





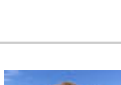







Client View

12 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$204,000 7445 E EAGLE CREST DR 1043 Mesa, AZ 85207 Closed / 5271857	CACHET AT LAS SENDAS CONDOMINIUM	2	2	1,311	Community	160.18 / 155.61	157	11/19/2015
2		\$295,000 7408 E Nance ST Mesa, AZ 85207 Closed / 5331317	GRAYFOX AT LAS SENDAS	3	2	2,126	Both	140.64 / 138.76	157	11/13/2015
3		\$329,000 3860 N BARRON -- Mesa, AZ 85207 Closed / 5333043	LAS SENDAS	3	2	2,226	Community	152.7 / 147.8	52	11/24/2015
4		\$330,000 3456 N SONORAN HILLS DR Mesa, AZ 85207 Closed / 5347903	STONELEDGE AT LAS SENDAS	3	3	1,926	Community	176.53 / 171.34	44	11/25/2015
5		\$336,500 3646 N MORNING DOVE ST Mesa, AZ 85207 Closed / 5290927	LAS SENDAS	4	3	2,451	Community	142.76 / 137.29	130	11/09/2015
6		\$384,530 3060 N RIDGECREST -- 107 Mesa, AZ 85207 Closed / 5345690	DESERT VISTAS UNIT 2 AT LAS SENDAS	4	2	2,226	Both	174.3 / 172.74	6	11/30/2015
7		\$400,000 3815 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 5280519	HIGHLANDS AT LAS SENDAS	4	3	2,732	Both	153.37 / 146.41	201	11/30/2015
8		\$415,000 3060 N RIDGECREST -- 144 Mesa, AZ 85207 Closed / 5284849	DESERT VISTAS UNIT 2 AT LAS SENDAS	4	3	2,732	Both	160.87 / 151.9	172	11/25/2015
9		\$463,500 7643 E TORREY POINT CIR Mesa, AZ 85207 Closed / 5335153	PINNACLE POINT AT LAS SENDAS	5	3	2,732	Both	171.67 / 169.66	66	11/20/2015
10		\$575,000 3230 N STONE GULLY CIR Mesa, AZ 85207 Closed / 5314024	Las Sendas	5	4	3,427	Both	171.87 / 167.79	50	11/03/2015
11		\$575,000 4049 N SILVER RIDGE CIR Mesa, AZ 85207 Closed / 5334104	LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED	4	4	3,245	Both	180.28 / 177.2	58	11/23/2015
12		\$1,100,000 4319 N SAGEWOOD CIR Mesa, AZ 85207 Closed / 5329609	SUMMIT AT LAS SENDAS	5	3.5	4,322	Both	266.08 / 254.51	392	11/05/2015


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Client Report (1)

7445 E EAGLE CREST DR 1043, Mesa, AZ 85207

\$204,000

	5271857	Residential	Townhouse	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,311 / County Assessor Price/SqFt: \$155.61 Year Built: 2001 Pool: Community Only Encoded Features: 22RDXO1G1S Exterior Stories: 2 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Detached		Approx Lot SqFt: 121 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS CONDOMINIUM Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Cachet Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School		

Cross Streets: POWER & THOMAS/EAGLE CREST DRIVE **Directions:** From intersection of Power and Thomas/Eagle Crest Drive, go East on Eagle Crest Drive for approximately 1 mile. Cachet subdivision is on the right side of the road.

Public Remarks: This beautiful townhome was remodeled in 2012, it has wonderful mountains views from both balconies, very close to Las Sendas golf course and clubhouse, a private heated pool, spa, clubhouse & fitness room within this gated Cachet townhome development, two spacious bedrooms split from each other, two walk in closets, upgraded kitchen with granite slab countertops, maple cabinets & stainless steel appliances, kitchen overlooks large great room with gas fireplac & dining room, upgraded master shower, custom paint throughout, all appliances included and all living spaces on second level. You also have full access to all Las Sendas pools, spas, tennis courts, walking trails & bike paths. Easy & close access to loop 202 freeway. Most furniture can be purchased for an additional \$10,000

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 1 Carpport Spaces: 0 Total Covered Spaces: 1 Slab Parking Spaces: 1 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Adjacent to Wash; Borders Common Area Landscaping: None Exterior Features: Patio; Balcony/Deck(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Guarded Entry Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Contemporary Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1043 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES AN: 219-17-650 Lot Number: 1043 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,705/2014 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$223.34 / Monthly HOA Transfer Fee: \$160	HOA Name: Cachet at Las Sendas HOA Telephone: 480-829-7400
HOA 2 Y/N: Y / \$316 / Quarterly HOA 2 Transfer Fee: \$0	HOA 2 Name: Las Sendas HOA HOA 2 Telephone: 480-357-8780
HOA 3 Y/N: N / /	
Association Fee Incl: Exterior Mnt of Unit; Roof Replacement; Water; Sewer; Garbage Collection; Front Yard Maint; Common Area Maint; Street 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 / / PAD Fee Y/N: N / /
Ttl Mthly Fee Equiv: \$328.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 157 / 157 Status Change Date: 11/19/2015 Close of Escrow Date: 11/19/2015 Off Market Date: 10/02/2015	List Price: \$210,000 Sold Price: \$204,000 Sold Price/SqFt: \$155.61 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: Red Manor Realty (rmrl01)

Prepared by Chris and
Michele Keith

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Client Report (2)

7408 E Nance ST, Mesa, AZ 85207

\$295,000

	5331317 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$138.76 Year Built: 2002 Pool: Both Private & Community Encoded Features: 32RDPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 6,627 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Maricopa - CITY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: FULTON Hun Block: Map Code/Grid: Q42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: POWER/EAGLE CREST **Directions:** POWER N TO EAGLE CREST (1ST LIGHT NORTH OF 202 FREEWAY) R TO RED MOUNTAIN, R TO RIDGECREST R TO NANCE (1ST STREET S)

Public Remarks: ASK ABOUT \$5,000 SELLER CREDIT FOR UPGRADES. GREAT CORNER LOT IN THE DESIRABLE COMMUNITY OF LAS SENDAS. THIS HOME HAS BEEN METICULOUSLY CARED FOR & FEELS BRAND NEW. FRESHLY PAINTED INSIDE AND OUT, NEW CARPET THROUGHOUT, BEAUTIFUL CERAMIC TILE, UPDATED FIXTURES AND CEILING FANS, LARGE KITCHEN WITH CENTER ISLAND, GREAT FOR ENTERTAINING, BUILT-IN DESKS, SPLIT FLOOR PLAN, HIGH CEILINGS, SEPARATE FORMAL LIVING/FAMILY ROOMS, WIRED FOR SURROUND SOUND WITH SPEAKERS IN LIVING SPACES, MASTER BEDROOM & BATHROOM & FRONT AND BACK PATIOS. THREE BEDROOMS, TWO BATHROOMS, LOTS OF CLOSET SPACE. RELAXING PATIOS, REFRESHING POOL AND SUN AREA. THREE CAR GARAGE. AWARD WINNING COMMUNITY WITH WALKING, HIKING PATHS, POOLS, GOLF COURSE, RESTAURANTS, TENNIS, GYM, AND MORE!

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: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Desert Front; Desert Back Community Features: Biking/Walking Path; Children's Playgmd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Split Additional Bedroom: Other Bdrm Split Laundry: Inside Laundry Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Contemporary Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS MCR 529-46 AN: 219-25-559 Lot Number: 91 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,095.48/2015 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: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: First Service	HOA Telephone: 480-551-4300 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: No Fees Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt	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: 157 / 157 Status Change Date: 11/16/2015 Close of Escrow Date: 11/13/2015 Off Market Date: 11/10/2015	List Price: \$299,000 Sold Price: \$295,000 Sold Price/SqFt: \$138.76 Loan Type: FHA 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: Berkshire Hathaway HomeServices Arizona Properties (praz10)

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Client Report (3)

3860 N BARRON --, Mesa, AZ 85207

\$329,000

	5333043 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$147.79 Year Built: 1999 Pool: Community Only Encoded Features: 32RDXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,898 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: HIGHLANDS AT LAS SENDAS Planned Cmty Name: Las Sendas Model: SAGEWOOD W/GREATROOM Builder Name: Blanford 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: McDowell & Ridgecrest **Directions:** EAST ON MCDOWELL TO RIDGECREST. NORTH ON RIDGECREST TO N. MOUNTAIN TO HIGHLANDS GATE. LEFT ON BARRON TO HOME.

Public Remarks: POPULAR SAGEWOOD FLOOR PLAN (WITH GREAT ROOM OPTION) LOCATED IN HIGHLANDS SUBDIVISION IN MASTER PLANNED COMMUNITY OF LAS SENDAS. LARGER CORNER LOT WITH NICE CURB APPEAL. ORIGINAL OWNERS, BEAUTIFULLY MAINTAINED WITH OVER \$25,000 OF CUSTOM UPGRADES INCLUDING CUSTOM ENTERTAINMENT CENTER IN GREAT ROOM, BUILT IN BOOK SHELVES IN OFFICE, SHUTTERS ON EVERY WINDOW & DOORS & MORE! FOYER LEADS TO FORMAL DINING AREA & SPACIOUS GREAT ROOM WITH GAS FIREPLACE. WELL PLANNED EAT IN KITCHEN W/ISLAND, PANTRY, PLENTY OF CABINETS & BREAKFAST BAR OVERLOOKING LOW MAINTENANCE BACKYD. LAS SENDAS IS A PREMIER MASTER PLANNED COMMUNITY OFFERING MANY AMENITIES, WALKING & BIKING PATHS, COMMUNITY CLUBHOUSE, POOL, TENNIS, PARKS, HIKING, GOLF & MORE. GOOD FREEWAY ACCESS & CLOSE TO SHOPPING & RESTAURANTS. more...

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Corner Lot; City Light View(s); Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); 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 Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; 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: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile; Rolled 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 Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS MCR 467-08 AN: 219-18-062 Lot Number: 304 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,296/2014 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 Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS HOA Prop Man Co Name: FIRST SERVICE RES	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 Rmrks); 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: 52 / 56 Status Change Date: 11/25/2015 Close of Escrow Date: 11/24/2015	List Price: \$339,900 Sold Price: \$329,000 Sold Price/SqFt: \$147.8	Special Listing Cond: N/A

Off Market Date: 11/02/2015	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith


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Client Report (4)

3456 N SONORAN HILLS DR, Mesa, AZ 85207

\$330,000

	5347903 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 1,926 / County Assessor Price/SqFt: \$171.33 Year Built: 2006 Pool: Community Only Encoded Features: 33RDO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: STONELEDGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Stoneledge 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:** East on Eagle Crest/Thomas to Red Mountain right to Stoneledge Gate, follow around to 3456. PLEASE ENJOY THE VIRTUAL TOUR AND DOLLHOUSE VIEW OF THIS BEAUTIFUL HOME.

Public Remarks: Gently lived in 3 Bedrooms and 3 FULL BATHS. Courtyard entry to a highly upgraded single level home in beautiful Las Sendas. Great Room floor plan with formal dining room or office. Upgrades include granite counter tops in kitchen, Portofino counters in all baths, Portofino tub surround in master, raised vanities, plantation shutters, 8' doors, 18" tile in all the right places, oversized garage. Stone exterior elevation and paver drive. Extended patio cover to enjoy the beautiful Arizona sunsets, Camelback & Red Mountain & city lights views. HOA includes two pools & spas (Trailhead Members Club pool is heated in winter) tennis courts, hiking trails and parks. Social activities & gathering rm. Residents can join the Fitness spa with massages and facials, exercise equipment & classes.

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: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; City Light View(s); Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; 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; Gas Stub for Range; 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: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan 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 Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: STONELEDGE AT LAS SENDAS MCR 715-50 AN: 219-19-761 Lot Number: 14 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,469/2015 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; 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: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 44 / 45 Status Change Date: 11/26/2015 Close of Escrow Date: 11/25/2015 Off Market Date: 11/26/2015	List Price: \$340,000 Sold Price: \$330,000 Sold Price/SqFt: \$171.34 Loan Type: Conventional Loan Years: 30	Special Listing Cond: N/A

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

Listed by: JK Realty (jkl01)

Prepared by Chris and
Michele Keith


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Client Report (5)

3646 N MORNING DOVE ST, Mesa, AZ 85207

\$336,500

	5290927 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$137.29 Year Built: 1998 Pool: Community Only Encoded Features: 43FRDXO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,756 / 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: 7600 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: POWER/MCDOWELL **Directions:** East on McDowell, North on Ridgecrest, Left on Mountain Ridge, Left on Saddleback, Left into first gate, thru gate then first left, right on Morning Dove. home on corner.

Public Remarks: Amazing Corner Lot. This home is situated with just the right shade and sun in the back yard. Great city and mountain views from the back yard and balcony. The home has 4 bedrooms and 3 full baths. One bedroom and bath downstairs. Upstairs the home has a spacious loft; bedroom 2 & 3 have a jack and jill bath. Home upgrades are many; fresh paint inside and out, Upgrade custom tile thruout the home, upgraded stainless steel appliances and granite counters in the kitchen and baths. The walls surrounding the home have been stucco and painted. Custom wood shutters on ALL windows in the home. Open Grass area in the backyard and its also backs and sides to open common areas.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas 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); Storage Shed(s); Private Street(s); Childrens Play Area Features: Other (See Remarks) 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: Sunscreen(s); 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; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; 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: Y Other Rooms: Family Room; Loft Items Updated: Ht/Cool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat 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	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD MCR 451-40 AN: 219-17-136 Lot Number: 288 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,500/2014 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: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint 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: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 130 / 67 Status Change Date: 11/10/2015 Close of Escrow Date: 11/09/2015 Off Market Date: 11/03/2015	List Price: \$349,900 Sold Price: \$336,500 Sold Price/SqFt: \$137.29 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	Special Listing Cond: N/A

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

Listed by: Keller Williams Integrity First (kwif01)

Prepared by Chris and
Michele Keith


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Client Report (6)

3060 N RIDGECREST -- 107, Mesa, AZ 85207

\$384,530

	5345690 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$172.74 Year Built: 1997 Pool: Both Private & Community Encoded Features: 42FRDPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 8,250 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Desert Vistas Model: Sagewood Builder Name: Blandford Hun Block: 7400 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>

Cross Streets: Power & McDowell **Directions:** East on McDowell, N.on Ridgcrest, go to Desert Vistas gate on W.side of road, through gate, take an immediate right and follow to #107.

Public Remarks: LIVE WHERE OTHERS VACATION! Welcome to the perfect turn key home in a tranquil location, close to walking & biking trails. This fully furnished updated 4 bedroom ranch style home features sep.living & family rooms, granite kitchen w/island, all appliances, breakfast bar & eating area. The private resort style yard has a 600SF sparkling pool, pergola & BBQ area. Seller would like to sell all furniture on a sep.bill of sale. Community centre has tennis courts, heated pool & fitness centre. Located close to Usery Mountain Park trails and Las Sendas Golf Club.

Master Bedroom 19'1 13'10	Bedroom 2 13 11'9	Bedroom 3 13 9'11	Bedroom 4 11'8 11'1	Living Room 13'9 12'7
	Family Room 25'10 13'1	Kitchen 15'2 10'8	Dining Room 9'11 8'5	
			Breakfast Room 10'6 8'9	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Golf Cart Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: Exterior Fireplace Property Description: Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; 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 Add'l Property Use: None Flooring: Carpet; Tile; Wood </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; 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 Laundry: Washer Included; 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 </p>	<p> Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 AN: 219-19-305 Lot Number: 107 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,764/2014 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 </p>

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); 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 / \$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: 6 / 8 Status Change Date: 12/01/2015 Close of Escrow Date: 11/30/2015 Off Market Date: 10/14/2015	List Price: \$388,000 Sold Price: \$384,530 Sold Price/SqFt: \$172.74 Loan Type: Conventional	Special Listing Cond: N/A

Loan Years:	25
Payment Type:	Adjustable
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	715 \$
Closing Cost Split:	Buyer - B

Listed by: HomeSmart (crl01)

Prepared by Chris and
Michele Keith

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Client Report (7)

3815 N PASEO DEL SOL --, Mesa, AZ 85207

\$400,000

	5280519 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$146.41 Year Built: 2000 Pool: Both Private & Community Encoded Features: 43RDXP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,461 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: HIGHLANDS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas 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: East McDowell Rd and N Power Rd **Directions:** East on McDowell to Ridgecrest. North on Ridgecrest to Mountain Ridge. West on Mountain Ridge to Paseo del Sol. Go east thru the gate (code in showing instructions) to this gorgeous home!

Public Remarks: This home features lovely golf course and mountain views from the backyard pool and patio. Gorgeous gated community and this home is a gem. Fresh carpet and paint in this spacious 4 bedroom/3 bath home. The kitchen has granite counters and stainless steel appliances. The range is gas for the gourmet cook. The family room has a gas fireplace and so does the master bedroom which also has a sitting room. There is a 3 car garage of course!

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: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N	Const - Finish: 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: HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS MCR 467-08 AN: 219-18-053 Lot Number: 295 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,305/2014 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: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA Prop Man Co Name: 1st Services Res.	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: 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: 201 / 201 Status Change Date: 12/02/2015 Close of Escrow Date: 11/30/2015 Off Market Date: 12/02/2015	List Price: \$419,000 Sold Price: \$400,000 Sold Price/SqFt: \$146.41 Loan Type: VA Loan Years: 30 Payment Type: Adjustable Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 12,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: OpenDoor Homes (opdo01)

Client Report (8)

3060 N RIDGECREST -- 144, Mesa, AZ 85207

\$415,000

 <p>©2015 ARMLS</p>	5284849 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$151.9 Year Built: 1997 Pool: Both Private & Community Encoded Features: 43FRDPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 8,342 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Golf Course Planned Cmty Name: Las Sendas Model: 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:** East on McDowell Rd to Ridgecrest. N on Ridgecrest to Desert Vistas gate on left. Go straight thru gate and follow to house #144.

Public Remarks: LOCATED ON THE 3RD FAIRWAY OF AWARD WINNING LAS SENDAS GOLF COURSE W/ SPECTACULAR RED MTN & CITY LIGHT VIEWS! Gorgeous Blanford home w/ REMODELED CUSTOM FINISHES t/o! Open 4BR/3BA+BONUS RM (1 BR & BA on main level). Upgrades include Mohawk distressed wood flrs, newer tile & carpet, custom bathrooms w/ granite & marble cntr, travertine flrs & subway tile bath surround. Kitchen has granite cntns, new s/s appliances & butcher block island. Lg upstairs master BR offers sep sitting/exercise rm, private patio w/ UNOBSTRUCTED VIEWS! Custom mstr BA with limestone flr/snail shower & tub w/ deco slate accents..dual closet(1 walk-in). AMAZING ENTERTAINERS BACKYARD w/ newer pebble sheen pool w/ H2O feature, outdoor ambient lighting, built-in BBQ & gas firepit, putting green and BREATHTAKING VIEWS OF

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: Firepit Property Description: Golf Course Lot; City Light View(s); Mountain View (s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Misting System; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Laminate; Stone; Tile; Wood Windows: Sunscreen(s); Dual Pane; Low-E; Vinyl Frame Accessibility Feat.: Hallways 36in+ Wide </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Walk-in 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; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Full; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2014; Pool Partial/Full: Partial </p>	<p> Const - Finish: Painted; Stucco Construction: Block Roofing: Partial Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srmd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 AN: 219-19-342 Lot Number: 144 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,975/2014 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: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$0 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Telephone: 0000000000 </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: NoVsbble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; 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: \$0 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 172 / 176 Status Change Date: 11/25/2015 Close of Escrow Date: 11/25/2015 Off Market Date: 11/14/2015	List Price: \$439,500 Sold Price: \$415,000 Sold Price/SqFt: \$151.9 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

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Client Report (9)

7643 E TORREY POINT CIR, Mesa, AZ 85207

\$463,500

 <p>2015 ARMLS</p>	5335153 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$169.66 Year Built: 2002 Pool: Both Private & Community Encoded Features: 53FRDXP3G6S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 13,740 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: PINNACLE POINT AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Golf Course 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 turns into Eaglecrest, turn east on Eaglecrest, go up hill approx. 1.5 miles to N Deserts gate, Pinnacle Point community, turn right, turn left on E. Torrey Point St. to home.

Public Remarks: The VIEWS WILL TAKE YOUR BREATH AWAY!! This amazing one owner, well maintained home is situated on the 18th Tee of the award winning Las Sendas Golf Course. It features plantation shutters and upgraded Silestone counter tops, wall oven and gas cook top island. This is one of Blandfords most popular floor plans, with a bedroom and bath on the main level. You'll enjoy meals in the well laid out kitchen, leading to the family room with access to the covered patio and pool. The balcony, accessed by either the master or spiral staircase, has an upgraded flooring that's almost indestructible, so relax and watch the AZ sunset over the course, city and mountains. Be sure to visit <http://thetrailhead.org> for more information on the community. Too many amenities to mention.

Master Bedroom	19 14	Bedroom 2	11 10.5	Bedroom 3	13 12	Bedroom 4	13 11	Bedroom 5	10.5 10.5
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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: 6 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Golf Course Lot; City Light View(s); Mountain View (s); North/South Exposure Landscaping: Gravel/Stone Back; Desert Back; Natural 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) Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Linoleum; Tile Windows: Sunscreen(s)	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal 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 Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail	County Code: Maricopa Legal Subdivision: PINNACLE POINT AT LAS SENDAS MCR 555-18 AN: 219-18-333 Lot Number: 55 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,862/2014 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 Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; 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
CDOM/ADOM: 66 / 66 Status Change Date: 11/21/2015 Close of Escrow Date: 11/20/2015 Off Market Date: 11/21/2015	List Price: \$469,000 Sold Price: \$463,500 Sold Price/SqFt: \$169.66 Loan Type: Conventional	Special Listing Cond: N/A

Loan Years: 15
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


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Client Report (10)

3230 N STONE GULLY CIR, Mesa, AZ 85207

\$575,000

	5314024 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 4 Bedrooms Plus: 5 Approx SqFt: 3,427 / County Assessor Price/SqFt: \$167.79 Year Built: 2000 Pool: Both Private & Community Encoded Features: 54FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 10,664 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Grayhawk Planned Cmty Name: Las Sendas Model: The Saguaro 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 & McDowell **Directions:** East on McDowell, Left on Ridgecrest, Left on Riverdale(Grayhawk community gate), Left on N Stone Gully, follow to the end, home is on the right. No sign Posted!

Public Remarks: Large cul-de-sac golf course view lot with only one neighbor. Popular Saguaro model. 5 bedroom/4 full baths, with 1 bed/bath located downstairs for optimal use as a guest suite or office. Custom amenities are welcoming upon entry; Mohawk engineered hard wood flooring, Plantation shutters, light fixtures, paint palette including doors & moulding. Spacious Kitchen is a chef's delight; Granite counters, stone back splash, customized cabinets, Dacor stainless appliances, and a large walk in pantry. Kitchen is open to the great room with gas fireplace. Master suite & 3 remaining bedrooms are located upstairs. Staircase, upstairs hall and Master suite all complete with Mohawk engineered wood flooring. Spacious Master suite offers an updated bath, (more)...

Master Bedroom 26 10	Bedroom 2 12 12	Bedroom 3 12 12	Bedroom 4 14 11	Bedroom 5 15 12
	Family Room 26 17	Kitchen 17 12	Dining Room 14 10	Living Room 16 14
			Breakfast Room 10 10	

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 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View (s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop 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; Wood Windows: Sunscreen(s); Tinted	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Walk-in 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 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 Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration; HVAC SEER Rating: 13 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 Snd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS MCR 505-47 AN: 219-20-157 Lot Number: 395 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$4,095/2014 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 Name: Las Sendas HOA	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: \$110.88
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 50 / 50	List Price: \$589,000	Special Listing Cond: N/A
Status Change Date: 11/03/2015	Sold Price: \$575,000	
Close of Escrow Date: 11/03/2015	Sold Price/SqFt: \$167.79	
Off Market Date: 09/30/2015	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 Trails and Paths (tpp01)

Prepared by Chris and Michele Keith


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Client Report (11)

4049 N SILVER RIDGE CIR, Mesa, AZ 85207

\$575,000

 <p>2015 ARMLS</p>	<p>5334104 Residential Single Family - Detached Closed</p>
	<p>Beds/Baths: 4 / 4 Bedrooms Plus: 4 Approx SqFt: 3,245 / Appraiser Price/SqFt: \$177.2 Year Built: 2004 Pool: Both Private & Community Encoded Features: 44FRDXPSO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>
<p>Approx Lot SqFt: 12,705 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 4 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 High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School</p>	

Cross Streets: Power/Thomas **Directions:** Right on Thomas (becomes Eaglecrest) to Las Sendas Mountain Drive on left*Left on Terra Mesa*Through Legacy Hills gate*Left on Legacy Hills Drive to Silver Ridge on left* 3rd house on left*

Public Remarks: Fabulous Resort Style home in gated Legacy Hills at Las Sendas Mountain*2 MASTER SUITES perfect for in-law,au pair,guests*Open floor plan w/designer upgrades*Slab granite counters,brushed metal/tile backsplash,6 burner Dacor gas cook top*Dual ovens include convection microwave oven*Custom built-in dining buffetw/wine frig,slab granite*Contemporary maple custom built-in entertainment center in Great Room*OVER SIZED backyard w/covered patio,bubbling spool(pool/spa)for 8,custom Flagstone Viking bbcue*Practice your game on Southwest Greens chip&putt*\$8 mil Trailhead Member's Club for home owners*Enjoy on site free concerts,Farmers Market,tennis,Las Sendas community events*Close to fine dining,shopping,freeways,award winning schools*25 min to airports/Scottsdale*Minutes to hiking,boating,biking

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; 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 Windows: Dual Pane</p>	<p>Kitchen Features: Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths 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: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Partial</p>	<p>Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED MCR 605-09 AN: 219-18-930 Lot Number: 17 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,574/2014 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</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y / \$374.61 / Quarterly HOA Transfer Fee: \$155</p>	<p>HOA Name: Las Sendas 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); Clubhouse/Rec Center; 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: \$124.87 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 58 / 58	List Price: \$585,000	Special Listing Cond: N/A
Status Change Date: 11/26/2015	Sold Price: \$575,000	
Close of Escrow Date: 11/23/2015	Sold Price/SqFt: \$177.2	
Off Market Date: 11/11/2015	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Selr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

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

Prepared by Chris and
Michele Keith


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Client Report (12)

4319 N SAGEWOOD CIR, Mesa, AZ 85207

\$1,100,000

	5329609 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,322 / County Assessor Price/SqFt: \$254.51 Year Built: 2005 Pool: Both Private & Community Encoded Features: 53.5RDXP03G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 32,560 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: SUMMIT AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Summit at Las Sendas Model: Incredible Mtn Views Builder Name: Custom 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 & Thomas **Directions:** E on Thomas which turns into Eagle Crest to Summit Gated Entrance on Left, Left (N) on Boulder Canyon thru Gated Entrance to Summit Trail, Left (W) on Summit to home on NE Corner of Summit/Sagewood

Public Remarks: Nestled on almost an acre, this private, custom home on a corner lot within the prestigious Summit Gated Community of Award Winning Las Sendas has an abundance of Superior Finishes! The Backyard is equally impressive with heated pebble tec pool w/ slide, elevated spa and outdoor Media Cabinet with Big Screen TV for your guests and grassy play area for kids or pets! Gourmet Kitchen is adorned with 42" custom cabinetry, glass panel fronts, an oversized granite island w/ breakfast bar, GE Monogram Appliances including Fridge & 6 Burner stove, in wall double ovens and old stone like backsplash! Elegant Master wing split from rest of Ensuite bedrooms has roman soaking tub, Giant walk in shower. Canterra Columns throughout, central vac, surround sound, real wood beams on ceilings, faux

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; Extned Lngth Garage Pool - Private: Pool - Private; Fenced Pool; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: Corner Lot; City Light View(s); 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); Childrens Play Area; Built-in BBQ Features: Central Vacuum; 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; Near Bus Stop; Workout Facility Flooring: Carpet; Stone; Wood Windows: Dual Pane; Low-E </p>	<p> Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; 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: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Stacked Washer/Dryer; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Bonus/Game Room </p>	<p> Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srmd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: SUMMIT AT LAS SENDAS MCR 559-14 AN: 219-17-892 Lot Number: 12 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$7,120/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Telephone: 4803578780 </p>
<p> HOA 2 Y/N: N / / </p>	
<p> 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 / / </p>
	<p> Ttl Mthly Fee Equiv: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ </p>

		PAD Fee Y/N: N / /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	392 / 36	List Price:	\$1,150,000	Special Listing Cond: N/A	
Status Change Date:	11/05/2015	Sold Price:	\$1,100,000		
Close of Escrow Date:	11/05/2015	Sold Price/SqFt:	\$254.51		
Off Market Date:	10/20/2015	Loan Type:	Conventional		
		Loan Years:	30		
		Payment Type:	Fixed		
		Buyr Concess to Sell:	0 \$		
		Selr Concess to Buy:	0 \$		
		Closing Cost Split:	Normal - N		
<i>Listed by:</i> My Home Group Real Estate (myhg10)					

Prepared by Chris and Michele Keith

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