge Crest. North (left) to Las Sendas Mountain Drive. East (right) to Stonecliff gate. El Sereno left onto Stonecliff Circle to Goldcliff on the left.

**Public Remarks:** VIEWS! VIEWS! VIEWS! This home shows like a model. Spacious, open concept floor plan with city lights and mountain views from every room. A built-in bbq, turf, water feature and raised seating areas allow for multiple viewing spots. Neutral colors throughout this home, super clean and truly ready to move-in. Located on Las Sendas Mountain and walking distance to The Trailhead pool & workout facility. Gated neighborhood & luxury amenities include hiking/biking trails, heated community pool/spa, tennis, golf, close to shopping/dining, Saguaro Lake and much more!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 2 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Split <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 606-32 <b>AN:</b> 219-35-162 <b>Lot Number:</b> 111 <b>Town-Range-Section:</b> 2N-7E-29 <b>City Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,642/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$322 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> //	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //
	<b>Ttl Mthly Fee Equiv:</b> \$107.33 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 152 / 152 <b>Status Change Date:</b> 01/25/2016 <b>Close of Escrow Date:</b> 01/22/2016 <b>Off Market Date:</b> 01/25/2016	<b>List Price:</b> \$599,000 <b>Sold Price:</b> \$584,000 <b>Sold Price/SqFt:</b> \$193.57 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: HomeSmart (crl11)




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Client Report (13)

4215 N ARBOLES CIR, Mesa, AZ 85207

\$765,000

 <p>©2015 ARMLS</p>	5292430 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,903 / County Assessor <b>Price/SqFt:</b> \$196 <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43.5RDXP04G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 12,020 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas Granite Preserve <b>Tax Municipality:</b> Maricopa - CITY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Thomas **Directions:** Thomas East onto Eagle Crest. North to Las Sendas Mountain Drive. Left/East to N. Stone Peak (Granite Preserve gate). Thru gate. Right on Valley Vista. Around to Arboles Circle.

**Public Remarks:** Look no further. Luxury awaits. This upgraded well sought-after floor plan is well equipped for a master chef & entertainers alike. Enjoy the views from this stately kitchen that boasts built-in sub zero & wolf appliances (48" gas cook top, double ovens, sonic ice machine) & ample storage. Recently built custom outdoor brick pizza oven & gas grill. Backyard oasis complete w/ putting green & plenty of room to soak up the views from the patio & sparkling pool. Prvt courtyards, added bonus room/art studio & an additional den or children's retreat gives this open floor plan various living arrangements. Located in a Cul-De-Sac within the acclaimed Las Sendas gated community. Mountain Views, City Lights, Hiking/biking trails, golf/tennis/community parks & pools. Close to fine dining & shopping

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Tandem Garage <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Built-in BBQ <b>Features:</b> Water Softener Owned; Soft Water Loop <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Bonus/Game Room	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD MCR 698-40 <b>AN:</b> 219-18-896 <b>Lot Number:</b> 45 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$6,370/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> VA <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$322 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$107.33 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 216 / 216 <b>Status Change Date:</b> 01/13/2016 <b>Close of Escrow Date:</b> 01/12/2016 <b>Off Market Date:</b> 01/13/2016	<b>List Price:</b> \$769,000 <b>Sold Price:</b> \$765,000 <b>Sold Price/SqFt:</b> \$196 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0	<b>Special Listing Cond:</b> N/A

<b>Payment Type:</b> Other
<b>Buyr Concess to Sell:</b> 0 \$
<b>Sellr Concess to Buy:</b> 0 \$
<b>Closing Cost Split:</b> Normal - N

Listed by: HomeSmart (crl11)

Prepared by Chris and  
Michele Keith

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Client Report (14)

8332 E Echo Canyon CIR, Mesa, AZ 85207

\$952,534

5392107	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 4,019 / Builder <b>Price/SqFt:</b> \$237.01 <b>Year Built:</b> 2007 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43.5RDXPSAO3G5S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 43,696 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Custom <b>Builder Name:</b> UNK <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** McDowell and Ridgecrest **Directions:** Left on Ridgecrest, Rt in Walking Stick, up hill, home on left

**Public Remarks:** Beautiful Home

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 5 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Balcony/Deck(s); Private Street(s) <b>Features:</b> 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Dual Pane; Energy Star; Low-E; Tinted	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room	<b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Partial Tile; Rolled <b>Fencing:</b> View/Wrought Iron; Partial <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Tankless Ht Wtr Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-700 <b>Lot Number:</b> 100 <b>Town-Range-Section:</b> 2n-7E- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$6,499/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> None <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> First Service	<b>HOA Telephone:</b> 4803578780 <b>HOA Prop Man Co Tele:</b> 4805514300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 4 <b>Status Change Date:</b> 02/01/2016 <b>Close of Escrow Date:</b> 01/29/2016 <b>Off Market Date:</b> 02/01/2016	<b>List Price:</b> \$952,534 <b>Sold Price:</b> \$952,534 <b>Sold Price/SqFt:</b> \$237.01 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and  
Michele Keith

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