




## Client View

16 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$215,000</b> 7247 E NORTHRIDGE ST Mesa, AZ 85207 Closed / 5269679	Windsong at Las Sendas	3	2.5	1,605	Community	133.96 / 133.96	110	06/02/2015
2		<b>\$217,500</b> 7246 E MANNING ST Mesa, AZ 85207 Closed / 5253043	LAS SENDAS	4	3	1,605	Community	143.24 / 135.51	47	06/05/2015
3		<b>\$255,500</b> 3566 N BARRON CIR Mesa, AZ 85207 Closed / 5242371	Las Sendas - Rolling Hills	3	2	1,571	Community	160.28 / 162.64	84	06/19/2015
4		<b>\$271,000</b> 3314 N BRIGHTON ST Mesa, AZ 85207 Closed / 5239883	Las Sendas, Tapestry Mountain	3	2	1,571	Community	175.05 / 172.5	116	06/15/2015
5		<b>\$272,000</b> 4143 N STARRY PASS CIR Mesa, AZ 85207 Closed / 5016898	Las Sendas	3	2	1,756	Community	162.3 / 154.9	449	06/05/2015
6		<b>\$299,800</b> 2905 N ROWEN CIR Mesa, AZ 85207 Closed / 5255880	IRONWOOD PASS UNIT 4 AT LAS SENDAS	4	2	1,794	Community	167.11 / 167.11	50	06/05/2015
7		<b>\$306,000</b> 3338 N BRIGHTON -- Mesa, AZ 85207 Closed / 5204988	Las Sendas Tapestry Mountain	4	3	2,451	Community	126.07 / 124.85	175	06/16/2015
8		<b>\$310,000</b> 3633 N MORNING DOVE -- Mesa, AZ 85207 Closed / 5189356	Las Sendas	3	2.5	2,150	Both	151.12 / 144.19	216	06/29/2015
9		<b>\$314,000</b> 6819 E PEARL ST Mesa, AZ 85207 Closed / 5246953	VINTAGE HILLS AT LAS SENDAS	4	3	2,475	Community	128.89 / 126.87	88	06/05/2015
10		<b>\$330,000</b> 7314 E TYNDALL ST Mesa, AZ 85207 Closed / 5245183	Featherwind at Las Sendas	4	3	2,451	Both	136.68 / 134.64	51	06/17/2015
11		<b>\$350,000</b> 7241 E NANCE ST Mesa, AZ 85207 Closed / 5262701	LAS SENDAS	3	2	1,584	Both	236.09 / 220.96	64	06/12/2015
12		<b>\$372,000</b> 7740 E RUSSELL CIR Mesa, AZ 85207 Closed / 5220014	Las Sendas	3	2	2,105	Both	180.29 / 176.72	156	06/01/2015
13		<b>\$395,000</b> 3706 N BARRON -- Mesa, AZ 85207 Closed / 5238373	HIGHLANDS AT LAS SENDAS	4	2	2,226	Both	179.69 / 177.45	90	06/29/2015

14		<b>\$530,000</b> 3762 N STONE GULLY -- Mesa, AZ 85207 Closed / 5255105	EAGLEFEATHER AT LAS SENDAS	5	3	3,653	Both	150.29 / 145.09	85	06/12/2015
15		<b>\$1,175,000</b> 4207 N VIA COBRE CIR Mesa, AZ 85207 Closed / 5167197	Las Sendas	4	4	5,056	Private	232.4 / 232.4	237	06/11/2015
16		<b>\$1,387,000</b> 3541 N JASPER MOUNTAIN CIR Mesa, AZ 85207 Closed / 5276016	GRANITE MOUNTAIN AT LAS SENDAS	4	45	4,871	Both	296.65 / 284.75	202	06/22/2015

Prepared by Chris and  
Michele Keith

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Client Report (1)

7247 E NORTHRIDGE ST, Mesa, AZ 85207

\$215,000

 <p>©2015 ARMLS</p>	5269679	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,605 / County Assessor <b>Price/SqFt:</b> \$133.95 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32.5RO2G <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> 4,059 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Windsong at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Maracay Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain Ranch Elementary		

**Cross Streets:** Power and McDowell **Directions:** 202 to Power Rd. North to McDowell, East to Ridgecrest, south to Norwood/gate. West through gate, North to Northridge.

**Public Remarks:** Lowest Priced Home in ALL of Las Sendas, Mesa! Beautifully maintained 3 bedroom 2.5 Bathroom home located in the highly sought after gated community of Las Sendas! Home is Move-In Ready and priced to sell. 3 bedrooms and 2 bathrooms located on the second floor providing maximum privacy with half bathroom located down stairs with kitchen, family room and dining room. Private backyard patio with low maintenance yard and grass. All the gated community amenities you could ask for with private pool, tennis courts, basketball courts parks and walking paths! Don't forget to bring your golf clubs and play Las Sendas Golf Club, less than 10 minutes away from door to clubhouse! Great opportunity for safe second home or live year round with access to wonderful schools!

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> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Drink Wtr Filter Sys <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	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Master Bedroom:</b> Upstairs <b>Laundry:</b> Washer Included; Dryer Included <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room	<b>Architecture:</b> Other (See Remarks) <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> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS <b>AN:</b> 219-25-427 <b>Lot Number:</b> 98 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$667.97/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$126 / Monthly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas Community <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 <b>Assoc Rules/Info:</b> Clubhouse/Rec Center	<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> \$126 <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> 110 / 110 <b>Status Change Date:</b> 06/03/2015 <b>Close of Escrow Date:</b> 06/02/2015 <b>Off Market Date:</b> 05/06/2015	<b>List Price:</b> \$215,000 <b>Sold Price:</b> \$215,000 <b>Sold Price/SqFt:</b> \$133.96 <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> 2 % <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> N/A

Listed by: My Home Group Real Estate, LLC (myhg01)

Prepared by Chris and Michele Keith


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Client Report (2)

7246 E MANNING ST, Mesa, AZ 85207

\$217,500

	5253043 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,605 / County Assessor <b>Price/SqFt:</b> \$135.51 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 43RO2G2S <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> 4,059 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Maracay Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** McDowell and Power **Directions:** EAST ON MCDOWELL, SOUTH ON RIDGECRST, EAST ON NORWOOD (WINDSONG). THRU GATE, LEFT ON RAVEN, RIGHT ON MANNING.

**Public Remarks:** BEAUTIFUL HOME IN GATED WINDSONG @ LAS SENDAS. HOME FEATURES AN OPEN FLOORPLAN WITH A SPACIOUS KITCHEN, GRANITE COUTNERTOPS, WALK-IN PANTRY, SMOOTH TOP RANGE, ISLAND, TILE BACKSPLASH, TILE FLOORING, DOWNSTAIRS BEDROOM WITH FULL BATH (PERFECT FOR MOTHER IN-LAW OR TEEN), UPSTAIRS BALCONY WITH GREAT CITY & MOUNTAIN VIEWS, BUILT-IN GARAGE CABINETS, WATER SOFTENER & RO, VIEW FENCE BACKING TO COMMON AREA AND MORE!

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); North/South Exposure; Borders Common Area <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s) <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> 3/4 Bath Master Bdrm; Private Toilet Room <b>Master Bedroom:</b> Upstairs; Downstairs <b>Additional Bedroom:</b> 2 Master Bdrms; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> 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>Other Rooms:</b> Great Room	<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> 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> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS MCR 529-44 <b>AN:</b> 219-25-403 <b>Lot Number:</b> 74 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,315/2014 <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> Other (See Remarks) <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$332 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> Rossmar & Graham	<b>HOA Telephone:</b> 480-551-4300 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$0 / Quarterly <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> Y / \$0 / Annually	<b>Ttl Mthly Fee Equiv:</b> \$110.66 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 47 / 47 <b>Status Change Date:</b> 06/05/2015 <b>Close of Escrow Date:</b> 06/05/2015 <b>Off Market Date:</b> 05/06/2015	<b>List Price:</b> \$229,900 <b>Sold Price:</b> \$217,500 <b>Sold Price/SqFt:</b> \$135.51 <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>Special Listing Cond:</b> N/A

**Closing Cost Split:** Normal - N

Listed by: HomeMax Real Estate (hmax001)

Prepared by Chris and  
Michele Keith

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Client Report (3)

3566 N BARRON CIR, Mesa, AZ 85207

\$255,500

 <p>©2015 ARMLS</p>	5242371 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,571 / County Assessor  <b>Price/SqFt:</b> \$162.64  <b>Year Built:</b> 1999  <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>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> 6,565 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Subdivision:</b> Las Sendas - Rolling Hills  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Unknown  <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                 </p>

**Cross Streets:** Power and McDowell **Directions:** East on McDowell, Left on Ridgecrest, Left on Mountain Ridge, Right on Sierra Morena into Rolling Hills, Right on Barron to property.

**Public Remarks:** Great gated neighborhood in Las Sendas with views of Red Mountain This home has a great room floor plan with master bedroom split, master suite has a walk-in closet, double sinks, and separate Tub and Shower, an eat in kitchen, pantry and a great backyard for entertaining. This is a special Fannie Mae property. Heated community pool & spa, tennis club, activity center, parks, biking, hiking trails playgrounds, clubhouse, just a short drive to the Salt River and Saguaro Lake. Easy access to the 202.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <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>Pool - Private:</b> No Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Property Description:</b> Cul-De-Sac Lot; Corner Lot; Mountain View(s)  <b>Landscaping:</b> Desert Front; Desert Back  <b>Exterior Features:</b> Covered Patio(s)  <b>Features:</b> Vaulted Ceiling(s); No Interior Steps  <b>Community Features:</b> Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community                 </p>	<p> <b>Kitchen Features:</b> Pantry  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Eat-in Kitchen  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Great Room                 </p>	<p> <b>Architecture:</b> Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer  <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>Services:</b> City Services  <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> ROLLING HILLS AT LAS SENDAS  <b>AN:</b> 219-20-053  <b>Lot Number:</b> 429  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$1,791.64/2014  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Agency Discl Req; None  <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> First Service Res  <b>HOA Telephone:</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  <b>Assoc Rules/Info:</b> 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> \$105.6  <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
<p> <b>CDOM/ADOM:</b> 84 / 84  <b>Status Change Date:</b> 06/22/2015  <b>Close of Escrow Date:</b> 06/19/2015  <b>Off Market Date:</b> 05/21/2015                 </p>	<p> <b>List Price:</b> \$251,800  <b>Sold Price:</b> \$255,500  <b>Sold Price/SqFt:</b> \$162.64  <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                 </p>	<p> <b>Special Listing Cond:</b> Lender Owned/REO                 </p>

Listed by: Desert 2 Mountain Realty (ckad01)

Prepared by Chris and Michele Keith


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Client Report (4)

3314 N BRIGHTON ST, Mesa, AZ 85207

\$271,000

 <p>©2015 ARMLS</p>	5239883 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,571 / Builder <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> 6,205 / Appraiser <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas, Tapestry Mountain <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Tapestry Mountain <b>Planned Cmty Name:</b> Tapestry Mountain <b>Model:</b> cactus wren <b>Builder Name:</b> Blanford <b>Hun Block:</b> 7500 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Thomas **Directions:** East on Thomas/ Eaglecrest to Red Mountain, South to Tapestry Mountain entrance. After entering gate, right on Boulder Canyon, right onto Regina, Regina wraps around to Brighton, 3314 North Brighton.

**Public Remarks:** INCREDIBLE view of the valley & city lights \* See all the surrounding mountains from your own backyard: San Tans, South Mountain, Camelback, Piestawa Peak \* Award winning Las Sendas!!! amenities include: 2 heated pools & spas, parks with sport fields, tennis, walking paths, and mountain views \*Great room with amazing kitchen. Watch spectacular sunsets while cooking in this amazing kitchen, Granite countertop,42" maple cabinets, brand new SS appliances. Neutral carpet \* Custom paint thru-out \* Granite countertops, surround sound \* 3rd bdrm double doors perfect for office \* split floor plan \*Granite in all baths. Sliding door access to fully covered patio to enjoy beautiful sunsets \* later, relax and enjoy as city lights appear before your eyes \* corner lot with no homes behind you.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Corner Lot; City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps <b>Community Features:</b> Clubhouse/Rec Room; 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>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <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> Eat-in Kitchen; 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> Plmbg Yr Updated: 2015; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2015; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srmd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-19-680 <b>Lot Number:</b> 21 <b>Town-Range-Section:</b> -- <b>City Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,938/2014 <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> 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 / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas Homeowner	<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> Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / 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 / \$0 /	<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> 116 / 116 <b>Status Change Date:</b> 06/16/2015 <b>Close of Escrow Date:</b> 06/15/2015 <b>Off Market Date:</b> 06/16/2015	<b>List Price:</b> \$275,000 <b>Sold Price:</b> \$271,000 <b>Sold Price/SqFt:</b> \$172.5 <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 % <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> N/A

Listed by: Realty ONE Group (reog14)

Prepared by Chris and  
Michele Keith

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Client Report (5)

4143 N STARRY PASS CIR, Mesa, AZ 85207

\$272,000

 <p>©2013 ARMLS</p>	5016898 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,756 / County Assessor  <b>Price/SqFt:</b> \$154.89  <b>Year Built:</b> 2001  <b>Pool:</b> Community Only  <b>Encoded Features:</b> 32FRDX2G2S  <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                 </p>
<p> <b>Approx Lot SqFt:</b> 7,821 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> Las Sendas  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Mountain Gate  <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                 </p>	

**Cross Streets:** Power and Thomas **Directions:** Power and Thomas go right on Eaglecrest Dr., follow to Mountain Gate entrance on left(Gate code required), right on Wolf Canyon Circle,, follow to N Starry Pass Circle and turn right, go to 4143.

**Public Remarks:** Price has been reduced nearly \$20,000! You must see this gorgeous Las Sendas home located in the quiet culdesac of the gated community of Mountain Gate near the top of Las Sendas! This home has it all with beautiful hardwood and tile floors, granite countertops, built in barbecue, 3 full bedrooms and 2 full bathrooms, and built in cabinets in the garage. There are beautiful mountain and city views from this home, and there are plenty of trails for hiking, biking, or just enjoying the beautiful scenery Las Sendas has to offer! Also, there is a heated community pool and spa for you to enjoy!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 1,601 - 1,800  <b>Garage Spaces:</b> 2  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 2  <b>Slab Parking Spaces:</b> 2  <b>Parking Features:</b> 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> 1 Fireplace  <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View (s); Adjacent to Wash  <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Covered Patio(s); Built-in BBQ  <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; 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; Workout Facility  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Tile; Wood  <b>Windows:</b> Sunscreen(s); Dual Pane; Mechanical Sun Shds; Tinted  <b>Accessibility Feat.:</b> Hallways 36in+ Wide; Bath Raised Toilet; Bath Lever Faucets; Bath Insulated Pipes; Ktch Low Cabinetry                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Private Toilet Room  <b>Laundry:</b> Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> N  <b>Basement Description:</b> None  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Family Room  <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Full                 </p>	<p> <b>Architecture:</b> Ranch  <b>Unit Style:</b> All on One Level; Two Common Walls  <b>Const - Finish:</b> Painted; Stucco; Low VOC Paint  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration; Programmable Thmstat  <b>Heating:</b> Gas Heat  <b>Plumbing:</b> Gas Hot Water Heater  <b>Utilities:</b> SRP; SW Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Pre-Wire Srmd Snd; Sat Dish TV Ownd; 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> MOUNTAIN GATE AT LAS SENDAS  <b>AN:</b> 219-17-828  <b>Lot Number:</b> 591  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$1,685/2012  <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> None  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<p> <b>HOA Y/N:</b> Y / \$316 / Quarterly  <b>HOA Transfer Fee:</b> \$400                 </p>	<p> <b>HOA Name:</b> First Service  <b>HOA Telephone:</b> 480-357-8780                 </p>
<p> <b>HOA 2 Y/N:</b> N //                 </p>	
<p> <b>HOA 3 Y/N:</b> //                 </p>	
<p> <b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt                 </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> \$105.33  <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> 449 / 449                 </p>	<p> <b>List Price:</b> \$285,000                 </p>	<p> <b>Special Listing Cond:</b> N/A                 </p>

<b>Status Change Date:</b> 06/06/2015	<b>Sold Price:</b> \$272,000
<b>Close of Escrow Date:</b> 06/05/2015	<b>Sold Price/SqFt:</b> \$154.9
<b>Off Market Date:</b> 05/04/2015	<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

Listed by: United Broker's Group (unbr002)

Prepared by Chris and  
Michele Keith

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Client Report (6)

2905 N ROWEN CIR, Mesa, AZ 85207

\$299,800

 <p>©2015 ARMLS</p>	5255880 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,794 / County Assessor <b>Price/SqFt:</b> \$167.11 <b>Year Built:</b> 1998 <b>Pool:</b> Community Only <b>Encoded Features:</b> 42FRDX3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 10,475 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Acacia <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 7400 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 & McDowell **Directions:** East on McDowell, North on Ridgecrest, East on Oasis, North on Rowen

**Public Remarks:** Beautifully remodeled home situated in highly sought Las Sendas community. This home features fresh paint inside and out & new carpet, tile, fans, fixtures, and blinds throughout. It offers vaulted ceilings, a formal living and dining room, and open kitchen to the family room. The kitchen boasts new sink, faucet, travertine tile back splash, and GE stainless steel appliances. It also has a center island/breakfast bar. Great master suite has bay windows, a walk in closet, and upgraded bath that includes new dual sink vanity with Italian Marble top and a separate tub and shower with custom tile surround and glass inlays. Large backyard offers a covered patio, exterior fireplace, and lush green grass. This is a must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <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; RV Gate <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Corner Lot; City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Grass Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Skylight(s) <b>Community Features:</b> Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshtr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS MCR 462-01 <b>AN:</b> 219-19-629 <b>Lot Number:</b> 373 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,327/2014 <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; 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 <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / \$0 /
	<b>Ttl Mthly Fee Equiv:</b> \$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> 50 / 50 <b>Status Change Date:</b> 06/06/2015 <b>Close of Escrow Date:</b> 06/05/2015 <b>Off Market Date:</b> 05/15/2015	<b>List Price:</b> \$299,800 <b>Sold Price:</b> \$299,800 <b>Sold Price/SqFt:</b> \$167.11 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Owner/Agent

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and Michele Keith

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Client Report (7)

3338 N BRIGHTON --, Mesa, AZ 85207

\$306,000

 <p>©2014 ARMLS</p>	5204988 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$124.84 Year Built: 2002 Pool: Community Only Encoded Features: 43FRDO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,490 / Appraiser Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tapestry Mountain Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Golden Eagle Builder Name: Blanford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

**Cross Streets:** Power & Thomas **Directions:** East on Eagle Crest, first right on Red Mountain Rd, First left on Roland (Tapestry Mountain) thru gate, right on N Boulder Canyon, Right on Regina, Left on Brighton, house on right

**Public Remarks:** This is Las Sendas living at its finest! Beautiful, full remodel with no expense spared. Kitchen is a chef's dream with abundant cabinet storage and ample countertop space including an over-sized island! Stainless steel appliances with gorgeous granite featuring beautiful veins... the granite is truly a work of art and focal point of the home. Popular Blandford Homes floorplan with 4 huge bedrooms and a den/office with a closet! Master suite has vaulted ceilings with a intimate balcony for soaking in the breathtaking views of the city and surrounding mountains! Huge 3 car garage with tons of storage cabinets for all of your tools and toys! Las Sendas is an award-winning gated community featuring two heated pools, spas, parks, tennis, golf course, club house, and fitness center!

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> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View (s); Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Desert Back; Grass Back; 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> Skylight(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Tile; Wood <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island <b>Master Bathroom:</b> Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrmt Aval <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> 219-19-674 <b>Lot Number:</b> 15 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,082/2013 <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> None <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas	<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); NoVsbile TrkTrlrRvBt; Clubhouse/Rec Center	<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> 175 / 175 <b>Status Change Date:</b> 06/17/2015 <b>Close of Escrow Date:</b> 06/16/2015 <b>Off Market Date:</b> 05/20/2015	<b>List Price:</b> \$309,000 <b>Sold Price:</b> \$306,000 <b>Sold Price/SqFt:</b> \$124.85 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Adjustable <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 %	<b>Special Listing Cond:</b> Owner/Agent

**Closing Cost Split:** Normal - N

Listed by: TreeHouse Realty, LLC (thgr01)

Prepared by Chris and  
Michele Keith

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

3633 N MORNING DOVE --, Mesa, AZ 85207

\$310,000

	5189356 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$144.19 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 6,268 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Shadow Canyon Planned Cmty Name: Las Sendas Model: Nighthawk Builder Name: Blandford Homes Hun Block: 7600 E Map Code/Grid: P42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

**Cross Streets:** Power & Eagle Crest **Directions:** East on Eagle Crest, Right on Saddleback, Right on Desert Oasis(Shadow Canyon Subdivision), Left on Snowdon, Right on Morning Dove, Home will be on the right.

**Public Remarks:** 2 story home w/Mountain Views located in Shadow Canyon, w/in the gated community of Las Sendas. This home is in immaculate condition. Master bath has been remodeled w/jetted tub, sinks, vanity & walk-in glass shower having double heads. New flooring in 2012, incl. carpet & laminate in living/dining rooms. Kitchen updated in 2010 incl. new countertops, sink, backsplash & range. Kitchen is open to cozy family room complete with fireplace, built in entertnmt center & surround sound. Plantation shutters in most rooms A/O 2010. Loft for office or sitting area. Relax on the back patio & enjoy the sparkling play pool w/water feature, slide, heated spa & new variable spd pump. 2 car extended garage w/cabinets & overhead storage. Water heater & soft water system replaced in 2011. New A/C in 2009

Master Bedroom	16 14	Bedroom 2	12 10	Bedroom 3	11 10	Dining Room	12 10	Living Room	15 15
		Family Room	20 15	Kitchen	10 9	Breakfast Room	10 7		
		Loft	11 7						

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Intercom; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Laminate; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Loft <b>Items Updated:</b> Floor Yr Updated: 2012; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2009; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Pool Yr Updated: 2014; Pool Partial/Full: Partial	<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 <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 3 AT LAS SENDAS AMD <b>AN:</b> 219-17-115 <b>Lot Number:</b> 267 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,424.38/2014 <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> Conventional <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas <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 Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee 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> 216 / 216 <b>Status Change Date:</b> 06/29/2015	<b>List Price:</b> \$324,900 <b>Sold Price:</b> \$310,000	<b>Special Listing Cond:</b> N/A

<b>Close of Escrow Date:</b> 06/29/2015	<b>Sold Price/SqFt:</b> \$144.19
<b>Off Market Date:</b> 05/26/2015	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith


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Client Report (9)

6819 E PEARL ST, Mesa, AZ 85207

\$314,000

	5246953 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 2,475 / County Assessor <b>Price/SqFt:</b> \$126.87 <b>Year Built:</b> 2005 <b>Pool:</b> Community Only <b>Encoded Features:</b> 43FRDO3G <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> 7,721 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> VINTAGE HILLS AT LAS SENDAS <b>Tax Municipality:</b> Maricopa - COUNTY <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 Rd and McDowell Rd **Directions:** East on McDowell then left on Ridgecrest, left on Red Mountain then left into Vintage Hills. Go through the gate then go straight then left to Pearl.

**Public Remarks:** Nestled in a private corner in a gated community with city light and mountain views, this popular Golden Eagle floor plan boasts of real wood shutters throughout, extended length three car garage, shaded master deck, granite and limestone countertops, stainless steel appliances, duel-fuel range, professionally landscaped yard, water softener, built-in media center and much more. Warm, neutral carpet and tile throughout. Enjoy resort living in the highly sought after community of Las Sendas. Priced to sell.

<b>Master Bedroom</b> 17 13	<b>Bedroom 2</b> 11 12	<b>Bedroom 3</b> 13 12	<b>Bedroom 4</b> 10.5 10	<b>Living Room</b> 15 12.5
<b>Den</b> 12.5 11	<b>Family Room</b> 15 14.5	<b>Kitchen</b> 18 10	<b>Dining Room</b> 12.5 11	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener; Extndded Lngth Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Golf Course Lot; Corner Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Back <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; 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 <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen <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; Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat; Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> VINTAGE HILLS AT LAS SENDAS MCR 716-01 <b>AN:</b> 219-19-839 <b>Lot Number:</b> 45 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,109/2014 <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 <b>Possession:</b> By Agreement; Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332 / Quarterly <b>HOA Transfer Fee:</b> \$400	<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>Rec Center Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.66
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt	<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 / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 88 / 88 <b>Status Change Date:</b> 06/06/2015 <b>Close of Escrow Date:</b> 06/05/2015 <b>Off Market Date:</b> 06/03/2015	<b>List Price:</b> \$319,000 <b>Sold Price:</b> \$314,000 <b>Sold Price/SqFt:</b> \$126.87 <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>Special Listing Cond:</b> N/A



Closing Cost Split: Normal - N

Listed by: USREALTY BROKERAGE SOLUTIONS LLP (hpad01)

Prepared by Chris and  
Michele Keith

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Client Report (10)

7314 E TYNDALL ST, Mesa, AZ 85207

\$330,000

	5245183	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,451 / County Assessor <b>Price/SqFt:</b> \$134.63 <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43FRDXPO3G3S <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> 7,751 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Featherwind 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>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** Power & Thomas **Directions:** Right on Eaglecrest. Stay left and continue on Eaglecrest. Turn right into Featherwind neighborhood. Left on Tyndall to home on left.

**Public Remarks:** New Granite in kitchen. Great Red Mountain View. Popular Golden Eagle model; professionally staged so you can see what a wonderful floor plan this is for so many diverse life styles. Close to shopping, restaurants, park and ride, and Baywood Medical Center. Las Sendas has biking and hiking trails; golf, tennis, 2 Olympic swim centers heated year round; plus numerous parks and other recreational facilities. Award winning Las Sendas Elementary school is located in the community and is always one of the highest rated elementary schools in Arizona.

<b>Master Bedroom</b>	19 13	<b>Bedroom 2</b>	12 11	<b>Bedroom 3</b>	12 12	<b>Bedroom 4</b>	10 10	<b>Living Room</b>	15 14
		<b>Family Room</b>	15 14	<b>Kitchen</b>	22 10	<b>Dining Room</b>	13 9		
		<b>Loft</b>	13 11						

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> Attch'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> Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile; Vinyl <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Upstairs <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Inside Laundry <b>Dining Area:</b> Formal <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Loft <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Block; Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre- Wire Sat Dish; 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> FEATHERWIND AT LAS SENDAS <b>AN:</b> 219-17-534 <b>Lot Number:</b> 522 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,772/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</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 / \$333 / Quarterly <b>HOA Transfer Fee:</b> \$400	<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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsbile TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; FHA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$111 <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> 51 / 62	<b>List Price:</b> \$335,000	<b>Special Listing Cond:</b> N/A

<b>Status Change Date:</b> 06/18/2015	<b>Sold Price:</b> \$330,000
<b>Close of Escrow Date:</b> 06/17/2015	<b>Sold Price/SqFt:</b> \$134.64
<b>Off Market Date:</b> 04/24/2015	<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> 1.5 %
	<b>Closing Cost Split:</b> Normal - N

Listed by: Red Hawk Realty (reha001)

Prepared by Chris and  
Michele Keith


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Client Report (11)

7241 E NANCE ST, Mesa, AZ 85207

\$350,000

 <p>©2015 ARLMLS</p>	5262701 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,584 / County Assessor  <b>Price/SqFt:</b> \$220.96  <b>Year Built:</b> 2007  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 32RXPSO2G2S  <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> 5,835 / 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> Winter Retreat/2nd Home!  <b>Planned Cmty Name:</b> Trailridge at Las Sendas  <b>Model:</b>  <b>Builder Name:</b> BLANDFORD HOMES  <b>Hun Block:</b> 6000 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:** Power Road and McDowell **Directions:** East from Power Rd. past the 202 Red Mtn. Freeway Exit/Entrance to Ridgecrest\*Turn Right to 1st Gated Subdivision Trailridge\* Thru gate turn left to Nance St\*Turn right to home on left..7241\*

**Public Remarks:** \*WINTER GETAWAY\*2ND HOME\*LOCK&LEAVE?HERE IT IS!\*This superb,gated home leaves nothing to be desired!\*Owner has over \$510K into home/yard alone and yet will sacrifice at this price!\*ALL FURNITURE CAN ALSO BE INCLUDED!\*RUN DON'T WALK to this little jewel as it has the neighbors drooling over the backyard alone!\*HEATED POOL & SPA included in \$380K price paid in 2007\*OWNER THEN ADDED \$133,400 for UPGRADES!! Upgraded appliances,slab granite thruout/outdoor fireplace,GAS BBQ/KITCHEN/BAR and PUTTING GREEN!\*Remote controlled Security roll shutters\*WOOD PLANTATION SHUTTERS\*Surveillance Cameras\*Upgraded Ceiling fans in each room\*Surround Sound\*Garage Cabinets w/EPOXY FLOOR\* Tankless "on demand" hot water tank\*Doc Tab shows FLOOR PLAN\*Las Sendas is 25 mins.to Sky Harbor Airport/New San Tan mall\*

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <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> Dir Entry frm Garage; Electric Door Opener; Separate Strge Area  <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; Gas Fireplace; Exterior Fireplace  <b>Property Description:</b> Mountain View (s); North/South Exposure  <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); Private Street(s); Pvt Yrd (s)/Ctryrd(s); Built-in BBQ  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Roller Shields; Water Softener Owned; Drink Wtr Filter Sys; Furnished(See Rmrks)  <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> Dual Pane; Tinted                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Built In Recycling; Pantry; Granite Countertops  <b>Master Bathroom:</b> 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst  <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry  <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Great Room                 </p>	<p> <b>Architecture:</b> Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco; Stone  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Plumbing:</b> Gas Hot Wtr - Tnkless  <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; Sat Dish TV Ownd; 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> TRAILRIDGE AT LAS SENDAS MCR 824-11  <b>AN:</b> 219-25-695  <b>Lot Number:</b> 8  <b>Town-Range-Section:</b> 1N-7E-6  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$1,662/2014  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Total Encumbrance:</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; Agency Discl Req  <b>Miscellaneous:</b> Home Warranty  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<p> <b>HOA Y/N:</b> Y / \$332.64 / Quarterly  <b>HOA Transfer Fee:</b> \$0                 </p>	<p> <b>HOA Name:</b> Las Sendas HOA  <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; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed                 </p>	<p> <b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / \$0 /  <b>PAD Fee Y/N:</b> N / \$0 /                 </p>	<p> <b>Ttl Mthly Fee Equiv:</b> \$110.88  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Imprv/Impt Fee 2:</b>\$0 \$                 </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 64 / 65 <b>Status Change Date:</b> 06/12/2015 <b>Close of Escrow Date:</b> 06/12/2015 <b>Off Market Date:</b> 06/12/2015	<b>List Price:</b> \$373,960 <b>Sold Price:</b> \$350,000 <b>Sold Price/SqFt:</b> \$220.96 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith

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Client Report (12)

7740 E RUSSELL CIR, Mesa, AZ 85207

\$372,000

 <p>©2015 ARMLS</p>	5220014 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,105 / County Assessor <b>Price/SqFt:</b> \$176.72 <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RXP3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 10,974 / 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> Powell Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** E on McDowell, Left on Ridgecrest (traffic light) Left on Riverdale into Grayhawk, Left on Stone Gully, Left on Russell Circle.

**Public Remarks:** Located on a Cul-de-Sac lot. This hard to find Desert Willow model is move in ready. It's a great room floor plan, with cozy fireplace, which opens to kitchen with granite counters and upgraded cabinetry. Large master suite, with warm wood floors and bay window opening to the patio and pool. Jetted tub in master bath. Pebble Tec pool with expanded patio for sunning and entertaining. 2 additional bed rooms in a split floor plan concept. Hard to find true 3 car garage. Upgraded tile in main area. Seller will consider selling all or some of the furnishings. Fruit trees in side yard

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 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; Pvt Yrd (s)/Crtyrd(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; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Dual Pane <b>Accessibility Feat.:</b> Hallways 36in+ Wide	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Non-laminate Counter <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clist <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Contemporary <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> 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 Sat Dish; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS <b>AN:</b> 219-20-134 <b>Lot Number:</b> 372 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,549.06/2014 <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> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$321 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> First Service Res	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-357-8780
<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); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$0 / Annually <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$107 <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> 156 / 157 <b>Status Change Date:</b> 06/16/2015 <b>Close of Escrow Date:</b> 06/01/2015 <b>Off Market Date:</b> 06/16/2015	<b>List Price:</b> \$379,500 <b>Sold Price:</b> \$372,000 <b>Sold Price/SqFt:</b> \$176.72 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <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: HomeSmart (crl03)

Prepared by Chris and  
Michele Keith


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Client Report (13)

3706 N BARRON --, Mesa, AZ 85207

\$395,000

 <p>©2015 ARMLS</p>	5238373 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 4 / 2  <b>Bedrooms Plus:</b> 4  <b>Approx SqFt:</b> 2,226 / County Assessor  <b>Price/SqFt:</b> \$177.44  <b>Year Built:</b> 1999  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 42RPO3G  <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> 8,050 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> HIGHLANDS AT LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> Sagewood  <b>Builder Name:</b> Blandford  <b>Hun Block:</b> 7650 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:** Power/Thomas **Directions:** Continue east on Thomas/Eaglecrest. Turn right on Saddleback. At stop sign continue straight into Highlands entrance. First right to home.

**Public Remarks:** Must see remodel! Entirely remodeled kitchen including new cabinets, countertops, appliances, beverage center, and fixtures. All new 8x40 wood tile flooring installed. New carpet in bedrooms and office. New tub, tile, cabinets and fixtures in bathroom. All new ceiling fans, toilets and paint. Resort style pool with water feature. Low maintenance backyard includes artificial grass and covered patio.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 2,001 - 2,250  <b>Garage Spaces:</b> 3  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Electric Door Opener  <b>Pool - Private:</b> Pool - Private; Play Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Screened in Patio(s)  <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Soft Water Loop  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s)                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Split; Downstairs  <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Great Room  <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Full; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Full                 </p>	<p> <b>Unit Style:</b> All on One Level  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b>  <b>AN:</b> 219-18-020  <b>Lot Number:</b> 262  <b>Town-Range-Section:</b> 2N-7E-Cty Bk&amp;Pg: 21918020  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,478/2014  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<p> <b>HOA Y/N:</b> Y / \$246 / Quarterly  <b>HOA Transfer Fee:</b> \$300                 </p>	<p> <b>HOA Name:</b> Las Sendas  <b>HOA Telephone:</b> 480-357-8780                 </p>
<p> <b>HOA 2 Y/N:</b> N / /                 </p>	
<p> <b>HOA 3 Y/N:</b> / /                 </p>	
<p> <b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; 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 /  <b>PAD Fee Y/N:</b> N / \$0 /                 </p>
	<p> <b>Ttl Mthly Fee Equiv:</b> \$82  <b>Cap Imprv/Impact Fee:</b> \$ 0.00 \$  <b>Cap Impv/Impt Fee 2:\$0 \$</b>  <b>Com Facilities Distr:</b> N                 </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> <b>CDOM/ADOM:</b> 90 / 90  <b>Status Change Date:</b> 06/30/2015  <b>Close of Escrow Date:</b> 06/29/2015  <b>Off Market Date:</b> 05/19/2015                 </p>	<p> <b>List Price:</b> \$399,999  <b>Sold Price:</b> \$395,000  <b>Sold Price/SqFt:</b> \$177.45  <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> Buyer - B                 </p>	<p> <b>Special Listing Cond:</b> N/A                 </p>

Listed by: Red Brick Realty, LLC (rdbk02)



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Prepared by Chris and  
Michele Keith


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Client Report (14)

3762 N STONE GULLY --, Mesa, AZ 85207

\$530,000

 <p>©2015 ARMLS</p>	5255105 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 5 / 3  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 3,653 / County Assessor  <b>Price/SqFt:</b> \$145.09  <b>Year Built:</b> 2000  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 53FRDXPO3G  <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> 10,133 / 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> ECHO CANYON  <b>Builder Name:</b> BLANDFORD HOMES  <b>Hun Block:</b> 0 N  <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> Stapley 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 & Thomas (Eaglecrest) **Directions:** Continue on Eagle Crest Drive about (2) miles turning into North Ridgecrest Rock Canyon II Subdivision on the Left.

**Public Remarks:** Las Sendas - Eagle Feather!!! Move In Ready!!! This is a Beautiful Home on Las Sendas Hole # 16. Great Mountain and City Light views. This is a 5 bedroom home with 1 bedroom down and 4 upstairs. Beautiful pool and grassy play area in backyard, with plenty of patio space to entertain. This home has an unusual big backyard for Las Sendas standards. The Garage is a three car with an extra 4th bay, can be used for a workshop, playroom, or storage!!! Seller will provide home warranty. Take a Look!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 3,501 - 4,000  <b>Garage Spaces:</b> 3  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 0  <b>Pool - Private:</b> Pool - Private  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> 1 Fireplace  <b>Property Description:</b> Golf Course Lot; City Light View(s); Mountain View (s)  <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back  <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s)  <b>Community Features:</b> Community Pool Htd; Community Spa Htd; Gated Community; Golf Course  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s)                 </p>	<p> <b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks  <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst  <b>Laundry:</b> Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Family Room; Separate Workshop                 </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  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Technology:</b> Cable TV Avail; Security Sys Leased  <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> EAGLEFEATHER AT LAS SENDAS MCR 505-48  <b>AN:</b> 219-18-188  <b>Lot Number:</b> 264  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$4,693/2014  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Total Encumbrance:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<p> <b>HOA Y/N:</b> Y / \$107 / Monthly  <b>HOA Transfer Fee:</b> \$400                 </p>	<p> <b>HOA Name:</b> Manager  <b>HOA Telephone:</b> 0                 </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> 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 / \$0 /                 </p>
<p> <b>Ttl Mthly Fee Equip:</b> \$107  <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> 85 / 85  <b>Status Change Date:</b> 06/17/2015  <b>Close of Escrow Date:</b> 06/12/2015  <b>Off Market Date:</b> 06/17/2015                 </p>	<p> <b>List Price:</b> \$549,000  <b>Sold Price:</b> \$530,000  <b>Sold Price/SqFt:</b> \$145.09  <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                 </p>	<p> <b>Special Listing Cond:</b> N/A                 </p>

Listed by: United Southwest Realty (unit01)

Prepared by Chris and Michele Keith


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Client Report (15)

4207 N VIA COBRE CIR, Mesa, AZ 85207

\$1,175,000

	5167197 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 4 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 5,056 / County Assessor <b>Price/SqFt:</b> \$232.39 <b>Year Built:</b> 2005 <b>Pool:</b> Private Only <b>Encoded Features:</b> 44RDXP04G <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> 40,521 / County Assessor <b>Apx Lot Size Range:</b> 35,001 - 43,559 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Copper Canyon <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> JPW & ASSOC <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 Thomas (Eagle Crest) **Directions:** East on Eagle Crest to Las Sendas Mtn; Left on Las Sendas Mtn to N Terra Mesa; Left on Terra Mesa and Thru Gate to Copper Canyon; Left on Copper Canyon, Left on Via Cobre

**Public Remarks:** One of the nicest homes in Las Sendas in the Copper Canyon gated community. Custom-built 4bd, 4ba, one story open floor plan with all the upgrades you would expect. Property is just shy of an acre with mountain & city views! This 5056 sq ft home is a true entertainer's dream home, including a negative-edge spa that flows into the heated Pebble Tec finished swimming pool that features a natural waterfall. Of course plenty of room for all your toys with the 4 car split garage (2 extra deep). This homes is priced to sell, so make your appointment today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Master Bdr; Gas Fireplace; Firepit <b>Landscaping:</b> Desert Front; Desert Back <b>Features:</b> 9+ Flat Ceilings; Wet Bar (s); Fire Sprinklers <b>Community Features:</b> Gated Community	<b>Kitchen Features:</b> Dishwasher; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets; Bidet <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y	<b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> Foam <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Other (See Remarks) <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COPPER CANYON AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-18-163 <b>Lot Number:</b> 30 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$9,175/2013 <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> 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 / \$355 / 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 / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$118.33 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 237 / 237 <b>Status Change Date:</b> 06/12/2015 <b>Close of Escrow Date:</b> 06/11/2015 <b>Off Market Date:</b> 04/30/2015	<b>List Price:</b> \$1,175,000 <b>Sold Price:</b> \$1,175,000 <b>Sold Price/SqFt:</b> \$232.4 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: HomeSmart (cri101)

Prepared by Chris and Michele Keith


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Client Report (16)

3541 N JASPER MOUNTAIN CIR, Mesa, AZ 85207

\$1,387,000

 <p>©2015 ARMLS</p>	5276016 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 45 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 4,871 / County Assessor <b>Price/SqFt:</b> \$284.75 <b>Year Built:</b> 2012 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 445RDXP504G <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> 33,959 / County Assessor <b>Apx Lot Size Range:</b> 24,001 - 35,000 <b>Subdivision:</b> GRANITE MOUNTAIN AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Canyon Preserve <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Custom <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:** McDowell and Hawes **Directions:** East on McDowell from 202. North on Hawes. East on Range Rider. 2nd entrance on left (north) is Canyon Preserve. Follow Shadow Mountain Trail to property.

**Public Remarks:** Views, views, views! A home that reflects comfort and elegance. Attention to placement of this home resulted in remarkable city light, desert views and privacy. Floor plan is simple yet elegant, perfect for privacy and amazing for entertaining with the not one, but two walls of glass that open to patio with stunning backyard views and indoor courtyard. Whether you love entertaining or are fanatical about organization, this kitchen is for you! Two large kitchen islands, secondary prep kitchen, warming oven, Wolf oven/range, ice maker, subzero ref/freezer and large walk in pantry. Large extended four car garage with additional storage room and cabinets. Community pools, tennis courts, walking trails, parks and golf course. Sellers are owner agents. Buyers to verify all facts and figures.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,501 - 5,000 <b>Garage Spaces:</b> 4 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; Side Vehicle Entry <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; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Natural Desert Front; Natural 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); Gazebo/Ramada; Private Street(s); Pvt Yrd(s)/Ctryrd(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Central Vacuum; Fire Sprinklers; 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 Htd; Community Spa Htd; Gated Community; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Stone; Wood <b>Windows:</b> Dual Pane; Low-E <b>Accessibility Feat.:</b> Hallways 36in+ Wide	<b>Kitchen Features:</b> Range/Oven Elec; Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Not Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> 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>Architecture:</b> Other (See Remarks) <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete; Other (See Remarks) <b>Fencing:</b> View/Wrought Iron; Block; Partial <b>Cooling:</b> Refrigeration; HVAC SEER Rating: 14 <b>Heating:</b> Electric Heat <b>Plumbing:</b> Recirculation Pump; 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; Pre-Wire Smd Snd; 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	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRANITE MOUNTAIN AT LAS SENDAS MCR 884-41 <b>AN:</b> 219-24-254 <b>Lot Number:</b> 21 <b>Town-Range-Section:</b> 2N-7E-33 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$7,622.8/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

**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 Community <b>HOA Prop Man Co Name:</b> First ServiceResiden	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		

HOA 3 Y/N: //		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed		<b>Rec Center Fee Y/N:</b> N / \$49 / <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> 202 / 202 <b>Status Change Date:</b> 06/22/2015 <b>Close of Escrow Date:</b> 06/22/2015 <b>Off Market Date:</b> 05/08/2015	<b>List Price:</b> \$1,445,000 <b>Sold Price:</b> \$1,387,000 <b>Sold Price/SqFt:</b> \$284.75 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Owner/Agent
Listed by: HomeSmart (crl11)		

Prepared by Chris and Michele Keith

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