








Client View

14 Properties

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1	 \$240,000 3611 N TUSCANY CIR Mesa, AZ 85207 Closed / 5273184	LAS SENDAS	3	2.5	2,150	Community	116.23 / 111.63	222	12/18/2015
2	 \$273,000 7521 E ODESSA CIR Mesa, AZ 85207 Closed / 5058765	Las Sendas Ironwood Pass	3	2	1,756	Both	157.74 / 155.47	598	12/23/2015
3	 \$273,000 7445 E EAGLE CREST DR 1132 Mesa, AZ 85207 Closed / 5300239	CACHET AT LAS SENDAS CONDOMINIUM	2	2.5	1,645	Community	170.15 / 165.96	178	12/23/2015
4	 \$285,000 3538 N DESERT OASIS ST Mesa, AZ 85207 Closed / 5337179	IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD	3	2	1,571	Both	196.69 / 181.41	103	12/30/2015
5	 \$287,000 3055 N RED MOUNTAIN -- 156 Mesa, AZ 85207 Closed / 5362402	IRONWOOD PASS AT LAS SENDAS	3	2	1,571	Community	190.64 / 182.69	10	12/17/2015
6	 \$290,000 3642 N DESERT OASIS -- Mesa, AZ 85207 Closed / 5342249	LAS SENDAS	3	2.5	2,150	Community	139.53 / 134.88	519	12/01/2015
7	 \$334,000 7763 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 5350978	HIGHLANDS AT LAS SENDAS	4	2	2,369	Community	147.32 / 140.99	15	12/09/2015
8	 \$337,000 7540 E WOLF CANYON CIR Mesa, AZ 85207 Closed / 5286055	LAS SENDAS	4	3	2,451	Community	138.72 / 137.49	144	12/01/2015
9	 \$339,900 7245 E NORLAND ST Mesa, AZ 85207 Closed / 5361770	Trailridge at Las Sendas	4	3	2,475	Both	137.33 / 137.33	18	12/30/2015
10	 \$355,000 7719 E SAYAN ST Mesa, AZ 85207 Closed / 5272058	Las Sendas	4	3	2,732	Both	134.52 / 129.94	194	12/31/2015
11	 \$365,000 3223 N SAGEWOOD CIR Mesa, AZ 85207 Closed / 5342167	DESERT VISTAS UNIT 1 AT LAS SENDAS AMD	3	2	2,105	Both	175.77 / 173.4	29	12/02/2015
12	 \$374,900 7734 E RUSSELL CIR Mesa, AZ 85207 Closed / 5340528	GRAYHAWK AT LAS SENDAS	3	2	2,250	Community	173.29 / 166.62	20	12/16/2015
13	\$500,100 3725 N PASEO DEL	HIGHLANDS AT LAS SENDAS	3	2.5	2,577	Community	194.02 / 194.06	84	12/11/2015

		SOL -- Mesa, AZ 85207 Closed / 5315883								
14		\$505,000 3905 N HIGHVIEW -- Mesa, AZ 85207 Closed / 5279543	Las Sendas	3	2.5	2,309	Both	229.49 / 218.71	85	12/18/2015

Prepared by Chris and
Michele Keith

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Client Report (1)

3611 N TUSCANY CIR, Mesa, AZ 85207

\$240,000

	5273184 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$111.62 Year Built: 1999 Pool: Community Only Encoded Features: 32.5RDO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Nighthawk 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

Cross Streets: Power Rd & Thomas Rd (Eaglecrest) **Directions:** East on Eaglecrest, R onto Saddleback, R onto Mountain Ridge, L to Sierra Morena (Rolling Hills 1st gate) through gate to Tuscan Circle. Home is on the left.

Public Remarks: *Hurry! Won't Last- Instant equity for BUYER or excellent Investor opportunity**. Award winning Gated Comm.w/Bike Paths, Trails, 2 Heated Pools & Spa, Parks, Tennis, Club house, Golf Course, City Lights & Mountain Views. This Beautiful 3 Bed, 2 1/2 Bath home is Clean, Light, Bright & Move in Ready Exterior Painted a year ago! Custom Shutters & Blinds, Ceiling Fans, Eat in Kitchen, Pantry, Gas Stove, Dishwasher, Disposal, R/O System & Breakfast Bar. All open to the Large Family Room. Living Room & Dining Room. Loft Area for Office, Media Room or Extra TV/Play Room. Backyard is Large & Private with lots of space to add what you want. Come and Enjoy this Wonderful Community conveniently located near the 202, Shopping, Saguaro Lake & Usuary Pass for Recreational Fishing, Swimming, boating & Hikin

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Media Room; 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 Gas; Cook Top Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: 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; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS MCR 472-07 AN: 219-20-075 Lot Number: 451 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,342/2014 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 Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$400		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 222 / 222 Status Change Date: 12/19/2015 Close of Escrow Date: 12/18/2015 Off Market Date: 12/08/2015	List Price: \$249,900 Sold Price: \$240,000 Sold Price/SqFt: \$111.63 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Selr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (cri102)

Prepared by Chris and
Michele Keith


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Client Report (2)

7521 E ODESSA CIR, Mesa, AZ 85207

\$273,000

 <p>©2014 ARMLS</p>	5058765 Residential Single Family - Detached Closed	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$155.47 Year Built: 1999 Pool: Both Private & Community Encoded Features: 32FRDPSO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,756 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Ironwood Pass Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Silverhawk 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, North on Ridgecrest, East into Silverhawk, 2nd left is Odessa, go to end of cul-de-sac on right.

Public Remarks: **BACK ON THE MARKET** Buyer walked due to financing. Bank approval received! NEW CARPET INSTALLED 9/6/14! FABULOUS SHORT SALE OPPORTUNITY! Wonderful home on an over-sized north/south facing lot with an incredible rear yard featuring a beehive fireplace, sparkling play pool & spa, covered patio and beautifully landscaped grounds discreetly hidden under a canopy of beautiful trees(recently trimmed). Formal living & dining off entry, wonderful open kitchen with breakfast bar/center island, eat-in area, ample coutertops & cabinetry opens to the family room with views of the rear grounds and clerestory windows to let the sunshine in. You are sure to appreciate the recently installed top-of-the-line Air Conditioning system with warranty, new handler and venting system during the hot summer mon

Master Bedroom 16 12	Bedroom 2 10 10	Bedroom 3 10 10	Dining Room 13 17	Living Room 18 13
	Family Room 18 14	Kitchen 16 15		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private Horses: N Fireplace: Exterior Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Storage Shed(s) Features: Vaulted Ceiling(s); No Interior Steps; 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; Workout Facility Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great 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 Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS AN: 219-19-598 Lot Number: 342 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,979.1/2013 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-9780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center	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: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 598 / 598 Status Change Date: 01/06/2016 Close of Escrow Date: 12/23/2015 Off Market Date: 01/06/2016	List Price: \$277,000 Sold Price: \$273,000 Sold Price/SqFt: \$155.47 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Selr Concess to Buy: 1.5 %	Special Listing Cond: Short Sale Aprvl Req

Closing Cost Split: Seller Assist - A

Listed by: TreeHouse Realty, LLC (thgr001)

Prepared by Chris and
Michele Keith

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Client Report (3)

7445 E EAGLE CREST DR 1132, Mesa, AZ 85207

\$273,000

	5300239 Residential Townhouse Closed
	Beds/Baths: 2 / 2.5 Bedrooms Plus: 4 Approx SqFt: 1,645 / County Assessor Price/SqFt: \$165.96 Year Built: 2002 Pool: Community Only Encoded Features: 22.5FRXO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Attached
	Approx Lot SqFt: 904 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS CONDOMINIUM Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Cachet at Las Sendas Model: Legacy Builder Name: Cachet Homes Hun Block: 3600 N Map Code/Grid: P42 Bldg Number: 37
	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 Roads **Directions:** East on Thomas Rd, (which turns into Eagle Crest Drive). Drive approx. 1 mile to the Cachet at Las Sendas gate on Right.

Public Remarks: Meticulously maintained 2 bed + den condo on the best lot in Cachet at Las Sendas!! Pristine home from top to bottom! Tastefully upgraded and decorated throughout. Open kitchen with granite counter tops, stainless appliances and beautiful 42" cherry cabinets. Master and guest bedroom are upstairs and office/den is downstairs. Relax in your jetted tub! Enjoy the most breathtaking mountain views and city lights from your patio & master balcony! Community pool is only steps away! Cozy up next to your fireplace on those cool AZ nights! Don't feel like cooking? Eat at one of the TWO exclusive clubhouses or one of the many nearby restaurants! Golf? Enjoy one of Arizona's "Top 10" at Las Sendas Golf Club. Quick access to shopping, entertainment and the 202 & 60 freeways. Call your agent today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Separate Strge Area; Unassigned Parking Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Hillside Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; None Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; 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; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: Two Levels; One Common Wall; End Unit; Courtyard Facing Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1132 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES AN: 219-17-739 Lot Number: 1132 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,182/2014 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$173 / Monthly HOA Transfer Fee: \$160	HOA Name: Cachet at Las Sendas HOA Prop Man Co Name: PMG Services	HOA Telephone: 480-829-7400 x 2201
HOA 2 Y/N: Y / \$332.64 / Quarterly HOA 2 Transfer Fee: \$0	HOA 2 Name: Las Sendas HOA2 Prp Man Co Name: First Services Res.	HOA 2 Telephone: 480-357-8780
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$283.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 178 / 179 Status Change Date: 12/23/2015 Close of Escrow Date: 12/23/2015 Off Market Date: 12/23/2015	List Price: \$279,900 Sold Price: \$273,000 Sold Price/SqFt: \$165.96 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
<i>Listed by:</i> West USA Realty Revelation (wsrr01)		

Prepared by Chris and
Michele Keith

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Client Report (4)

3538 N DESERT OASIS ST, Mesa, AZ 85207

\$285,000

 <p>2015 ARMLS</p>	5337179 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$181.41 Guest House SqFt: 0 Year Built: 1997 Pool: Both Private & Community Encoded Features: 32RP2G2S 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: 13,930 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number: </p>

Cross Streets: Thomas & Power **Directions:** Directions: N ON POWER; EAST(R)ON 'THOMAS/EAGLECREST'; R ON SADDLEBACK; R AT DESERT OASIS (IRONWOOD SUBDIVISION)

Public Remarks: Golf course home. Private pool in the highly sought after Las Sendas community

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Cul-De-Sac 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); Private Street(s) Features: No Interior Steps; Soft Water Loop Community Features: Clubhouse/Rec Room; Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split; Downstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N </p>	<p> Architecture: Contemporary 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: Cable TV Avail Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD MCR 451-40 AN: 219-17-091 Lot Number: 243 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,769/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; FannieMae (HomePath); 1031 Exchange 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; Tenant Rights </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Prop Man Co Name: First Service Res </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); NoVsbble 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: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 103 / 103 Status Change Date: 12/31/2015 Close of Escrow Date: 12/30/2015 Off Market Date: 12/31/2015 </p>	<p> List Price: \$309,000 Sold Price: \$285,000 Sold Price/SqFt: \$181.41 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 3 % Closing Cost Split: Seller Assist - A </p>	<p> Special Listing Cond: Short Sale Aprvl Req </p>

Listed by: HomeSmart (crl11)

Client Report (5)

3055 N RED MOUNTAIN -- 156, Mesa, AZ 85207

\$287,000

 <p>2015 ARMLS</p>	5362402 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$182.68 Year Built: 1996 Pool: Community Only Encoded Features: 32RO2G 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: IRONWOOD PASS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: 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: Power & Thomas **Directions:** East at Thomas which is Eagle Crest to 1st right at Red Mountain, continue to just past elementary school to 2nd gate at Ironwood Pass on left. Pass through gate to #156.

Public Remarks: Absolutely stunning! This very popular Cactus Wren floor plan is model perfect. Beautifully remodeled with granite counters, stainless appliances, updated flooring, new sinks, new fixtures, new lighting, beautiful stone floors, gorgeous remodeled walk in shower in master and guest bath, shutters and the list goes on. You'll love the fabulous private location with views of the park. The lovely backyard features low maintenance landscape, covered patio and plenty of space to relax in the sun or entertain friends. Plus don't forget the view!! This home is turn key and the furnishings can even be included on a separate bill of sale. Just bring your clothes and toothbrush! A must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Irrigation Front; Irrigation Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Built In Recycling; 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 Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 409-50 AN: 219-19-092 Lot Number: 156 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,719/2015 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 / \$111 / Monthly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Service	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); NoVsbile TrkTrlrVbBt; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 10 / 10 Status Change Date: 12/18/2015 Close of Escrow Date: 12/17/2015 Off Market Date: 11/23/2015	List Price: \$299,500 Sold Price: \$287,000 Sold Price/SqFt: \$182.69 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith


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Client Report (6)

3642 N DESERT OASIS --, Mesa, AZ 85207

\$290,000

	5342249 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$134.88 Year Built: 1999 Pool: Community Only Encoded Features: 32.5RDO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	Approx Lot SqFt: 6,765 / 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: Nighthawk Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** Turn into Las Sendas on Eagle Crest, follow to Saddleback. Go right. Follow to Shadow Canyon gate / Desrt Oasis St. Thru gate home on the right.

Public Remarks: GOLF COURSE home within the gated / golf course community of Las Sendas within the NE Mesa foothills. Community offers Clubhouse, fitness center, 2 community pools / spas, sport courts, 2 tennis areas and restaurants. Views of the golf course & mountain views awaiting this new owner. First floor has formal dining / living space. Nice open kitchen with appliances, gas stove just installed, eat in kitchen. Open to the family room area. half bath on the first floor. Upstairs has open loft perfect for office, second family room or office. Large master suite with private balcony with beautiful views of the golf course, city lights & mountains. Full master bathroom with huge walk in closet. Two other good sized bedrooms with full bath. Covered patio and a back yard big enough for pool. Rare find

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View (s) Landscaping: Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Balcony/Deck(s); Private Street(s) Features: 9+ Flat Ceilings 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; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Loft	Architecture: Other (See Remarks) Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD MCR 451-40 AN: 219-17-076 Lot Number: 228 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,645/2014 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: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / 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 TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 519 / 46 Status Change Date: 12/02/2015 Close of Escrow Date: 12/01/2015 Off Market Date: 11/30/2015	List Price: \$300,000 Sold Price: \$290,000 Sold Price/SqFt: \$134.88 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: Realty Executives (reax15)

Prepared by Chris and
Michele Keith


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Client Report (7)

7763 E SUGARLOAF CIR, Mesa, AZ 85207

\$334,000

 <p>2015 ARMLS</p>	5350978 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,369 / County Assessor Price/SqFt: \$140.98 Year Built: 1999 Pool: Community Only Encoded Features: 42FRX3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 10,407 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: HIGHLANDS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,369 / County Assessor Price/SqFt: \$140.98 Year Built: 1999 Pool: Community Only Encoded Features: 42FRX3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,407 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: HIGHLANDS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,369 / County Assessor Price/SqFt: \$140.98 Year Built: 1999 Pool: Community Only Encoded Features: 42FRX3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,407 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: HIGHLANDS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: Power & Thomas **Directions:** E on Eaglecrest(Thomas) / R on Saddleback / L on Mountain Ridge / R on Paseo del Sol into Highlands subdivision / 2nd R on Sugarloaf Circle to home on L

Public Remarks: Beautiful home located in the gated Highlands subdivision. Large corner lot backs to a lush wash and is within walking distance to the Trailhead Clubhouse. This inviting home has dramatic vaulted ceilings with architectural fireplace between LivRm & FamRm. Step out to the covered patio and enjoy the gorgeous desert mornings. Original owner has lovingly maintained this home. New 16 SEER high efficiency Trane AC/heat pump (2012). New water heater (2012). Bosch dishwasher (2011). Water softener. Reverse osmosis system. Desirable master community offers a wonderful outdoor lifestyle, hiking trails, clubhouse, spa, community pools, tennis, parks. Convenient to fwys, restaurants, golf, shopping, medical. 20-25 mins to airports, lakes, downtown Scottsdale.

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: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; Adjacent to Wash 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); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; 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; Tile; Vinyl Windows: Dual Pane Accessibility Feat.: Bath Grab Bars	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Downstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; HVAC SEER Rating: 16 Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP 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)	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS MCR 467-08 AN: 219-18-098 Lot Number: 340 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,731/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service Resid	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 4805514300
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); 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 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 Status Change Date: 12/10/2015	List Price: \$349,000 Sold Price: \$334,000	Special Listing Cond: N/A

Close of Escrow Date: 12/09/2015	Sold Price/SqFt: \$140.99
Off Market Date: 11/03/2015	Loan Type: VA
	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 (tppp01)

Prepared by Chris and
Michele Keith


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Client Report (8)

7540 E WOLF CANYON CIR, Mesa, AZ 85207

\$337,000

	5286055 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$137.49 Year Built: 2001 Pool: Community Only Encoded Features: 43FRDXO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 7,984 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Mountain Gate Planned Cmty Name: Model: GOLDEN EAGLE Builder Name: Bladford Hun Block: 3400 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** North to Thomas, Right on Thomas - becomes Eagle Crest - Left on Desert Oasis, thru gate, left on Wolf Canyon, house on right.

Public Remarks: Stunning Mountain Views! Private Master patio retreat! This Las Sendas home gives you Million Dollar views at a great VALUE! Main floor boasts a grand entrance with double height ceilings, Living, Family and formal dining room, two way fireplace a bedroom and a full bath. Spacious kitchen offers great views of the desert mountains, NEW granite counter tops, white appliances. Upstairs Master has vaulted ceilings, and opens to its own balcony with incredible mountain views while the master bath boasts dual sinks, walk in closet, separate shower/tub. The other bedrooms share a jack&jill bathroom. Backyard offers a great shade tree and real grass. !!VIEWS VIEWS VIEWS! Close to hiking, biking, lakes, shopping, high end dining, freeways and all of Las Sendas amenities

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: Electric Door Opener; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Grass 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) 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 Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; 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; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Loft Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2015; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric 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)	County Code: Maricopa Legal Subdivision: MOUNTAIN GATE AT LAS SENDAS MCR 538-38 AN: 219-17-793 Lot Number: 556 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,489/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$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; Rental OK (See Rmks)	Rec Center Fee Y/N: N / \$0 / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 144 / 144 Status Change Date: 12/02/2015 Close of Escrow Date: 12/01/2015 Off Market Date: 10/22/2015	List Price: \$340,000 Sold Price: \$337,000 Sold Price/SqFt: \$137.49 Loan Type: Conventional	Special Listing Cond: N/A

Loan Years:	30
Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	4,500 \$
Closing Cost Split:	Seller Assist - A

Listed by: Solutions Real Estate (solu01)

Prepared by Chris and
Michele Keith


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Client Report (9)

7245 E NORLAND ST, Mesa, AZ 85207

\$339,900

 <p>2015 ARMLS</p>	5361770 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$137.33 Year Built: 2007 Pool: Both Private & Community Encoded Features: 43FRDPO3G Exterior Stories: 2 # of Interior Levels: 2 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: 5,772 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Trailridge at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: Map Code/Grid: Q42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power Rd & McDowell **Directions:** East on McDowell, South on Ridgcrest, Right on Nance (Entrance to Trail Ridge), Right on Rowen, Left on Norland to home on Left.

Public Remarks: This luxurious 4 bedroom, 3 bath home features a beautifully upgraded kitchen with granite counters & stainless steel appliances, new flooring, first floor guest suite near a full bath, spacious loft upstairs, new landscaping, and large covered patio with built in BBQ. Unique from other homes in the neighborhood, this retreat has it's own new private pool and borders community common area allowing for added privacy. Enjoy all of this within the desirable gated community of Trailridge at Las Sendas. Residents take pleasure in the resort style living in a highly sought after golf course community which offers amenities including tennis courts, community pools, parks, fitness center, and trails. Sign up today for easy living in this meticulously cared, thoughtfully upgraded home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; 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; Dining in LR/GR; Dining in FR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Full </p>	<p> Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS MCR 824-11 AN: 219-25-776 Lot Number: 89 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,939/2014 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: Seller Disc Avail Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 </p>	<p> HOA Name: First Service Res. HOA Telephone: 480 551-4300 </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) </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: 18 / 18 Status Change Date: 12/31/2015 Close of Escrow Date: 12/30/2015 Off Market Date: 11/30/2015 </p>	<p> List Price: \$339,900 Sold Price: \$339,900 Sold Price/SqFt: \$137.33 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed </p>	<p> Special Listing Cond: N/A </p>

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

Listed by: Arizona Best Real Estate (best03)

Prepared by Chris and
Michele Keith


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Client Report (10)

7719 E SAYAN ST, Mesa, AZ 85207

\$355,000

	5272058 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$129.94 Year Built: 1998 Pool: Both Private & Community Encoded Features: 43FRDP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 7,700 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Palo Verde Builder Name: Blandford Homes Hun Block: 3675 N Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and Eaglecrest. **Directions:** East on Eaglecrest, Right on Saddleback to Mountain Ridge and Cross Over Mountain Ridge to Gate in to the Highlands, Right on Barron and Left on Sayan.

Public Remarks: JUST REDUCED * BEST VALUE IN LAS SENDAS HIGHLANDS * WOW! Huge Diving Pool (Heated) * City Lights & Mountain Views * Gated Community * Entertainers Dream * Master Suite w/Private Retreat / Sitting Room & Large Balcony * Lots of Large Tile Diagonally * Updated & Upgraded Throughout * Granite Counters * Large Island * Stainless Steel Appliances * Updated Fixtures & Cabinet Pulls * Light Bright Open Floor Plan w/ Vaulted Ceilings * Large Bedroom & Full Bath Downstairs Perfect For Guests * Close to Freeways, Shopping & Restaurants * Las Sendas is an AWARD WINNING Master Planned Community that Features Golf, Tennis, Swimming, Walking & Biking Trails, Playgrounds, Sport Courts, Clubhouse & Much More * This Is a MUST See!!!

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 Pool - Private: Pool - Private; Diving Pool; Heated Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s) Community Features: Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs 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: Family Room Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric 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: HIGHLANDS AT LAS SENDAS MCR 467-08 AN: 219-18-032 Lot Number: 274 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,257/2014 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 / \$82 / Monthly HOA Transfer Fee: \$300	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; 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: \$82 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 194 / 194 Status Change Date: 01/01/2016 Close of Escrow Date: 12/31/2015 Off Market Date: 12/14/2015	List Price: \$367,500 Sold Price: \$355,000 Sold Price/SqFt: \$129.94 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Selr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: S. J. Fowler Real Estate, Inc. (sjf01)

Prepared by Chris and Michele Keith


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Client Report (11)

3223 N SAGEWOOD CIR, Mesa, AZ 85207

\$365,000

	5342167 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,105 / County Assessor Price/SqFt: \$173.39 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32RPSO2.5G2.5S 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: 9,047 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: Desert Vistas Planned Cmty Name: Las Sendas Model: Desert Willow Builder Name: Blandford Homes Hun Block: 2800 N Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 0044 - J.O. Combs Unified District - Pinal High School: Red Mountain High School </p>

Cross Streets: McDowell & Ridgecrest **Directions:** EAST ON MCDOWELL TO RIDGECREST. NORTH ON RIDGECREST TO RED MOUNTAIN ON LEFT, LOOK FOR 'GRANITE RIDGE' MONUMENT ON THE RIGHT. ENTER GATE AND TURN RIGHT ONTO BRIGHTON. TAKE FIRST LEFT TO HOME.

Public Remarks: Truly exceptional home awaits you! This is a 3Bdrm, 2Bath, single-story located in gated Desert Vistas Community at Las Sendas (LS). Third bedroom is an office. Step inside and enjoy the Great Room views of the pool, patio and desert landscape. You will be charmed by the subtle blend of Tuscan-Southwest flairs. Large kitchen has an island, plenty of workspace and a breakfast bar that opens to dining room. Rooms are lined with warm tones that accentuate the features that make this home special. New as of 2014 are upgraded kitchen granite countertops and Master-Bath Super Travertine Shower. PEBBLE-TEC heated pool and spa resurfaced in 2013. Pool pump replaced at the same time. Amenities include a nice sized, premium cul-de-sac lot and a two + one-half car garage and custom cabinets.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2.5 Carpport Spaces: 0 Total Covered Spaces: 2.5 Slab Parking Spaces: 2.5 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Golf Cart Garage Pool - Private: Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Freestnd Fireplace; No Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Natural Desert Front; Natural Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Zero-Grade Entry; Bath Raised Toilet; Bath Grab Bars; Bath Lever Faucets; Lever Handles </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room; Other (See Remarks) Master Bedroom: Split Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Partial </p>	<p> Architecture: Santa Barbara/Tuscan Unit Style: All on One Level; Poolside: Ground Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Dual Flush Toilet; 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; Ntrwk Wrng Multi Rms Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD MCR 451-38 AN: 219-19-451 Lot Number: 41 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,422/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: VA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community HOA Prop Man Co Name: 1st Services	HOA Telephone: (480)357-8780 HOA Prop Man Co Tele: ((480)951-4300
HOA 2 Y/N: N / /		

HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; 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 \$ Com Facilities Distr: N
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 29 Status Change Date: 12/03/2015 Close of Escrow Date: 12/02/2015 Off Market Date: 10/30/2015	List Price: \$370,000 Sold Price: \$365,000 Sold Price/SqFt: \$173.4 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Selr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A
Listed by: Keller Williams Integrity First (kwif01)		

Prepared by Chris and Michele Keith


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Client Report (12)

7734 E RUSSELL CIR, Mesa, AZ 85207

\$374,900

 <p>2015 ARMLS</p>	5340528 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,250 / County Assessor Price/SqFt: \$166.62 Year Built: 2000 Pool: Community Only Encoded Features: 32RDO2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p>
<p> Approx Lot SqFt: 11,679 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: GRAYHAWK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Grayhawk at Las Sendas Planned Cmty Name: Model: Builder Name: Blandford Homes 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: Powell Junior High School </p>	
<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

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

Public Remarks: Pride of ownership..shows like a model.11,000 sqft corner lot in Grayhawk. 3 bedroom + office home is very upgraded:Insulated block construction,handicap accessibility, all copper plumbing,extra interior & exterior wall insulation,fire sprinklers,whole house water softener & all tile floors.Gourmet kitchen w/48" SS Jennair professional 6 burner gas stove w/2 ovens.Jennair SS range hood, granite counter-tops.Tiled 10 ft walk-in master bath w, 2 seats & non-slip floor,grab bars & high rise toilet. Tiled guest bath w/step-in shower. Air conditioned 2 car garage + golf cart & epoxy floor.New AC 2013,hot water heater 2014,granite composite sink 2013,side by side refrigerator 2013,SS dishwasher 2014,pedestal washer/dryer 2012,landscaping 2014 & front security door 2013.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Golf Cart Garage; Temp Controlled Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Corner Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Tile Windows: Sunscreen(s); Dual Pane; Low-E Accessibility Feat.: Hallways 36in+ Wide; Bath Roll-In Shower; Bath Grab Bars; Bath Lever Faucets; Lever Handles </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial </p>	<p> Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco Construction: Block Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; Oth Gas (See Rmrks) Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS MCR 505-47 AN: 219-20-135 Lot Number: 373 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,432/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0 </p>	<p> HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service </p>	<p> HOA Telephone: 480-551-4300 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 Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); 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: \$ 00 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 20 / 20 Status Change Date: 12/17/2015 Close of Escrow Date: 12/16/2015 </p>	<p> List Price: \$389,900 Sold Price: \$374,900 Sold Price/SqFt: \$166.62 </p>	<p> Special Listing Cond: N/A </p>

Off Market Date: 10/17/2015	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: West USA Realty (wusa04)

Prepared by Chris and
Michele Keith

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