

## Client View

18 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$185,000</b> 7445 E EAGLE CREST DR 1116 Mesa, AZ 85207 Closed / 5228137	Cachet at Las Sendas Condominium	2	2	1,311	Community	144.85 / 141.11	72	04/14/2015
2		<b>\$271,000</b> 7013 E ROLAND ST Mesa, AZ 85207 Closed / 5245433	Las Sendas	3	2	1,571	Community	175.05 / 172.5	17	04/16/2015
3		<b>\$272,000</b> 3055 N RED MTN 87 Mesa, AZ 85207 Closed / 5112291	Las Sendas	3	2	1,571	Both	184.53 / 173.14	291	04/09/2015
4		<b>\$286,500</b> 3055 N RED MTN 180 Mesa, AZ 85207 Closed / 5243071	Las Sendas	3	2	1,756	Community	163.72 / 163.15	7	04/17/2015
5		<b>\$329,000</b> 7306 E TYNDALL ST Mesa, AZ 85207 Closed / 5247107	Las Sendas - Featherwind	4	2.5	2,451	Both	134.23 / 134.23	9	04/24/2015
6		<b>\$332,000</b> 6921 E Scarlet CIR Mesa, AZ 85207 Closed / 5223321	Cobblestone at Las Sendas	4	3	1,926	Community	176.01 / 172.38	55	04/08/2015
7		<b>\$333,000</b> 3721 N LADERA CIR Mesa, AZ 85207 Closed / 5213414	Las Sendas	5	3	2,732	Community	124.08 / 121.89	126	04/10/2015
8		<b>\$333,000</b> 6852 E PORTIA ST Mesa, AZ 85207 Closed / 5223615	Vintage Hills at Las Sendas	4	3	2,475	Both	136.97 / 134.55	43	04/15/2015
9		<b>\$345,000</b> 2946 N AVOCA CIR Mesa, AZ 85207 Closed / 5244548	IRONWOOD PASS UNIT 4 AT LAS SENDAS	4	2.75	2,451	Both	146.06 / 140.76	43	04/30/2015
10		<b>\$376,000</b> 7816 E RED HAWK CIR Mesa, AZ 85207 Closed / 5239464	Las Sendas GrayHawk	5	3	2,732	Community	139.09 / 137.63	260	04/03/2015
11		<b>\$395,000</b> 3060 N Ridgecrest -- 193 Mesa, AZ 85207 Closed / 5217761	Las Sendas	5	3	2,732	Both	146.05 / 144.58	78	04/09/2015
12		<b>\$407,000</b> 3845 N Red Sky CIR Mesa, AZ 85207 Closed / 5236950	Las Sendas	3	2	2,226	Both	187.33 / 182.84	58	04/13/2015
13		<b>\$425,000</b> 7445 E EAGLE CREST DR 1029 Mesa, AZ 85207 Closed / 5189235	Las Sendas	3	3.5	2,448	Community	183.62 / 173.61	133	04/01/2015

14		<b>\$540,000</b> 3706 N CANYON WASH -- Mesa, AZ 85207 Closed / 5246699	EAGLEFEATHER AT LAS SENDAS	4	3	3,840	Both	143.23 / 140.63	343	04/30/2015
15		<b>\$769,900</b> 4207 N ARBOLES CIR Mesa, AZ 85207 Closed / 5179055	Las Sendas	4	4.5	4,542	Community	170.63 / 169.51	188	04/16/2015
16		<b>\$880,000</b> 7122 E SANDIA ST Mesa, AZ 85207 Closed / 5149028	Las Sendas - Founder's Ranch	5	5.5	4,542	Both	198.15 / 193.75	191	04/03/2015
17		<b>\$1,195,000</b> 4306 N DIAMOND POINT CIR Mesa, AZ 85207 Closed / 5182251	LAS SENDAS - DIAMOND POINT AT LAS SENDAS MOUNTAIN	3	3.5	3,499	Both	370.96 / 341.53	203	04/30/2015
18		<b>\$1,320,000</b> 8263 E Sienna CIR Mesa, AZ 85207 Closed / 5124074	Las Sendas	4	4.5	5,544	Both	261.54 / 238.1	298	04/28/2015

Prepared by Chris and  
Michele Keith


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Client Report (1)

7445 E EAGLE CREST DR 1116, Mesa, AZ 85207

\$185,000

	5228137	Residential	Townhouse	Closed
	<b>Beds/Baths:</b> 2 / 2 <b>Bedrooms Plus:</b> 2 <b>Approx SqFt:</b> 1,311 / County Assessor <b>Price/SqFt:</b> \$141.11 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 22RDXO1G1S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Townhouse <b>Dwelling Styles:</b> Attached		<b>Approx Lot SqFt:</b> 1,214 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cachet at Las Sendas Condominium <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Cachet at Las Sendas <b>Planned Cmty Name:</b> Cachet at Las Sendas <b>Model:</b> <b>Builder Name:</b> Cachet <b>Hun Block:</b> 4200 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** Power & Thomas **Directions:** North of McDowell on Power Road to Eagle Crest. Right for 1 mile to Cachet entrance on right. Once through gate, turn left. Town home is about an 1/8 mile on the right.

**Public Remarks:** OFFERED TURNKEY FULLY FURNISHED! Best priced townhome in Cachet. See private remarks. Mountain Views. Only .6 mile walk to Las Sendas Golf Shop & Bogey's restaurant. Prestigious planned community Las Sendas. Lock & leave. Gated & quiet. Second story, move-in ready. Master split with double sinks & walk-in closet. Built-in microwave & breakfast bar in kitchen + separate formal eating area. Newly painted. Fireside living room to enjoy TV entertainment after a day of golf, swimming, hiking & the Arizona sun. Both bedrooms w/ walk-in closets. Two covered porches for nice mountain views. End unit adjacent to green area. Garage for storage. Community amenities incl. heated pool & spa, clubhouse, workout facility, and walking trails. No rentals. See Document tab for rules. Extra parking adjacent

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Garage Spaces:</b> 1 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 1 <b>Slab Parking Spaces:</b> 1 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Back; Irrigation Front <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s) <b>Features:</b> 9+ Flat Ceilings; Fire Sprinklers; Furnished(See Rmrks) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Dishwasher; Built-in Microwave; Refrigerator <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Master Bedroom:</b> Split; Upstairs <b>Additional Bedroom:</b> Mstr Bdr Walkin Clist; Othr Bdr Walkin Clist <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room	<b>Architecture:</b> Spanish <b>Building Style:</b> 2-3-4 Plex <b>Unit Style:</b> Two Levels; One Common Wall; End Unit <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM <b>AN:</b> 219-17-723 <b>Lot Number:</b> 1116 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,737/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas HOA <b>HOA Prop Man Co Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-829-7400
<b>HOA 2 Y/N:</b> Y / \$216 / Monthly <b>HOA 2 Transfer Fee:</b> \$150	<b>HOA 2 Name:</b> Cache <b>HOA2 Prp Man Co Name:</b> PMG	<b>HOA 2 Telephone:</b> 480-829-7400
<b>HOA 3 Y/N:</b> N / /		
<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> N / \$0 / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / / Monthly	<b>Ttl Mthly Fee Equiv:</b> \$321.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 72 / 73 <b>Status Change Date:</b> 04/15/2015 <b>Close of Escrow Date:</b> 04/14/2015 <b>Off Market Date:</b> 04/09/2015	<b>List Price:</b> \$189,900 <b>Sold Price:</b> \$185,000 <b>Sold Price/SqFt:</b> \$141.11 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

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

Listed by: Thomas Popa & Associates (tjpr01)

Prepared by Chris and  
Michele Keith

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Client Report (2)

7013 E ROLAND ST, Mesa, AZ 85207

\$271,000

 <p>©2014 ARMLS</p>	5245433 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,571 / County Assessor <b>Price/SqFt:</b> \$172.5 <b>Year Built:</b> 2003 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32RO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 6,074 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power and Thomas (Eagle Crest) **Directions:** North on Power, right on Thomas (Eagle Crest), 1st right on Red Mountain, 1st left on Roland (into Tapestry Mountain subdivision). Go thru gates, home is on the right.

**Public Remarks:** Beautiful single level home in the award-winning GATED master planned community of Las Sendas! Bright & sunny, move-in ready home has open concept & split floor plan. Prof. landscaped SOUTH facing backyard is adjacent to a mountain, has covered patio, built-in BBQ & backs to a wash for extra privacy. Upgraded w/plantation shutters, tile, new carpet, designer paint, ceiling fans & new garage cabinets. Kitchen overlooks great room, has 42" cabinets, tile counters & pantry. Oversized master suite w/large sliding doors opens to relaxing backyard, walk-in closet, raised counters, dual sinks & separate tub/shower. Las Sendas offers Clubhouse, Day Spa, Workout facility, Heated Pools & Spas, Parks, Tennis, Golf, Restaurants & More! Located near Usery Mt. & Saquaro Lake, dining, shopping & 202 freeway.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Downstairs <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 1 AT LAS SENDAS <b>AN:</b> 219-19-661 <b>Lot Number:</b> 2 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,060.38/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> 1st Svc Residential	<b>HOA Telephone:</b> 480-357-8760 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		

<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 17 / 17 <b>Status Change Date:</b> 04/17/2015 <b>Close of Escrow Date:</b> 04/16/2015	<b>List Price:</b> \$275,000 <b>Sold Price:</b> \$271,000 <b>Sold Price/SqFt:</b> \$172.5	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 03/22/2015	<b>Loan Type:</b> Cash
	<b>Loan Years:</b> 0
	<b>Payment Type:</b> Other
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: US Preferred Realty (uspr01)

Prepared by Chris and  
Michele Keith

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Client Report (3)

3055 N RED MTN 87, Mesa, AZ 85207

\$272,000

	5112291 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,571 / County Assessor <b>Price/SqFt:</b> \$173.14 <b>Year Built:</b> 1996 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RP2G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached <b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
	<b>Approx Lot SqFt:</b> 6,644 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> <b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power and McDowell **Directions:** McDowell east to Ridgecrest, left to Red Mountain, left to second gate (Ironwood Pass) on right. Through gate and first right to 87.

**Public Remarks:** Back on Market after remodeling. Check out the new granite counters and more. Cactus Wren model home in award winning Las Sendas. Enjoy the private heated salt water pool with waterfall and new pump. Recent paint and landscaping. Ready for move in. Near 202, Saguaro Lake, MCC Red Mountain, Boeing. Owner related to Arizona Real Estate Salesperson. Pool heater as is.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Block; Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Electric Hot Wtr Htr <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>PASS UNIT 2 AT LAS SENDAS</b> <b>AN:</b> 219-19-023 <b>Lot Number:</b> 87 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,047.92/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> //	
<b>Association Fee Incl:</b> Blanket Ins Policy; Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Club, Membership Opt	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //
	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 291 / 292 <b>Status Change Date:</b> 04/09/2015 <b>Close of Escrow Date:</b> 04/09/2015 <b>Off Market Date:</b> 04/09/2015	<b>List Price:</b> \$289,900 <b>Sold Price:</b> \$272,000 <b>Sold Price/SqFt:</b> \$173.14 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 1,500 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: DPR Realty LLC (dvp03)

Prepared by Chris and  
Michele Keith

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Client Report (4)

3055 N RED MTN 180, Mesa, AZ 85207

\$286,500

	5243071 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,756 / County Assessor <b>Price/SqFt:</b> \$163.15 <b>Year Built:</b> 1997 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32FRD02G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached <b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
<b>Approx Lot SqFt:</b> 6,581 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Morning Dove <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> <b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** Power & McDowell **Directions:** East on McDowell to Ridgecrest, North to Red Mountain-West to 1st gate-(Ironwood Pass)follow to first left-home is on Right

**Public Remarks:** This home is "Picture Perfect" and ready for inspection. Completely updated, meticulously maintained, truly move-in ready- just unpack your bags! This home welcomes you beginning with the private front court yard. Upon entering, you are drawn in by the warm paint palette, tile in all the right places, lush carpeting, & windows appointed W/2" blinds finished with crown molding. The cabinetry has been professionally refinished in kitchen & baths, granite counters & back splash, & upgraded stainless steel appliances. All of this complemented with rubbed bronze door hardware, plumbing, light/fan fixtures throughout the home. The backyard is an entertainers delight coupled with all the amenities that Las Sendas has to offer - Gorgeous Club house, heated swimming pools/spa, tennis court,

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Gas Dryer Hookup; 220 V Dryer Hookup; Inside Laundry <b>Dining Area:</b> Formal; Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Full; Plmbg Yr Updated: 2013; Plmbg Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-116 <b>Lot Number:</b> 180 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,800/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional; 1031 Exchange <b>Total Asum Mnth Pmnts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> First Svc Residentia <b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$49 / Monthly <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /
<b>Ttl Mthly Fee Equiv:</b> \$159.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 7 / 7 <b>Status Change Date:</b> 04/18/2015 <b>Close of Escrow Date:</b> 04/17/2015 <b>Off Market Date:</b> 03/06/2015	<b>List Price:</b> \$287,500 <b>Sold Price:</b> \$286,500 <b>Sold Price/SqFt:</b> \$163.15 <b>Loan Type:</b> Conventional	<b>Special Listing Cond:</b> N/A

<b>Loan Years:</b>	30
<b>Payment Type:</b>	Fixed
<b>Buyr Concess to Sell:</b>	0 \$
<b>Sellr Concess to Buy:</b>	1 %
<b>Closing Cost Split:</b>	Seller Assist - A

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and  
Michele Keith


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Client Report (5)

7306 E TYNDALL ST, Mesa, AZ 85207

\$329,000

	5247107 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,451 / County Assessor <b>Price/SqFt:</b> \$134.23 <b>Year Built:</b> 2001 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 42.5FRDXP03G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 7,890 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas - Featherwind <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Golden Eagle <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 4150 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Thomas **Directions:** E on Eagle Crest (Thomas), Right through Featherwind gate, Left on Tyndall

**Public Remarks:** Amazing view of Red Mountain or the resort-style back yard of this highly upgraded 4-bedroom + loft, 2.5-bath, 3-car-garage home in Las Sendas. This gorgeous home features brand new paint and carpet, epoxy garage floors, artificial turf and fantastic swimming pool. Las Sendas features gated subdivisions, community pools and spas, sport courts, parks, hiking/walking trails minutes from shopping, fine dining, the Loop 202 Freeway, Sky Harbor Airport, downtown Phoenix, midtown Scottsdale, Usery Pass, Saguaro Lake, and the Tonto National Forest.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Two Way Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Built-in Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s); Load Controller; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> FEATHERWIND AT LAS SENDAS MCR 517-09 <b>AN:</b> 219-17-536 <b>Lot Number:</b> 524 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,787/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$329,000 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 9 / 10 <b>Status Change Date:</b> 04/25/2015 <b>Close of Escrow Date:</b> 04/24/2015 <b>Off Market Date:</b> 03/16/2015	<b>List Price:</b> \$329,000 <b>Sold Price:</b> \$329,000 <b>Sold Price/SqFt:</b> \$134.23 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$	<b>Special Listing Cond:</b> N/A

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

Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith


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Client Report (6)

6921 E Scarlet CIR, Mesa, AZ 85207

\$332,000

	5223321	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,926 / County Assessor <b>Price/SqFt:</b> \$172.38 <b>Year Built:</b> 2008 <b>Pool:</b> Community Only <b>Encoded Features:</b> 43RD2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 6,612 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cobblestone at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Residence Three <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School		

**Cross Streets:** N. Power Rd. and E. Thomas Rd. **Directions:** East on Thomas/Eaglecrest to first subdivision on the left (Cobblestone). Thru gate, right, then 1st right and home is on the right. Elevated corner lot. ALARM IS ACTIVATED - MUST CALL TO SHOW.

**Public Remarks:** Like-new home, 4 bedrooms, 3 bathrooms, SEASONAL USE ONLY, built 2008, all appliances included, Clean! Las Sendas Golf Course Master Planned and Gated Community. Open Floor Plan, Plantation Shutters throughout, large tiled great room and kitchen with granite island and counter tops, 42 in. mahogany cabinets, & pantry. Separate formal dining room. Master suite with walk-in closet, bay window, walk-in shower, raised vanity w 2 sinks, large soaking tub, toilet room. Relaxing water feature in beautifully landscaped back yard with flagstone patio and mountain views. Lots of added value in this well-appointed, low impact home. Desirable Las Sendas in foothills of NE Mesa, swim year round, 2 community pools, 2 spas; walking paths, biking, running, tennis, pickleball, basketball, kids play areas.

<b>Master Bedroom</b>	16 13	<b>Bedroom 2</b>	10 10	<b>Bedroom 3</b>	10 10	<b>Bedroom 4</b>	11 11
		<b>Kitchen</b>	16 15	<b>Dining Room</b>	12 11		
		<b>Great Room</b>	18 14				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/CrtYrd(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Downstairs; Not Split <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; 220 V Dryer Hookup; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Items Updated:</b> Wiring Yr Updated: 2008; Wiring Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Snd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COBBLESTONE AT LAS SENDAS <b>AN:</b> 219-20-321 <b>Lot Number:</b> 1 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,284/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req; Other (See Remarks) <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas HOA <b>HOA Prop Man Co Name:</b> 1st Svc Residential	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		

<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$50 / Monthly <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$160.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$
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Listing Dates

Pricing and Sale Info

Listing Contract Info

<b>CDOM/ADOM:</b> 55 / 55	<b>List Price:</b> \$339,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 04/09/2015	<b>Sold Price:</b> \$332,000	
<b>Close of Escrow Date:</b> 04/08/2015	<b>Sold Price/SqFt:</b> \$172.38	
<b>Off Market Date:</b> 03/13/2015	<b>Loan Type:</b> Conventional	
	<b>Loan Years:</b> 15	
	<b>Payment Type:</b> Fixed	
	<b>Buyr Concess to Sell:</b> 0 \$	
	<b>Selr Concess to Buy:</b> 0 \$	
	<b>Closing Cost Split:</b> Normal - N	

Listed by: Cactus Mountain Properties, LLC (cmpa01)

Prepared by Chris and  
Michele Keith

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Client Report (7)

3721 N LADERA CIR, Mesa, AZ 85207

\$333,000

 <p>©2014 ARMLS</p>	5213414 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$121.89 Year Built: 2001 Pool: Community Only Encoded Features: 53FRDXS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 13,090 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Palo Verde Builder Name: BLANDFORD HOMES LLC Hun Block: 3200 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

**Cross Streets:** McDowell & Power **Directions:** North on Power to Thomas (Main Entrance to Las Sendas), Right on Eagle Crest, Left on 80th St. Right on Sienna (Need Gate Code) Right on Ladera, Right on Ladera Circle to home

**Public Remarks:** This home shows pride of ownership throughout. Cul De Sac Lot with Spectacular Mountain and city view. No neighbor's behind, home backs to common area. Enter into a beautiful formal living and dining room featuring tile flooring and shutters and blinds. Downstairs also features 1 bedroom and bathroom, a nice spacious family room with a fireplace and the open kitchen, opens to the family room and overlooks the beautifully designed backyard. The backyard is large and offers a custom designed spa (very large) with a boulder waterfall. Cool deck and lounging area along with a large patio and area for relaxation. Upstairs features 3 additional bedrooms and the master suite with a full bathroom and a balcony. This is a beautiful home! Thank you for showing.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View (s); Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile; Other <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Split; Upstairs <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room	<b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ECHO CANYON PHASE 1 AT LAS SENDAS <b>AN:</b> 219-18-366 <b>Lot Number:</b> 12 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,854/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> First Service <b>HOA Telephone:</b> 480-551-4500
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 126 / 48 <b>Status Change Date:</b> 04/12/2015 <b>Close of Escrow Date:</b> 04/10/2015 <b>Off Market Date:</b> 02/24/2015	<b>List Price:</b> \$339,000 <b>Sold Price:</b> \$333,000 <b>Sold Price/SqFt:</b> \$121.89 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> Lender Owned/REO



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

Listed by: Desert View Realty, LLC (dvr1001)

Prepared by Chris and  
Michele Keith

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Client Report (8)

6852 E PORTIA ST, Mesa, AZ 85207

\$333,000



5223615	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,475 / County Assessor <b>Price/SqFt:</b> \$134.54 <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43RDPO3G3S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 6,200 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Vintage Hills at Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 6800 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** Power Rd & Thomas Rd **Directions:** East on Thomas. South on Red Mountain. East on Portia.

**Public Remarks:** Absolutely stunning 4 bedroom 3 bath + Loft in Las Sendas! Private lot with desert behind the home. Warm wall tones and wood flooring throughout! Kitchen is completed by center island with breakfast bar, granite countertops and black appliances. Garage has epoxy flooring and built in cabinets! Loft upstairs has ceiling fan and picture window. Large master suite has plush carpet with ceiling fan and private exit to balcony. 3/4 bathroom with double sink vanity. Spacious walk in closet! Full bathroom and bedroom downstairs. Resort like backyard has covered patio, sparkling pool built in 2010 with desert landscaping and a dog run!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s) <b>Features:</b> 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> 3/4 Bath Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room; Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> VINTAGE HILLS AT LAS SENDAS <b>AN:</b> 219-19-803 <b>Lot Number:</b> 9 <b>Town-Range-Section:</b> 2N-7E-31 <b>City Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,215/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 43 / 43 <b>Status Change Date:</b> 04/16/2015 <b>Close of Escrow Date:</b> 04/15/2015 <b>Off Market Date:</b> 03/03/2015	<b>List Price:</b> \$339,000 <b>Sold Price:</b> \$333,000 <b>Sold Price/SqFt:</b> \$134.55 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: DPR Realty LLC (dvpn03)

Prepared by Chris and Michele Keith


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Client Report (9)

2946 N AVOCA CIR, Mesa, AZ 85207

\$345,000

 <p>©2015 ARMLS</p>	5244548 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 4 / 2.75  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 2,451 / County Assessor  <b>Price/SqFt:</b> \$140.75  <b>Year Built:</b> 1998  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 42.75RDXPO3G3S  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </p> <p> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </p>
<p> <b>Approx Lot SqFt:</b> 9,706 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> Golden Eagle  <b>Builder Name:</b> Blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p> <p> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </p>	

Cross Streets: Power and McDowell Directions:

Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 2,251 - 2,500  <b>Garage Spaces:</b> 3  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 3  <b>Parking Features:</b> Attch'd Gar                      Cabinets; Electric Door Opener  <b>Pool - Private:</b> Pool - Private; Play Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> 1 Fireplace; Fireplace                      Family Rm; Two Way Fireplace; Gas                      Fireplace  <b>Property Description:</b> Cul-De-Sac                      Lot; North/South Exposure  <b>Landscaping:</b> Gravel/Stone Front;                      Desert Back; Natural Desert Front;                      Grass Back; Yrd Wtring Sys Front; Yrd                      Wtring Sys Back; Auto Timer H2O                      Front; Auto Timer H2O Back  <b>Exterior Features:</b> Covered Patio(s);                      Balcony/Deck(s); Private Street(s)  <b>Features:</b> Vaulted Ceiling(s); Water                      Softener Owned  <b>Community Features:</b> Biking/Walking                      Path; Children's Playgrnd;                      Clubhouse/Rec Room; Comm Tennis                      Court(s); Community Pool Htd;                      Community Spa Htd; Gated                      Community; Golf Course; Workout                      Facility  <b>Flooring:</b> Carpet; Laminate; Tile  <b>Windows:</b> Sunscreen(s); Dual Pane                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas;                      Disposal; Dishwasher; Built-in                      Microwave; Engy Star (See Rmks);                      Pantry; Granite Countertops; Kitchen                      Island  <b>Master Bathroom:</b> Full Bth Master                      Bdrm; Separate Shwr &amp; Tub; Double                      Sinks; Private Toilet Room  <b>Master Bedroom:</b> Upstairs  <b>Additional Bedroom:</b> Mstr Bdr Walkin                      Clst; Othr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only;                      Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen;                      Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Great Room; Loft  <b>Items Updated:</b> Floor Yr Updated:                      2010; Floor Partial/Full: Partial;                      Ht/Cool Yr Updated: 2014; Kitchen Yr                      Updated: 2014; Bath(s) Yr Updated:                      2015; Pool Yr Updated: 2012; Pool                      Partial/Full: Partial                 </p>	<p> <b>Const - Finish:</b> Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> Block  <b>Cooling:</b> Refrigeration; HVAC SEER                      Rating: 15  <b>Heating:</b> Electric Heat  <b>Plumbing:</b> Engy Star Ht Wtr Htr; Gas                      Hot Water Heater  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Pre-Wire Srnd Snd; Pre-                      Wire Sat Dish; Cable TV Avail;                      HighSpd Intrnt Aval; Security Sys                      Owned  <b>Energy/Green Feature:</b> Ceiling Fan                      (s)                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> IRONWOOD                      PASS UNIT 4 AT LAS SENDAS MCR                      462-01  <b>AN:</b> 219-19-621  <b>Lot Number:</b> 365  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,540/2014  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; FHA;                      Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Conventional  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail;                      Agency Discl Req  <b>Possession:</b> Close of Escrow                 </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; 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: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impft Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> <b>CDOM/ADOM:</b> 43 / 43  <b>Status Change Date:</b> 05/01/2015  <b>Close of Escrow Date:</b> 04/30/2015  <b>Off Market Date:</b> 04/15/2015                 </p>	<p> <b>List Price:</b> \$358,000  <b>Sold Price:</b> \$345,000  <b>Sold Price/SqFt:</b> \$140.76  <b>Loan Type:</b> VA  <b>Loan Years:</b> 30  <b>Payment Type:</b> Fixed  <b>Buyr Concess to Sell:</b> 0 \$  <b>Selr Concess to Buy:</b> 0 \$  <b>Closing Cost Split:</b> Normal - N                 </p>	<p> <b>Special Listing Cond:</b> N/A                 </p>

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

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Client Report (10)

7816 E RED HAWK CIR, Mesa, AZ 85207

\$376,000

	5239464 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,732 / Builder <b>Price/SqFt:</b> \$137.62 <b>Year Built:</b> 2000 <b>Pool:</b> Community Only <b>Encoded Features:</b> 53RDXS3G3S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 10,762 / Builder <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas GrayHawk <b>Tax Municipality:</b> Maricopa - CITY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Palo Verde <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** McDowell East to Ridgecrest. North to Stone Gully @ 2nd GrayHawk entrance. Enter thru gate North to Red Hawk Circle. West to Home.

**Public Remarks:** Meticulously well cared for that even the most discerning buyer will appreciate. This popular floor plan offers spaciousness for the family & plenty of room for entertaining. Exterior backyard designed to be low maintenance w/ some privacy while taking in the views from various built-in living spaces. Therapeutic hot tub, built-in bbq, an outdoor fireplace & flagstone covered patio extending to the beautifully landscaped backyard. Located in the master planned community of Las Sendas, you gain luxury amenities such as a heated community pool/spa in the winter months, golf, tennis, hiking/biking trails & much more. Ask about the many upgrades recently made to this home that make it move-in ready for you.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> Spa - Private; Above Ground Spa <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Exterior Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Storage Shed(s) <b>Features:</b> Vaulted Ceiling(s); Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Walk-in Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Upstairs <b>Laundry:</b> Washer Included; Dryer Included <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Contemporary <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Smd Snd; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS <b>AN:</b> 219-20-227 <b>Lot Number:</b> 465 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,619.06/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$317 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$105.66 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impmt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 260 / 43 <b>Status Change Date:</b> 04/04/2015 <b>Close of Escrow Date:</b> 04/03/2015 <b>Off Market Date:</b> 04/04/2015	<b>List Price:</b> \$380,000 <b>Sold Price:</b> \$376,000 <b>Sold Price/SqFt:</b> \$137.63 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Other	<b>Special Listing Cond:</b> N/A

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

Listed by: HomeSmart (crl11)

Prepared by Chris and  
Michele Keith

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Client Report (11)

3060 N Ridgecrest -- 193, Mesa, AZ 85207

\$395,000

	5217761 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,732 / County Assessor <b>Price/SqFt:</b> \$144.58 <b>Year Built:</b> 1996 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53FRDP3G3S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 11,578 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School

**Cross Streets:** Power/McDowell **Directions:** East on McDowell to Ridgecrest, North on Ridgecrest to gate at Desert Vistas on Portia St (on Left side of road). Follow signs to #193

**Public Remarks:** Well located in the gated community of Las Sendas with mtn views on a large 11,578 sq.ft cul-de-sac lot, this 2732 sq.ft home (5bed, 3bath, 3 car garage) has been beautifully upgraded! Upgrades abound with dark maple cabinetry, granite countertops, stainless steel appliances, plantation shutters, new carpet, custom paint, balcony off of master and more! The backyard is an entertainers paradise with a heated pool, putting green, grassy play area with playset, and large covered patio. The community of Las Sendas offers 2 pool and spa areas, 6 tennis courts, golf course, parks and trails, the Trailhead Member's Club, and a highly rated elementary school. Don't miss out on this turn-key home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room	<b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> HighSpd Intrnt Aval; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-19-391 <b>Lot Number:</b> 193 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,053/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas HOA <b>HOA Prop Man Co Name:</b> First Serv Res	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 78 / 80 <b>Status Change Date:</b> 04/10/2015 <b>Close of Escrow Date:</b> 04/09/2015 <b>Off Market Date:</b> 03/26/2015	<b>List Price:</b> \$399,000 <b>Sold Price:</b> \$395,000 <b>Sold Price/SqFt:</b> \$144.58 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$	<b>Special Listing Cond:</b> N/A



<b>Sellr Concess to Buy:</b> 3,000 \$
<b>Closing Cost Split:</b> Seller Assist - A

Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith

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Client Report (12)

3845 N Red Sky CIR, Mesa, AZ 85207

\$407,000

	5236950 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$182.84 <b>Year Built:</b> 2001 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RXPO3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached <b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
	<b>Approx Lot SqFt:</b> 12,809 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 8100 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> <b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** E to Ridgeview \* N to 80th St \* N to Echo Canyon Gate (E side)\* E on Sienna to Red Sky

**Public Remarks:** Absolutely stunning home situated on a larger corner lot in Echo Canyon where you can walk out your front door to hiking and Clubhouse in the highly sought after Las Sendas community! Fantastic open Sagewood floor plan with plantation shutters, travertine flooring, neutral two-tone paint throughout. Gorgeous chef's kitchen with tons of granite counter tops, large island, breakfast bar and eat-in area. Escape in your master retreat with private bathroom and walk-in closet. Spacious additional bedrooms and bathroom. Beautifully landscaped lot with sparkling pool and stunning views. RV gate 3 car garage with high-end custom cabinets in garage and epoxy floors. Come see your new home today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Golf Cart Garage; RV Gate <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> City Light View (s) <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Built In Recycling; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Breakfast Bar; Dining in FR; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room <b>Items Updated:</b> Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-409 <b>Lot Number:</b> 55 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,774.84/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$232.64 / Quarterly	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA Transfer Fee:</b> \$400		
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint	<b>Rec Center Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$77.54
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N / /	<b>Cap Imprv/Impact Fee:</b> \$ 0 \$
	<b>Land Lease Fee Y/N:</b> N / /	<b>Cap Impv/Impt Fee 2:</b> \$0 \$
	<b>PAD Fee Y/N:</b> N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 58 / 58 <b>Status Change Date:</b> 04/13/2015 <b>Close of Escrow Date:</b> 04/13/2015 <b>Off Market Date:</b> 04/13/2015	<b>List Price:</b> \$417,000 <b>Sold Price:</b> \$407,000 <b>Sold Price/SqFt:</b> \$182.84 <b>Loan Type:</b> VA	<b>Special Listing Cond:</b> N/A

<b>Loan Years:</b>	30
<b>Payment Type:</b>	Fixed
<b>Buyr Concess to Sell:</b>	0 %
<b>Sellr Concess to Buy:</b>	500 \$
<b>Closing Cost Split:</b>	Seller Assist - A

Listed by: The Real Estate Firm (tref1)

Prepared by Chris and  
Michele Keith

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Client Report (13)

7445 E EAGLE CREST DR 1029, Mesa, AZ 85207

\$425,000



5189235	Residential	Townhouse	Closed
<b>Beds/Baths:</b> 3 / 3.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,448 / Builder <b>Price/SqFt:</b> \$173.61 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 33.5FRX02G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Townhouse <b>Dwelling Styles:</b> Attached		<b>Approx Lot SqFt:</b> 136 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Cachet at Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Regal <b>Builder Name:</b> Cachet <b>Hun Block:</b> N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** Power/Thomas (Eagle Crest) **Directions:** East on Eagle Crest approx. 1/2 mile to Cachet Community on right hand side. Enter gate and turn right to home #1029

**Public Remarks:** Exquisite Tuscan style home, barely lived in and fully upgraded. PREMIUM GOLF COURSE LOT w/city lights and mountain views. This home boasts nothing but style and elegance w/ resort style living. Two full master suites, 1 up/ 1 down, huge guest room w/en-suite and sitting room. Kitchen offers granite, upgraded cabinets, SS appliances and opens to spacious breakfast room. Dining room and family room are just spectacular with soaring vaulted cleanings and expansive windows. See document section for full list of upgrades. Relax in your tranquil back yard w/built in BBQ, stone fireplace and paved patio. Community features 3 pools, tennis courts, parks, hiking/biking trails, championship golf course and more. Close to freeway and just 15 mins to Scottsdale and 20 min to Sky Harbor Airport

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Golf Course Lot; City Light View(s); Mountain View (s); North/South Exposure <b>Landscaping:</b> Desert Front; Natural Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Misting System; Built-in BBQ <b>Features:</b> Skylight(s); Vaulted Ceiling (s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Near Bus Stop <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Tinted	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths <b>Master Bedroom:</b> Split; Upstairs; Downstairs <b>Additional Bedroom:</b> Other Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Dining in LR/GR; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels; Two Common Walls; Ground Level <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM <b>AN:</b> 219-17-636 <b>Lot Number:</b> 1029 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> Plat: <b>Taxes/Yr:</b> \$2,680/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Disclosures: Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> Y / \$173 / Monthly <b>HOA 2 Transfer Fee:</b> \$150	<b>HOA 2 Name:</b> Cachet <b>HOA 2 Telephone:</b> 480-829-7400
<b>HOA 3 Y/N:</b> N //	
<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //
<b>Ttl Mthly Fee Equiv:</b> \$283.88 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> %0 %	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 133 / 140	<b>List Price:</b> \$449,500	<b>Special Listing Cond:</b> N/A

<b>Status Change Date:</b> 04/02/2015	<b>Sold Price:</b> \$425,000
<b>Close of Escrow Date:</b> 04/01/2015	<b>Sold Price/SqFt:</b> \$173.61
<b>Off Market Date:</b> 04/02/2015	<b>Loan Type:</b> Cash
	<b>Loan Years:</b> 0
	<b>Payment Type:</b> Other
	<b>Buyr Concess to Sell:</b> 0 %
	<b>Selr Concess to Buy:</b> 0 %
	<b>Closing Cost Split:</b> Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

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Client Report (14)

3706 N CANYON WASH --, Mesa, AZ 85207

\$540,000

 <p>©2015 ARMLS</p>	5246699 Residential Single Family - Detached Closed	
	<p><b>Beds/Baths:</b> 4 / 3  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 3,840 / County Assessor  <b>Price/SqFt:</b> \$140.62  <b>Year Built:</b> 2000  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 43FRDXPSO3.5G3S  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached</p>	<p><b>Approx Lot SqFt:</b> 10,438 / County Assessor  <b>Apx Lot Size Range:</b> 10,001 - 12,500  <b>Subdivision:</b> EAGLEFEATHER AT LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School</p>	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School</p>

**Cross Streets:** Power & McDowell **Directions:** East on McDowell to Ridgecrest, North on Ridgecrest to Sayan (Eaglefeather gate), West to Piedra, South to Canyon Wash, property is straight ahead.

**Public Remarks:** Refreshed for new listing! Immaculately maintained Las Sendas golf course home! Open floor plan with soaring ceilings on both levels and beautiful views! Fresh paint, neutral colors. The 4th downstairs bedroom is perfect for guests or an in-law suite. Remodeled master ensuite boasts executive-height dual vanities, granite counters, oil-rubbed bronze fixtures, emperor tub, large shower, and twin walk-in closets. Enjoy the double-sided gas fireplace from the luxury of bed or the master sitting room. Sip a glass of wine from your private balcony as the sun sets over Red Mountain and lush green fairways, and watch the city lights sparkle over expansive views of the East Valley. Chef's delight kitchen is light, bright and

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 3,501 - 4,000  <b>Garage Spaces:</b> 3.5  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3.5  <b>Slab Parking Spaces:</b> 3  <b>Parking Features:</b> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener  <b>Pool - Private:</b> Pool - Private; Heated Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace  <b>Property Description:</b> Golf Course Lot; City Light View(s); Mountain View (s)  <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s)  <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Workout Facility  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E</p>	<p><b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Upstairs  <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Family Room  <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Partial</p>	<p><b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration; Programmable Thmstat  <b>Heating:</b> Electric Heat  <b>Plumbing:</b> Gas Hot Water Heater  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased  <b>Energy/Green Feature:</b> Ceiling Fan (s)</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> EAGLEFEATHER AT LAS SENDAS MCR 505-48  <b>AN:</b> 219-18-195  <b>Lot Number:</b> 271  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$4,658/2014  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Conventional  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow</p>

**Fees & Homeowner Association Information**

<p><b>HOA Y/N:</b> Y / \$105 / Monthly  <b>HOA Transfer Fee:</b> \$400</p>	<p><b>HOA Name:</b> Las Sendas  <b>HOA Telephone:</b> 000-000-0000</p>
<p><b>HOA 2 Y/N:</b> N / /</p>	
<p><b>HOA 3 Y/N:</b> / /</p>	
<p><b>Association Fee Incl:</b> Common Area Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / /  <b>PAD Fee Y/N:</b> N / /</p>
	<p><b>Ttl Mthly Fee Equiv:</b> \$105  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Impv/Impt Fee 2:</b> \$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p><b>CDOM/ADOM:</b> 343 / 343</p>	<p><b>List Price:</b> \$550,000</p>	<p><b>Special Listing Cond:</b> N/A</p>

<b>Status Change Date:</b> 05/01/2015	<b>Sold Price:</b> \$540,000
<b>Close of Escrow Date:</b> 04/30/2015	<b>Sold Price/SqFt:</b> \$140.63
<b>Off Market Date:</b> 03/27/2015	<b>Loan Type:</b> Cash
	<b>Loan Years:</b> 0
	<b>Payment Type:</b> Other
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Selr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith

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Client Report (15)

4207 N ARBOLES CIR, Mesa, AZ 85207

\$769,900

	5179055 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 4.5 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 4,542 / County Assessor <b>Price/SqFt:</b> \$169.51 <b>Year Built:</b> 2004 <b>Pool:</b> Community Only <b>Encoded Features:</b> 44.5FRDXPO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached <b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
<b>Approx Lot SqFt:</b> 13,689 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Residence 6 +Theatre <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> <b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** Power & Thomas **Directions:** From Eagle Crest, Left onto N Stone Peak, Left on E Valley Vista St, Contune onto E Vista Canyon St, Turn Right onto N Arboles Cir

**Public Remarks:** Stunning & immaculate! This Tuscan inspired home in the highly demanded Granite Preserve gated community of Las Sendas has much to offer. When you open the front door you will enjoy the amazing height of the ceilings with the perfect layout complimented by an exterior courtyard that adds charm and style. This single level home features custom cabinetry, private pool, putting green, Built-in BBQ and MORE! Nothing was left out in the details and upgrades. Must see in person to appreciate.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Separate Strge Area <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area <b>Features:</b> 9+ Flat Ceilings; No Interior Steps <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane; Low-E <b>Accessibility Feat.:</b> Hallways 36in+ Wide	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> 2 Master Bdrms; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room; Bonus/Game Room; Media Room	<b>Const - Finish:</b> Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD <b>AN:</b> 219-18-897 <b>Lot Number:</b> 46 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$5,672/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Assume - No Qualify <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$375 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas HOA <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
<b>Ttl Mthly Fee Equiv:</b> \$125 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 188 / 189 <b>Status Change Date:</b> 04/16/2015 <b>Close of Escrow Date:</b> 04/16/2015	<b>List Price:</b> \$775,000 <b>Sold Price:</b> \$769,900 <b>Sold Price/SqFt:</b> \$169.51	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 04/07/2015	<b>Loan Type:</b> Cash
	<b>Loan Years:</b> 0
	<b>Payment Type:</b> Other
	<b>Buyr Concess to Sell:</b> 0 %
	<b>Sellr Concess to Buy:</b> 0 %
	<b>Closing Cost Split:</b> Normal - N

Listed by: TreeHouse Realty, LLC (thgr01)

Prepared by Chris and  
Michele Keith


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Client Report (16)

7122 E SANDIA ST, Mesa, AZ 85207

\$880,000

 <p>©2014 ARMLS</p>	<p>5149028 Residential Single Family - Detached Closed</p>
	<p><b>Beds/Baths:</b> 5 / 5.5  <b>Bedrooms Plus:</b> 6  <b>Approx SqFt:</b> 4,542 / County Assessor  <b>Price/SqFt:</b> \$193.74  <b>Year Built:</b> 2006  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 55.5FRDXPSQNO4G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached</p>
	<p><b>Approx Lot SqFt:</b> 11,724 / County Assessor  <b>Apx Lot Size Range:</b> 10,001 - 12,500  <b>Subdivision:</b> Las Sendas - Founder's Ranch  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Founder's Ranch  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> Tuscan #7  <b>Builder Name:</b> Blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School</p>
	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School</p>

**Cross Streets:** Power and and Thomas/Eaglecrest **Directions:** East on Eagle Crest (Thomas), veer left, right on Saddleback, right on Sagewood into Founder's Ranch, right on Sandia. Third house on the right

**Public Remarks:** Very Rare Purchase Opportunity in the Exclusive Gated Founder's Ranch. Tuscan Stone Front, Paver Driveway, Walk-ways, & Courtyard. 5 Bedrooms + Office and 5.5 Bathrooms. Separate Guest Suite Entrance. Formal Dining & Living Rooms. Great Room Style Family Area includes Stone Fireplace, Built-in Cabinetry & VIEWS! Open Circular Eat-in Kitchen includes Alder Cabinets with 5" Crown Molding, Stainless Steel Viking Appliances, Sprawling Island, Granite Counters, Stone Vent Hood, & Travertine Backsplash. Lg. Master Suite includes, His & Her Closets & Vanities, Roman Soaking Tub & Private Walk-in Shower, & Entrance to Backyard. Every Bedroom Suite includes its own Bathroom. Resort Style Backyard with Heated Pebble-Tec Pool & Spa, Paver Decking, Built-in BBQ & Amazing Views of Red Mountain.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 4,501 - 5,000  <b>Garage Spaces:</b> 4  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 4  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Over Height Garage; Tandem Garage  <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace  <b>Property Description:</b> Corner Lot; Mountain View(s); North/South Exposure  <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ  <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Tile  <b>Accessibility Feat.:</b> Zero-Grade Entry; Dr/Access 32in+ Wide; Hallways 36in+ Wide; Bath Lever Faucets; Lever Handles; Closet Bars 15-48in; Exterior Curb Cuts; Mtlpl Entries/Exits</p>	<p><b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room; Tub with Jets  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> Other Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst  <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Family Room; Guest Qtrs-Sep Entrn</p>	<p><b>Architecture:</b> Ranch  <b>Const - Finish:</b> Painted; Stucco; Stone  <b>Construction:</b> Frame - Wood  <b>Construction Status:</b> Complete Spec Home  <b>Roofing:</b> All Tile  <b>Fencing:</b> Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Gas Heat  <b>Plumbing:</b> Gas Hot Water Heater  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval  <b>Energy/Green Feature:</b> Ceiling Fan (s)</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> FOUNDERS RANCH AT LAS SENDAS  <b>AN:</b> 219-17-960  <b>Lot Number:</b> 25  <b>Town-Range-Section:</b> 2N-7E-30  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$7,251.38/2013  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Conventional  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow</p>

**Fees & Homeowner Association Information**

<p><b>HOA Y/N:</b> Y / \$316.8 / Quarterly  <b>HOA Transfer Fee:</b> \$400</p>	<p><b>HOA Name:</b> Las Sendas Com Assoc  <b>HOA Prop Man Co Name:</b> First Service Resid</p>	<p><b>HOA Telephone:</b> 480-357-8780  <b>HOA Prop Man Co Tele:</b> 480-357-8780</p>
<p><b>HOA 2 Y/N:</b> N / /</p>		
<p><b>HOA 3 Y/N:</b> / /</p>		
<p><b>Association Fee Incl:</b> Common Area Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbBt; Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /</p>	<p><b>Ttl Mthly Fee Equiv:</b> \$105.6  <b>Cap Imprv/Impact Fee:</b> \$ 0.0 \$</p>

		Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2:\$0 \$
		PAD Fee Y/N: N //	
Listing Dates		Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b>	191 / 191	<b>List Price:</b> \$900,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b>	04/04/2015	<b>Sold Price:</b> \$880,000	
<b>Close of Escrow Date:</b>	04/03/2015	<b>Sold Price/SqFt:</b> \$193.75	
<b>Off Market Date:</b>	01/31/2015	<b>Loan Type:</b> Conventional	
		<b>Loan Years:</b> 30	
		<b>Payment Type:</b> Fixed	
		<b>Buyr Concess to Sell:</b> 0 \$	
		<b>Selr Concess to Buy:</b> 0 \$	
		<b>Closing Cost Split:</b> Normal - N	
<i>Listed by: RE/MAX Excalibur (reex02)</i>			

Prepared by Chris and Michele Keith

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Client Report (17)

4306 N DIAMOND POINT CIR, Mesa, AZ 85207

\$1,195,000

 <p>©2014 ARMLS</p>	<p>5182251 Residential Single Family - Detached Closed</p> <p><b>Beds/Baths:</b> 3 / 3.5  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 3,499 / County Assessor  <b>Price/SqFt:</b> \$341.52  <b>Year Built:</b> 2004  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 33.5RXPSAO3G1S  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached</p>	<p><b>Approx Lot SqFt:</b> 46,066 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 1.9 Acres  <b>Subdivision:</b> LAS SENDAS - DIAMOND POINT AT LAS SENDAS MOUNTAIN  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b> Diamond Point  <b>Model:</b> CUSTOM  <b>Builder Name:</b> Custom  <b>Hun Block:</b> 8525 E  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School</p>	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School</p>

**Cross Streets:** Eagle Crest Dr and Las Sendas Mountain Dr **Directions:** From Eagle Crest Dr, turn north on Las Sendas Mountain Dr, travel about 3/4 mile to Diamond Point. Turn into the gate and the home is up the hill on the left

**Public Remarks:** One of a kind modern custom on 1+ acre lot with unobstructed views of City Lights. Moving in you will only need your personal items. This well furnished home is being sold with everything included. Enter the front door through a well landscaped Atrium with a water feature then view a spectacular view of the valley thru an open glass wall and over a one of a kind negative edge pool, fountains, and cascading water falling from above. 3 full bedrm, 3 1/2 bth, office, and media room. Kitchen with 2 islands overlooks a dining area and great room with a floor to ceiling slate fireplace. The master has a gas fireplace, and jetted tub. Enjoy the view while sitting in the spa just outside the master bedroom. Las Sendas has walking / biking paths, tennis, pools, playgrounds, golf course, and more.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 3,001 - 3,500  <b>Garage Spaces:</b> 3  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 1  <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener  <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Firepit  <b>Property Description:</b> Border Pres/Pub Lnd; City Light View(s); Mountain View(s); Borders Common Area  <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ  <b>Features:</b> Skylight(s); 9+ Flat Ceilings; Wet Bar(s); Water Softener Owned  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course  <b>Flooring:</b> Carpet; Concrete; Stone; Wood  <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E; Tinted</p>	<p><b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdr; Separate Shwr &amp; Tub; Double Sinks; Tub with Jets  <b>Additional Bedroom:</b> Separate Bdr; Exit  <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry  <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Great Room; Bonus/Game Room  <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Partial</p>	<p><b>Architecture:</b> Contemporary  <b>Const - Finish:</b> Painted; Stucco; Stone  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> Foam  <b>Fencing:</b> Block; Partial  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Gas Heat  <b>Plumbing:</b> Recirculation Pump; Gas Hot Water Heater; Low Flow Fixtures  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned  <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> DIAMOND POINT AT LAS SENDAS MOUNTAIN  <b>AN:</b> 219-35-017  <b>Lot Number:</b> 10  <b>Town-Range-Section:</b> 2N-7E-28  <b>City Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$7,532.12/2014  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; Conventional  <b>Total Assum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b> Non Assumable  <b>Disclosures:</b> Seller Disc Avail  <b>Possession:</b> Close of Escrow</p>

Fees & Homeowner Association Information			
<p><b>HOA Y/N:</b> Y / \$355.8 / Quarterly  <b>HOA Transfer Fee:</b> \$400</p>	<p><b>HOA Name:</b> Las Sendas  <b>HOA Prop Man Co Name:</b> First Service Res</p>	<p><b>HOA Telephone:</b> 480-357-8780  <b>HOA Prop Man Co Tele:</b> 480-551-4300</p>	
<p><b>HOA 2 Y/N:</b> N / /</p>			
<p><b>HOA 3 Y/N:</b> / /</p>			
<p><b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / \$0 /</p>	<p><b>Ttl Mthly Fee Equiv:</b> \$118.6  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Impv/Impt Fee 2:</b> \$0 \$</p>	

Listing Dates		Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 203 / 203	<b>List Price:</b> \$1,298,000	<b>Special Listing Cond:</b> N/A	
<b>Status Change Date:</b> 05/01/2015	<b>Sold Price:</b> \$1,195,000		
<b>Close of Escrow Date:</b> 04/30/2015	<b>Sold Price/SqFt:</b> \$341.53		
<b>Off Market Date:</b> 04/28/2015	<b>Loan Type:</b> Conventional		
	<b>Loan Years:</b> 15		
	<b>Payment Type:</b> Fixed		
	<b>Buyr Concess to Sell:</b> 0 \$		
	<b>Sellr Concess to Buy:</b> 0 \$		
	<b>Closing Cost Split:</b> Normal - N		

Listed by: HomeSmart (crl03)

Prepared by Chris and Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
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Client Report (18)

8263 E Sienna CIR, Mesa, AZ 85207

\$1,320,000

 <p>©2014 ARMLS</p>	5124074 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 4.5 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 5,544 / County Assessor <b>Price/SqFt:</b> \$238.09 <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 44.5RDXPSAO7G4S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 48,578 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Custom <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power/Thomas **Directions:** East on Thomas, turns into Eagle Crest, follow to gated community of Walking Stick. East on Echo Canyon through gates, South on Sienna Circle to home

**Public Remarks:** Priced to Sell!!! Come view this exquisite 5544 sq.ft custom home with breathtaking city light and mountain views! This Tuscan delight is well positioned on a 48,578 sq.ft cul-de-sac lot and offers a split floor plan with 4 bedrooms, 4.5 bathrooms, great room, formal dining room, eat-in kitchen with butler's pantry, piano room, craft room, tech center, game room with wet bar, and a 7 car extended length and over-height garage with workshop, storage area and 2 car lifts! The kitchen is a chef's dream with 42 inch Alder Cabinetry, slab granite, a Viking oven and range with 6 burners and griddle, Subzero built-in refrigerator, Subzero built-in freezer, 2 dishwashers, convection microwave, huge pantry, and a butler's pantry with ice maker and GE Monogram mini refrigerator.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 7 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 7 <b>Slab Parking Spaces:</b> 4 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Extdnd Lngth Garage; Over Height Garage; Separate Strge Area; Tandem Garage; Temp Controlled <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Two Way Fireplace; Gas Fireplace; Firepit <b>Property Description:</b> Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View (s) <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Circular Drive; Childrens Play Area <b>Features:</b> Skylight(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Fire Sprinklers; No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E; Mechanical Sun Shds; Tinted; Vinyl Frame	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room; Bonus/Game Room	<b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> Foam; Metal <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Recirculation Pump; Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-706 <b>Lot Number:</b> 106 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$7,667/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> First Service Res	<b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$



		Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2:\$0 \$		
		PAD Fee Y/N: N //			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
<b>CDOM/ADOM:</b>	298 / 299	<b>List Price:</b>	\$1,450,000	<b>Special Listing Cond:</b> N/A	
<b>Status Change Date:</b>	04/29/2015	<b>Sold Price:</b>	\$1,320,000		
<b>Close of Escrow Date:</b>	04/28/2015	<b>Sold Price/SqFt:</b>	\$238.1		
<b>Off Market Date:</b>	03/26/2015	<b>Loan Type:</b>	Conventional		
		<b>Loan Years:</b>	30		
		<b>Payment Type:</b>	Fixed		
		<b>Buyr Concess to Sell:</b>	0 \$		
		<b>Selr Concess to Buy:</b>	0 \$		
		<b>Closing Cost Split:</b>	Normal - N		
<i>Listed by: Realty Executives (reax92)</i>					

Prepared by Chris and Michele Keith

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