














Client View

17 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$271,300 3055 N RED MOUNTAIN -- 193 Mesa, AZ 85207 Closed / 5643166	LAS SENDAS	3	2	1,571	Community	174.98 / 172.69	63	10/13/2017
2		\$276,000 7536 E SAYAN ST Mesa, AZ 85207 Closed / 5639942	IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD	3	2	1,571	None	181.41 / 175.68	55	10/02/2017
3		\$298,000 2943 N BRIGHTON -- Mesa, AZ 85207 Closed / 5645575	PARCEL D OF DESERT CREEK AT LAS SENDAS PARCEL 51	3	3.5	2,041	Community	149.44 / 146.01	59	10/30/2017
4		\$325,000 7203 E NORA ST Mesa, AZ 85207 Closed / 5629787	TRAILRIDGE AT LAS SENDAS	3	3	2,835	Community	118.17 / 114.64	99	10/06/2017
5		\$325,000 2763 N RAVEN ST Mesa, AZ 85207 Closed / 5650880	TRAILRIDGE AT LAS SENDAS	4	3	1,926	Community	168.69 / 168.74	26	10/03/2017
6		\$328,750 3565 N PASEO DEL SOL ST Mesa, AZ 85207 Closed / 5651864	ROLLING HILLS AT LAS SENDAS	4	2.5	2,150	Community	155.77 / 152.91	53	10/27/2017
7		\$347,000 6828 E PORTIA ST Mesa, AZ 85207 Closed / 5662832	VINTAGE HILLS AT LAS SENDAS	4	3	2,475	Community	145.41 / 140.2	35	10/23/2017
8		\$365,000 7259 E Tyndall ST Mesa, AZ 85207 Closed / 5620692	Las Sendas	4	2	1,816	Both	203.74 / 200.99	97	10/07/2017
9		\$370,000 3803 N LADERA -- Mesa, AZ 85207 Closed / 5566396	ECHO CANYON PHASE 1 AT LAS SENDAS	4	2	2,226	Both	168.42 / 166.22	205	10/06/2017
10		\$376,000 3060 N RIDGECREST RD 172 Mesa, AZ 85207 Closed / 5651301	DESERT VISTAS UNIT 2 AT LAS SENDAS	5	3	2,732	Both	140.89 / 137.63	47	10/31/2017
11		\$382,500 7221 E NANCE ST Mesa, AZ 85207 Closed / 5652603	LAS SENDAS	4	3.75	2,835	Both	141.06 / 134.92	35	10/31/2017
12		\$395,000 3834 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 5654917	LAS SENDAS	3	2.5	2,105	Community	187.65 / 187.65	4	10/19/2017
13		\$401,000 3055 N RED	LAS SENDAS	3	3	2,451	Both	162.79 / 163.61	23	10/27/2017

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
	MOUNTAIN -- 118 Mesa, AZ 85207 Closed / 5656846								
14	 \$450,000 3641 N SONORAN HEIGHTS -- Mesa, AZ 85207 Closed / 5658811	SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD	4	3	3,654	Both	124.52 / 123.15	195	10/27/2017
15	 \$452,000 3209 N BOULDER CANYON -- Mesa, AZ 85207 Closed / 5657289	DESERT VISTAS UNIT 1 AT LAS SENDAS AMD	5	3	2,732	Both	168.37 / 165.45	11	10/23/2017
16	 \$770,000 7260 E EAGLE CREST DR 16 Mesa, AZ 85207 Closed / 5620086	Las Sendas	5	4	3,946	Both	202.71 / 195.13	88	10/13/2017
17	 \$1,200,000 4318 N SAGEWOOD CIR Mesa, AZ 85207 Closed / 5544297	LAS SENDAS	5	4.5	5,598	Both	214.18 / 214.36	446	10/26/2017

Prepared by Chris and Michele Keith

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Client Report (1)

3055 N RED MOUNTAIN -- 193, Mesa, AZ 85207

\$271,300

5643166	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$172.69 Year Built: 1998 Pool: Community Only Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,203 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Ironwood Pass Planned Cmty Name: Las Sendas Model: Cactus Wren Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and McDowell **Directions:** E on McDowell to Ridgecrest. Left on N Red Mountain, R on Portia Street, R on N Ironwood Pass 2, follow the signs around to the R, home is on the Left Unit 193.

Public Remarks: A well maintained single story 3 bedroom 2 bath home in the prestigious LAS SENDAS gated golf community. Resort-style private back yard! Built-in kiva fireplace & gas grill, extended patio. Rock waterfall and gas grill sold "As-Is". Backs to desert wash w/mountain views. Popular great room floor plan w/vaulted ceilings. Master split, neutral interior w/upgraded tile through out in all the right places. Upgraded stone front facade. Las Sendas Elementary School, parks, playgrounds, tennis/basketball/volleyball courts, hiking/biking trails walking distance from home. Great access to the 202 Red Mountain Freeway - just 20 minutes to Sky Harbor or Gateway Airport! Golf the celebrated Robert Trent Jones golf course, 2 heated pools & spas, tennis, parks, hiking paths, & fitness center.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: Exterior Fireplace Property Description: Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 193 IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 040950 AN: 219-19-129 Lot Number: 193 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,203/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas Comm Asso HOA Prop Man Co Name: 1st Service Resident	HOA Telephone: 480-551-4300 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 63 Status Change Date: 10/14/2017	List Price: \$274,900 Sold Price: \$271,300	Special Listing Cond: N/A

Close of Escrow Date: 10/13/2017	Sold Price/SqFt: \$172.69
Off Market Date: 10/08/2017	Loan Type: Cash
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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Client Report (2)

7536 E SAYAN ST, Mesa, AZ 85207

\$276,000

 <p>2017 ARMLS</p>	5639942 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$175.68 Year Built: 1998 Pool: None Encoded Features: 32R2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 5,872 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: blanford Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Other Jr. High School: Other	High School Dist #: 004 - Mesa Unified District High School: Other

Cross Streets: Directions:

Public Remarks: LAS SENDAS LOVELY HOME BEHIND THE GATES - GREAT LOCATION IN LAS SENDAS - HOME FEATURES 3 BEDROOMS 2 BATHS WITH A SPLIT FLOOR PLAN AND A OPEN LIVING AREA CONCEPT WITH VAULTED CEILINGS - BACKYARD IS LUSH PROFESSIONALLY LANDSCAPED THAT HAVE VIEWS OF THE MOUNTAIN AREA BEHIND THE HOME - MUST SEE IN LAS SENDAS

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: Other (See Remarks) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Back	Kitchen Features: Range/Oven Elec; Disposal; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Other (See Remarks) Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): LOT 283 IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD MCR 045140 AN: 219-17-131 Lot Number: 283 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,853/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$150	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: Y / \$0 / Annually Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 55 / 55 Status Change Date: 10/02/2017 Close of Escrow Date: 10/02/2017 Off Market Date: 09/23/2017	List Price: \$285,000 Sold Price: \$276,000 Sold Price/SqFt: \$175.68 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Selr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Arizona Cash Back Brokerage (cabr01)

Prepared by Chris and Michele Keith


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Client Report (3)

2943 N BRIGHTON --, Mesa, AZ 85207

\$298,000

	5645575 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,041 / Builder Price/SqFt: \$146 Year Built: 2016 Pool: Community Only Encoded Features: 33.5R02G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 2,430 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: PARCEL D OF DESERT CREEK AT LAS SENDAS PARCEL 51 Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: DESERT CREEK AT LAS SENDAS Model: 612 D MONTEREY Builder Name: CALALANTIC Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: MCDOWELL RD & POWER **Directions:** E ON MCDOWELL, LEFT ON BOULDER CANYON, LEFT ON ODESSA TO GATE, THRU GATE TURN LEFT & PARK IN GUEST PARKING JUST PAST SONORAN HILLS. TAKE PATHWAY BETWEEN SONORAN HILLS & BRIGHTON. 2ND HOME ON LEFT.

Public Remarks: HUGE PRICE REDUCTION!! PRICED TO SELL!! YOU'LL FALL IN LOVE WITH THE HOME'S "OPEN LIVING" FLOORPLAN WITH OVER \$40,000 IN LUXURY UPGRADES! THIS EXQUISITE HOME FEATURES 3 BDRMS, 3.5 BA & A LOFT, MODELING CERAMIC WOOD PLANK TILE THROUGHOUT THE FIRST FLOOR LIVING AREA, UPGRADED CARPET & PADDING IN ALL THE BEDROOMS & LOFT, WHISPER QUIET LED REMOTE CONTROLLED CEILING FANS IN EVERY ROOM, 7 PT SURROUND SOUND, MONITRONICS SECURITY SYSTEM WITH HOME AUTOMATION AND SO MUCH MORE!! THE STRIKING AND SPACIOUS KITCHEN OFFERS WHITE RAISED PANEL 3 TIER MOLDED STACKED CABINETS WITH CROWN MOLDING, GRANITE COUNTERTOPS, GLASS TILE BACKSPLASH, BUILDER'S HIGHEST UPGRADE GOURMET GE PROFILE "SMART" STAINLESS STEEL APPLIANCES, OVERSIZED SINGLE BASIN UNDERMOUNT SINK & A SUBSTANTIAL SIZE WALK IN PANTRY.

Master Bedroom 13'6" 14'6"	Bedroom 2 9'6" 13'0"	Bedroom 3 9'6" 11'0"	Dining Room 13'0" 9'6"	Living Room 13'0" 14'6"
	Loft 9'6" 12'6"	Kitchen 12'0" 13'6"		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Landscaping: Gravel/Stone Front; Desert Front; Synthetic Grass Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Gated Community Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry; Upstairs Laundry Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Loft	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s); HERS Rating: 14	County Code: Maricopa Legal Description (Abbrev): LOT 30 PARCEL D OF DESERT CREEK AT LAS SENDAS PARCEL 51 MCR 121131 AN: 219-20-414 Lot Number: 30 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$273/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$124 / Monthly	HOA Name: DESERT CREEK	HOA Telephone: 602-957-9191
HOA Transfer Fee: \$0	HOA Prop Man Co Name: AAM	HOA Prop Man Co Tele: 602-957-9191
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks)	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equip: \$124
Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 248 \$
	Land Lease Fee Y/N: N //	Cap Imprv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N //	Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 59 / 59 Status Change Date: 10/31/2017 Close of Escrow Date: 10/30/2017 Off Market Date: 10/09/2017	List Price: \$305,000 Sold Price: \$298,000 Sold Price/SqFt: \$146.01 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A
<i>Listed by:</i> United Real Estate Success (pdpl01)		

Prepared by Chris and
Michele Keith

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Client Report (4)

7203 E NORA ST, Mesa, AZ 85207

\$325,000

5629787	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3 Bedrooms Plus: 5 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$114.63 Year Built: 2007 Pool: Community Only Encoded Features: 33FRO3G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 5,100 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: TRAILRIDGE AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD Hun Block: Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: POWER & MCDOWELL **Directions:** East on McDowell, South on Ridgecrest, West on Nance Street (gate code needed), go through gate, head North(Raven), 2nd left West on Nora Street to property.

Public Remarks: PRICED TO SELL! Nestled in the highly desired community of Trailridge at Las Sendas, this 2835 square foot home features an open great room floor plan with 3 bedrooms and 3 full bathrooms. The open and spacious kitchen is complete with upgraded stainless steel appliances, 42" upper cabinets, and a large center island. Den/office on lower level and bonus room on upper level creates many options for additional accommodations. The exterior features stone accents, a paved driveway and entry, large covered patio, low maintenance grass area in rear, and a 3-car tandem garage.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Built-in Microwave; Engy Star (See Rmks) Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry; Upstairs Laundry Dining Area: Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Loft	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels; Street Facing Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Engy Star Ht Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 56 TRAILRIDGE AT LAS SENDAS MCR 082411 AN: 219-25-743 Lot Number: 56 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,809/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: By Agreement
Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS HOA		HOA Telephone: 4803578780
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 99 / 99 Status Change Date: 10/07/2017	List Price: \$335,000 Sold Price: \$325,000	Special Listing Cond: N/A	

Close of Escrow Date: 10/06/2017	Sold Price/SqFt: \$114.64
Off Market Date: 09/03/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 %
	Sellr Concess to Buy: 2 %
	Closing Cost Split: Seller Assist - A

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and
Michele Keith


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Client Report (5)

2763 N RAVEN ST, Mesa, AZ 85207

\$325,000

	5650880 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,926 / County Assessor Price/SqFt: \$168.74 Year Built: 2007 Pool: Community Only Encoded Features: 43RD2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,798 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: TRAILRIDGE AT LAS SENDAS Tax Municipality: Maricopa - CITY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: Q42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell & Ridgecrest **Directions:** Ridgecrest south to Nance. West thru Trailridge entrance. North on Raven to home.

Public Remarks: This fantastic home represents a well manicured, highly maintained & ready to move-in opportunity! Sellers have upgraded & enjoyed this home as the original owners to date. Light & bright, spaciousness with ample room to entertain. New Interior & Exterior Paint, Wood Shutters & high-end wood like flooring were added to the home to further enhance the upgrades this home boasts. A private, resort-like backyard retreat with putting green, covered patio for outdoor dining, and a custom water feature. Garage features a work bench, laundry tub & generous parking. Being a part of the Las Sendas community provides you with 2 community pools, parks, tennis, hiking/biking trails & various other amenities at your fingertips. Only minutes to Sky Harbor, Scottsdale, Fine Dining & Shopping

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Tile; Vinyl Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Washer Included; Dryer Included Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 32 TRAILRIDGE AT LAS SENDAS MCR 082411 AN: 219-25-719 Lot Number: 32 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,073/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 26 / 26 Status Change Date: 10/04/2017 Close of Escrow Date: 10/03/2017 Off Market Date: 09/19/2017	List Price: \$324,900 Sold Price: \$325,000 Sold Price/SqFt: \$168.74 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: HomeSmart (crl11)

Prepared by Chris and
Michele Keith


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Client Report (6)

3565 N PASEO DEL SOL ST, Mesa, AZ 85207

\$328,750

	5651864 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$152.9 Year Built: 2000 Pool: Community Only Encoded Features: 42.5FRDXS2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,475 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: ROLLING HILLS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 7750 E Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: N Ridgecrest & N Mountain Ridge **Directions:** From N Ridgecrest head North on Mountain Ridge, turn Right on E Regina St, turn Right on N Paseo Del Sol, home on Right.

Public Remarks: Welcome home! Beautiful 2-story, 4 bedroom, 2.5 bathroom home in Rolling Hills @ Las Sendas! Open living area with gas fireplace and sliding glass door exit to covered patio and large, gorgeous backyard with lovely mountain views. Kitchen complete with eat-in area, white appliances, and tons of counter space! Upstairs master features full bathroom with dual vanity and large soaking tub plus nice big walk-in closet! Step onto balcony off master for more of those beautiful mountain views. You're not going to want to miss this one! *Seller recently paid for a 3rd party complete home inspection(attached). Home Inspection is attached including all completed repairs. *One or more employees or affiliates of the Seller are licensed real estate agents*

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Storage Shed(s) Features: Vaulted Ceiling(s); Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 406 ROLLING HILLS AT LAS SENDAS MCR 047207 AN: 219-20-030 Lot Number: 406 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,644/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Rolling Hills HOA Prop Man Co Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 53 / 53 Status Change Date: 10/28/2017 Close of Escrow Date: 10/27/2017 Off Market Date: 10/17/2017	List Price: \$334,900 Sold Price: \$328,750 Sold Price/SqFt: \$152.91 Loan Type: Conventional	Special Listing Cond: N/A; Owner/Agent

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

Listed by: OfferPad (offe001)

Prepared by Chris and
Michele Keith


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Client Report (7)

6828 E PORTIA ST, Mesa, AZ 85207

\$347,000

 <p>2017 ARMLS</p>	5662832 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$140.2 Year Built: 2005 Pool: Community Only Encoded Features: 43FRDXO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 5,724 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: VINTAGE HILLS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Resident 6 Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: N. Power Road and E. Thomas Road **Directions:** 202 freeway to Power. N.to Thomas. Go right, the street becomes Eagle Crest. Right onto Red Mountain (go past the school) then R into the subdivision. R on Portia to the end where home is located

Public Remarks: Views, Views! Views of city lights and Red Mountain to the north. Gorgeous Tuscan home with tons of stone within the gated community of Las Sendas. Located on a private quiet street. New stainless steel appliances and granite tops in the kitchen. Beautiful 2-way fireplace in living and family rooms. Recently upgraded but still room for you to add your personal touches. Top rated schools, beautiful parks, golf courses, tennis courts, basketball and miles of hiking and biking trails. Fitness center, restaurant, community pools and spas, shopping and dining. Ideal location just minutes to airports. Close access to the 202/101 and US 60 freeways and the new Longbow Marketplace.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crttyrd(s) Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs; Not Split Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; 220 V Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Loft	Architecture: Santa Barbara/Tuscan Unit Style: No Common Walls Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Description (Abbrev): LOT 13 VINTAGE HILLS AT LAS SENDAS MGR 071601 AN: 219-19-807 Lot Number: 13 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,254/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: None Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: First Service	HOA Telephone: 480-829-7400 HOA Prop Man Co Tele: 480-551-4300	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVt; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: Y / \$100 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$210.88 Cap Imprv/Impact Fee: \$ None \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 35 / 35 Status Change Date: 10/25/2017 Close of Escrow Date: 10/23/2017 Off Market Date: 10/25/2017	List Price: \$359,900 Sold Price: \$347,000 Sold Price/SqFt: \$140.2 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: FDR Real Estate (fdre001)

Prepared by Chris and
Michele Keith


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Client Report (8)

7259 E Tyndall ST, Mesa, AZ 85207

\$365,000

 <p>2017 ARMLS</p>	5620692 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,816 / County Assessor Price/SqFt: \$200.99 Year Built: 2000 Pool: Both Private & Community Encoded Features: 42FRDP3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,001 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power/Thomas **Directions:** East on Eagle Crest to Featherwind Subdivision on your Right (Sagewood) through gate. Turn left to first home on the right.

Public Remarks: Gorgeous 4 Bedroom 2 Bath Single Level Executive Home in Las Sendas!!! Tons of upgrades including Travertine and Hardwood Flooring...Brand New Carpet in Bedrooms...Fresh Paint Inside and Out...5 inch Baseboards...Kitchen has Granite Counters, 42 inch Cabinets and Stainless Appliances (Including Refrigerator)...Updated Fixtures and Ceiling Fans...Remodeled Bathrooms with Granite Counters...Laundry Room with Cabinets...New Water Heater...Pebbletec Pool has New Variable Speed Pentara Pump and Filter...Soothing Rock Waterfall...Surround Sound... Security System...Artificial Turf in Front and Back...N/S Exposure with Back View Fence...3 Car Garage with Cabinets...Great Schools...Desirable Award Winning Las Sendas Golf Community...Must See to Appreciate this Beautiful Home!!! New Low Price!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Variable Speed Pump Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Synthetic Grass Frnt; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s) Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone; Wood	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial; Plmbg Yr Updated: 2017; Plmbg Partial/Full: Partial	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): Featherwind At Las Sendas AN: 219-17-540 Lot Number: 528 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,882/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N / \$0 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 97 / 97 Status Change Date: 10/09/2017 Close of Escrow Date: 10/07/2017 Off Market Date: 09/26/2017	List Price: \$370,000 Sold Price: \$365,000 Sold Price/SqFt: \$200.99 Loan Type: Conventional Loan Years: 30	Special Listing Cond: N/A

Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	3,000 \$
Closing Cost Split:	Normal - N

Listed by: Hunt Real Estate ERA (hraz01)

Prepared by Chris and
Michele Keith


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Client Report (9)

3803 N LADERA --, Mesa, AZ 85207

\$370,000

 <p>2017 AFMLS</p>	5566396 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$166.21 Year Built: 2001 Pool: Both Private & Community Encoded Features: 42FRDP3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 9,036 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD HOMES Hun Block: 1003 N Map Code/Grid: P43 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell & 202 **Directions:** East to first light go north to 80th st go right to first gate on the right. 1st right again to home.

Public Remarks: Beautiful newly upgraded 1-story home in Echo Canyon! Kitchen showcases tons of cabinet space, stainless steel appliances, and granite counter tops. Nice tile flooring, brand new plush custom carpet, and brand new 2-tone paint throughout. Huge master features dual vanity, large step-in shower, garden tub, and private sliding glass door access to backyard. Large living room space located off the kitchen features sliding glass door access to HUGE backyard! Backyard features private pool, Jacuzzi, and putting green. This one needs to be on the list - great one!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Gazebo/Ramada; Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 27 ECHO CANYON PHASE 1 AT LAS SENDAS MCR 054538 AN: 219-18-381 Lot Number: 27 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,541/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: LAS SENDAS	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0.00 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 205 / 205 Status Change Date: 10/08/2017 Close of Escrow Date: 10/06/2017 Off Market Date: 09/17/2017	List Price: \$374,900 Sold Price: \$370,000 Sold Price/SqFt: \$166.22 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A; Owner/Agent

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

Listed by: OfferPad (offe001)

Prepared by Chris and
Michele Keith

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Client Report (10)

3060 N RIDGECREST RD 172, Mesa, AZ 85207

\$376,000

5651301	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$137.62 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53FRDP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,921 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: PALO VERDE Builder Name: Blanford Hun Block: 7600 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: POWER/MCDOWELL- **Directions:** East on McDowell to Ridgcrest, North on Ridgcrest, Left on Desert Vista thru gate to 3rd left. Home is on your right hand side.

Public Remarks: Live the Las Sendas lifestyle in this STUNNING home in sought-after Desert Vistas which sits on a premium lot & backs to a wash. Open great room floor plan w/ soaring ceilings. Neutral flooring includes gorgeous travertine and newer carpet. Plantation shutters downstairs. Kitchen is loaded with upgrades to include stainless fridge, gas range, upgraded cabinetry, granite tops & lg kitchen island. Master suite has his/her closets and an exit to balcony to see beautiful mountain views. Master bath has his + her vanities & separate soaking tub + shower. A Bedroom and full bathroom downstairs is perfect for guests. You'll want to spend time lots of time in the backyard featuring a private pool, beautiful desert landscape, extended covered patio backing to the desert wash w/ lush landscape.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View(s); Mountain View(s) Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone; Tile Windows: Sunscreen(s); Dual Pane; Energy Star; Low-E	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Pool Partial/Full: Full	Architecture: Territorial/Santa Fe Const - Finish: Stucco Construction: Block Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 172 DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 041017 AN: 219-19-370 Lot Number: 172 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,827/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req; Other (See Remarks) Possession: Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 47 / 47 Status Change Date: 11/01/2017	List Price: \$384,900 Sold Price: \$376,000	Special Listing Cond: N/A

Close of Escrow Date: 10/31/2017	Sold Price/SqFt: \$137.63
Off Market Date: 10/10/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 4,160 \$
	Closing Cost Split: Seller Assist - A

Listed by: Revelation Real Estate (wsrr01)

Prepared by Chris and
Michele Keith


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Client Report (11)

7221 E NANCE ST, Mesa, AZ 85207

\$382,500

	5652603 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 4 / 3.75 Bedrooms Plus: 6 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$134.92 Year Built: 2007 Pool: Both Private & Community Encoded Features: 43.75RPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 4,930 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Vintage Residence 7 Builder Name: Blandford Homes Hun Block: Map Code/Grid: Q42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 4 / 3.75 Bedrooms Plus: 6 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$134.92 Year Built: 2007 Pool: Both Private & Community Encoded Features: 43.75RPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,930 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Vintage Residence 7 Builder Name: Blandford Homes Hun Block: Map Code/Grid: Q42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 4 / 3.75 Bedrooms Plus: 6 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$134.92 Year Built: 2007 Pool: Both Private & Community Encoded Features: 43.75RPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,930 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Vintage Residence 7 Builder Name: Blandford Homes Hun Block: Map Code/Grid: Q42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: McDowell and Power **Directions:** East on McDowell, South on Ridgecrest, West on Nance into Trailridge Subdivision, S on Raven, W on Nance to home on left

Public Remarks: Fall in love with this exquisite home professionally remodeled in 2016 in prestigious gated golf community of Las Sendas. Premium corner lot this turn-key meticulously maintained home is move in ready including all furnishings on a separate bill of sale. Spacious open floorplan includes den plus loft. Lrg kitchen w/SS appliances opens to great room and dining area. Stylish remodel includes New Wood-Look Tile*Berber Carpet*Granite Countertops throughout*Backsplash*5" Baseboards*Paint*Light Fixtures*Sinks*Faucets. Shiplap and stack stone accent walls add style and warmth. Relax and unwind in your resort style back yard w/sparkling pool. Las Sendas offers golf course*2 pools*tennis*parks*hiking & biking trails and just 20 minutes Sky Harbor airport*20 minutes Scottsdale. A MUST SEE!

Master Bedroom 16' 18'9"	Bedroom 2 10' 13'10"	Bedroom 3 10'6" 10'6"	Bedroom 4 11' 12'10"
Den 13'2" 12'7"	Loft 17'6" 11'7"	Great Room 15'6" 21'	Dining Room 13'6" 10'

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Separate Strge Area; Tandem Garage Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Concierge; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Energy Star	Kitchen Features: Range/Oven Elec; Range/Oven Gas; Cook Top Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Upstairs Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Loft Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Full; Plmbg Yr Updated: 2016; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 13 TRAILRIDGE AT LAS SENDAS MCR 082411 AN: 219-25-700 Lot Number: 13 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,560/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: 1st Service Resident	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed		PAD Fee Y/N: N / /
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 35 / 35	List Price: \$399,900	Special Listing Cond: N/A
Status Change Date: 11/01/2017	Sold Price: \$382,500	
Close of Escrow Date: 10/31/2017	Sold Price/SqFt: \$134.92	
Off Market Date: 10/02/2017	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	
Listed by: KOR Properties (korp001)		

Prepared by Chris and
Michele Keith


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Client Report (12)

3834 N PASEO DEL SOL --, Mesa, AZ 85207

\$395,000

 <p>2017 ARMLS</p>	5654917 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,105 / County Assessor Price/SqFt: \$187.64 Year Built: 1999 Pool: Community Only Encoded Features: 32.5RXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,688 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Highlands at Las Sendas Planned Cmty Name: Las Sendas Model: Desert Willow Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas (Eaglecrest) **Directions:** E on Eaglecrest/ R on Saddleback/ go to stop sign at top of hill/ L on Mountain Ridge/ R on Paseo del Sol/Gate #20/ go straight to home on Right

Public Remarks: Private elevated lot surrounded by desert wash all sides. View deck city lights & mtn views. Beautiful kitchen cabinets, granite counters, stone backsplash, undermount sink. New dual A/C system 2016. New Wtr Heater(2017). Open Great Room with gorgeous stone fireplace. Builder added a half bath at time of construction. Kinetico water softener and water filter system. Fully extended cov'd patio. Extended length 3 car garage, epoxy coat finish, utility sink and storage cabinets. New artificial turf at backyard. Original owner carefully maintained & updated. Highly desirable mountainside community located in the foothills of Usery Mtns and backs to Tonto Nat'l Forest. 20 mins to Saguario Lake. 20-25 mins to Sky Harbor and Mesa Gateway airports. Dining, shopping, golf, medical nearby.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Hillside Lot; Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2006; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2006; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 333 HIGHLANDS AT LAS SENDAS MCR 046708 AN: 219-18-091 Lot Number: 333 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,560/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4	List Price: \$395,000	Special Listing Cond: N/A
Status Change Date: 10/20/2017	Sold Price: \$395,000	
Close of Escrow Date: 10/19/2017	Sold Price/SqFt: \$187.65	
Off Market Date: 09/05/2017	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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Client Report (13)

3055 N RED MOUNTAIN -- 118, Mesa, AZ 85207

\$401,000

5656846	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$163.6 Year Built: 1997 Pool: Both Private & Community Encoded Features: 33RDXP03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,792 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Ironwood Pass @ Las Senda Planned Cmty Name: Las Sendas Model: REMODEL Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and Thomas **Directions:** E To Red Mountain (1st Street On Your Right). S To Ironwood Pass On Your Left. Straight Thru Gate To Your 2nd Right. Follow Around To Your Next Available Right. Right To House On Your Left.

Public Remarks: HELLO REMODEL! Kitchen, Baths, Flooring, Lighting, Plumbing- everything! Granite Counters, 5" Baseboards, Plantation Shutters, Hardwood Flooring, Tile Surrounds In Baths, Frameless Shower Doors, Stained Cabinets, And More. Newer Pool Pump, Water Heater, And Water Softener (Only 2+/- Years Old). Outdoor Bbq, Bar, And Fireplace Plus Artificial Grass! Cul-de-sac Lot With North/south Exposure. What A Find! This Home Is In The Fantastic Gated, Golf Course Community Of Las Sendas. Top Rated Schools, Beautiful Parks, Tennis Courts, Basketball, Miles Of Hiking And Biking, Fitness Center, Restaurant, Community Pools And Spas, Plus More! Ideal Location Just Minutes To Both Airports, Golf Courses, Shopping, Dining, The 202/101/and US60 Freeways...And Of Course The New Longbow Marketplace!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Synthetic Grass Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Built-in BBQ; Other (See Remarks) Features: 9+ Flat Ceilings; Water Softener Owned; Furnished(See Rmrks); Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry; Other (See Remarks) Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Loft	Unit Style: Two Levels; No Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 118 IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 040950 AN: 219-19-054 Lot Number: 118 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,788/2016 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: 1st Service Resident	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 23 / 23	List Price: \$399,000	Special Listing Cond: N/A
Status Change Date: 10/28/2017	Sold Price: \$401,000	
Close of Escrow Date: 10/27/2017	Sold Price/SqFt: \$163.61	
Off Market Date: 09/30/2017	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: DPR Realty LLC (dvpt03)

Prepared by Chris and
Michele Keith

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Client Report (14)

3641 N SONORAN HEIGHTS --, Mesa, AZ 85207

\$450,000

	5568811 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 3,654 / County Assessor Price/SqFt: \$123.15 Year Built: 1998 Pool: Both Private & Community Encoded Features: 43FRDXP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p> <p>Approx Lot SqFt: 11,156 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: ECHO CANYON Builder Name: BLANDFORD HOMES Hun Block: 7450 E Map Code/Grid: P42 Bldg Number:</p> <p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School</p>

Cross Streets: N Power Rd & E Eagle Crest Dr **Directions:** Head north on Power Rd, Turn right onto Eagle Crest Dr, Turn right onto Saddleback St, Turn right onto Sonoran Heights. Property will be on the left.

Public Remarks: Pride of ownership shows throughout this amazing 4 bed, 3 bath home located in the gated community of Las Sendas. Over-sized lot and on 2nd hole of the golf course. The gorgeous kitchen offers matching appliances, ample cabinetry, wall oven, gas cook top, pantry, and a lovely island with breakfast bar. Inside the enormous master suite you will find a private balcony exit with gorgeous views, a 2-way fireplace, a den/sitting room, a full bath, double sinks, separate tub and shower, and large walk-in closets. The large backyard includes a covered patio, grassy/gravel landscaping, and a sparkling blue pool perfect for entertaining. Over-sized 3 car garage with space for workshop; and new epoxy flooring. Centrally located near schools, shopping, and freeways. This home has it all and more.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Separate Strge Area Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace Property Description: Golf Course Lot; Mountain View(s); Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrmd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s)</p>	<p>Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Pool Partial/Full; Full</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)</p>	<p>County Code: Maricopa Legal Description (Abbrev): LOT 121 SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 045139 AN: 219-17-185 Lot Number: 121 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,780/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>
Fees & Homeowner Association Information			
<p>HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155</p>	<p>HOA Name: Las Sendas HOA Prop Man Co Name: First Service Resid</p>	<p>HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300</p>	
<p>HOA 2 Y/N: N / /</p>			
<p>HOA 3 Y/N: / /</p>			
<p>Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed</p>	<p>Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /</p>	<p>Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$</p>	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 195 / 195	List Price: \$455,000	Special Listing Cond: N/A
Status Change Date: 10/28/2017	Sold Price: \$450,000	
Close of Escrow Date: 10/27/2017	Sold Price/SqFt: \$123.15	
Off Market Date: 09/13/2017	Loan Type: VA	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Redfin Corporation (flre001)

Prepared by Chris and
Michele Keith


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Client Report (15)

3209 N BOULDER CANYON --, Mesa, AZ 85207

\$452,000

 <p>2017 ARMLS</p>	5657289 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$165.45 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53FRXP3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 9,056 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 7200 E Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** North on Power, East on Eagle Crest, South on Red Mountain, Left on Quartz St, Right on Boulder Canyon, Left on Quince, Right on Boulder Canyon

Public Remarks: Golf course lot in Las Sendas! Beautifully updated home includes new: interior and exterior paint, upgraded plank tile and carpet, fans, fixtures, lights, real wood shutters and wood blinds throughout. Eat in kitchen offers new designer cabinets w/glaze, granite countertops, subway tiled backsplash, upgraded stainless steel appliances with gas stove, and center island. It opens to family room with custom stack stone fireplace. Master suite has his and hers closets, his and hers(new) vanities with granite tops, separate tub and shower with limestone tile surround and glass inlay, and walk out deck with stunning mountain views. Large private backyard offers view fence, covered patio, and resurfaced pool with new tile and pebble sheen finish. Don't miss it!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Golf Course Lot; Cul-De-Sac Lot; Mountain View (s); North/South Exposure Landscaping: Gravel/Stone Front; Grass Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 16 DESERT VISTAS UNIT 1 AT LAS SENDAS AMD MCR 045138 AN: 219-19-426 Lot Number: 16 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$4,080/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 11 / 11 Status Change Date: 10/23/2017 Close of Escrow Date: 10/23/2017 Off Market Date: 09/18/2017	List Price: \$460,000 Sold Price: \$452,000 Sold Price/SqFt: \$165.45 Loan Type: Conventional	Special Listing Cond: Owner/Agent

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

Listed by: Realty Executives (reax117)

Prepared by Chris and
Michele Keith

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Client Report (16)

7260 E EAGLE CREST DR 16, Mesa, AZ 85207

\$770,000

 <p>2017 ARMLS</p>	5620086 Residential Single Family - Detached Closed	Beds/Baths: 5 / 4 Bedrooms Plus: 6 Approx SqFt: 3,946 / Appraiser Price/SqFt: \$195.13 Year Built: 2003 Pool: Both Private & Community Encoded Features: 54RDXPQNO3G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 18,256 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Custom Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power/Thomas which is Eagle Crest **Directions:** North on Eaglecrest, to Black Rock Subdivision on West side. Through gate go straight to #16 on North side.

Public Remarks: Outstanding custom home inside and out that is priced to sell. Great curb appeal with the garage on side of home. You access the courtyard through an ornate full-size steel door and the large courtyard also has Casita with private entrance. Beautiful Travertine flooring throughout excluding bedrooms. A true artist Faux Painted the great room, dining, foyer and niches. Great room opens to kitchen with beautiful granite counters, stainless steel appliances and breakfast bar. An additional game/media room with sink and a bedroom were built onto home. Note: Tax Records do not reflect this addition. This addition which has a bathroom nearby could easily be a large private mother-in-law suite. Amazing outdoor living with pool, BBQ with sink, bar style seating, and an additional area for

Master Bedroom 27 14	Bedroom 2 13 12-6	Bedroom 3 12-6 11-6	Bedroom 4 15-4 11-10	Bedroom 5 18 12
Bonus/Game Room 24 15-4		Kitchen 22 13	Dining Room 14 11	
		Great Room 18 18		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extended Lngth Garage; Side Vehicle Entry Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Firepit Property Description: City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Screened in Patio(s); Balcony/Deck(s); Gazebo/Ramada; Pvt Yrd(s)/Crttyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Low-E; Mechanical Sun Shds Accessibility Feat.: Hallways 36in+ Wide	Kitchen Features: Range/Oven Elec; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room; Tub with Jets Master Bedroom: Not Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; 220 V Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Guest Qtrs-Sep Entrn; Media Room Items Updated: Floor Yr Updated: 7/13; Floor Partial/Full: Partial; Roof Yr Updated: 7/13; Roof Partial/Full: Full	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco Construction: Frame - Wood Construction Status: Complete Spec Home Roofing: Foam Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater; Gas Hot Wtr - Tnkless Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 16 LA ATALAYA AT LAS SENDAS MCR 044705 AN: 219-17-289 Lot Number: 16 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,952/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.5 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 4803578780
HOA Transfer Fee: \$155		

HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed		Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
		Ttl Mthly Fee Equiv: \$110.83 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 88 / 88 Status Change Date: 10/14/2017 Close of Escrow Date: 10/13/2017 Off Market Date: 09/11/2017	List Price: \$799,900 Sold Price: \$770,000 Sold Price/SqFt: \$195.13 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A
Listed by: HomeSmart (crl03)		

Prepared by Chris and
Michele Keith


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Client Report (17)

4318 N SAGEWOOD CIR, Mesa, AZ 85207

\$1,200,000

 <p>2016 ARMLS</p>	5544297 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 4.5 Bedrooms Plus: 6 Approx SqFt: 5,598 / County Assessor Price/SqFt: \$214.36 Year Built: 2007 Pool: Both Private & Community Encoded Features: 54.5RDXPQO4G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 32,921 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Summit Planned Cmty Name: Las Sendas Model: Builder Name: Hanson Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power Rd and Eagle Crest Dr **Directions:** From Power Rd. go east on Eagle Crest Dr. Turn left on N. Boulder Canyon / Summit Subdivision. Turn left on E.Summit Trail St. The home is on the corner of N. Sagewood Cir. and E. Summit Tr.

Public Remarks: MUST SEE custom home on premium corner lot. Enter thru beautiful courtyard w/water feature. Well appointed home offers spectacular valley & mountain views. Large disappearing wall of glass invites you to a spectacular bkyd w/large negative edge pool, complete with swim up bar,sunken BBQ area & oversized patio for entertaining. Large gourmet kitchen w/SS appliances, granite counters & walk in pantry. Eat-in kitchen & formal dining room. Open concept great room just off the kitchen w/stunning floor to ceiling stone fireplace. Fun for the family in an adjoining game room, complete with wet bar, ice maker & refrigerator. Enjoy the big game or favorite movie in your own private home theatre. Home features a Private Casita fully equipped w/stovetop, frige, dishwasher & separate entrance. (More)

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 4 Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Firepit Property Description: Corner Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Natural Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Misting System; Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Fire Sprinklers; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Bonus/Game Room; Guest Qtrs-Sep Entrn; Media Room	Architecture: Other (See Remarks) Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Foam; Reflective Coating Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Tankless Ht Wtr Heat; Gas Hot Wtr - Tnkless Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): SUMMIT AT LAS SENDAS MCR 559-14 AN: 219-17-899 Lot Number: 19 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$10,117/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: First Service Res	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 446 / 247	List Price: \$1,199,000	Special Listing Cond: N/A
Status Change Date: 10/27/2017	Sold Price: \$1,200,000	
Close of Escrow Date: 10/26/2017	Sold Price/SqFt: \$214.36	
Off Market Date: 09/05/2017	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 %	
	Sellr Concess to Buy: 0 %	
	Closing Cost Split: Normal - N	

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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