






## Client View

17 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$290,000</b> 3055 N RED MOUNTAIN -- 189 Mesa, AZ 85207 Closed / 5295372	LAS SENDAS	3	2	1,756	Both	169.65 / 165.15	197	03/15/2016
2		<b>\$300,000</b> 7265 E TASMAN ST Mesa, AZ 85207 Closed / 5370272	Las Sendas	3	2	1,571	Community	197.33 / 190.96	105	03/18/2016
3		<b>\$301,000</b> 6935 E SNOWDON ST Mesa, AZ 85207 Closed / 5389056	Las Sendas	4	3	2,475	Community	125.21 / 121.62	63	03/28/2016
4		<b>\$309,000</b> 3539 N BARRON -- Mesa, AZ 85207 Closed / 5341573	Las Sendas	3	2	1,571	Both	196.69 / 196.69	147	03/21/2016
5		<b>\$317,500</b> 3055 N RED MOUNTAIN -- 170 Mesa, AZ 85207 Closed / 5379036	IRONWOOD PASS UNIT 2 AT LAS SENDAS	3	2.75	2,150	Both	149.3 / 147.67	180	03/18/2016
6		<b>\$321,500</b> 2505 N RAVEN CIR Mesa, AZ 85207 Closed / 5349334	GRAYFOX AT LAS SENDAS	3	2	2,035	Both	159.71 / 157.99	163	03/25/2016
7		<b>\$330,000</b> 3462 N SONORAN HLS Mesa, AZ 85207 Closed / 5282095	Las Sendas	4	3	1,911	Community	177.92 / 172.68	281	03/31/2016
8		<b>\$367,000</b> 3060 N RIDGECREST -- 121 Mesa, AZ 85207 Closed / 5407440	LAS SENDAS	5	3	2,732	Both	135.07 / 134.33	90	03/31/2016
9		<b>\$391,000</b> 3060 N RIDGECREST -- 93 Mesa, AZ 85207 Closed / 5342171	Las Sendas - Desert Vistas	3	2	2,226	Both	179.65 / 175.65	267	03/07/2016
10		<b>\$396,000</b> 3757 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 5280737	HIGHLANDS AT LAS SENDAS	4	3	2,732	Both	146.41 / 144.95	227	03/01/2016
11		<b>\$425,000</b> 3549 N SONORAN HTS Mesa, AZ 85207 Closed / 5328593	SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD	3	2	2,413	Both	190.22 / 176.13	193	03/25/2016
12		<b>\$483,000</b> 3537 N SONORAN HEIGHTS HTS Mesa, AZ 85207 Closed / 5376480	Sonoran Heights unit 2 at Las Sendas AMD	4	3	3,654	Both	135.47 / 132.18	296	03/14/2016

13		<b>\$560,000</b> 3858 N STONE POINT CIR Mesa, AZ 85207 Closed / 5351722	ECHO CANYON PHASE 1 AT LAS SENDAS	4	3	4,255	Both	137.7 / 131.61	143	03/11/2016
14		<b>\$560,000</b> 8219 E TETON ST Mesa, AZ 85207 Closed / 5359405	Las Sendas	4	3	2,942	Both	198.84 / 190.35	118	03/15/2016
15		<b>\$575,000</b> 3430 N MOUNTAIN RDG 38 Mesa, AZ 85207 Closed / 5383869	SONORAN HEIGHTS UNIT 1 AT LAS SENDAS	4	3	3,330	Private	180.15 / 172.67	73	03/28/2016
16		<b>\$590,000</b> 4065 N SILVER RIDGE CIR Mesa, AZ 85207 Closed / 5278187	LAS SENDAS	3	3	3,017	Both	198.66 / 195.56	260	03/11/2016
17		<b>\$742,000</b> 7130 E SADDLEBACK ST 29 Mesa, AZ 85207 Closed / 5251201	GOLF COLONY AT LAS SENDAS	4	2.5	3,982	Both	194.63 / 186.34	520	03/08/2016

Prepared by Chris and  
Michele Keith

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Client Report (1)

3055 N RED MOUNTAIN -- 189, Mesa, AZ 85207

\$290,000

 <p>2015 ARMLS</p>	5295372 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,756 / County Assessor  <b>Price/SqFt:</b> \$165.14  <b>Year Built:</b> 1998  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 32FRDP2G2S  <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>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> 5,940 / 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> Ironwood Pass Unit 2  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> Morning Dove  <b>Builder Name:</b> Blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p>

**Cross Streets:** Power and McDowell **Directions:** East on McDowell to Ridgecrest. Left to Red Mountain, Left to the 2nd Ironwood Pass gate across from Las Sendas Elementary School. Right thru the gate following the signs to Unit 189 on the Left.

**Public Remarks:** REDUCED! New Kitchen! Appliances, Granite, Cupboards, Paint, Carpet & tile in the Master Bath. Great Location! Beautiful single level 3 bed 2 bath in the highly sought after gated community of Las Sendas with vaulted ceilings, ceiling fans, open kitchen floor plan. Gas Stove. Both gas and electric hookup for dryer. Private back yard with view fence to the common area wash & a sparkling Pebble Tec play pool /waterfall, fireplace/BBQ area. Community includes the beautiful Las Sendas Golf Course, clubhouse & wonderful resort amenities including a gym & community activity planner. 45 miles of trails for hiking & biking with access to the Tonto Forest. Minutes from the 202 Red Mountain Freeway, Walking distance to Las Sendas Elem School, swimming pool, tennis courts, soccer field & park area.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <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> 2  <b>Parking Features:</b> Electric Door Opener  <b>Pool - Private:</b> Pool - Private; Play Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> Exterior Fireplace  <b>Property Description:</b> Mountain View(s); North/South Exposure; Borders Common Area  <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> Covered Patio(s); Built-in BBQ  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop  <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> Sunscreen(s); Dual Pane  <b>Accessibility Feat.:</b> Hallways 36in+ Wide                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only; Gas Dryer Hookup; 220 V Dryer Hookup; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Family Room  <b>Items Updated:</b> Floor Yr Updated: 2015; Floor Partial/Full: Partial; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Full; Pool Yr Updated: 2014; Pool Partial/Full: Partial                 </p>	<p> <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  <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  <b>Energy/Green Feature:</b> Ceiling Fan (s)                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 409-50  <b>AN:</b> 219-19-125  <b>Lot Number:</b> 189  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,328/2014  <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&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 / \$332.64 / Quarterly  <b>HOA Transfer Fee:</b> \$400                 </p>	<p> <b>HOA Name:</b> Las Sendas Community                 </p>	<p> <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 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> \$110.88  <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

<b>CDOM/ADOM:</b> 197 / 197	<b>List Price:</b> \$297,900	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 03/16/2016	<b>Sold Price:</b> \$290,000	
<b>Close of Escrow Date:</b> 03/15/2016	<b>Sold Price/SqFt:</b> \$165.15	
<b>Off Market Date:</b> 01/31/2016	<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	

Listed by: HomeSmart (crl11)

Prepared by Chris and  
Michele Keith


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Client Report (2)

7265 E TASMAN ST, Mesa, AZ 85207

\$300,000

 <p>2015 ARMLS</p>	5370272 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> \$190.96 <b>Year Built:</b> 2000 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32FRO2G2S <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> 7,012 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Cactus Wren <b>Builder Name:</b> Blandford <b>Hun Block:</b> 4060 N <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 Rd and Thomas **Directions:** E. on Thomas (becomes Eaglecrest), E. on Sagewood (Featherwind Gate), right after gate and follow around to home on the right.

**Public Remarks:** Turn key, energy efficient home in Las Sendas. Owned solar panel system and tinted windows save \$\$\$ each year! Gorgeous interior with tile inlays, upgraded carpet, slab granite countertops, travertine backsplash, stainless steel appliances, updated light fixtures, ceiling fans and hardware. Private yard backs to large open area with beautiful native plants and views of Boulder Mountain.

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> 2 <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; 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> Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area <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) <b>Features:</b> Vaulted Ceiling(s) <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>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Laundry:</b> 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 <b>Items Updated:</b> Floor Partial/Full: Partial; Kitchen Partial/Full: Partial; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level; No Common Walls <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 <b>Heating:</b> Gas 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 <b>Energy/Green Feature:</b> Solar Panels; Ceiling Fan(s) <b>Solar Panels:</b> Ownership: Owned	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> FEATHERWIND AT LAS SENDAS MCR 517-09 <b>AN:</b> 219-17-517 <b>Lot Number:</b> 505 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,800/2015 <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> By Agreement

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-375-8780
<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); 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 Impv/Impt Fee 2:</b> %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 105 / 105 <b>Status Change Date:</b> 03/19/2016 <b>Close of Escrow Date:</b> 03/18/2016 <b>Off Market Date:</b> 03/19/2016	<b>List Price:</b> \$310,000 <b>Sold Price:</b> \$300,000 <b>Sold Price/SqFt:</b> \$190.96 <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: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

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Client Report (3)

6935 E SNOWDON ST, Mesa, AZ 85207

\$301,000

	5389056 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,475 / County Assessor <b>Price/SqFt:</b> \$121.62 <b>Year Built:</b> 2006 <b>Pool:</b> Community Only <b>Encoded Features:</b> 43FRDXO3G3S <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> 5,728 / 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> <b>Planned Cmty Name:</b> Cobblestone at Las Sendas <b>Model:</b> <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 3800 N <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:** Head north on N Power Rd toward E Virginia St, Turn right onto E Eagle Crest Dr, Turn left onto E Sayan St, Turn right onto N Sonoran Hills, N Sonoran Hills turns right and becomes E Snowdon St

**Public Remarks:** Spectacular 4 bedroom, 3 bath property in the highly sought after Las Sendas community is now for sale! Interior just repainted & it is truly move in ready. This lovely home features a loft, great curb appeal, soaring ceilings & staircase, neutral paint, great room, charming eat-in kitchen with granite countertops, island & black appliances, ceiling fans throughout, spacious master bedroom & a fantastic master bath w/double sinks & step-in shower. The backyard is a cozy retreat with its large covered patio, beautiful low maintenance desert landscaping, fountain and firepit. The community is just as amazing with recreation centers, heated pools, spas, tennis courts, basketball and work facilities. The lifestyle you want & deserve awaits you. Schedule your showing before this one is gone!

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> 3 <b>Parking Features:</b> Dir Entry frm Garage; 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; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace; Firepit <b>Property Description:</b> Mountain View(s); North/South Exposure <b>Landscaping:</b> 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) <b>Features:</b> Vaulted Ceiling(s); 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; Near Bus Stop; Workout Facility <b>Flooring:</b> Carpet; Tile	<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>Additional Bedroom:</b> Other Bdrm Dwnstrs; 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 <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Loft	<b>Architecture:</b> Santa Barbara/Tuscan <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>Utilities:</b> SRP; City Gas <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> COBBLESTONE AT LAS SENDAS <b>AN:</b> 219-20-331 <b>Lot Number:</b> 11 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,611/2015 <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> Non Assumable <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 / \$105.67 / Monthly <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); Rental OK (See Rmrks); FHA Approved Prjct; VA Approved Prjct	<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 Equiv:</b> \$105.67 <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> 63 / 63 <b>Status Change Date:</b> 03/29/2016 <b>Close of Escrow Date:</b> 03/28/2016	<b>List Price:</b> \$309,900 <b>Sold Price:</b> \$301,000 <b>Sold Price/SqFt:</b> \$121.62	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 03/29/2016	<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

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and  
Michele Keith

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Client Report (4)

3539 N BARRON --, Mesa, AZ 85207

\$309,000

 <p>2015 ARMLS</p>	5341573 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> \$196.69 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RP2G <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> 6,029 / 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> <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:** Go East from Power & Thomas (on Eaglecrest), make a right (S) turn onto Saddleback St, Right (S) turn onto Mountain Ridge, Left (E) at Gate 17 into Rolling Hills, Left (N) on Barron to home on Right.

**Public Remarks:** Stunning one of a kind home nestled in the middle of Las Sendas golf course features a fabulous resort style backyard living area with pool and water feature, covered patio, large paved workout area, desert plants and breathtaking mountain views. Inside the home is a fully upgraded kitchen area with granite, high-end cabinetry, appliances and plantation shutters throughout the home. Master bedroom has vaulted ceiling and bay window walkout. Garage has epoxy covered floor and plenty of storage cabinetry. Home is extremely well maintained inside and out. Las Sendas is a master planned community close to 202/US60, access to golf, outdoor activities, shopping & airports & boasts beautiful common areas, clubhouse, pools, tennis and community activities. Come check this gem out!

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> 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> Corner Lot; Mountain View(s); Adjacent to Wash <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Natural Desert Front; Natural Desert Back; Auto Timer H2O Back; Irrigation Front; Irrigation Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) <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; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane <b>Accessibility Feat.:</b> Dr/Access 32in+ Wide; Hallways 36in+ Wide; Bath Lever Faucets	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Other Bdrm Dwnstrs <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Items Updated:</b> Floor Yr Updated: 2009; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2009; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Comp Shingle; Concrete <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas 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; Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROLLING HILLS AT LAS SENDAS MCR 472-07 <b>AN:</b> 219-20-106 <b>Lot Number:</b> 482 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,990/2014 <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; 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 <b>HOA Prop Man Co Name:</b> First Service Res	<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); 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> \$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> 147 / 147 <b>Status Change Date:</b> 03/22/2016 <b>Close of Escrow Date:</b> 03/21/2016 <b>Off Market Date:</b> 02/24/2016	<b>List Price:</b> \$309,000 <b>Sold Price:</b> \$309,000 <b>Sold Price/SqFt:</b> \$196.69 <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	<b>Special Listing Cond:</b> N/A
<i>Listed by:</i> Coldwell Banker Residential Brokerage (cbrb12)		

Prepared by Chris and  
Michele Keith


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Client Report (5)

3055 N RED MOUNTAIN -- 170, Mesa, AZ 85207

\$317,500

	5379036 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2.75 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,150 / County Assessor <b>Price/SqFt:</b> \$147.67 <b>Year Built:</b> 1996 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32.75FRDXPO2G <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> 6,247 / 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> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 6600 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:** McDowell/202 & Power Rd. **Directions:** From Power, go east on McDowell to Ridgecrest. Go north on Ridgecrest to Red Mountain. Go left on Red Mountain to first gate on the right. Go thru gate and north & northwest to home.

**Public Remarks:** This beautiful home features a resort-style back yard with sparkling, pebble-tec pool & spa, travertine paved patios, artificial grass, & raised outdoor furniture area. The home backs to open space for extra privacy. Kitchen has granite counters, glass & stone backsplash, stainless steel appliances, deep sink, & refinished cabinets. Master bedroom has a balcony with mountain views. The Las Sendas community has pools, golf course, clubhouse, parks, fitness center, tennis, and trails. 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
<b>Approx SqFt Range:</b> 2,001 - 2,250 <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> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Corner Lot; Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course; Workout Facility	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Gas Dryer Hookup; Inside Laundry <b>Dining Area:</b> Formal; 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> Family Room; Loft	<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 <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 409-50 <b>AN:</b> 219-19-106 <b>Lot Number:</b> 170 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,100/2015 <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> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$336 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> First Service Res	<b>HOA Telephone:</b> 480.357.8780 <b>HOA Prop Man Co Tele:</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> 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 / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$112 <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> 180 / 76 <b>Status Change Date:</b> 03/21/2016 <b>Close of Escrow Date:</b> 03/18/2016 <b>Off Market Date:</b> 03/21/2016	<b>List Price:</b> \$321,000 <b>Sold Price:</b> \$317,500 <b>Sold Price/SqFt:</b> \$147.67 <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> 4,762 \$	<b>Special Listing Cond:</b> N/A

Closing Cost Split: Normal - N

Listed by: OpenDoor Homes (opdo01)

Prepared by Chris and  
Michele Keith


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Client Report (6)

2505 N RAVEN CIR, Mesa, AZ 85207

\$321,500

	5349334 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,035 / County Assessor <b>Price/SqFt:</b> \$157.98 <b>Year Built:</b> 2002 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32FRDP3G3S <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> 6,980 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> GRAYFOX AT LAS SENDAS <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> FULTON HOMES <b>Hun Block:</b> 2500 N <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:** East on McDowell, South on Ridgecrest, Continue on Ridgecrest to Raven, South on Raven to home

**Public Remarks:** Private mountain views from this wonderful Mesa home in Las Sendas! Great Fulton floorplan offers formal living room, family room and 3 spacious bedrooms! Enjoy the soaring ceilings, gorgeous wood & tile flooring and designer paint throughout. Bright open kitchen boasts stainless steel appliances, custom cabinetry, designer backsplash and granite counters including the breakfast bar. Each spacious bedroom has plush carpeting and picture windows. Master bedroom includes a walk in closet and relaxing spa like bath with a garden tub, separate shower and dual sink vanity. Serene backyard backs to the natural desert wash and is complete with a fenced refreshing blue pool w/soothing waterfall, covered patio and impeccable desert landscape with accent lighting. Don't miss this home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<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> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Fenced Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Mountain View(s); Adjacent to Wash <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> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); Central Vacuum; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Not Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch <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> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <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> Pre-Wire Srnd Snd; Sat Dish TV Ownd; 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> GRAYFOX AT LAS SENDAS MCR 529-46 <b>AN:</b> 219-25-651 <b>Lot Number:</b> 183 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,138/2015 <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> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Miscellaneous:</b> Home Warranty <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 Service	<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 <b>Assoc Rules/Info:</b> 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> 163 / 163 <b>Status Change Date:</b> 03/26/2016	<b>List Price:</b> \$325,000 <b>Sold Price:</b> \$321,500	<b>Special Listing Cond:</b> N/A

<b>Close of Escrow Date:</b> 03/25/2016	<b>Sold Price/SqFt:</b> \$157.99
<b>Off Market Date:</b> 03/26/2016	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 15
	<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: West USA Realty (wusa04)

Prepared by Chris and  
Michele Keith

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Client Report (7)

3462 N SONORAN HLS, Mesa, AZ 85207

\$330,000

	5282095 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,911 / County Assessor <b>Price/SqFt:</b> \$172.68 <b>Year Built:</b> 2006 <b>Pool:</b> Community Only <b>Encoded Features:</b> 43RX2G <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> 5,885 / 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> <b>Planned Cmty Name:</b> <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 and Thomas/Eagle Crest **Directions:** E into Las Sendas. 1st right at Red Mountain. S to "Stoneledge" entrance on your right. W thru gate. Follow around to home on left.

**Public Remarks:** Wow! Move in ready. No updating or upgrading needed here! Great split floor plan. Inside offers beautiful plantation shutters, upgraded kitchen counters, surround sound, stone fireplace, and more. Outside offers extended paver patio, gas fire pit with room for seating, speakers... PLUS city lights, sunset, and Red Mountain views! Las Sendas is an award winning, gated, golf course community in an ideal location. Minutes from the 202, shopping, Cubs spring training, dining, hiking, boating, golfing, and more. 20 min from either airport. Las Sendas also offers 2 community heated pools and spas, multiple children's playgrounds, tennis and basketball courts, and miles of hiking and biking trails. Great home in a great community!

<b>Master Bedroom</b> 16 13	<b>Bedroom 2</b> 11 11	<b>Bedroom 3</b> 13 12	<b>Bedroom 4</b> 11 10
	<b>Family Room</b> 14 18	<b>Kitchen</b> 12 10	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <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> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit <b>Property Description:</b> City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Other (See Remarks) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned <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; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; 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> Other Bdrm Split; Separate Bdrm Exit; Mstr 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> N	<b>Unit Style:</b> All on One Level; No Common Walls <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>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 <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> STONELEDGE AT LAS SENDAS MCR 715-50 <b>AN:</b> 219-19-762 <b>Lot Number:</b> 15 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,990/2014 <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 / \$332.54 / Quarterly <b>HOA Transfer Fee:</b> \$0	<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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; 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> \$110.85 <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> 281 / 281 <b>Status Change Date:</b> 04/01/2016	<b>List Price:</b> \$340,000 <b>Sold Price:</b> \$330,000	<b>Special Listing Cond:</b> N/A

<b>Close of Escrow Date:</b> 03/31/2016	<b>Sold Price/SqFt:</b> \$172.68
<b>Off Market Date:</b> 02/24/2016	<b>Loan Type:</b> VA
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 150 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: DPR Realty LLC (dvpt03)

Prepared by Chris and  
Michele Keith


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Client Report (8)

3060 N RIDGECREST -- 121, Mesa, AZ 85207

\$367,000

	5407440 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,732 / County Assessor <b>Price/SqFt:</b> \$134.33 <b>Year Built:</b> 1997 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53FRDXPO3G3S <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> 7,993 / 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> Desert Vistas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blanford <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 Ridgcrest. North to Desert Vistas, entrance on left to gated community.

**Public Remarks:** VACANT EASY TO SHOW! Privacy Plus in this beautiful gated award winning community of Las Sendas, Desert Vista! Excellent floorplan w/one full bath and bedroom downstairs!! Perfect in laws quarters!! NO CARPET in home!! Granite, stainless, glass mosaic backspladh, gorgeous wood and oversized tile, wood stairs lead to the Master Suite and three additional bedrooms! Resort like backyard w/privacy to wash and sparkling pool and extended covered patio. Perfect for family gatherings!! Community walking/biking paths, community pools, tennis, trailhead club, Championship golf course designed by Robert Trent Jones Jr., beautiful sonoran desert surroundings w/great access to freeways, restaurants and shopping!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport 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; Fenced Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); 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> Tile; Wood <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room	<b>Unit Style:</b> Two Levels <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 <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> DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 <b>AN:</b> 219-19-319 <b>Lot Number:</b> 121 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,617/2015 <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> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$111 / Monthly <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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); 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> \$111 <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> 90 / 7 <b>Status Change Date:</b> 04/01/2016 <b>Close of Escrow Date:</b> 03/31/2016 <b>Off Market Date:</b> 03/10/2016	<b>List Price:</b> \$369,000 <b>Sold Price:</b> \$367,000 <b>Sold Price/SqFt:</b> \$134.33 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

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

Listed by: West USA Realty (wusa06)

Prepared by Chris and  
Michele Keith

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Client Report (9)

3060 N RIDGECREST -- 93, Mesa, AZ 85207

\$391,000

	5342171 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$175.65 <b>Year Built:</b> 1997 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RDXPS3G <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> 7,701 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas - Desert Vistas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Sagewood Great Room <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 & Thomas **Directions:** R on Eagle Crest (Thomas), R on Red Mountain, L on Ridgecrest, L at Desert Vistas, R to #93

**Public Remarks:** One of the best selling floor plans in Las Sendas, this Sagewood Great Room is ideal for primary or secondary residence. Features: low-maintenance desert landscape, heated pool & spa w/easy pop-up cleaning heads, energy-efficient Integra-Block construction, extended patio, water softener, R/O system, garage & laundry cabinets, gas fireplace, large kitchen w/island, laundry room sink, security system, & raised ceilings T/O, AND upgrades shown in Documents tab. Furniture available by separate Bill of Sale. Enjoy Las Sendas's golf course (fees apply), community pools, spas, parks, sport courts, walking/hiking trails, close to fine dining, shopping, minutes from the Loop 202 Freeway, Sky Harbor Airport, downtown Phoenix, midtown Scottsdale, Usery Pass, the Tonto National Forest, Saguaro Lake.

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>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Mountain View(s); Adjacent to Wash <b>Landscaping:</b> Gravel/Stone Front; Synthetic 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); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; 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> Range/Oven 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 <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; 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>Items Updated:</b> Floor Yr Updated: 2012; Floor Partial/Full: Full; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2003; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Block; 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>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Sat Dish TV Ownd; 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> DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 <b>AN:</b> 219-19-291 <b>Lot Number:</b> 93 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> 410-17 <b>Plat:</b> <b>Taxes/Yr:</b> \$2,851/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$415,000 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <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> \$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; 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 / \$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> 267 / 267	<b>List Price:</b> \$399,900	<b>Special Listing Cond:</b> N/A

<b>Status Change Date:</b> 03/08/2016	<b>Sold Price:</b> \$391,000
<b>Close of Escrow Date:</b> 03/07/2016	<b>Sold Price/SqFt:</b> \$175.65
<b>Off Market Date:</b> 02/10/2016	<b>Loan Type:</b> VA
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 1,300 \$
	<b>Closing Cost Split:</b> Seller Paid - S

Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith

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Client Report (10)

3757 N PASEO DEL SOL --, Mesa, AZ 85207

\$396,000

	5280737 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,732 / County Assessor <b>Price/SqFt:</b> \$144.95 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43RDXP3G <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> 8,883 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> HIGHLANDS AT LAS SENDAS <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>
<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 Rd and E McDowell Rd **Directions:** From McDowell, go north on Ridgecrest to Mountain Ridge. Go west on Mountain Ridge to Paseo del Sol.

**Public Remarks:** This 4 bedroom/3 bath home features living spaces and one bedroom that are downstairs and upstairs are the Master sanctuary and 2 more bedrooms and bath. The master has a sitting room and 2 way fireplace from the bedroom to the sitting room. There is also a private balcony off the master and a spiral staircase leading to the backyard and pool. The eat-in kitchen has a window seat and there is a gas fireplace in the family room. **\*\*Motivated seller!\*\*** 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
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace <b>Property Description:</b> Golf Course Lot <b>Landscaping:</b> Desert Front; Desert Back; Grass Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Laminate	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Built-in Microwave; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> 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; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <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>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)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> HIGHLANDS AT LAS SENDAS MCR 467-08 <b>AN:</b> 219-18-050 <b>Lot Number:</b> 292 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,275/2014 <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 / \$332.46 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> 1st Services Res.	<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 <b>Assoc Rules/Info:</b> 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> \$110.82 <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> 227 / 227 <b>Status Change Date:</b> 03/02/2016 <b>Close of Escrow Date:</b> 03/01/2016 <b>Off Market Date:</b> 03/02/2016	<b>List Price:</b> \$400,000 <b>Sold Price:</b> \$396,000 <b>Sold Price/SqFt:</b> \$144.95 <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>Special Listing Cond:</b> N/A

Closing Cost Split: Normal - N

Listed by: OpenDoor Homes (opdo01)

Prepared by Chris and  
Michele Keith

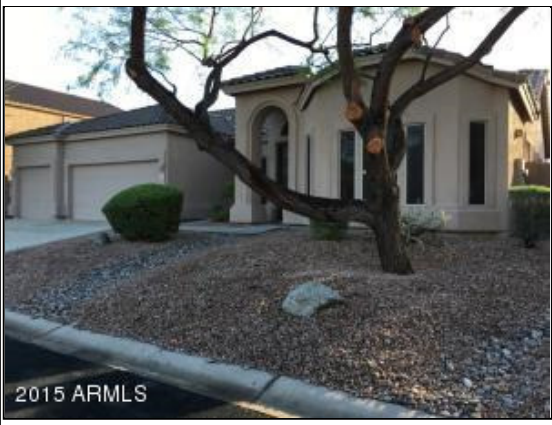
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Client Report (11)

3549 N SONORAN HTS, Mesa, AZ 85207

\$425,000

	5328593 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,413 / County Assessor <b>Price/SqFt:</b> \$176.13 <b>Year Built:</b> 1998 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32FRDPSO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <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> 10,698 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sedas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Desert Oasis <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <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/Thomas-Eagle Crest **Directions:** East on Thomas/Eagle Crest, right on North Sonoran Heights. Proceed to second Boulder Mountain entrance. Continue on Sonoran Heights and the home is located on the left.

**Public Remarks:** JUST REDUCED turn key ready! Golf course living at its finest with spectacular Golf Course and Mountain Views. Home is very cozy all on one level and a split floor plan with natural wood floors throughout the entire home. Enjoy a large backyard with pool/spa and in ground fire pit with built-n-BBQ. Home has been freshly painted, new light fixtures, brand new master closet. The home is move in ready!!! Enjoy all the amenities Las Sendas has to offer including miles of hiking and biking trails, 2 pools, several parks, Robert Trent Jones Jr. golf Course, 2 restaurants, Trailhead Members Club with spa & workout facility. You are also minutes away from great shopping restaurants and the airport. This home won't last long view today!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> Fireplace <b>Property Description:</b> Golf Course Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); No Interior Steps <b>Community Features:</b> Biking/Walking Path; Children's Playgrmd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Wood <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included <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; Great Room	<b>Architecture:</b> Ranch <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 <b>Heating:</b> Electric Heat <b>Utilities:</b> SW Gas <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>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 451-39 <b>AN:</b> 219-17-175 <b>Lot Number:</b> 111 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,500/2014 <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> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> 1st Svc Residential	<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; Street 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> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impmt Fee 2:</b> \$0 \$ <b>Com Facilities Distr:</b> N

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 193 / 193 <b>Status Change Date:</b> 03/29/2016 <b>Close of Escrow Date:</b> 03/25/2016 <b>Off Market Date:</b> 03/12/2016	<b>List Price:</b> \$459,000 <b>Sold Price:</b> \$425,000 <b>Sold Price/SqFt:</b> \$176.13 <b>Loan Type:</b> Cash	<b>Special Listing Cond:</b> N/A

<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>	Buyer - B

Listed by: West USA Realty (wusa02)

Prepared by Chris and  
Michele Keith

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Client Report (12)

3537 N SONORAN HEIGHTS HTS, Mesa, AZ 85207

\$483,000

	5376480 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 4 / 3  <b>Bedrooms Plus:</b> 6  <b>Approx SqFt:</b> 3,654 / County Assessor  <b>Price/SqFt:</b> \$132.18  <b>Year Built:</b> 1998  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 43FRDPSO3G3S  <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> 10,864 / County Assessor  <b>Apx Lot Size Range:</b> 10,001 - 12,500  <b>Subdivision:</b> Sonoran Heights unit 2 at Las Sendas AMD  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b> Boulder Mountain  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> Echo Canyon  <b>Builder Name:</b> Blandford Homes  <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:** Power and Thomas (Eaglecrest) **Directions:** East on Thomas into Las Sendas. North on Eagle Crest. East on Saddleback, South on Sonoran Heights

**Public Remarks:** BELOW MARKET! BEST PRICED HOUSE ON THE LAS SENDAS GOLF COURSE! IMMACULATE! Located on the second fairway of Las Sendas Golf Course. Shutters throughout, new paint. Custom built executive office, sparkling pool with in ground spa. Oversized garage with built in work benches and cabinet storage. Walk out veranda off of large master suite. BEAUTIFUL MOUNTAIN AND GOLF COURSE VIEWS. Some furniture may be available for sale under a separate bill of sale for interested buyer.

<b>Master Bedroom</b>	24 16	<b>Bedroom 2</b>	12 12	<b>Bedroom 3</b>	15 11	<b>Bedroom 4</b>	17 13	<b>Living Room</b>	13 18
<b>Den</b>	13 12	<b>Family Room</b>	21 17	<b>Kitchen</b>	22 17	<b>Dining Room</b>	12 12		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 3,501 - 4,000  <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> Atch'd Gar Cabinets; Electric Door Opener; Golf Cart Garage  <b>Pool - Private:</b> Pool - Private  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Property Description:</b> Golf Course Lot; Mountain View(s)  <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s)  <b>Features:</b> Vaulted Ceiling(s); Intercom  <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>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s); Dual Pane                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Upstairs  <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR; Dining in FR  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkcke                 </p>	<p> <b>Architecture:</b> Santa Barbara/Tuscan  <b>Unit Style:</b> Two Levels  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Block  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration; Programmable Thmstat  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 451-39  <b>AN:</b> 219-17-173  <b>Lot Number:</b> 109  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$3,700/2015  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; CTL  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Conventional  <b>Existing 1st Ln Trms:</b> Non Assumable  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> By Agreement                 </p>

**Fees & Homeowner Association Information**

HOA Y/N: Y / \$332.64 / Semi-Annually HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); 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: \$55.44 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ Com Facilities Distr: N

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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<b>CDOM/ADOM:</b> 296 / 296	<b>List Price:</b> \$495,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 03/14/2016	<b>Sold Price:</b> \$483,000	
<b>Close of Escrow Date:</b> 03/14/2016	<b>Sold Price/SqFt:</b> \$132.18	
<b>Off Market Date:</b> 02/08/2016	<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	

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and  
Michele Keith

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Client Report (13)

3858 N STONE POINT CIR, Mesa, AZ 85207

\$560,000

 <p>2015 ARMLS</p>	5351722 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 4,255 / Owner <b>Price/SqFt:</b> \$131.6 <b>Year Built:</b> 2002 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43RDXPSO3G3S <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> 17,824 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Subdivision:</b> ECHO CANYON PHASE 1 AT LAS SENDAS <b>Tax Municipality:</b> Maricopa - CITY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Desert Legacy <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:** McDowell East to Ridgecrest. North to Echo Canyon. East to Sienna. North to Stone Point. East to Home.

**Public Remarks:** An AMAZING over sized lot with fantastic mountain & city light views. This home has been newly painted on the interior & hardly lived in. Enjoy this private desert oasis w/ a heated pool, outdoor fire pit, built-in bbq & separate hot tub while taking in the views. Perfect for the family and hosting/entertaining throughout the year. This spacious floor plan offers versatility with the current existing game rm & separate "workout" rm or may be considered a possible 5th bedroom addition if need be. Updated kitchen boasts granite counters, SS appliances & plenty of storage. Located in a cul de sac in the gated master planned community of Las Sendas. This North East Mesa Foothills community offers hiking/biking trails, golf, tennis, parks, close to shopping/dining/saguaro lake & so much more

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Above Ground Spa <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace; Firepit <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> 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>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; Wall Oven(s); 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 <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>Unit Style:</b> Two Levels <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> ECHO CANYON PHASE 1 AT LAS SENDAS MCR 545-38 <b>AN:</b> 219-18-441 <b>Lot Number:</b> 87 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,088/2015 <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> 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> 143 / 143 <b>Status Change Date:</b> 03/12/2016 <b>Close of Escrow Date:</b> 03/11/2016 <b>Off Market Date:</b> 03/12/2016	<b>List Price:</b> \$585,900 <b>Sold Price:</b> \$560,000 <b>Sold Price/SqFt:</b> \$131.61 <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>	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)

8219 E TETON ST, Mesa, AZ 85207

\$560,000

 <p>2015 ARMLS</p>	5359405 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,942 / County Assessor <b>Price/SqFt:</b> \$190.35 <b>Year Built:</b> 2003 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43RDXPSO3G <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> 12,747 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Residence 3 extended <b>Builder Name:</b> Blandford <b>Hun Block:</b> 4000 N <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 Rd & Thomas Rd **Directions:**

**Public Remarks:** WANTS THIS SOLD!! BRING US AN OFFER!! LARGE PRICE REDUCTION!! VERY MOTIVATED!! This Semi-Custom Home was built on one of the Largest PRIVATE Lots (12,747 Sq Ft) in Stonecliff with views of Las Sendas Mountain. The Large Over Sized Heated Pebble Tech Pool/Spa with Custom Built Water Slide is great for Families or Vacation Home ~ Elevated Patio On Multiple Levels ~ Putting Green ~ Chefs Kitchen with Enlarged Kitchen Island ~ Stone Gas Fireplace in Great/Family Room ~ Dedicated Movie Theatre Room comes Equipped ~ Wine Closet with Custom Wrought Iron Gate ~ Private Courtyard with Unique Tuscan Fountain ~ Short Distance to the Trailhead Pool, Spa, Workout Facility, Tennis. There is a Dedicated area for a grill by the built in outdoor bar area with a dedicated Gas Connection.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Diving Pool; Heated Pool <b>Spa:</b> Spa - Private; Above Ground Spa; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s) <b>Features:</b> Skylight(s); Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Other (See Remarks) <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 <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Disposal; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Split <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; 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; Media Room	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <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>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Srnd Snd; 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> STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 606-32 <b>AN:</b> 219-35-137 <b>Lot Number:</b> 86 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$5,492/2015 <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> 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 / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480.357.8780
<b>HOA 2 Y/N:</b> Y / \$39 / Quarterly <b>HOA 2 Transfer Fee:</b> \$0	<b>HOA 2 Name:</b> Las Sendas <b>HOA 2 Telephone:</b> 480.357.8780
<b>HOA 3 Y/N:</b> N / /	
<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 / Quarterly <b>Rec Center Fee 2 Y/N:</b> N / \$0 / <b>Land Lease Fee Y/N:</b> N / \$0 /
	<b>Ttl Mthly Fee Equiv:</b> \$123.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

		PAD Fee Y/N: N / \$0 /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
<b>CDOM/ADOM:</b>	118 / 118	<b>List Price:</b>	\$585,000	<b>Special Listing Cond:</b> N/A	
<b>Status Change Date:</b>	03/16/2016	<b>Sold Price:</b>	\$560,000		
<b>Close of Escrow Date:</b>	03/15/2016	<b>Sold Price/SqFt:</b>	\$190.35		
<b>Off Market Date:</b>	03/03/2016	<b>Loan Type:</b>	Cash		
		<b>Loan Years:</b>	30		
		<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		
<i>Listed by:</i> RE/MAX Excalibur (reex02)					

Prepared by Chris and  
Michele Keith


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Client Report (15)

3430 N MOUNTAIN RDG 38, Mesa, AZ 85207

\$575,000

	5383869 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,330 / County Assessor <b>Price/SqFt:</b> \$172.67 <b>Year Built:</b> 1997 <b>Pool:</b> Private Only <b>Encoded Features:</b> 43RDXP03G <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> 10,028 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> SONORAN HEIGHTS UNIT 1 AT LAS SENDAS <b>Tax Municipality:</b> Mesa <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> Q40 <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:** E on McDowell to Ridgecrest. N on Ridgecrest to Mountain Ridge. Left on Mountain Ridge to Sonoran Heights. Left on Sonoran Heights and thru gate to home number #38 on right.

**Public Remarks:** Spectacular 4 Br 3 Ba on a golf course lot in the prestigious Sonoran Heights of Las Sendas. This Popular Galaxy Floor Plan is loaded with upgrades - Custom Alder doors, Alder baseboards/trim throughout, Alder kitchen cabinets w/ granite countertops, baths fully remodeled with custom cabinets, etc. Too many upgrades to list!!! Entertaining backyard with beehive fireplace/sitting area, built-in BBQ with oven, heated pebble tec pool/spa - All looking at beautiful mountain views. This luxury community includes such amenities as - golf, tennis, hiking trails, biking trails, parks, children play areas & more. Ready to move into & will sell fast!!!

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> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Variable Speed Pump <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Golf Course Lot; Mountain View(s); North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone 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); Storage Shed(s); Misting System; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; Water Softener Lease; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Double Sinks <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> 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> N <b>Other Rooms:</b> Great Room <b>Items Updated:</b> Ht/Cool Yr Updated: 2012; Kitchen Yr Updated: 2003; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2004; Bath(s) Partial/Full: Full; Pool Yr Updated: 2011; Pool Partial/Full: Full	<b>Architecture:</b> Santa Barbara/Tuscan <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> Electric Hot Wtr Htr <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 410-16 <b>AN:</b> 219-19-202 <b>Lot Number:</b> 38 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,018/2015 <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> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-7878
<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> \$110.67 <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> 73 / 73 <b>Status Change Date:</b> 03/28/2016 <b>Close of Escrow Date:</b> 03/28/2016	<b>List Price:</b> \$599,900 <b>Sold Price:</b> \$575,000 <b>Sold Price/SqFt:</b> \$172.67	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 03/28/2016	<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: Homesmart (crl17)

Prepared by Chris and  
Michele Keith

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Client Report (16)

4065 N SILVER RIDGE CIR, Mesa, AZ 85207

\$590,000

 <p>©2015 ARMLS</p>	5278187 Residential Single Family - Detached Closed <b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,017 / County Assessor <b>Price/SqFt:</b> \$195.56 <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 33FRDXPO3G2S <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> 10,386 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <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> Residence Four <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:** Right on Thomas (becomes Eaglecrest) to Las Sendas Mountain Drive on left\*To Legacy Hills on right\*Through Legacy Hills gate on left\*Left on Legacy Hills to Silver Ridge\*Go left, home on corner.

**Public Remarks:** \*BEST VALUE IN LAS SENDAS MOUNTAIN\*Meticulously maintained by original owner\*Desirable large corner lot w/charming courtyard entrance\*Open floor plan\*Loaded with designer upgrades\*Cantera stone,plush new carpet,plantation shutters,interior arched doors\*Gourmet kitchen w/chef's appliances,gorgeous Oatmeal-Burnt finish cabinets,slab granite,custom back splash, breakfast bar\*Luxurious master suite w/ expansive windows,private view,custom walk-in closet,snail shower,his/hers vanities\*Exclusive backyard retreat w/sparkling pool,3 custom water features,barbecue w/bar seating,grass play area\*Award winning community w/parks,tennis,biking,hiking,ramadas, farmer's market,free concerts\*Close to freeways,airports,fine dining,shopping\*Top schools\*Easy lock&leave\*Perfect primary or second home\*

<b>Master Bedroom</b> 20 19	<b>Bedroom 2</b> 13 10	<b>Bedroom 3</b> 12 11	<b>Dining Room</b> 13 12	<b>Living Room</b> 16 16
	<b>Family Room</b> 17 16	<b>Kitchen</b> 27 16		<b>Office</b> 12 12

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>Parking Features:</b> 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; Fireplace Living Rm; Two Way Fireplace <b>Property Description:</b> Corner Lot <b>Landscaping:</b> Desert Front; Synthetic 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); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area; Built-in BBQ <b>Features:</b> No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; 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>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshtr/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; Great Room <b>Items Updated:</b> Floor Yr Updated: 2015; Floor Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Block; 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> City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED MCR 605-09 <b>AN:</b> 219-18-928 <b>Lot Number:</b> 15 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$5,034/2014 <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 / \$374.81 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas HOA <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); 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>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$124.94 <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> 260 / 260	<b>List Price:</b> \$599,350	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 03/15/2016	<b>Sold Price:</b> \$590,000	
<b>Close of Escrow Date:</b> 03/11/2016	<b>Sold Price/SqFt:</b> \$195.56	
<b>Off Market Date:</b> 02/26/2016	<b>Loan Type:</b> Conventional	
	<b>Loan Years:</b> 15	
	<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: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and  
Michele Keith


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Client Report (17)

7130 E SADDLEBACK ST 29, Mesa, AZ 85207

\$742,000

 <p>2015 ARMLS</p>	5251201 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,982 / County Assessor <b>Price/SqFt:</b> \$186.33 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 42.5FRDXPS4G <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> 18,905 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Subdivision:</b> GOLF COLONY AT 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> Unknown <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/Eagle Crest Dr. **Directions:** North on Power to Thomas, East on Eagle Crest Drive, Right on Saddleback, Left to Golf Colony Subdivision, Straight through gate to end of road #29

**Public Remarks:** WELCOME HOME! This beautiful 3982 Sq Ft. 4 bedroom 2.5 bathroom Custom home is located in the Gated Golf Colony on the 9th hole of the privately owned Las Sendas golf course. The large tinted windows provide you with ample privacy while letting you enjoy the spectacular sunsets, mountain views and city lights. Other Features include Granite counter tops, stainless steel appliances, Speakers throughout home, automatic blinds, 2 indoor fireplaces, Outdoor fire place and beautiful patio, Hottub, Negative Edge pool, View deck with an amazing view, plus many more. The Las Sendas Community is over 1800 acres with a Clubhouse and restaurant, pools, hottubs, a spa, athletic club, tennis courts, parks and trails throughout the community as well as 24/7 security

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> 0 <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> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Golf Course Lot; City Light View(s); Mountain View(s); North/South Exposure <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; Balcony/Deck(s); Built-in BBQ <b>Features:</b> Water Softener Lease <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; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Other <b>Windows:</b> Sunscreen(s); Dual Pane; Tinted	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; 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>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Inside Laundry; Other (See Remarks) <b>Dining Area:</b> Formal; 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> Family Room <b>Items Updated:</b> Floor Yr Updated: 2011; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2011; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2011; Roof Partial/Full: Partial; Bath (s) Yr Updated: 2011; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2011; Pool Partial/Full: Full	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Rolled; Reflective Coating <b>Fencing:</b> View/Wrought Iron <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; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GOLF COLONY AT LAS SENDAS MCR 404-41 <b>AN:</b> 219-17-037 <b>Lot Number:</b> 29 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$6,126/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional; Seller May Carry <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> \$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 <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> Y / \$0 / Annually <b>Land Lease Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Imprv/Impt Fee 2:</b> \$0 \$

		PAD Fee Y/N: N / /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
<b>CDOM/ADOM:</b>	520 / 361	<b>List Price:</b>	\$775,000	<b>Special Listing Cond:</b> N/A	
<b>Status Change Date:</b>	03/09/2016	<b>Sold Price:</b>	\$742,000		
<b>Close of Escrow Date:</b>	03/08/2016	<b>Sold Price/SqFt:</b>	\$186.34		
<b>Off Market Date:</b>	03/09/2016	<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> Realty ONE Group (reog14)					

Prepared by Chris and  
Michele Keith

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

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