

Client View

12 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$282,500 4109 N BOULDER CANYON -- Mesa, AZ 85207 Closed / 5322208	Las Sendas	3	2	1,571	Community	185.87 / 179.82	40	10/08/2015
2		\$294,500 3460 N STONE GULLY ST Mesa, AZ 85207 Closed / 5323880	GRAYHAWK AT LAS SENDAS	4	2	1,821	Community	164.2 / 161.72	55	10/14/2015
3		\$327,000 2737 N Raven -- Mesa, AZ 85207 Closed / 5328788	Trailridge at Las Sendas	4	3	1,926	Both	172.9 / 169.78	8	10/21/2015
4		\$333,000 7532 E WOLF CANYON CIR Mesa, AZ 85207 Closed / 5229717	Las Sendas	4	3	2,451	Community	137.49 / 135.86	227	10/22/2015
5		\$380,000 3060 N RIDGECREST -- 202 Mesa, AZ 85207 Closed / 5297858	DESERT VISTAS UNIT 2 AT LAS SENDAS	4	3	2,732	Both	145.31 / 139.09	92	10/02/2015
6		\$431,500 7961 E Sierra Morena CIR Mesa, AZ 85207 Closed / 5327594	Las Sendas - Eaglefeather	4	2.5	2,814	Community	156.18 / 153.34	33	10/01/2015
7		\$470,000 3703 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 5295220	LAS SENDAS	4	4.5	2,649	Both	188.71 / 177.43	132	10/26/2015
8		\$485,000 7352 E SAYAN ST Mesa, AZ 85207 Closed / 5285343	SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD	4	4	4,275	Both	116.96 / 113.45	124	10/23/2015
9		\$525,000 4030 N SILVER RIDGE CIR Mesa, AZ 85207 Closed / 5326783	LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED	4	3	3,135	Community	169.06 / 167.46	8	10/01/2015
10		\$610,000 3430 N MOUNTAIN RDG 29 Mesa, AZ 85207 Closed / 5333473	SONORAN HEIGHTS UNIT 1 AT LAS SENDAS	5	3	3,330	Both	187.69 / 183.18	29	10/09/2015
11		\$669,000 4006 N PINNACLE HILLS CIR Mesa, AZ 85207 Closed / 5274127	PINNACLE HILLS AT LAS SENDAS	5	4	3,610	Both	207.76 / 185.32	174	10/22/2015
12		\$1,075,000 8226 E VISTA CANYON CIR	LAS SENDAS MOUNTAIN	4	4	4,420	Both	257.47 / 243.21	122	10/30/2015

Mesa, AZ 85207
Closed / 5331321

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

01/17/2016 12:55 PM © 2016 ARMLS and
FBS.
DMCA

Client Report (1)

4109 N BOULDER CANYON --, Mesa, AZ 85207

\$282,500

	5322208 Residential Single Family - Detached Closed
	<p>Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$179.82 Year Built: 2001 Pool: Community Only Encoded Features: 32R02G2S 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: 7,200 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Winter Visitor home!!! Planned Cmty Name: LAS SENDAS Model: CACTUS WREN Builder Name: BLANDFORD HOMES Hun Block: Map Code/Grid: P42 Bldg Number:</p>

Cross Streets: POWER ROAD AND THOMAS **Directions:** East on Eagle Crest (Main Entrance to Las Sendas) stay to left and follow around to 3rd Gate on Right (Featherwind). Enter code, thru gate turn left and follow to home on left hand side 4109.

Public Remarks: PERFECT WINTER RETREAT!*MOVE-IN READY/Private Oasis Backyard*Open floor plan features:*NEW paint(even garage),single-level w/no stairs,extended patio w/TV included,updated Kitchen w/Granite slab counters,Glass Tile back splash, Stainless Appls,Gas range/outside vented Hood,& Side-by-side Refrigerator*Granite in both baths w/ceiling fans in all rooms*Easy care flooring and like-new tile floor*This original owner, meticulously maintained home includes a Washer/Dryer & the Garage has hard to find built-in storage cabinets*Soft Water loop/Security system are ready to set up*Highly desired Las Sendas Community sits at 1800 ft. above valley & boasts TWO SWIMMING POOLS(one heated year round)/TENNIS COURTS/Activities/Basketball/etc.all INCLUDED in your minimal HOA fee!*Very Active Community*

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; 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) Features: Vaulted Ceiling(s); No Interior Steps; Soft Water Loop; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrmd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Laminate; Tile Windows: Sunscreen(s); Dual Pane</p>	<p>Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2000; Floor Partial/Full: Partial; Wiring Yr Updated: 2012; Wiring Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial</p>	<p>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 Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned</p>	<p>County Code: Maricopa Legal Subdivision: FEATHERWIND AT LAS SENDAS MCR 517-09 AN: 219-17-524 Lot Number: 512 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,737/2014 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: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$150</p>	<p>HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: First Service</p>	<p>HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300</p>
<p>HOA 2 Y/N: N / /</p>		
<p>HOA 3 Y/N: / /</p>		
<p>Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; 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: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 40 / 40 Status Change Date: 10/09/2015</p>	<p>List Price: \$292,000 Sold Price: \$282,500</p>	<p>Special Listing Cond: N/A</p>

Close of Escrow Date: 10/08/2015	Sold Price/SqFt: \$179.82
Off Market Date: 09/26/2015	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: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

01/17/2016 12:55 © 2016 ARMLS and
PM FBS.
DMCA

Client Report (2)

3460 N STONE GULLY ST, Mesa, AZ 85207

\$294,500

	5323880 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,821 / Builder Price/SqFt: \$161.72 Year Built: 2000 Pool: Community Only Encoded Features: 42R3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 8,050 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: GRAYHAWK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Acacia 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 & McDowell **Directions:** McDowell east to Ridge Crest. North to Grayhawk subdivision. Left (west) thru gate @ North Stone Gully to home on the right.

Public Remarks: The original owner built this home and has taken immaculate care of it. Clean and move-in ready! Spacious vaulted ceilings, neutral colors throughout. Plenty of room for a pool if one desires. This gated neighborhood is located in an award winning community offering 2 community pools,spa,tennis,golf,hiking/biking trails, basketball,volleyball courts, softball fields, multiple community amenities for all, top rate schools & only minutes to dining/shopping, Saguaro Lake and much more. This home has extra added features including the 6" Superlite Block walls, R-40 insulation in the ceilings and the 10' x 16' covered patio. Not to be missed are the desert views and the low maintenance lifestyle of Las Sendas in North East Mesa.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert 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; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane; Low-E </p>	<p> Kitchen Features: Range/Oven Elec; Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N </p>	<p> Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS MCR 505-47 AN: 219-20-220 Lot Number: 458 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,120/2014 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 </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Telephone: 480-357-8780 </p>
<p> HOA 2 Y/N: N / / HOA 3 Y/N: / / </p>	
<p> Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; 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: \$110.66 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: %0 % </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 55 / 55 Status Change Date: 10/15/2015 Close of Escrow Date: 10/14/2015 Off Market Date: 10/15/2015 </p>	<p> List Price: \$299,000 Sold Price: \$294,500 Sold Price/SqFt: \$161.72 Loan Type: Cash Loan Years: 0 Payment Type: Other 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: HomeSmart (crl11)

Client Report (3)

2737 N Raven --, Mesa, AZ 85207

\$327,000

	5328788 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,926 / County Assessor Price/SqFt: \$169.78 Year Built: 2007 Pool: Both Private & Community Encoded Features: 43RDXP02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 7,293 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Trailridge at Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Residence Three Builder Name: Blandford Hun Block: Map Code/Grid: Q42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell - South on Ridgecrest to first street Nance (there is a gate for Trailridge)- through gate to corner home on first street Raven

Public Remarks: Don't miss out on this stunning single level home in the beautiful gated community- Trailridge at Las Sendas. No detail has been left out from the paved driveway & stone exterior, to the elegant interior features- builder upgraded gourmet kitchen, floor to ceiling fireplace and private backyard oasis with pool and BBQ. Open Greatroom floor plan with vaulted ceilings in main area and high ceiling throughout. One of the larger lots in the community- no neighbors behind or to one side- very private. Las Sendas master planned community offers an outdoor lifestyle from tennis, to swimming, and numerous parks and trails throughout. Separate membership available for state of the art fitness center. Find out more about this fabulous community at www.thetrailhead.org

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

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Corner Lot Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Gated Community; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Bath Roll-Under Sink	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr 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: Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS MCR 824-11 AN: 219-25-723 Lot Number: 36 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,032/2014 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 Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: 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: 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: 8 / 9 Status Change Date: 10/22/2015 Close of Escrow Date: 10/21/2015 Off Market Date: 09/10/2015	List Price: \$333,000 Sold Price: \$327,000 Sold Price/SqFt: \$169.78 Loan Type: Conventional	Special Listing Cond: Relo/Corp Aprvl Reqd

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

Listed by: Coldwell Banker Residential Brokerage (cbrb11)

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

01/17/2016 12:55 © 2016 ARMLS and
PM FBS.
DMCA

Client Report (4)

7532 E WOLF CANYON CIR, Mesa, AZ 85207

\$333,000

	5229717 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$135.86 Year Built: 2001 Pool: Community Only Encoded Features: 43RDXO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 8,630 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blanford 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 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 go up the hill to Desert Oasis. North on Desert Oasis (Mountain Gate Entrance); West on Wolf Canyon.

Public Remarks: A fabulous north/ south setting that doesn't come around very often! Backing to natural open wash & mountain views, this turn key 2 story offers 1 bedroom & bathroom down, & gorgeous views from the moment you walk into the home. You'll love that the front also offers great views and an open feeling with no neighbor across. Volume ceilings, new carpet, tile in traffic areas and a large back yard with Gazebo, flagstone covered patio, fire pit, kids play area, garden area and so much more. Spacious kitchen offers granite counters, under mount sink, center island and a gorgeous picture window showing off the stunning setting. Other features include, upstairs loft, large owner's suite, secondary bedroom w/ walk in closet, Jack & Jill bath & views from every room!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpot Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: Two Way Fireplace; Firepit Property Description: City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Gazebo/Ramada; Childrens Play Area Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrmd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; 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: Great Room; Loft Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial </p>	<p> Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 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 GATE AT LAS SENDAS AN: 219-17-792 Lot Number: 555 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,515/2014 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 Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$330 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Prop Man Co Name: First Service </p>	<p> HOA Telephone: 480-357-8780 </p>
<p> HOA 2 Y/N: N / / </p>		
<p> HOA 3 Y/N: / / </p>		
<p> Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; 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: \$110 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 227 / 227 Status Change Date: 10/23/2015 Close of Escrow Date: 10/22/2015 </p>	<p> List Price: \$337,000 Sold Price: \$333,000 Sold Price/SqFt: \$135.86 </p>	<p> Special Listing Cond: N/A </p>

Off Market Date: 09/14/2015	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: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith


All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o D isplay o D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

01/17/2016 12:55 © 2016 ARMLS and
PM FBS.
DMCA

Client Report (5)

3060 N RIDGECREST -- 202, Mesa, AZ 85207

\$380,000

 <p>©2015 ARMLS</p>	5297858 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$139.09 Year Built: 1996 Pool: Both Private & Community Encoded Features: 43FRDXP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 14,580 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Desert Vistas Planned Cmty Name: Las Sendas Model: Palo Verde 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 & McDowell **Directions:** East on McDowell; Left on Ridgecrest; Left at Desert Vistas gate; 1st Left to home at end of cul-de-sac.

Public Remarks:

Master Bedroom 19 14	Bedroom 2 11 13	Bedroom 3 12 12	Bedroom 4 11 10	Living Room 19 15
Den 11 11	Family Room 20 16	Kitchen 9 22	Dining Room 11 11	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; 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; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco 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: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 AN: 219-19-400 Lot Number: 202 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,727/2014 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 / \$316.8 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$0	HOA Prop Man Co Name: 1st SVC Residential	HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6
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 Imprv/Impt Fee 2: %0 %
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 92 / 92	List Price: \$397,000	Special Listing Cond: N/A
Status Change Date: 10/02/2015	Sold Price: \$380,000	
Close of Escrow Date: 10/02/2015	Sold Price/SqFt: \$139.09	
Off Market Date: 09/23/2015	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 Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

01/17/2016 12:55 © 2016 ARMLS and
PM FBS.
DMCA

Client Report (6)

7961 E Sierra Morena CIR, Mesa, AZ 85207

\$431,500

	5327594 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,814 / Appraiser Price/SqFt: \$153.34 Year Built: 2001 Pool: Community Only Encoded Features: 42.5RDX3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 10,696 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas - Eaglefeather Tax Municipality: Mesa Marketing Name: 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/McDowell **Directions:** East on McDowell to Ridgecrest, North on Ridgecrest to Sayan (Eaglefeather entrance), Left on Sayan through gates, Left to Piedra, Left to Canyon Wash, Left to Sierra Morena

Public Remarks: Located on a large cul-de sac lot in the beautiful gated community of Eaglefeather at Las Sendas, this home enjoys mountain views as well as a split floor plan with 4 bedrooms, 2.5 bathrooms, eat-in kitchen, family room, living room & 3 car garage. Upgrades include: 16 inch tile (just re-grouted and sealed), gas cook top, freshly painted interior, upgraded light fixtures, gas fireplace in living room, plantation shutters t/o, upgraded carpet, wet bar, soft water and reverse osmosis systems, cabinets and overhead storage in garage and more! The backyard is low maintenance with mature shrubs & trees and offers a covered patio, built in bbq and mountain views. The community of Las Sendas has many amenities a golf course, Trailhead Members Club, 2 pools, 2 spas, 6 tennis courts, parks and trails!

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: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); Wet Bar(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; 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; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr 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	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 Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: AN: 219-18-209 Lot Number: 285 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,899/2014 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$155	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: 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: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 33 Status Change Date: 10/02/2015	List Price: \$439,500 Sold Price: \$431,500	Special Listing Cond: N/A

Close of Escrow Date: 10/01/2015	Sold Price/SqFt: \$153.34
Off Market Date: 10/02/2015	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: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

01/17/2016 12:55 PM © 2016 ARMLS and
FBS.
DMCA

Client Report (7)

3703 N PASEO DEL SOL --, Mesa, AZ 85207

\$470,000

	5295220 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 4.5 Bedrooms Plus: 4 Approx SqFt: 2,649 / County Assessor Price/SqFt: \$177.42 Guest House SqFt: 264 Year Built: 1999 Pool: Both Private & Community Encoded Features: 44.5RDXPSQO2.5G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 10,270 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Highlands @ 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 & McDowell **Directions:** East on McDowell, Left on Ridgecrest, Left on Mountain Ridge, Right on Paseo Del sol (The Highlands gate), straight through the gate to home on left.

Public Remarks: Extremely rare! One of only five Cottonwood plan homes with detached casita now available in Las Sendas! Welcoming great room greets you with stunning view of lush, resort-style backyard with heated pool, spa & built-in BBQ, all on premium golf course location. New SS appliances in the kitchen that also features a breakfast bar, center island & recipe desk. Spacious breakfast/informal dining room adjacent to the kitchen in addition to formal dining too! Master suite with separate patio door includes generous walk-in closet, double sinks, walk-in shower, separate soaking tub & water closet. Both guest suites in the home offer private baths. Casita provides private guest quarters with full bath or flex-space for home office or even private gym. Oversized 2.5 space garage for cars toys & more

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2.5 Carpport Spaces: 0 Total Covered Spaces: 2.5 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extned Lngth Garage; Golf Cart Garage; Over Height Garage Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace Property Description: Golf Course Lot Landscaping: Gravel/Stone Front; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Patio; Misting System; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; 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; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Engy Star (See Rmks); Reverse Osmosis; Pantry; Non-laminate Counter; 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; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Guest Qtrs-Sep Entrn	Architecture: Contemporary 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: 14 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 Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS MCR 467-08 AN: 219-18-043 Lot Number: 285 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,536/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$111 / Monthly HOA Transfer Fee: \$400	HOA Name: Las Sendas Comm Asso HOA Prop Man Co Name: FirstService Residen	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	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / /	Ttl Mthly Fee Equiv: \$111 Cap Imprv/Impact Fee: \$ 0 \$

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed		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: 132 / 133 Status Change Date: 10/27/2015 Close of Escrow Date: 10/26/2015 Off Market Date: 10/27/2015	List Price: \$499,900 Sold Price: \$470,000 Sold Price/SqFt: \$177.43 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: Coldwell Banker Residential Brokerage (cbrb12)			

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

01/17/2016 12:55 © 2016 ARMLS and
PM FBS.
DMCA

