

Client View

12 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$294,900 3625 N MORNING DOVE -- Mesa, AZ 85207 Closed / 5097350	Las Sendas	3	2	1,756	Private	170.79 / 167.94	448	07/16/2015
2		\$299,000 7542 E SAYAN ST Mesa, AZ 85207 Closed / 5245380	IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD	3	2.5	2,150	Community	139.53 / 139.07	96	07/09/2015
3		\$320,450 3055 N RED MOUNTAIN ST 112 Mesa, AZ 85207 Closed / 5281316	IRONWOOD PASS UNIT 2 AT LAS SENDAS	4	3	1,756	Both	187.9 / 182.49	25	07/31/2015
4		\$328,000 7445 E EAGLE CREST DR 1088 Mesa, AZ 85207 Closed / 5219714	Las Sendas	3	3.5	2,308	Community	145.15 / 142.11	145	07/02/2015
5		\$330,000 7445 E EAGLE CREST DR 1007 Mesa, AZ 85207 Closed / 5208322	Cachet at Las Sendas	2	2	1,762	Community	192.91 / 187.29	166	07/09/2015
6		\$423,500 3430 N MOUNTAIN RDG 42 Mesa, AZ 85207 Closed / 5292478	Las Sendas - Sonoran Heights	4	3	3,232	Both	133.04 / 131.03	22	07/28/2015
7		\$485,000 3430 N Mountain RDG 10 Mesa, AZ 85207 Closed / 5259576	LAS SENDAS - Sonoran Heights	4	2.5	2,827	Both	171.56 / 171.56	76	07/31/2015
8		\$650,000 7935 E LEGACY HILLS CIR Mesa, AZ 85207 Closed / 5236883	Las Sendas	4	3.5	3,554	Both	193.87 / 182.89	409	07/16/2015
9		\$885,000 3744 N ROWEN ST Mesa, AZ 85207 Closed / 5302752	LAS COLINAS AT LAS SENDAS	4	3.5	3,565	Both	252.17 / 248.25	209	07/17/2015
10		\$895,000 3747 N Avoca -- Mesa, AZ 85207 Closed / 5268847	LAS COLINAS AT LAS SENDAS	4	3.5	3,831	Both	234.9 / 233.62	87	07/23/2015
11		\$915,000 7153 E SUMMIT TRAIL ST Mesa, AZ 85207 Closed / 5197173	LAS SENDAS	4	3.5	4,255	Both	223.27 / 215.04	210	07/17/2015
12		\$1,500,000 7336 E Forest Trail CIR Mesa, AZ 85207 Closed / 5190007	Las Sendas	4	5.5	6,008	Both	249.67 / 249.67	260	07/10/2015

Prepared by Chris and
Michele Keith

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Client Report (1)

3625 N MORNING DOVE --, Mesa, AZ 85207

\$294,900

	5097350 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$167.93 Year Built: 1998 Pool: Private Only Encoded Features: 32FRDPSO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Style: Detached	Approx Lot SqFt: 6,338 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD HOMES Hun Block: 7600 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** N. on Power, E. on Eagle Crest(Las Sendas) curves N., E. on Saddleback, R. on Shadow Canyon (Gates) Lt to Morning Dove.

Public Remarks: Very Motivated Seller. Please ignore Days On Market! Follow your heart to this beautiful home in the desirable Las Sendas! This home shows like a model! Lots of windows, vaulted ceilings, arched doorways, spacious bedrooms, with French doors into an inviting office or den. Carpet & tile throughout. Garage has cupboards from ceiling to floor. This wonderful kitchen has a wine refrigerator, bosch dishwasher, appealing light wood cabinets, & granite countertops on the center breakfast island. A lush private resort backyard with a covered patio, sparkling pool, spa & rock waterfall. Paver patio with beehive fireplace for the perfect entertaining yard. This home has an osmosis, water softener, alarm system, & sunscreens. Washer, dryer and refrigerator included. Come and make this house your home

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: Exterior Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-113 Lot Number: 265 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,143/2013 Ownership: Fee Simple Week Avail Timeshare: 0 New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 448 / 448 Status Change Date: 07/17/2015 Close of Escrow Date: 07/16/2015 Off Market Date: 06/30/2015	List Price: \$299,900 Sold Price: \$294,900 Sold Price/SqFt: \$167.94 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 1 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: West USA Realty Revelation (wsrr01)

Prepared by Chris and
Michele Keith


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Client Report (2)

7542 E SAYAN ST, Mesa, AZ 85207

\$299,000

	5245380 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$139.06 Year Built: 1998 Pool: Community Only Encoded Features: 32.5RDXO2G 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: 6,286 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Night Hawk Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and Thomas/Eagle Crest **Directions:** East to Saddleback, up the hill to N. Desert Oasis (Shadow Canyon subdivision), south through gate to E. Sayan, east to home.

Public Remarks: Beautiful 3 bedroom plus loft, 2 1/2 bath home at prestigious Las Sendas, a gated master planned community with golf, pools, spas, tennis, parks and more! Clean home with an open floor plan including formal living and dining area, family room open to Kitchen with breakfast nook and breakfast bar, stainless appliances, silestone counter tops with tiled backsplash, pantry. Tile flooring, newer carpet/pad and real wood floors in the right places. Large master bedroom w walk-in closet, huge bathroom with dual vanities, walk-in shower, separate tub. Extra features include plantation shutters, security doors front and back, turf and low maintenance landscaping, a balcony for mountain views, and no neighbors behind for privacy. Top rated Las Sendas Elementary and amenities. Conveniently located!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Lever Handles	Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Gas Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Loft Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Plmbg Yr Updated: 2007; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2004; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2007; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Electric; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD MCR 451-40 AN: 219-17-132 Lot Number: 284 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,058/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA Prop Man Co Name: First Service Reside	HOA Telephone: 480-357-8780	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: Y / \$49 / Monthly	Ttl Mthly Fee Equiv: \$159.88 Cap Imprv/Impact Fee: \$ 0 \$	

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 96 / 96 Status Change Date: 07/10/2015 Close of Escrow Date: 07/09/2015 Off Market Date: 06/08/2015	List Price: \$300,000 Sold Price: \$299,000 Sold Price/SqFt: \$139.07 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Cactus Mountain Properties, LLC (cmpa01)

Prepared by Chris and Michele Keith


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Client Report (3)

3055 N RED MOUNTAIN ST 112, Mesa, AZ 85207

\$320,450

	5281316 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$182.48 Year Built: 1998 Pool: Both Private & Community Encoded Features: 43FRXP2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>
<p>Approx Lot SqFt: 7,091 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS Tax Municipality: Maricopa - CITY Marketing Name: Morning Dove Planned Cmty Name: Las Sendas Model: Mod. Morning Dove Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:</p>	<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School</p>
<p>High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School</p>	

Cross Streets: Power road & McDowell Road **Directions:** McDowell east to Ridge Crest. North to Red Mountain. Northwest to 1st gate on the right. Enter to 1st street on your left, turn and follow to the property.

Public Remarks: This totally renovated Las Sendas home reflects the homeowners care and knowledge of design. An abundance of glass and an appeal to modern living style and design. Open flexible floor space. Extensive use of today's mixed materials throughout the home. A wall of movable glass allows a full view of the patio and pool while your entertaining. Granite counter tops compliment the polished porcelain floor and stainless steel appliances. This gated community has so much to offer, including easy access to the freeway, nearby shopping and restaurants.

Master Bedroom 13 19	Bedroom 2 11 12	Bedroom 3 10	Bedroom 4 9 10
	Family Room 18 18	Kitchen 18 14	
	Family Room 18 18		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Unassigned Parking Pool - Private: Pool - Private; Fenced Pool; Heated Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Borders Common Area Landscaping: Gravel/Stone Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Other Windows: Sunscreen(s); Dual Pane</p>	<p>Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room; Other (See Remarks) Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clist Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Full; Wiring Yr Updated: 2010; Wiring Partial/Full: Full; Plmbg Yr Updated: 2010; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2010; Bath (s) Partial/Full: Full; Rm Adtn Yr Updated: 2010; Rm Adtn Partial/Full: Full; Pool Yr Updated: 2010; Pool Partial/Full: Partial</p>	<p>Architecture: Ranch Architect: Blandford Homes Unit Style: All on One Level; No Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)</p>	<p>County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 409-50 AN: 219-19-048 Lot Number: 112 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,355/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$5,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas Community	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 28 Status Change Date: 08/01/2015 Close of Escrow Date: 07/31/2015 Off Market Date: 06/10/2015	List Price: \$329,950 Sold Price: \$320,450 Sold Price/SqFt: \$182.49 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: United Broker's Group (unbr005)

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Client Report (4)

7445 E EAGLE CREST DR 1088, Mesa, AZ 85207

\$328,000

	5219714	Residential	Townhouse	Closed
	Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,308 / County Assessor Price/SqFt: \$142.11 Year Built: 2003 Pool: Community Only Encoded Features: 33.5RXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Attached	Approx Lot SqFt: 136 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Cachet Planned Cmty Name: Las sendas Model: Regal Builder Name: Cachet Homes Hun Block: Map Code/Grid: P42 Bldg Number:		
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School		

Cross Streets: Power & Eagle Crest Drive **Directions:** East on Eagle Crest Drive; Right at Cachet Townhomes; Thru gate - then Right; follow around to unit # 1088 on your Left.

Public Remarks: Luxury living in this 2 story townhome within the gated community of Las Sendas. Private courtyard entrance. Kitchen with granite counters, center island, upgraded cabinets, pantry & breakfast room. Large great room with gas fireplace. 1 of 2 master suites located on the 1st floor with private exit to patio. Spacious upstairs loft with wrought iron railing, room for game table or sitting area. 2nd master upstairs with private bath. Large laundry room w/cabinets. Epoxy flooring in garage. Back yard with water feature and backs to common area. At Cachet enjoy the private pool, workout center & party room. Access to Las Sendas 2 community pools, golf, tennis, walking trails & parks. Close to shopping, restaurants & 202 for easy access to Sky Harbor & surrounding Phoenix

Master Bedroom	15 14	Bedroom 2	16 14	Bedroom 3	15 13		
Features	Room Details			Construction & Utilities		County, Tax and Financing	
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths Master Bedroom: Upstairs; Downstairs Additional Bedroom: 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Loft			Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail		County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-695 Lot Number: 1088 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,770/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow	
Fees & Homeowner Association Information							
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0		HOA Name: Las Sendas HOA HOA Prop Man Co Name: 1st SVC Residential		HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300			
HOA 2 Y/N: Y / \$223.34 / Monthly HOA 2 Transfer Fee: \$160		HOA 2 Name: PMG		HOA 2 Telephone: 480-829-7400			
HOA 3 Y/N: N / /							
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed				Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /		Ttl Mthly Fee Equiv: \$334.22 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: % 0 %	
Listing Dates		Pricing and Sale Info			Listing Contract Info		
CDOM/ADOM: 145 / 145		List Price: \$335,000			Special Listing Cond: N/A		

Status Change Date: 07/02/2015	Sold Price: \$328,000
Close of Escrow Date: 07/02/2015	Sold Price/SqFt: \$142.11
Off Market Date: 06/04/2015	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith


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Client Report (5)

7445 E EAGLE CREST DR 1007, Mesa, AZ 85207

\$330,000

 <p>©2014 ARMLS</p>	5208322 Residential Townhouse Closed	
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,762 / Builder Price/SqFt: \$187.29 Year Built: 2002 Pool: Community Only Encoded Features: 22FRDXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached	Approx Lot SqFt: 0 / SqFt Not Available Apx Lot Size Range: 1 - 7,500 Subdivision: Cachet at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Cachet Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and Thomas/Eagle Crest **Directions:** From Power Rd Turn East on Eagle Crest and bear left at Las Sendas Waterfall staying on Eagle Crest. Right into Cachet Townhomes. Stay right and home is in the third building on the right.

Public Remarks: High demand single story end unit with large private backyard. This unit is part of a triplex and feels like a single family home. Large greenbelt behind with lush vegetation makes this a very private setting. Popular "Classic" floor plan has master bedroom and great room with exits to the beautiful backyard. Huge kitchen with large nook and kitchen island is great for entertaining along with the great room and formal dining. This home is across from the community pool, clubhouse, and fitness center so it's almost like having these amenities in your own home, but without the expense. Also enjoy all the other Las Sendas amenities like biking/walking trails, tennis, and multiple community parks and athletic fields.

Master Bedroom	16 15	Bedroom 2	12 12	Kitchen	15 11	Dining Room	10 10
Den	13 12	Family Room	15 14				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split; Downstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Building Style: 2-3-4 Plex Unit Style: All on One Level; One Common Wall; End Unit; Ground Level; Courtyard Facing; Street Facing Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-614 Lot Number: 1007 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,128/2014 Ownership: Condominium New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$400	HOA Name: First Service HOA Prop Man Co Name: PMG -Cachet	HOA Telephone: 480-551-4300
HOA 2 Y/N: Y / \$168 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: PMG-Cachet	HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: N //	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N //	Ttl Mthly Fee Equiv: \$273.66 Cap Imprv/Impact Fee: \$ 0 \$

Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
--	---	------------------------------------

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 166 / 166 Status Change Date: 07/16/2015 Close of Escrow Date: 07/09/2015 Off Market Date: 05/30/2015	List Price: \$339,900 Sold Price: \$330,000 Sold Price/SqFt: \$187.29 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Red Hawk Realty (reha001)

Prepared by Chris and Michele Keith


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Client Report (6)

3430 N MOUNTAIN RDG 42, Mesa, AZ 85207

\$423,500

	5292478 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 3,232 / County Assessor Price/SqFt: \$131.03 Year Built: 1996 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,912 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Sonoran Heights Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Sunset Vista Builder Name: Blandford Homes Hun Block: 7600 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** E on McDowell, L on Ridgecrest, L on Mountain Ridge, L at Sonoran Heights subdivision to house on right

Public Remarks: Fantastic Sunset Vista model on the golf course at Las Sendas with magnificent views, newer carpet throughout, and newer air conditioning units. Hardwood floors in the kitchen and entry, granite kitchen countertops. Separate office with built-in bookcases and guest suite downstairs, huge master bedroom with sitting room (or bedroom?) upstairs. Saltwater Pebble Tec pool, beehive fireplace, built-in BBQ outside, and solar water heater. Enjoy Las Sendas's golf course (fees apply), hiking/walking trails, community pools and spas, sport courts, parks with tot lots, minutes from the Loop 202 Freeway, Sky Harbor Airport, downtown Phoenix, midtown Scottsdale, Saguaro Lake, and Usery Pass Recreational Area.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Grave/Stone Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Built-in BBQ Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Solar Hot Water Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Solar Hot Water; Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS AN: 219-19-206 Lot Number: 42 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 410-16 Plat: Taxes/Yr: \$3,200/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$430,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 22 Status Change Date: 07/29/2015	List Price: \$430,000 Sold Price: \$423,500	Special Listing Cond: N/A

Close of Escrow Date: 07/28/2015	Sold Price/SqFt: \$131.03
Off Market Date: 07/03/2015	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (7)

3430 N Mountain RDG 10, Mesa, AZ 85207

\$485,000

	5259576 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,827 / County Assessor Price/SqFt: \$171.56 Year Built: 1996 Pool: Both Private & Community Encoded Features: 42.5FRP3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 13,251 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: LAS SENDAS - Sonoran Heights Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Sonoran Builder Name: Blandford Hun Block: N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell, North on Ridgecrest, left on Mountain Ridge, left into Sonoran Heights and go through the gate, left on the Y-intersection. Home is number 10.

Public Remarks: Absolutely stunning 13,251 sqft Las Sendas Golf Course Lot that is an Entertainers Dream! This single level home features a resort like backyard including an extended full length covered patio with a full length balcony to enjoy the Golf course/Mountain/Sunset Views, a KOI pond with river, spectacular pebble tec swimming pool, built-in BBQ covered by the new lanai, putting green, extensive shrubs & flowers along with real flagstone, professionally landscaped, & privacy as it sides to a common area. Homeowners recently put in new cabinets in the 3-car garage. Home features tile T/O, plantation shutters, spacious master suite with a private access to the backyard, vaulted ceilings & split floorplan. Kitchen offers raised maple cabinets w/crown molding, tile counters, gas range.GORGEOUS HOME!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio (s); Gazebo/Ramada; Misting System; Built-in BBQ Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2006; Bath(s) Yr Updated: 2006; Pool Yr Updated: 2006	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 410-16 AN: 219-19-174 Lot Number: 10 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$3,506/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$365	HOA Name: Las Sendas Com. Assc HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 76 / 76 Status Change Date: 08/03/2015 Close of Escrow Date: 07/31/2015 Off Market Date: 06/26/2015	List Price: \$485,000 Sold Price: \$485,000 Sold Price/SqFt: \$171.56 Loan Type: Conventional Loan Years: 30	Special Listing Cond: N/A

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

Listed by: Century 21 Arizona Foothills (cere23)

Prepared by Chris and
Michele Keith

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Client Report (8)

7935 E LEGACY HILLS CIR, Mesa, AZ 85207

\$650,000

	5236883 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,554 / County Assessor Price/SqFt: \$182.89 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPO4.5G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Style: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	Approx Lot SqFt: 12,618 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 6 Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and Thomas **Directions:** Turn into Las Sendas onto Eagle Crest Dr to Las Sendas Mountain. Left on Las Sendas Mountain Left on Terra Mesa, Left on Sage Creek, thru gate and right on legacy hills circle

Public Remarks: Las Sendas Mountain is located at the highest point within the award winning, nationally acclaimed Las Sendas.Luxurious Tuscan style home crafted w/ custom finishes. Courtyard entrance w/ stunning foyer, medallion & interior courtyard. Spacious open living room. Custom built office. Elegant dining room.Gourmet kitchen, stunning cabinetry,huge granite island, Jenn Aire pro SS appliances & wine cooler.Slate flooring. Large family room with built in entertainment center & gas fireplace. Rotunda entrance w/ Medallion relaxing master suite, upgraded master bath,spa tub & huge walk in closet.Custom hardware & window treatments.4 CAR TANDOM GARAGE w/ 4 Ft extension, room for a boat expansive overhead storage. Large private 1/3 acre lot w/ mountain views, extended patios & pool with water feature

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 4.5 Carpport Spaces: 0 Total Covered Spaces: 4.5 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage; Golf Cart Garage; Separate Strge Area; Tandem Garage Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Hallways 36in+ Wide; Bath Grab Bars; Bath Lever Faucets; Lever Handles; Closet Bars 15-48in; Mltpl Entries/Exits	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-968 Lot Number: 55 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,980/2013 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$355 / Quarterly HOA Transfer Fee: \$0	HOA Name: First Service	HOA Telephone: 480-551-4300	

HOA 2 Y/N: N //					
HOA 3 Y/N: //					
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed		Rec Center Fee Y/N: Y / \$30 / Monthly Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$148.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$		
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	409 / 410	List Price:	\$689,000	Special Listing Cond: N/A	
Status Change Date:	07/17/2015	Sold Price:	\$650,000		
Close of Escrow Date:	07/16/2015	Sold Price/SqFt:	\$182.89		
Off Market Date:	06/06/2015	Loan Type:	Cash		
		Loan Years:	0		
		Payment Type:	Fixed		
		Buyr Concess to Sell:	0 \$		
		Sellr Concess to Buy:	0 \$		
		Closing Cost Split:	Normal - N		
<i>Listed by:</i> Realty Executives (reax15)					

Prepared by Chris and Michele Keith

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Client Report (9)

3744 N ROWEN ST, Mesa, AZ 85207

\$885,000

	5302752	Residential	Single Family - Detached	Closed
 <p>©2015 ARMLS</p>	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,565 / County Assessor Price/SqFt: \$248.25 Year Built: 2001 Pool: Both Private & Community Encoded Features: 43.5RDPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 19,900 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: LAS COLINAS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Preserve at Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Custom Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Eagle Crest Dr and Saddleback St **Directions:** Go East from Power Rd on E Eagle Crest Dr. Turn Right on E Saddleback. Turn Left on N Avery into the Preserve. Past the gate turn Left on E Sugarloaf. Sugarloaf becomes Rowen. Home is on the Left

Public Remarks: City lights view as you look across the 10th fairway of the award winning Las Sendas golf course from your custom home in the Preserve. This home has just about everything you could want including a gourmet kitchen complete with a built-in refrigerator, 6 burner gas Thermador range, and plenty of cabinets & Granite tops. The wet-bar has a 2 drawer refrigerator and icemaker. New carpet. Generous Master Bedroom. Oversized 3 car garage. Enclose a large covered patio with Roller Shades. From the patio, enjoy the expansive rear yard, heated negative edge pool & spa, built-in BBQ, view of the golf course, gorgeous sunsets, Red Mountain and city lights. Las Sendas is complete with golf, 2 tennis centers, 2 oversized swimming pools, walking & biking trails, fitness center, and community center.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Firepit Property Description: Golf Course Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Wet Bar (s); Roller Shields; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan (s); Other (See Remarks)	County Code: Maricopa Legal Subdivision: LAS COLINAS AT LAS SENDAS MCR 463-42 AN: 219-17-346 Lot Number: 19 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$6,340.12/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 209 / 209 Status Change Date: 07/18/2015 Close of Escrow Date: 07/17/2015 Off Market Date: 07/13/2015	List Price: \$899,000 Sold Price: \$885,000 Sold Price/SqFt: \$248.25 Loan Type: Carryback Loan Years: 1 Payment Type: Balloon Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (cril03)

Prepared by Chris and Michele Keith


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Client Report (10)

3747 N Avoca --, Mesa, AZ 85207

\$895,000

 <p>©2015 ARMLS</p>	5268847 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 3,831 / County Assessor Price/SqFt: \$233.62 Year Built: 2000 Pool: Both Private & Community Encoded Features: 43.5FRXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 14,900 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: LAS COLINAS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas/Preserve Model: Custom Builder Name: N/A 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: Powder & Eagle Crest **Directions:** East on Eagle Crest, Right on Saddleback, Left on Avery, Right on Sugarloaf, Left on Avoca to home on right.

Public Remarks: Custom home on Las Sendas Golf Course w/ over \$200k in upgrades. Built around interior paved courtyard w/ stone fireplace & 5 new custom steel doors w/ built-in screens. All new custom window treatments incl. plantation shutters & roman shades. Large eat-in kitchen w/ new alder cabinets, large island w/ new granite, wine fridge, stack stone breakfast bar w/ lighting, open to large family room w/ new custom stack stone wall, alder cabinets, custom lighting & fireplace. Huge master BR w/ separate sitting area, huge walk-in closet with custom organizers. 2 separate sinks, nial shower, & jetted tub. Backyard completely new w/pebble tech gated pool, rock waterfall & water slide, \$20K in travertine, synthetic grass play area, stack stone gas BBQ bar island, covered outdoor FR, & outdoor shower.

Master Bedroom 16 26	Bedroom 2 15 14	Bedroom 3 12 13	Bedroom 4 12 13	Living Room 15 12
	Family Room 15 16	Kitchen 17 32	Dining Room 15 12	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Extnded Lngh Garage, RV Gate Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Waterfront Lot; Golf Course Lot; Mountain View (s) Landscaping: None Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: Central Vacuum; Intercom; Roller Shields; No Interior Steps; Soft Water Loop; Drink Wtr Filter Sys Community Features: Community Pool; Community Pool Htd; Community Spa; Community Spa Htd	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Master Bedroom: Split Additional Bedroom: 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Wiring Yr Updated: 2013; Plmbg Yr Updated: 2000; Ht/Cool Yr Updated: 2000; Roof Yr Updated: 2013; Roof Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full; Pool Yr Updated: 2014	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level; No Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-17-333 Lot Number: 6 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$5,779/2014 Ownership: Fee Simple New Financing: Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 87 / 87	List Price: \$899,900	Special Listing Cond: Owner/Agent
Status Change Date: 07/23/2015	Sold Price: \$895,000	
Close of Escrow Date: 07/23/2015	Sold Price/SqFt: \$233.62	
Off Market Date: 07/23/2015	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Congress Realty, Inc. (cong01)

Prepared by Chris and
Michele Keith

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Client Report (11)

7153 E SUMMIT TRAIL ST, Mesa, AZ 85207

\$915,000

 <p>©2014 ARMLS</p>	5197173 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,255 / County Assessor Price/SqFt: \$215.04 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 39,315 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: CUSTOM Builder Name: UNK Hun Block: Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,255 / County Assessor Price/SqFt: \$215.04 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 39,315 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: CUSTOM Builder Name: UNK Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,255 / County Assessor Price/SqFt: \$215.04 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 39,315 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: CUSTOM Builder Name: UNK 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:** Right on Thomas in Las Sendas (becomes Eagle Crest)*To Summit on left* Through gate to first left (Summit Trail Street) to home on left

Public Remarks: One of a kind stunning custom home on premium, private lot w/incredible 1500 sq ft workshop not included in sq ft-can be converted to garage, man cave, theater, game room, bedrooms*Crafted w/designer details&luxurious finishes*Fabulous great room floor plan*Gourmet kitchen w/slab granite, alder cabinets, Sub Zero, Wolf&Asko alliances, double side island w/storage, sous chef prep sink, butler's pantry*Split Master Retreat w/private exit to patio, oversized bath w/his/her vanities, jetted tub, generous walk-in custom closet**Entertainer's dream*Expansive covered patio w/ multiple venues for relaxing, dining, sunning*Heated pebble-tec pool&spa*Sun shades, grass play area*Easy to maintain lush desert gardens**Minutes to fine dining, shopping, freeways*25min to airport, Scottsdale*Live the AZ Resort Lifestyle!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage; Separate Strge Area Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: 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 Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Library-Blt-in Bkckse; Separate Workshop Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Partial; Roof Yr Updated: 2012; Roof Partial/Full: Partial; Kitchen Partial/Full: Partial; Bath(s) Partial/Full: Partial; Rm Adtn Partial/Full: Full; Pool Yr Updated: 2011; Pool Partial/Full: Partial	Const - Finish: Painted; Stucco; Stone Construction: Block Roofing: Built-Up; Partial Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: SUMMIT AT LAS SENDAS AN: 219-17-927 Lot Number: 47 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$6,576/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318.6 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: First Service	HOA Telephone: 480.
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: Y / \$0 / Annually	Ttl Mthly Fee Equiv: \$106.2 Cap Imprv/Impact Fee: \$ 0 \$

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Cap Impv/Impt Fee 2:\$0 \$ Com Facilities Distr: N
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 210 / 210 Status Change Date: 07/19/2015 Close of Escrow Date: 07/17/2015 Off Market Date: 06/05/2015	List Price: \$950,000 Sold Price: \$915,000 Sold Price/SqFt: \$215.04 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

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

Prepared by Chris and Michele Keith


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Client Report (12)

7336 E Forest Trail CIR, Mesa, AZ 85207

\$1,500,000

		5190007	Residential	Single Family - Detached	Closed
 <p>©2014 ARMLS</p>	Beds/Baths: 4 / 5.5 Bedrooms Plus: 5 Approx SqFt: 6,008 / Owner Price/SqFt: \$249.67 Year Built: 2009 Pool: Both Private & Community Encoded Features: 45.5FRDXPSQO4G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 29,140 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Elevated Luxury Planned Cmty Name: Eagle Canyon at Las Sendas Model: Builder Name: Eaglerock Custom Homes Hun Block: Map Code/Grid: P42 Bldg Number:		
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School		

Cross Streets: Power Rd. & Thomas **Directions:** E. on Thomas/Eagle Crest, Follow up the hill. Take L into Eagle Canyon enclave(just across from golf course) Thru gate, L on Forest Trail, R on E Forest Tr. Cir. Park in driveway enter thru courtyard.

Public Remarks: Experience luxury as you enter this exquisite 4 bedroom 5.5 bathroom home, nestled in the hills of the highly-sought after Las Sendas golf course community in Northeast Mesa. This custom 6,008 sq. ft. home features a gourmet chef's kitchen, Sub-Zero and Wolf appliances, granite and marble countertops, alder-framed travertine flooring throughout, and a casita with an attached full bathroom. Entertain your guests in your private home theater or challenge them to a game of Billiards while your music plays over the speaker system throughout the house, courtyard, and back patio. Open the massive sliding glass doors and relax in your heated PebbleTec pool and spa, as you enjoy stunning sunsets and breathtaking panoramic city views. Finish off the night stargazing from your rooftop balcony.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 4 Carport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage; Tandem Garage Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Fire Sprinklers; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone; Wood Windows: Sunscreen(s); Dual Pane; Low-E; Mechanical Sun Shds	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrn; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets; Bidet Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrn Sitting Rm Laundry: Washer Included; Dryer Included; Engy Star (See Rmks); Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Guest Qtrs-Sep Entrn; Separate Workshop; Media Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: AN: 219-19-940 Lot Number: 13 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$8,787.22/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
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HOA Transfer Fee: \$400		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:%0 %
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 260 / 260	List Price: \$1,500,000	Special Listing Cond: N/A
Status Change Date: 07/10/2015	Sold Price: \$1,500,000	
Close of Escrow Date: 07/10/2015	Sold Price/SqFt: \$249.67	
Off Market Date: 07/10/2015	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Other	
	Buyr Concess to Sell: 0 %	
	Sellr Concess to Buy: 0 %	
	Closing Cost Split: Normal - N	

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele Keith

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