



Client View

14 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$253,000 3605 N BARRON CIR Mesa, AZ 85207 Closed / 5325540	Las Sendas	3	2	1,756	Community	153.19 / 144.08	183	02/24/2016
2		\$317,500 3610 N DESERT OASIS -- Mesa, AZ 85207 Closed / 5363256	Las Sendas	3	2	1,571	Both	209.99 / 202.1	95	02/19/2016
3		\$319,000 7537 E PEARL CIR Mesa, AZ 85207 Closed / 5370211	DESERT VISTAS UNIT 3 AT LAS SENDAS	5	3	2,732	Private	120.79 / 116.76	48	02/05/2016
4		\$345,000 3060 N RIDGECREST -- 190 Mesa, AZ 85207 Closed / 5329621	DESERT VISTAS UNIT 2 AT LAS SENDAS	5	3	2,732	Both	128.11 / 126.28	180	02/29/2016
5		\$350,000 3408 N SONORAN HILLS -- Mesa, AZ 85207 Closed / 5330993	STONELEDGE AT LAS SENDAS	4	4	2,835	Community	123.46 / 123.46	174	02/26/2016
6		\$400,000 3430 N MOUNTAIN RIDGE -- 25 Mesa, AZ 85207 Closed / 5390595	Las Sendas	4	4	3,427	Community	124.02 / 116.72	1	02/29/2016
7		\$437,000 7823 E RED HAWK CIR Mesa, AZ 85207 Closed / 5325974	LAS SENDAS	5	4	3,427	Community	145.87 / 127.52	118	02/19/2016
8		\$437,000 3640 N EAGLE CANYON CYN Mesa, AZ 85207 Closed / 5362599	SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD	5	4	3,426	None	127.55 / 127.55	81	02/01/2016
9		\$455,000 8011 E TETON CIR Mesa, AZ 85207 Closed / 5255433	Stonecliff at Las Sendas Mountain	3	2.5	2,478	Community	183.62 / 183.62	410	02/05/2016
10		\$558,000 7857 E STONECLIFF CIR Mesa, AZ 85207 Closed / 5360313	STONECLIFF AT LAS SENDAS MOUNTAIN AMD	3	3	3,017	Both	190.59 / 184.95	49	02/02/2016
11		\$565,000 3913 N HIGHVIEW ST Mesa, AZ 85207 Closed / 5368794	LAS SENDAS-Stonecliff	3	2.5	2,641	Both	223.21 / 213.93	433	02/24/2016
12		\$900,000 7922 E RIVERDALE ST Mesa, AZ 85207 Closed / 5356376	LAS SENDAS	4	3.5	4,222	Both	224.99 / 213.17	466	02/01/2016
13				4	3.5	4,142	Both		531	02/26/2016

		\$1,000,000 3510 N SHADOW TRL Mesa, AZ 85207 Closed / 5334569	Las Sendas Granite Mountain						298.17 / 241.43		
14		\$1,070,000 7710 E HIDDEN CANYON ST Mesa, AZ 85207 Closed / 5233285	LAS SENDAS	3	4	3,566	Both		333.71 / 300.06	343	02/24/2016

Prepared by Chris and
Michele Keith

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Client Report (1)

3605 N BARRON CIR, Mesa, AZ 85207

\$253,000

	5325540 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$144.08 Year Built: 1999 Pool: Community Only Encoded Features: 32FRDX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,180 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Rolling Hills Planned Cmty Name: Las Sendas Model: Morning Dove Builder Name: Blandford 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 & Eagle Crest **Directions:** East on Eagle Crest, Right on Saddleback, Right on Mountain Ridge, 1st Left on Sierra Morena (gated entrance), thru gate, 1st Left on Barron. Home is on the Left.

Public Remarks:

Master Bedroom	16 13	Bedroom 2	10 10	Bedroom 3	10 10	Dining Room	16 9	Living Room	16 12
		Family Room	18 14	Kitchen	16 15				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Exterior Fireplace Property Description: Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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 Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: 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: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS MCR 472-07 AN: 219-20-059 Lot Number: 435 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,053/2015 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 / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA HOA Prop Man Co Name: 1st Svc Residential	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 TrkTrlrVbT; Rental OK (See Rmks); Club, Membership Opt; 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 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 183 / 183 Status Change Date: 02/24/2016 Close of Escrow Date: 02/24/2016 Off Market Date: 02/24/2016	List Price: \$269,000 Sold Price: \$253,000 Sold Price/SqFt: \$144.08 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 3,000 \$	Special Listing Cond: N/A

Closing Cost Split: Seller Assist - A

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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Client Report (2)

3610 N DESERT OASIS --, Mesa, AZ 85207

\$317,500

 <p>2015 ARMLS</p>	5363256 Residential Single Family - Detached Closed	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$202.1 Year Built: 1997 Pool: Both Private & Community Encoded Features: 32RPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,294 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Shadow Canyon Planned Cmty Name: Las Sendas Model: Cactus Wren Builder Name: Blandford 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 & Eagle Crest Dr **Directions:** East on Eagle Crest, Right on Saddleback, Right on Desert Oasis(Shadow Canyon-gated), to home on the Right

Public Remarks:

Master Bedroom	16 14	Bedroom 2	12 11	Bedroom 3	11 10	Breakfast Room	9 8
				Kitchen	10 9		
				Great Room	24 14		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s) 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; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Partial; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr 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: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD MCR 451-40 AN: 219-17-084 Lot Number: 236 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,622/2015 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 / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: 1st Svc Residential	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 Rmks); 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: 95 / 95 Status Change Date: 02/19/2016 Close of Escrow Date: 02/19/2016 Off Market Date: 02/19/2016	List Price: \$329,900 Sold Price: \$317,500 Sold Price/SqFt: \$202.1 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A

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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith


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Client Report (3)

7537 E PEARL CIR, Mesa, AZ 85207

\$319,000

 <p>2015 ARMLS</p>	5370211 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$116.76 Year Built: 1999 Pool: Private Only Encoded Features: 53FRDP3G2C2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 12,742 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: DESERT VISTAS Planned Cmty Name: DESERT VISTAS Model: Builder Name: unknown 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 and McDowell **Directions:** East to Ridgecrest, Left on Ridgecrest, Right on Portia, Right on Sawyer to home on Left

Public Remarks: Pre-Foreclosure. Must sale now! 40k under market value. Large yard with pool and outdoor fireplace. One bedroom and full bathroom downstairs.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 2 Total Covered Spaces: 5 Slab Parking Spaces: 2 Parking Features: RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: Exterior Fireplace Property Description: Cul-De-Sac Lot Landscaping: Desert Front; Desert Back Exterior Features: Patio Features: Vaulted Ceiling(s) Flooring: Carpet; Tile </p>	<p> Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room </p>	<p> Architecture: Ranch; Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services </p>	<p> County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS MCR 460-25 AN: 219-19-509 Lot Number: 243 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,868/2015 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: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA HOA Prop Man Co Name: 1st Svc Residential	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: Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); FHA 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 / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 48 / 48 Status Change Date: 02/05/2016 Close of Escrow Date: 02/05/2016 Off Market Date: 01/22/2016 </p>	<p> List Price: \$330,000 Sold Price: \$319,000 Sold Price/SqFt: \$116.76 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N </p>	<p> Special Listing Cond: Pre-Foreclosure; Owner/Agent </p>

Listed by: Penev Realty Advisors (relp01)

Prepared by Chris and Michele Keith


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Client Report (4)

3060 N RIDGECREST -- 190, Mesa, AZ 85207

\$345,000

	5329621 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$126.28 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53FRDXP3G1S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,368 / 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: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas 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; North on Ridgcrest to the Desert Vistas Gate on left hand side. Go through gate and home will be on left hand side.

Public Remarks: This property is gorgeous. It's beautifully updated with hardwood floors, slate tile, granite counters, tiled back splash, upgraded appliances, resurfaced cabinets and the list goes on. This floor plan features a large family room with fireplace, plus an additional formal living and dining room. This plan also features 5 FULL bedrooms including 1 bedroom and 1 bathroom downstairs. Perfect for guests or an office. Enjoy the sparkling play pool and private lot as there are no homes directly behind. The large master suite features: private walk deck, his and her closets, separate shower and tub and dual sinks. Other features include: over sized laundry room, refrigerator, washer and dryer included, vaulted ceilings, garage cabinets, RV gate with slab, updated lighting, and so much more.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 1 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: None Horses: N Fireplace: Fireplace Family Rm Property Description: Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS MCR: 410-17 AN: 219-19-388 Lot Number: 190 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,503/2014 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: Agency Discl Req Possession: By Agreement

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	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 TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; 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: 180 / 180 Status Change Date: 03/01/2016	List Price: \$350,000 Sold Price: \$345,000	Special Listing Cond: Relo/Corp Aprvl Reqd

Close of Escrow Date: 02/29/2016	Sold Price/SqFt: \$126.28
Off Market Date: 03/01/2016	Loan Type: Cash
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith


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Client Report (5)

3408 N SONORAN HILLS --, Mesa, AZ 85207

\$350,000

	5330993 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 4 Bedrooms Plus: 6 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$123.46 Year Built: 2006 Pool: Community Only Encoded Features: 44RO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>
<p>Approx Lot SqFt: 7,742 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: STONELEDGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes 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: E Thomas and Power Rd. **Directions:** East on Thomas to Red Mountain and then south to first street west, Sonoran Hills and follow around to home. See gate code.

Public Remarks: This home features a community pool, tennis courts, walking/bike paths and incredible mountain views. There are no houses behind this home. There is a three car garage, one is tandem. The backyard is extra large for the community and has a covered patio. Downstairs is an office/den and then four bedrooms upstairs and a loft. The kitchen has an island, pantry, gas stove, and granite counters. The seller conducted an inspection on this home prior to listing and a list of repairs/renovations made is available. Any repairs made were completed by a licensed contractor.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Pvt Yrd(s)/Crttyrd(s) Community Features: Comm Tennis Court(s); Community Pool; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile</p>	<p>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 Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Loft</p>	<p>Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; Oth Gas (See Rmrks) Water: City Water Sewer: Sewer - Public Technology: HighSpd Intrnt Aval</p>	<p>County Code: Maricopa Legal Subdivision: STONELEDGE AT LAS SENDAS MCR 715-50 AN: 219-19-754 Lot Number: 7 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,897/2014 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: Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$155</p>	<p>HOA Name: Las Sendas HOA Prop Man Co Name: First Service Res.</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: 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: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 174 / 174 Status Change Date: 02/27/2016 Close of Escrow Date: 02/26/2016 Off Market Date: 02/27/2016</p>	<p>List Price: \$350,000 Sold Price: \$350,000 Sold Price/SqFt: \$123.46 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: OpenDoor Homes (opdo01)

Prepared by Chris and Michele Keith

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Client Report (6)

3430 N MOUNTAIN RIDGE -- 25, Mesa, AZ 85207

\$400,000

 <p>2016 ARMLS</p>	5390595 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 3,427 / County Assessor Price/SqFt: \$116.72 Year Built: 1998 Pool: Community Only Encoded Features: 44FRD03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,515 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las sendas Planned Cmty Name: Las sendas Model: Builder Name: Blandford Hun Block: 7600 E 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 Thomas **Directions:** Turn into Las Sendas onto Eagle Crest. North to Saddleback turn right and right at the T onto Mountain Ridge. To Soronan Heights gate. Thru gate and to the right until you get to # 25

Public Remarks: GOLF COURSE home in the award winning gated / golf course community Las Sendas. VIEWS don't get any better then this!! City light, sunsets, golf course & mountains. This private lot is on 10,515 sq ft. Formal living & dining area. 5 bedroom 4 baths. Full bedroom & bathroom on the first floor. Large kitchen w/ SS appliances, island & granite counter tops. Open to wonderful family room with huge windows to enjoy your views.Tile flooring. Large master suite with balcony with amazing views. Three large bedrooms one with it's own bathroom. Upstairs laundry room. Backyard has extended covered patio, beautiful landscaping & splash pad.All with south west exposure and VIEWS!! Las Sendas is a master planned community with clubhouse, 2 heated pools, spas, tennis, pickle ball, BBB courts.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Cul-De-Sac Lot; City Light View (s); Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Pvt Tennis Court (s); Sport Court(s); Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	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: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial	Architecture: Territorial/Santa Fe Const - Finish: 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 Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 410-16 AN: 219-19-189 Lot Number: 25 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$4,048/2015 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

Fees & Homeowner Association Information

HOA Y/N: Y / \$324 / Quarterly HOA Transfer Fee: \$155	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 Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$108 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 8	List Price: \$425,000	Special Listing Cond: N/A

Status Change Date: 03/01/2016	Sold Price: \$400,000
Close of Escrow Date: 02/29/2016	Sold Price/SqFt: \$116.72
Off Market Date: 01/30/2016	Loan Type: Cash
	Loan Years: 0
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 %
	Closing Cost Split: Normal - N

Listed by: Realty Executives (reax15)

Prepared by Chris and
Michele Keith


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Client Report (7)

7823 E RED HAWK CIR, Mesa, AZ 85207

\$437,000

 <p>2015 ARMLS</p>	5325974 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 4 Bedrooms Plus: 5 Approx SqFt: 3,427 / County Assessor Price/SqFt: \$127.51 Year Built: 2000 Pool: Community Only Encoded Features: 54FRDXTO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 17,839 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: GRAYHAWK AT LAS SENDAS Planned Cmty Name: Model: Saguaro Builder Name: Blandford Hun Block: 7000 E 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 AND MCDOWELL **Directions:** POWER AND MCDOWELL Directions: E ON MCDOWELL TO N ON RIDGECREST N INTO LAS SENDAS TO West on N Stone Gully S ON RED HAWK CIRCLE

Public Remarks: MILLION DOLLAR CITY AND MOUNTAIN VIEWS! HARD TO FIND OVERSIZED CUL DE SAC LOT WITH FULL SPORT COURT AND ATTACHED SCOOTER TRACK. LARGE GRASSY YARD WITH FULL EXTENDED COVERED PATIO. BEAUTIFUL ENTRY INTO THIS WELL KEPT FAMILY HOME SLATE FLOORING, NEUTRAL COLORS, OPEN GOURMET KITCHEN WITH GRANITE COUNTER TOPS*GAS COOK TOP*UPGRADED CABINETS *DEEP STAINLESS SINKS WITH GROHE FAUCET* WALK-IN PANTRY FULL BED AND BATH DOWN, USED CURRENTLY AS OFFICE WITH BUILTINS* LARGE MASTER SUITE WITH JETTED TUB*DOUBLE SINKS* 2 CUSTOM WALK-IN CLOSET*SPECTACULAR VIEW OF THE MOUNTAINS AND CITY LIGHTS* *PRE-WIRED FOR SURROUND SOUND THROUGHOUT*OVERSIZED GARAGE* GAS FIREPLACE* STUNNING HOME IN THE BEAUTIFUL LAS SENDAS COMMUNITY WITH HIKING TRAILS*HEALTH CLUB*SPORTS COURTS*2 SWIM AND TENNIS CENTERS AND ACRES OF PARKS

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Pvt Tennis Court (s); Sport Court(s); Patio; Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Childrens Play Area; Other (See Remarks) Features: Vaulted Ceiling(s); 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; Stone Windows: Sunscreen(s); Dual Pane; Tinted </p>	<p> Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Master Bedroom: Split; Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry; Upstairs Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room </p>	<p> Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Block; 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: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS MCR 505-47 AN: 219-20-230 Lot Number: 468 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$3,250/2014 Ownership: Fee Simple New Financing: Cash; CTL; 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 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Telephone: 480-357-8780 </p>
<p> HOA 2 Y/N: N / / </p>	

HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Clubhouse/Rec Center; FHA Approved Prjct; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Annually Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 118 / 118 Status Change Date: 02/20/2016 Close of Escrow Date: 02/19/2016 Off Market Date: 02/17/2016	List Price: \$499,900 Sold Price: \$437,000 Sold Price/SqFt: \$127.52 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: West USA Realty (wusa06)

Prepared by Chris and Michele Keith


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Client Report (8)

3640 N EAGLE CANYON CYN, Mesa, AZ 85207

\$437,000

 <p>2015 ARMLS</p>	5362599 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 4 Bedrooms Plus: 6 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$127.55 Year Built: 1997 Pool: None Encoded Features: 54RDO3G Exterior Stories: 2 # of Interior Levels: 2 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 </p> <p> Approx Lot SqFt: 10,916 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Thomas Rd and Power Rd **Directions:** East on Thomas and it turns into Eagle Crest Dr. Follow Eagle Crest around to the north to Saddleback St. Go east on Saddleback to Eagle Canyon and then south to home. See Gate Code.

Public Remarks: This beautiful home features: + Kitchen island and stainless steel appliances. + Granite countertops and tile backsplash in kitchen. + Golf course with mountain views. + Gated community with a pool, tennis courts, walking path, rec room, and a spa! + Master suite & bath features a walk-out balcony with views of the mountains. + Formal dining area and family room. The seller conducted an exhaustive 150-point inspection prior to listing, and a licensed contractor performed all repairs. Their design team then renewed the home with new renovations.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngh Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front; Grass Back Exterior Features: Patio; Covered Patio(s) Community Features: Biking/Walking Path; Gated Community; Golf Course </p>	<p> Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); 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: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y </p>	<p> Const - Finish: Painted; Stucco Construction: Other (See Remarks) Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public </p>	<p> County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 451-39 AN: 219-17-148 Lot Number: 84 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,428/2015 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: Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$155 </p>	<p> HOA Name: Las Sendas HOA Prop Man Co Name: First Service Res. </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: 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: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 81 / 81 Status Change Date: 02/02/2016 Close of Escrow Date: 02/01/2016 Off Market Date: 02/02/2016 </p>	<p> List Price: \$437,000 Sold Price: \$437,000 Sold Price/SqFt: \$127.55 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2,000 \$ Closing Cost Split: Normal - N </p>	<p> Special Listing Cond: N/A </p>

Listed by: OpenDoor Homes (opdo01)

Prepared by Chris and Michele Keith


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Client Report (9)

8011 E TETON CIR, Mesa, AZ 85207

\$455,000

 <p>©2015 AFMI S</p>	5255433 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,478 / County Assessor Price/SqFt: \$183.62 Year Built: 2004 Pool: Community Only Encoded Features: 32.5RDO2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 11,937 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Stonecliff at Las Sendas Mountain Tax Municipality: Mesa Marketing Name: Las Sendas Luxury Home Planned Cmty Name: Stonecliff at Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 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: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,478 / County Assessor Price/SqFt: \$183.62 Year Built: 2004 Pool: Community Only Encoded Features: 32.5RDO2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,937 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Stonecliff at Las Sendas Mountain Tax Municipality: Mesa Marketing Name: Las Sendas Luxury Home Planned Cmty Name: Stonecliff at Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,478 / County Assessor Price/SqFt: \$183.62 Year Built: 2004 Pool: Community Only Encoded Features: 32.5RDO2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,937 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Stonecliff at Las Sendas Mountain Tax Municipality: Mesa Marketing Name: Las Sendas Luxury Home Planned Cmty Name: Stonecliff at Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas 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 Rd **Directions:** East off Thomas on Eagle Crest, follow Eagle Crest as it loops around, East on Las Sendas Mountain Dr, South on Pinnacle Ridge into gated Stonecliff community, West on Teton to end of road and home.

Public Remarks: This is the best valued home in the neighborhood. The pending sales are at a much higher price per square foot. Located in one of the finest gated communities in the city, this Las Sendas Mountain Stonecliff home is situated on one of the largest lots in the community, which is very close to the community center. Residents of Las Sendas are given exclusive access to the recreational center, pool, spa, award-winning golf course, tennis courts and more. The home features 2,478 square feet of living space, 3 bedrooms, 2.5 bathrooms, bonus room/man cave, and expansive views of the Sonoran Desert. Please view the virtual tour for more pictures, and research Las Sendas Community Center & Las Sendas Golf Course for more information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Adjacent to Wash Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Other (See Remarks) Master Bedroom: Split Laundry: Wshr/Dry HookUp Only; None Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Ranch; Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 606-32 AN: 219-35-094 Lot Number: 43 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,413/3014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange 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

Fees & Homeowner Association Information

HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community	HOA Telephone: 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); Clubhouse/Rec Center; Club, Membership Opt; 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: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 410 / 281 Status Change Date: 02/05/2016 Close of Escrow Date: 02/05/2016 Off Market Date: 01/10/2016	List Price: \$455,000 Sold Price: \$455,000 Sold Price/SqFt: \$183.62 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: Century 21 Toma Partners (bent01)

Prepared by Chris and
Michele Keith


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Client Report (10)

7857 E STONECLIFF CIR, Mesa, AZ 85207

\$558,000

	5360313 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td style="vertical-align: top;"> Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$184.95 Year Built: 2005 Pool: Both Private & Community Encoded Features: 33RDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td style="vertical-align: top;"> Approx Lot SqFt: 8,875 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Residence 3 Builder Name: Blandford Homes Hun Block: 4025 N Map Code/Grid: P42 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: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$184.95 Year Built: 2005 Pool: Both Private & Community Encoded Features: 33RDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,875 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Residence 3 Builder Name: Blandford Homes Hun Block: 4025 N 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
Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$184.95 Year Built: 2005 Pool: Both Private & Community Encoded Features: 33RDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,875 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Residence 3 Builder Name: Blandford Homes Hun Block: 4025 N 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:** E on Eagle Crest (Thomas), N on Las Sendas Mountain, through first gate on right, R on Stonecliff

Public Remarks: Private, resort-like setting w/view of community park behind pristine 3-bdrm, 3-bath Residence 3 w/office & 3-car garage in Stonecliff at Las Sendas. Gourmet kitchen w/SS appliances, 6-burner gas cooktop, R/O, & beautiful cabinets; back yard w/heated pool, oversized spa, & organic garden; Toto toilets; custom 9-jet spa tub in the master bath, huge walk-in closet in the master bdrm; Travertine floors in kitchen and baths; cherrywood floors T/O the rest of the house; plantation shutters T/O; built-in cabinets in the garage. Enjoy Las Sendas's golf course (fees apply), parks, playgrounds, hiking/biking trails, sport courts, pools and spas minutes from shopping, dining, Loop 202 Freeway, Sky Harbor Airport, downtown Phoenix, midtown Scottsdale, Utery Pass recreational area, & Saguaro Lake.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 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; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s); North/South Exposure; Borders Common Area 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); Pvt Yrd(s)/Ctryrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Stone; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated: 2007; Floor Partial/Full: Full; Plmbg Yr Updated: 2007; Plmbg Partial/Full: Full	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 606-32 AN: 219-35-063 Lot Number: 12 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,567/2015 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$575,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$339 / Quarterly HOA Transfer Fee: \$0	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 Rmks); 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: \$113 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 Status Change Date: 02/03/2016 Close of Escrow Date: 02/02/2016 Off Market Date: 12/28/2015	List Price: \$575,000 Sold Price: \$558,000 Sold Price/SqFt: \$184.95 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: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (11)

3913 N HIGHVIEW ST, Mesa, AZ 85207

\$565,000

 <p>©2014 ARMLS</p>	5368794 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,641 / County Assessor Price/SqFt: \$213.93 Year Built: 2004 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,354 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS-Stonecliff Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas 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:** East on Eagle Crest(Thomas), left on Las Sendas mountain, right on Pinnacle Ridge, right on Teton, left on Highview to property.

Public Remarks: "Note the recent comparable sales at 4114 E El Sereno @ \$229 per square foot and 3905 N Highview @ \$218 per square foot which is right next door!" From the moment you enter this designer's home, you will see the quality of workmanship in each room. Private Tuscan style retreat in the foothills of the Las Sendas Golf Community. Priceless views of the Valley including Phoenix city lights and Camelback Mountain. Gated community, plantation shutters, high end plush sculpted carpet and tile throughout. Interior professionally painted in 2013, exterior painted April 2015! Truly gourmet kitchen offers upgraded 42" maple cabinets, rich granite countertops, an oversized 48" SS Jenn-Air gas range, built-in 48" SS GE Monogram refrigerator. Tuscan backsplash with accent lighting under cabinet

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: 1 Fireplace Landscaping: Desert Front; Desert Back; Synthetic Grass Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Transportation Svcs; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Low-E; Tinted Accessibility Feat.: Zero-Grade Entry	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Downstairs Additional Bedroom: 2 Master Bdrms; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Cable TV Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-128 Lot Number: 77 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,982/2014 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: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$106 / Monthly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS HOA Telephone: (480)957-9191
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Club, Membership Opt	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: \$106 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: %0 %	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 433 / 433 Status Change Date: 02/25/2016 Close of Escrow Date: 02/24/2016 Off Market Date: 02/25/2016	List Price: \$589,500 Sold Price: \$565,000 Sold Price/SqFt: \$213.93 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A

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

Listed by: Cambridge Properties, Inc. (camb01)

Prepared by Chris and
Michele Keith


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Client Report (12)

7922 E RIVERDALE ST, Mesa, AZ 85207

\$900,000

 <p>2015 ARMLS</p>	5356376 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,222 / County Assessor Price/SqFt: \$213.16 Year Built: 2007 Pool: Both Private & Community Encoded Features: 43.5FRDXPSO4G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 27,009 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: CUSTOM HOME Builder Name: UNKNOWN Hun Block: 7900 E 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: Thomas & Power Rd. **Directions:** Thomas turns into Eagle Crest at Las Sendas Entrance*First right on Red Mtn. past Elem.School to Ridgcrest*Turn Left to Tuscany(Rock Canyon II Entranc)Thru gate turn left on Riverdale to home on left

Public Remarks: *LOWEST PRICED CUSTOM IN LAS SENDAS & LOOK AT FEATURES!*CLOSE BEFORE 12/31 FOR \$9,000 SELLER DOWN PAYMENT CONTRIBUTION!*LOOK NO FURTHER as you won't find a better home at this price!*Single level(no steps) this is a must see*Magnificent GOURMET KITCHEN/GREAT ROOM plan W/OPEN CONCEPT*Mtn Views galore from the massive covered patio entertaining area overlooking incredible enormous neg/edge salt water pool & Spa!*Gourmet kitchen w/2 dishwashers/Kitchen Aid all stainless appliances, exquisite custom cabinetry w/soft closing drawers, granite slab counters, butler's pantry w/new wine frig, huge island w/2 sit-up bar areas to seat 6-8!*Beautiful Master Suite w/ magnificent bath & Huge Walk-in closet!*Office w/Built-ins*Over size Laundry*4-CAR GARAGE/split 3/1 w/tons of storage*CERTIFIED HOME*

Master Bedroom 18 17	Bedroom 2 15 14	Bedroom 3 15 15	Bedroom 4 15 15	Living Room 25 15
		Kitchen 20 17	Dining Room 16 13	Office 12 10
		Great Room 25 18		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 6 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Mountain View(s); Adjacent to Wash; Borders Common Area 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: Patio; Covered Patio(s); Private Street(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Fire Sprinklers; No Interior Steps; Soft Water Loop; Drink Wtr Filter Sys 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; Near Bus Stop; Workout Facility Flooring: Carpet; Stone; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Downstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room	Architecture: Spanish Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Recirculation Pump; Gas Hot Water Heater 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); Multi-Zones	County Code: Maricopa Legal Subdivision: ROCK CANYON AT LAS SENDAS MCR 617-40 AN: 219-20-266 Lot Number: 17 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$6,549/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional 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: \$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	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 466 / 74	List Price: \$949,900	Special Listing Cond: N/A
Status Change Date: 02/02/2016	Sold Price: \$900,000	
Close of Escrow Date: 02/01/2016	Sold Price/SqFt: \$213.17	
Off Market Date: 01/13/2016	Loan Type: VA	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 1,500 \$	
	Closing Cost Split: Seller Assist - A	

Listed by: Realty Executives (reax92)

Prepared by Chris and Michele Keith


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Client Report (13)

3510 N SHADOW TRL, Mesa, AZ 85207

\$1,000,000

 <p>©2014 ARMLS</p>	5334569 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,142 / County Assessor Price/SqFt: \$241.42 Year Built: 2013 Pool: Both Private & Community Encoded Features: 43.5FRDXPQO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 42,123 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Granite Mountain Tax Municipality: Mesa Marketing Name: Spectacular views!!! Planned Cmty Name: Model: Builder Name: custom Hun Block: Map Code/Grid: P42 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 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,142 / County Assessor Price/SqFt: \$241.42 Year Built: 2013 Pool: Both Private & Community Encoded Features: 43.5FRDXPQO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 42,123 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Granite Mountain Tax Municipality: Mesa Marketing Name: Spectacular views!!! Planned Cmty Name: Model: Builder Name: custom 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
Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,142 / County Assessor Price/SqFt: \$241.42 Year Built: 2013 Pool: Both Private & Community Encoded Features: 43.5FRDXPQO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 42,123 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Granite Mountain Tax Municipality: Mesa Marketing Name: Spectacular views!!! Planned Cmty Name: Model: Builder Name: custom 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/Eagle Crest Drive **Directions:** East on Thomas/Eagle Crest Drive. Left on Las Sendas Mountain Drive. Left on Range Rider Trail. 2nd. subdivision on the left.

Public Remarks: Don't miss This exquisite new custom estate in Granite Mountain at Las Sendas offers panoramic city lights and mountain views. Dramatic design throughout. The gourmet kitchen features a soaring ceiling, custom cabinets, custom lighting, stainless appliances, granite counter tops, breakfast bar, center-island, Hot water spout over cooktop, hidden pantry large enough for its own island, and a breakfast room. Opening from the kitchen is the family room with a floor to ceiling fireplace, gorgeous hardwood flooring, rich wood plank & beam ceiling and courtyard access. The elegant formal living & dining rooms have been strategically placed to enjoy the views and present easy access to the wrap around rear patio through the double iron doors. The master suite is fit for king & queen!

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: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Hillside Lot; City Light View(s); Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Fire Sprinklers; 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; Golf Course Flooring: Carpet; Stone; Tile; Wood Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry; Other (See Remarks) Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Bonus/Game Room; Guest Qtrs-Sep Entrn	Const - Finish: Painted; Stucco; Brick Trim/Veneer; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Tankless Ht Wtr Heat; Gas Hot Water Heater; Gas Hot Wtr - Tnkiss Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: GRANITE MOUNTAIN AT LAS SENDAS AN: 219-24-246 Lot Number: 13 Town-Range-Section: 2N-7E-33 Cty Bk&Pg: Plat: Taxes/Yr: \$7,441.66/2015 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: By Agreement

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: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 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: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 531 / 531	List Price: \$1,235,000	Special Listing Cond: N/A

Status Change Date: 02/27/2016	Sold Price: \$1,000,000
Close of Escrow Date: 02/26/2016	Sold Price/SqFt: \$241.43
Off Market Date: 02/27/2016	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: TreeHouse Realty, LLC (thgr001)

Prepared by Chris and
Michele Keith

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Client Report (14)

7710 E HIDDEN CANYON ST, Mesa, AZ 85207

\$1,070,000

 <p>©2015 ARMLS</p>	5233285 Residential Single Family - Detached Closed	Beds/Baths: 3 / 4 Bedrooms Plus: 4 Approx SqFt: 3,566 / Appraiser Price/SqFt: \$300.06 Year Built: 2004 Pool: Both Private & Community Encoded Features: 34RDPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 38,399 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: HIDDEN CANYON Planned Cmty Name: LAS SENDAS Model: Builder Name: AmeriChoice 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/EAGLE CREST **Directions:** East on Thomas/Eagle Crest. Left on Las Sendas Mtn. Dr. Left on Terra Mesa & straight to gate. Through gate & left on Copper Canyon St. Right on Deserts Gate Cir. Left on Hidden Canyon to property

Public Remarks: This exquisite custom home features the best of luxury Las Sendas living with 3 BRs, elegant office, 4 baths, and 3566 sq ft. The .88 acre lot backs to the Tonto National Forest and offers privacy and unobstructed views. Walk out the backyard to hiking and biking trails. The spectacular great room is designed for entertaining with a wet bar and built-in media center. Enjoy cooking in the well-appointed kitchen with double dishwashers, built-in refrigerator, and double ovens. Savor the resort lifestyle with an extended covered patio, stone accented pool, spa, fire pit and view deck. Fine finishes abound: majestic iron front door, stone floors, thick slab granite counters, custom cabinetry, and designer closets. Exceptionally maintained!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extned Lngh Garage; Over Height Garage; Side Vehicle Entry Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Firepit; No Fireplace Property Description: Border Pres/Pub Lnd; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Natural Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split; Downstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Library-Blt-in Bkcse	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: HIDDEN CANYON AT LAS SENDAS AN: 219-18-826 Lot Number: 20 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$6,109/2014 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: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$400	HOA Name: FIRST SERV. RES.	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$111

Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 343 / 343 Status Change Date: 02/24/2016 Close of Escrow Date: 02/24/2016 Off Market Date: 01/15/2016	List Price: \$1,190,000 Sold Price: \$1,070,000 Sold Price/SqFt: \$300.06 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: KOR Properties (korp001)

Prepared by Chris and Michele Keith

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