




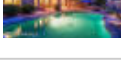

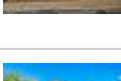
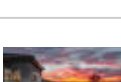


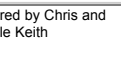


Client View

12 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$265,000 7347 E NORWOOD ST Mesa, AZ 85207 Closed / 5246483	LAS SENDAS	3	2	1,848	Community	150.97 / 143.4	208	09/29/2015
2		\$290,000 2739 N STERLING -- Mesa, AZ 85207 Closed / 5324967	GRAYFOX AT LAS SENDAS	3	2	1,997	None	150.23 / 145.22	27	09/28/2015
3		\$311,750 7334 E MINTON CIR Mesa, AZ 85207 Closed / 5307602	LAS SENDAS	4	3	2,219	Both	143.76 / 140.49	29	09/04/2015
4		\$315,000 2720 N AUGUSTINE -- Mesa, AZ 85207 Closed / 5280490	TRAILRIDGE AT LAS SENDAS	5	3	2,475	Community	127.23 / 127.27	110	09/30/2015
5		\$355,000 3444 N TUSCANY CIR Mesa, AZ 85207 Closed / 5245408	LAS SENDAS	3	2.5	2,451	Private	145.65 / 144.84	164	09/21/2015
6		\$373,000 7149 E QUARTZ ST Mesa, AZ 85207 Closed / 5290281	LAS SENDAS	4	2	2,226	Both	170.71 / 167.57	90	09/03/2015
7		\$373,000 3219 N BOULDER CANYON -- Mesa, AZ 85207 Closed / 5317557	DESERT VISTAS UNIT 1 AT LAS SENDAS AMD	5	3	2,732	Both	137.23 / 136.53	13	09/17/2015
8		\$399,000 3430 N MOUNTAIN RDG 58 Mesa, AZ 85207 Closed / 5248056	Las Sendas	3	2.5	2,827	Both	146.8 / 141.14	299	09/28/2015
9		\$465,500 7360 E SANDIA CIR Mesa, AZ 85207 Closed / 5246466	Las Sendas	5	3	3,841	Community	127.31 / 121.19	188	09/09/2015
10		\$600,000 8104 E VISTA CANYON ST Mesa, AZ 85207 Closed / 5222856	Granite Preserve at Las Sendas	3	3	3,017	Community	208.75 / 198.87	196	09/10/2015
11		\$655,000 4025 N SILVER RIDGE CIR Mesa, AZ 85207 Closed / 5267662	LAS SENDAS	5	3.5	3,847	Both	175.46 / 170.26	138	09/28/2015
12		\$675,000 7024 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 5279080	LAS SENDAS	4	3.5	4,127	Community	163.56 / 163.56	1,257	09/15/2015


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Client Report (1)

7347 E NORWOOD ST, Mesa, AZ 85207

\$265,000

	5246483 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,848 / County Assessor Price/SqFt: \$143.39 Year Built: 2001 Pool: Community Only Encoded Features: 32FRD3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,628 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Homes Hun Block: Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** East on McDowell South (Right) on Ridgcrest. East (Left) Norwood, home on right.

Public Remarks: This wonderful "MOVE IN" ready single level home is situated on a North/South lot in the prestigious area of Las Sendas. Separate Living, Family and Formal Dining Rooms. Open and airy Kitchen with comfortable eat-in dining area. Bay window in Master Bedroom boasts natural light. Separate Shower/Tub, Dual sinks and walk-in closet in Master Bath. Laundry with cabinets, Washer & Dryer included. 3 Car Garage with storage and service door. Low maintenance landscape. Close to Hwy 202, shopping & dining. You will not want to miss out on this beautiful home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Territorial/Santa Fe; Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS MCR 529-46 AN: 219-25-534 Lot Number: 66 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,756.1/2014 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 / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	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 \$ Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 208 / 208 Status Change Date: 09/30/2015 Close of Escrow Date: 09/29/2015 Off Market Date: 09/30/2015	List Price: \$279,000 Sold Price: \$265,000 Sold Price/SqFt: \$143.4 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: Coldwell Banker Trails and Paths (tppp01)

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Client Report (2)

2739 N STERLING --, Mesa, AZ 85207

\$290,000

 <p>2015 ARMLS</p>	5324967 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,997 / County Assessor Price/SqFt: \$145.22 Year Built: 2001 Pool: None Encoded Features: 32R03G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,020 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Fulton Hun Block: 7500 E Map Code/Grid: Q42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** E on McDowell to Sterling. S on Sterling to home down on the left.

Public Remarks: Turn-Key & ready for move-in. Freshly painted interior, new carpet in den & bedrooms & new stainless steel dishwasher. Welcome to Grayfox at Las Sendas with mountain views. Great room floor plan with hardwood flooring too. Light & bright with features that include: RV gate, 3 car tandem garage w/keypad access, storage, work bench & epoxy flooring, water softener, recessed lighting, stainless steel appliances & kitchen sink, Stonite kitchen counters, pantry, ceiling fans & vaulted ceilings. Master with dbl sinks, separate tub/shower & walk-in closet. HOA includes access to Las Sendas community center with pool, tennis courts, club house & walking trails.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extndd Lngth Garage; RV Gate; RV Parking; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Reverse Osmosis; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Gas Dryer Hookup; 220 V Dryer Hookup; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Partial/Full: Partial	Const - Finish: Stucco Construction: Frame - Wood Roofing: Concrete Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS MCR 529-46 AN: 219-25-493 Lot Number: 25 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,887/2014 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas Community 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 Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: % 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 27 / 27 Status Change Date: 09/29/2015 Close of Escrow Date: 09/28/2015 Off Market Date: 09/20/2015	List Price: \$300,000 Sold Price: \$290,000 Sold Price/SqFt: \$145.22 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: Arizona Best Real Estate (best03)

Prepared by Chris and
Michele Keith


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Client Report (3)

7334 E MINTON CIR, Mesa, AZ 85207

\$311,750

	5307602 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,219 / County Assessor Price/SqFt: \$140.49 Year Built: 2002 Pool: Both Private & Community Encoded Features: 43RDPSO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 7,204 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: DYNAMO Planned Cmty Name: LAS SENDAS Model: Builder Name: unknown Hun Block: Map Code/Grid: Q42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: 202/MCDOWELL **Directions:** EAST ON MCDOWELL SOUTH ON RIDGECREST RIGHT ON MINTON.

Public Remarks: SUPER SOLAR POWERED DYNAMO! HEATED AND COOLED POOL! THIS LARGE SINGLE LEVEL HOME IS NESTLED ON A CORNER LOT IN THE EXQUISITE LAS SENDAS COMMUNITY. FEATURING FOUR BEDROOMS, THREE BATHROOMS PLUS DEN AND A SENSATIONAL FLOOR-PLAN THIS HOME WILL SURELY THRILL AND DELIGHT. SAVE A TON OF MONEY ON ELECTRICITY WITH THIS SOLAR BEAUTY! THE BACKYARD OASIS IS STUNNING AND YOU WILL ENJOY ALL THE GLORY OF YOUR OWN POOL AND SPA! THE ALLURING ABODE FEATURE SUCH AMAZING HIGHLIGHTS AS CUSTOM FLOORING, FENCED POOL WITH WATER FEATURES, WINDOW COVERINGS, CEILING FANS, BUILT-IN ENTERTAINMENT CENTER, ISLAND KITCHEN, COVERED PATIO, BUILT-IN BBQ, LUSH LANDSCAPING AND SO MUCH MORE! THIS IS THE ONE THAT WILL MAKE YOUR HEART GO PITTER PATTEN SO CALL YOUR BELOVED REALTOR TODAY AND MAKE THIS HOUSE YOUR HOME!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Yrd Wtring Sys Back Exterior Features: Patio 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; Golf Course Flooring: Carpet; Tile </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room </p>	<p> Const - Finish: Painted Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Other (See Remarks) Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Solar Panels Solar Panels: Ownership: Owned </p>	<p> County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS LOT 133 THRU 138 TR G AMD MCR 553-10 AN: 219-25-669 Lot Number: 133 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,630/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req; Other (See Remarks) Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$343 / Quarterly HOA Transfer Fee: \$500 </p>	<p> HOA Name: LAS SENDAS HOA HOA Telephone: (480) 357-8780 </p>
<p> HOA 2 Y/N: N / / </p>	
<p> HOA 3 Y/N: / / </p>	
<p> Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed </p>	<p> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / </p>
<p> Ttl Mthly Fee Equiv: \$114.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$ </p>	


Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 29 / 29 Status Change Date: 09/04/2015 Close of Escrow Date: 09/04/2015 Off Market Date: 08/13/2015 </p>	<p> List Price: \$319,000 Sold Price: \$311,750 Sold Price/SqFt: \$140.49 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N </p>	<p> Special Listing Cond: N/A </p>

Listed by: Visionary Properties (vsnr01)

Client Report (4)

2720 N AUGUSTINE --, Mesa, AZ 85207

\$315,000

 <p>©2015 ARMLS</p>	5280490 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$127.27 Year Built: 2007 Pool: Community Only Encoded Features: 53FRDO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,519 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: TRAILRIDGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence Six Builder Name: Blandford Hun Block: 2700 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/McDowell **Directions:** East on McDowell to Ridgecrest*South on Ridgecrest to Nance on right*Through gate*Right on Raven*Immediate left on Norland*Becomes Augustine*Home next to park*

Public Remarks: Stunning Tuscan home in immaculate condition*

Master Bedroom 18 12	Bedroom 2 12 11	Bedroom 3 12 11	Bedroom 4 12 11	Bedroom 5 13 11
	Family Room 12 11	Kitchen 18 14	Dining Room 15 12	Living Room 10 10

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; Extnded Lngth Garage; Temp Controlled Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crttyrd(s); Childrens Play Area 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 Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS MCR 824-11 AN: 219-25-706 Lot Number: 19 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,342/2014 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; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service	HOA Telephone: 480.357.8780 HOA Prop Man Co Tele: 480.551.4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Annually 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 %
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 110 / 110 Status Change Date: 10/04/2015	List Price: \$314,900 Sold Price: \$315,000	Special Listing Cond: Relo/Corp Aprvl Reqd

Close of Escrow Date: 09/30/2015	Sold Price/SqFt: \$127.27
Off Market Date: 09/02/2015	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: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and
Michele Keith


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Client Report (5)

3444 N TUSCANY CIR, Mesa, AZ 85207

\$355,000

	5245408 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$144.83 Year Built: 1999 Pool: Private Only Encoded Features: 32.5RDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,560 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: GOLDEN EAGLE Builder Name: BLANDFORD Hun Block: 7700 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; N (L) ON RIDGECREST; L ON MOUNTAIN RIDGE; E ON REGINA (FIRST GATE ON RIGHT INTO ROLLING HILLS); R ON TUSCANY CIRCLE TO PROPERTY

Public Remarks: *STUNNING UPGRADED AND WELL KEPT ON A CUL-DE-SAC LOT W/3CAR GARAGE IN THE RESORT STYLE COMMUNITY OF LAS SENDAS! VERY OPEN AND SPACIOUS FLOORPLAN.ENJOY BEAUTIFUL EVENINGS ON YOUR MASTER BEDROOM BALCONY OVERLOOKING MOUNTAIN & CITY LIGHT VIEWS! HOME FLOWS WITH AN OPEN SYTLE PLAN W/LARGE LOFT OVERLOOKING THE LIVING & FORMAL DINING AREA WHICH CAN BE USED AS A DEN OR OFFICE; UPGRADED BATHROOMS INCLUSIVE OF TRAVERTINE TILE & GRANITE VANITY TOPS; BEAUTIFUL 2-WAY DUAL FIREPLACE GIVING THE LIVING AND FAMILY ROOM A CLASSIC TOUCH; THE BACKYARD IS YOUR OWN PRIVATE ENTERTAINING PARADISE WITH A HEATED PEBBLE TECH POOL & SPA; WATER FEATURE; BUILT IN BBQ; NICE SIDE YARD AREA; CENTRAL VAC, JENN-AIRE GAS COOK TOP; REFRIGERATOR,WASHER & DRYER CONVEY; LAS SENDAS MASTER GOLF COMMUNITY - A UNIQUE LIFESTYLE!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace Landscaping: Desert Front; Desert Back	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Full; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Full	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood; Frame - Metal Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 219-20-011 Lot Number: 387 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,976/2014 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Comm Asso HOA Prop Man Co Name: First Service Res	HOA Telephone: 480-357-9780 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; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 164 / 166 Status Change Date: 09/22/2015 Close of Escrow Date: 09/21/2015 Off Market Date: 08/16/2015	List Price: \$357,000 Sold Price: \$355,000 Sold Price/SqFt: \$144.84 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: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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Client Report (6)

7149 E QUARTZ ST, Mesa, AZ 85207

\$373,000

	5290281 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$167.57 Year Built: 1998 Pool: Both Private & Community Encoded Features: 42RDPSO3G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,701 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Remodeled Planned Cmty Name: Granite Ridge Model: Sagewood Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell to Ridgecrest. Turn North/Left on Ridgecrest, Take 1st Left at Red Mountain. Turn Right on Quartz (Entry to Granite Ridge) Turn Left on N Brighton which turns into Quartz 3rd house on Rt

Public Remarks: Beautiful Updated Single Level in Gated Las Sendas with Private Resort Backyard. Everyday is a vacation at home on Quartz! You are greeted with tasteful stack stone exterior, Front courtyard entry with Mountain Views, Gourmet Style Kitchen with Fresh Style White Cabinets-with lighted glass front upper cabinets-create a classy bright clean kitchen sure to please all. Granite Counters, breakfast bar and Stainless appliance with center island accent bring out the Chef and create an entertainers dream. Views of the backyard oasis beckon you from the living room, kitchen, master and secondary bedroom. The sparkling pool with raised deck spa, and view fencing to the natural desert preserve area create a private environment perfect for any social gathering. The home has updated Master Bath with

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 6 Parking Features: Dir Entry frm Garage; Electric Door Opener; Golf Cart Garage; Separate Strge Area Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); Borders Common Area Landscaping: Natural Desert Front; Natural Desert 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) Features: Vaulted Ceiling(s); No Interior Steps; 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 Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane; Low-E; Tinted	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 1415; Ht/Cool Partial/Full: Partial; Bath(s) Yr Updated: 2015; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2014; Pool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD MCR: 451-38 AN: 219-19-463 Lot Number: 53 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,388/2014 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; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: First Service Res HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 90 / 90	List Price: \$380,000	Special Listing Cond: N/A
Status Change Date: 09/03/2015	Sold Price: \$373,000	
Close of Escrow Date: 09/03/2015	Sold Price/SqFt: \$167.57	
Off Market Date: 09/03/2015	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: RE/MAX Alliance Group (rma101)

Prepared by Chris and
Michele Keith


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Client Report (7)

3219 N BOULDER CANYON --, Mesa, AZ 85207

\$373,000

	5317557 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$136.53 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 8,695 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: GRANITE RIDGE Planned Cmty Name: LAS SENDAS Model: PALO VERDE Builder Name: BLANDFORD HOMES Hun Block: Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School 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: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$136.53 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,695 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: GRANITE RIDGE Planned Cmty Name: LAS SENDAS Model: PALO VERDE Builder Name: BLANDFORD HOMES Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$136.53 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,695 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: GRANITE RIDGE Planned Cmty Name: LAS SENDAS Model: PALO VERDE Builder Name: BLANDFORD HOMES Hun Block: Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: POWER & McDOWELL **Directions:** EAST TO RIDGECREST * NORTH TO RED MOUNTAIN * WEST TO QUARTZ * EAST TO BRIGHTON * SOUTH TO QUINCE * EAST TO BOULDER CANYON * NORTH TO HOME

Public Remarks: MAGNIFICENT HOME * FANTASTIC GATED COMMUNITY IN PRESTIGIOUS LAS SENDAS * STACKED STONE EXTERIOR TRIM * NEUTRAL TILE & CARPET * SOARING CEILINGS * ISLAND KITCHEN * HARDWOOD CABINETS * STAINLESS STEEL APPLIANCES * GAS RANGE * BUILT-IN MICROWAVE * WINE CHILLER * RECESSED LIGHTING * LARGE MASTER * BALCONY WITH MAJESTIC GOLF COURSE AND MOUNTAIN VIEWS * GARDEN TUB * RAISED VANITY * BEDROOM & FULL BATH DOWNSTAIRS * GAS FIREPLACE * LAUNDRY TUB & CABINETS * ENTERTAINER'S BACKYARD * FIREPLACE WITH SEATING * HEATED POOL & SOOTHING SPA * DON'T MISS THIS ONE * SEE IT TODAY!

Master Bedroom	14 19	Bedroom 2	12 14	Bedroom 3	11 13	Bedroom 4	11 11	Bedroom 5	11 11
		Family Room	16 18	Kitchen	13 17	Dining Room	11 11	Living Room	13 13

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Golf Course Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s) Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD MCR 451-38 AN: 219-19-428 Lot Number: 18 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 045138 Plat: Taxes/Yr: \$3,656/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: By Agreement

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: Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

		PAD Fee Y/N: N / /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	13 / 13	List Price:	\$374,900	Special Listing Cond: N/A	
Status Change Date:	09/18/2015	Sold Price:	\$373,000		
Close of Escrow Date:	09/17/2015	Sold Price/SqFt:	\$136.53		
Off Market Date:	08/20/2015	Loan Type:	Conventional		
		Loan Years:	30		
		Payment Type:	Fixed		
		Buyr Concess to Sell:	0 %		
		Sellr Concess to Buy:	900 \$		
		Closing Cost Split:	Normal - N		
<i>Listed by:</i> Realty ONE Group (reog08)					

Prepared by Chris and
Michele Keith


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Client Report (8)

3430 N MOUNTAIN RDG 58, Mesa, AZ 85207

\$399,000

 <p>©2014 ARMLS</p>	5248056 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,827 / County Assessor Price/SqFt: \$141.13 Year Built: 1996 Pool: Both Private & Community Encoded Features: 32.5FRDXPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,422 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Sonoran Heights Planned Cmty Name: Model: Builder Name: Blandford 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 & McDowell **Directions:** East on McDowell to Ridgecrest. Left at light on Ridgecrest to Mountain Ridge. Left on Mountain Ridge to second entrance, Sonoran Heights.

Public Remarks: Beautifully updated and move in ready. Spacious single level with soaring vaulted ceilings and a wall of windows overlooking covered rear patio. Professionally landscaped yard with view fencing and sparkling pebbletec pool with water feature. . Huge master includes sitting area with access to back patio. Beautifully updated kitchen with center island cooktop and walk in pantry. New granite in kitchen and all baths. This home has fantastic storage, all closets have built ins, cabinets have roll out shelving and garage has entire wall of floor to ceiling cabinets. 2 new HVAC units, a new pool pump and solar hot water heater make this home energy efficient. Private corner lot with view fencing in one of the most sought after neighborhoods in Las Sendas make this a must see home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Corner Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Soft Water Loop 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 Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Zero-Grade Entry; Hallways 36in+ Wide	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Walk-in Pantry; Granite Countertops; Non-laminate Counter; 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; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Plmbg Yr Updated: 2013; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Partial; Pool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; HVAC SEER Rating: 16 Heating: Electric Heat Plumbing: Dual Flush Toilet; Solar Hot Water Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Sat Dish TV Lsd; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Solar Hot Water; Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS AN: 219-19-222 Lot Number: 58 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,642.66/2013 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA Prop Man Co Name: Las Sendas HOA	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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 299 / 301	List Price: \$415,000	Special Listing Cond: N/A

Status Change Date: 09/29/2015	Sold Price: \$399,000
Close of Escrow Date: 09/28/2015	Sold Price/SqFt: \$141.14
Off Market Date: 08/12/2015	Loan Type: VA
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 500 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Maricopa Realty & Trust (mcp01)

Prepared by Chris and
Michele Keith


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Client Report (9)

7360 E SANDIA CIR, Mesa, AZ 85207

\$465,500

 <p>©2015 ARMLS</p>	5246466 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,841 / County Assessor Price/SqFt: \$121.19 Year Built: 1998 Pool: Community Only Encoded Features: 53RDX3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 12,615 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Maricopa - CITY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas **Directions:** Thomas east on Eagle Crest entrance. 2nd right on Saddleback to Sonoran Heights (Boulder Mountain Entrance). Enter thru gate to first CDS on the right to home.

Public Remarks: This Las Sendas gem offers an ideal location in a quiet cul-de-sac with an oversized lot & is tucked inside the gated community with mountain views and luxury amenities. A spacious floor plan offers guest room and full bath downstairs, a true gourmet kitchen with upgraded appliances, large granite island and plenty of space to entertain. Backyard patios allow ample seating & privacy while the walk deck provides views of surround mountains and lush landscaping. Plumbed for Central Vac, Prewired for Security and surround sound. Featuring an oversize garage with block wall insulation, extra storage and cabinetry. Well manicured, super clean and ready to move-in! Community heated pool, tennis courts, golf, workout facility, hiking/biking trails and close to shopping & dining!

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: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Gas; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR: 451-39 AN: 219-17-195 Lot Number: 131 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,960/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$321 / 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); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$107 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 188 / 188 Status Change Date: 09/10/2015 Close of Escrow Date: 09/09/2015 Off Market Date: 09/10/2015	List Price: \$489,000 Sold Price: \$465,500 Sold Price/SqFt: \$121.19 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: HomeSmart (cril11)

Prepared by Chris and
Michele Keith


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Client Report (10)

8104 E VISTA CANYON ST, Mesa, AZ 85207

\$600,000

 <p>©2015 ARMLS</p>	5222856 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$198.87 Year Built: 2005 Pool: Community Only Encoded Features: 33FRDXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 10,867 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Granite Preserve at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD HOMES Hun Block: 4200 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 Rd & Thomas Rd **Directions:** East on E Eagle Crest Dr; turn left onto Las Sendas Mountain Dr, turn left onto N Stone Peak, turn left onto East Valley Vista, then continue onto E Vista canyon street, Home on Left.

Public Remarks: **Priced to sell! Bring us a strong offer!** Exceptional mountain and city light views in a golf course community. Beautifully maintained by original owner. Formal living and dining, den and open great room. Gourmet kitchen with granite counter tops, neutral paint pallet and flooring. Covered patio, fire pit with raised seating and excellent views, plus built-up patio for entertaining. Private gated courtyard entry and 3-car garage. Incredible community amenities. Low maintenance landscaping. This is a must see home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Exterior Fireplace Property Description: Hillside Lot; Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Back; Desert Front Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Cook Top Gas; Disposal; Refrigerator; Wall Oven(s); Walk-in Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks 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; Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Brick Trim/Veneer 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; Cable TV Avail	County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-866 Lot Number: 15 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,780.64/2014 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: Disclosures: 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 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); 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: 196 / 196 Status Change Date: 09/11/2015 Close of Escrow Date: 09/10/2015 Off Market Date: 08/06/2015	List Price: \$629,800 Sold Price: \$600,000 Sold Price/SqFt: \$198.87 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 %	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: TreeHouse Realty, LLC (thgr01)

Prepared by Chris and
Michele Keith


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Client Report (11)

4025 N SILVER RIDGE CIR, Mesa, AZ 85207

\$655,000

 <p>©2015 ARMLS</p>	5267662 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,847 / County Assessor Price/SqFt: \$170.26 Year Built: 2004 Pool: Both Private & Community Encoded Features: 53.5RDXPSQO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,469 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LEGACY HILLS Planned Cmty Name: LAS SENDAS Model: Residence Five Builder Name: BLANDFORD 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 (EAGLE CREST) **Directions:** East on Eagle Crest; Left on Las Sendas Mountain; Left on Terra Mesa; Left on Sage Creek (Legacy Hills Gate); Left on Legacy Hills; Left on Silver Ridge

Public Remarks: Fantastic 5 BR, 3.5 BA, 3,847 SF home in Las Sendas. Enjoy resort living in this beautifully appointed open plan that is perfect for entertaining. Gourmet kitchen with granite counters, stone detail & oversized island with breakfast bar. Stunning great room with a fireplace & beamed ceiling opens to the backyard with an extended covered patio, pool, & outdoor fireplace. Master BR has wide plank wood floors, fireplace, 2 walk-in closets, walk-in shower & large soaking tub. Second master bedroom with bath, walk-in closet & separate entrance. Home theater room (theater chairs included) could also be playroom or gym. Spacious bedrooms, separate office with built-ins, wood floors, shutters, oversized laundry room & charming courtyard. Minutes to Trailhead Clubhouse, gym, pool, & tennis courts.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; 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); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Guest Qtrs-Sep Entrn; 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: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED MCR 605-09 AN: 219-18-933 Lot Number: 20 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,341/2014 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: 1ST SERVICE RES.	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrlrRvBt; Rental OK (See Rmrks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

		PAD Fee Y/N: N / \$0 /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	138 / 139	List Price:	\$675,000	Special Listing Cond: N/A	
Status Change Date:	09/28/2015	Sold Price:	\$655,000		
Close of Escrow Date:	09/28/2015	Sold Price/SqFt:	\$170.26		
Off Market Date:	09/03/2015	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> KOR Properties (korp001)					

Prepared by Chris and
Michele Keith

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Client Report (12)

7024 E SIERRA MORENA CIR, Mesa, AZ 85207

\$675,000

 <p>©2015 ARMLS</p>	5279080 Residential Single Family - Detached Closed	
	<p>Beds/Baths: 4 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,127 / County Assessor Price/SqFt: \$163.56 Year Built: 2007 Pool: Community Only Encoded Features: 43.5FRDXNO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>	<p>Approx Lot SqFt: 15,188 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Mountain Village Planned Cmty Name: Las Sendas Model: Residence 6 Builder Name: Blandford Homes Hun Block: 6000 E Map Code/Grid: P42 Bldg Number:</p>
	<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School</p>	<p>High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School</p>

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** East on Eagle Crest: East on Boulder Canyon St (Mountain Village Gate): Home is on the corner of Boulder Canyon & Sierra Morena (No Sign on Property)

Public Remarks: Former Blandford Model Home! Tuscan home in the prestigious community of Las Sendas! This 4,127sf, 4 Bedroom + Den, 3.5 Bathroom Home sits on a prime North/South Corner, Cul-De-Sac lot that backs to a large community Greenbelt! Boasting A Gourmet Kitchen with Slab Granite Counters, Professional Grade Appliances & Maple Cabinets. Split Master Bedroom & all Secondary Bedrooms with their own Bathrooms! The builder used part of the Garage as fully Air Conditioned office/storage, but it can easily be converted back to a 4 Car Garage. The huge backyard is fully landscaped and is large enough to add a pool! This is the best value in all of Las Sendas!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage; Over Height Garage; Separate Strge Area; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrmd; 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 Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E</p>	<p>Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room; Media Room</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Construction Status: Under Construction 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; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: MOUNTAIN VILLAGE AT LAS SENDAS AN: 219-19-903 Lot Number: 20 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: 762-49 Plat: Taxes/Yr: \$6,114/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow</p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88
	Rec Center Fee 2 Y/N: N / /	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		Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Cap Impv/Impt Fee 2: \$1 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 1257 / 813 Status Change Date: 09/15/2015 Close of Escrow Date: 09/15/2015 Off Market Date: 08/08/2015	List Price: \$675,000 Sold Price: \$675,000 Sold Price/SqFt: \$163.56 Loan Type: Conventional Loan Years: 5 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A	
<i>Listed by:</i> KOR Properties (korp001)			

Prepared by Chris and
Michele Keith

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