




		Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1		\$184,000 6948 E SNOWDON ST Mesa, AZ 85207 Closed / 4464186	Cobblestone at Las Sendas	2007	3	2	1,584
2		\$196,425 7209 E NORA ST Mesa, AZ 85207 Closed / 4439168	Trailridge at Las Sendas	2008	3	2	1,567
3		\$215,000 6918 E SNOWDON ST Mesa, AZ 85207 Closed / 4469734	Las Sendas	2006	4	3	1,911
4		\$230,000 3602 N DESERT OASIS -- Mesa, AZ 85207 Closed / 4501468	Las Sendas	1997	3	2	1,756
5		\$320,000 7514 E WOLF CANYON ST Mesa, AZ 85207 Closed / 4425263	LAS SENDAS	2001	3	2.5	2,150
6		\$322,000 7762 E RUSSELL CIR Mesa, AZ 85207 Closed / 4309854	LAS SENDAS (Grayhawk)	2000	4	2	2,413
7		\$339,900 3219 N BOULDER CANYON DR Mesa, AZ 85207 Closed / 4454695	Las Sendas	1999	5	3	2,732
8		\$365,000 3823 N PASEO DEL SOL ST Mesa, AZ 85207 Closed / 4358435	Las Sendas (HIGHLANDS)	1999	3	2	2,226
	Status Change						
9		\$420,000 3847 N DESERT OASIS CIR Mesa, AZ 85207 Closed / 4463108	LAS SENDAS	1999	3	3.5	2,835
10		\$440,000 3430 N MOUNTAIN RIDGE -- 12 Mesa, AZ 85207 Closed / 4441819	Sonoran Heights at Las Sendas	1997	5	3	3,330
11		\$530,000 7130 E Saddleback ST 29 Mesa, AZ 85207 Closed / 2930163	Las Sendas	1999	4	3	3,982
12		\$580,000 4137 N EL SERENO CIR Mesa, AZ 85207 Closed / 4462016	Las Sendas	2004	3	2.5	3,183
13		\$590,000 4118 N MIRADA CIR Mesa, AZ 85207 Closed / 4502122	Las Sendas Granite Preserve	2003	3	2.5	3,490
14		\$630,000 4048 N MIRADA CIR Mesa, AZ 85207 Closed / 4455255	Las Sendas	2004	3	3	3,074
15		\$679,000 7227 E SUMMIT TRAIL ST Mesa, AZ 85207 Closed / 4493075	LAS SENDAS	2004	4	4.5	4,849
16		\$750,000 7260 E EAGLE CREST DR 35 Mesa, AZ 85207 Closed / 4464359	Las Sendas	2004	4	3.5	4,450
17		\$915,000 4332 N DESERT OASIS CIR Mesa, AZ 85207 Closed / 4205400	Las Sendas - Hidden Cayon	2005	5	4.5	5,750
18		\$1,050,000 8213 E Vista Canyon CIR Mesa, AZ 85207 Closed / 4325540	Las Sendas	2009	6	8.5	6,446

Client Report (1)

6948 E SNOWDON ST Mesa, AZ 85207

\$184,000



4464186 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
SF: 1,584 / County Assessor
Year Built: 2007
Pool: Community
EF: 32R2G
Approx Lot SqFt: 5,940 / County Assessor
Apx Lot Size Range: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Cobblestone at Las Sendas
Tax Municipality:
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: UNKNOWN
Hun Block: 400 N
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Las Sendas

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power & Thomas **Directions:** North on Power from AZ-202, East on Thomas / Eagle Crest Dr., Left on Sayan to Gate, Right on Sonoran Hills and follow around to Snowdon.

Public Remarks: Highly desirable Las Sendas home! This home is an immaculate 3 bedroom, 2 bath single level, Blandford home. Gorgeous kitchen with upgraded cabinets that overlooks the great room with vaulted ceilings. Split floor plan, master bathroom w/separate tub & shower, dual sinks, large walk in closet, tile and carpet throughout. Large laundry room plus great dining area. Also backs a quiet desert wash. Check it out!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Mountain View(s); Gated Community Landscaping: Desert Front Exterior Features: Patio; Covered Patio (s) Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile</p>	<p>Kitchen Features: None Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None</p>	<p>Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval</p>	<p>County Code: Maricopa Legal Subdivision: COBBLESTONE AT LAS SENDAS AN: 219-20-334 Lot Number: 14 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,610/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas Community HOA Telephone: 480-357-8780</p>	<p>HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: \$288</p>	<p>Assoc Rules/Info: Prof Managed</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 136 / 8 Close of Escrow Date: 12/10/2010 Off Market Date: 09/30/2010</p>	<p>List Price: \$184,900 Sold Price: \$184,000 Sold Price/SqFt: \$116.16 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Lender Owned Prop</p>

Listed by: The Janus Real Estate Company (tjre01)

Prepared by Christopher Keith

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Client Report (2)

7209 E NORA ST Mesa, AZ 85207

\$196,425



4439168 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
SF: 1,567 / County Assessor
Year Built: 2008
Pool: Community
EF: 32R2G
Approx Lot SqFt: 6,120 / County Assessor
Apx Lot Size Range: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Trailridge at Las Sendas
Tax Municipality:
Marketing Name: LAS SENDAS
Planned Cmty Name: Trailridge
Model:
Builder Name: BLANDFORD HOMES
Hun Block: 2700 N
Map Code/Grid: Q42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power/McDowell **Directions:** East on McDowell to Ridgecrest. South on Ridgecrest through the 2nd gate on the Right (Nance). Make a Right onto Raven which curves into Nathan. Take a Right on Nora. Continue to 7209 on your Left.

Public Remarks: Beautiful Las Sendas Home. Check this one out! This is a great deal. Very clean and very spacious single story home. Move-in ready!! Must see!! North/South exposure. Tile in the kitchen and bathrooms. Granite counters. Close by December 31, 2010 and receive up to 3.5% in closing costs assistance! Eligibility restrictions apply. This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage Financing. This property is approved for HomePath Renovation Mortgage Financing. All facts and figures approximate. Buyer to verify.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Gated Community; North/South Exposure; Borders Common Area Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: None Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Description: None</p>	<p>Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat; Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval</p>	<p>County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-742 Lot Number: 55 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,360/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow</p>

Homeowner Association Information

Homeowners Assoc: Y	HOA Fee/Paid: \$261/Quarterly	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0
HOA Name:	Association Fee Incl: Common Area Maint		Land Lease Fee: \$0
HOA Telephone:			PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 140 / 99 Close of Escrow Date: 12/30/2010 Off Market Date: 12/06/2010</p>	<p>List Price: \$209,900 Sold Price: \$196,425 Sold Price/SqFt: \$125.35 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B</p>	<p>Special Listing Cond: Lender Owned Prop Status Update: Multiple Offers Recd</p>

Listed by: Presidential Realty, LLC (prsd01)

Prepared by Christopher Keith

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Client Report (3)

6918 E SNOWDON ST Mesa, AZ 85207

\$215,000



4469734	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 SF: 1,911 / County Assessor Year Built: 2006 Pool: Community EF: 43FRD2G Approx Lot SqFt: 7,071 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Marketing Name: Cobblestone Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 3800 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/Thomas **Directions:** East on Eagle Crest, North on Sierra Morena which is the entrance to Cobblestone, East on Sonoran Hts, South on Snowdon, home on left

Public Remarks: Beautiful single level home in the award winning gated community of Las Sendas. The open floor plan and vaulted ceilings make this home bright and spacious. The kitchen offers granite counter tops, elegant upgraded cabinets, gas stove and a large kitchen island with breakfast bar. Formal dining, large master bedroom and upgraded master bath. Las Sendas offers 2 heated pools, tennis courts, 18 hole champion golf course, walking and bike trails, restaurants and is close to the new 202 freeway.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Gated Community Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Range/Oven Gas; Disposal; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: COBBLESTONE AT LAS SENDAS AN: 219-20-339 Lot Number: 19 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,864.58/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone:	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 90 Close of Escrow Date: 12/29/2010 Off Market Date: 12/30/2010	List Price: \$200,000 Sold Price: \$215,000 Sold Price/SqFt: \$112.51 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Coldwell Banker Trails & Paths Premier Properties (tpp01)

Prepared by Christopher Keith

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Client Report (4)

3602 N DESERT OASIS -- Mesa, AZ 85207

\$230,000



4501468 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
SF: 1,756 / County Assessor
Year Built: 1997
Pool: Community
EF: 32FRD2G
Approx Lot SqFt: 5,994 / County Assessor
Apx Lot Size Range: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality:
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas
Model:
Builder Name: Blandford
Hun Block: 3500 N
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: E Saddleback St & N Desert Oasis. **Directions:** Power Rd North, take right onto Eagle Crest Dr. Right onto E Saddleback. Right onto Desert Oasis. Through gate, home is on the right.

Public Remarks: Golf Course Lot! Gated Community! Lender owned home. Great home in this highly sort after neighborhood. This home is in great shape. Great value at this asking price.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s); Gated Community Landscaping: Desert Back Exterior Features: Patio Features: Vaulted Ceiling(s) Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Add'l Property Use: None Flooring: Carpet; Tile</p>	<p>Kitchen Features: Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room Basement Description: None</p>	<p>Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public</p>	<p>County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-086 Lot Number: 238 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,698.52/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone:</p>	<p>HOA Fee/Paid: \$288/Annually Association Fee Incl: Common Area Maint</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks)</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 96 / 14 Close of Escrow Date: 12/30/2010 Off Market Date: 12/16/2010</p>	<p>List Price: \$215,000 Sold Price: \$230,000 Sold Price/SqFt: \$130.98 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Lender Owned Prop</p>

Listed by: RE/MAX Fine Properties (rmfp03)

Prepared by Christopher Keith

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Client Report (5)

7514 E WOLF CANYON ST Mesa, AZ 85207

\$320,000



4425263 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2.5
SF: 2,150 / County Assessor
Year Built: 2001
Pool: Both Private & Community
EF: 32.5FRDXPSO3G
Approx Lot SqFt: 13,164 / County Assessor
Apx Lot Size Range: 12,501 - 15,000
Level: Two Levels
Dwelling Type: Single Family - Detached

Subdivision: LAS SENDAS
Tax Municipality:
Marketing Name:
Planned Cmty Name:
Model: NIGHTHAWK
Builder Name: BLANDFORD
Hun Block: 3200 E
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: POWER AND THOMAS **Directions:** EAST ON THOMAS (EAGLE CANYON), LEFT ON NORTH DESERT OASIS (MOUNTAIN GATE COMMUNITY), LEFT ON WOLF CANYON, HOME ON RIGHT

Public Remarks: VERY PRIVATE BACKYARD WITH SPECTACULAR MOUNTAIN AND CITY LIGHT VIEWS!! ENORMOUS BACKYARD(13,164)WITH PEBBLE TEC SALT WATER POOL, RAISED SPA WITH SPILL OVER, BEAUTIFUL WATERFALL FEATURE, EXTENDED KOOL-DECKING PATIO, AND AN ADDITIONAL SITTING AREA TO ENJOY YOUR MOUNTAIN VIEWS! THIS HOME IS ON A CUL-DE-SAC WITH BRICK FRONT, FLAGSTONE WALKWAY AND A 3 CAR GARAGE. GOURMET KITCHEN HAS GRANITE COUNTER TOPS, MAPLE CABINETS, 16' TILE AND BLACK APPLIANCES. THE MASTER BEDROOM IS VAULTED WITH WALK-IN CLOSETS AND AN EXTENDED BALCONY TO ENJOY CITY LIGHTS AND SUNSET VIEWS! ADDITIONAL FEATURES INCLUDE:3 BEDROOMS PLUS A LOFT,WATER SOFTNER,GAS FP, SECURITY SYSTEM AND WIRED FOR SURROUND SOUND

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s); Childrens Play Area Features: Skylight(s); Vaulted Ceiling(s) Complex Feature: Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Tile</p>	<p>Kitchen Features: Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Loft Basement Description: None Items Updated: Pool Partial/Full: Full</p>	<p>Unit Style: Two Levels Const - Finish: Painted; Stucco 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 Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: AN: 219-17-789 Lot Number: 552 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,228.98/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement</p>

Homeowner Association Information

Homeowners Assoc: Y	HOA Fee/Paid: \$225/Quarterly	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	Cap Imprv/Impact Fee: 0
HOA Name:	Association Fee Incl: Common Area Maint		Land Lease Fee: \$0
HOA Telephone:			PAD Fee: \$0

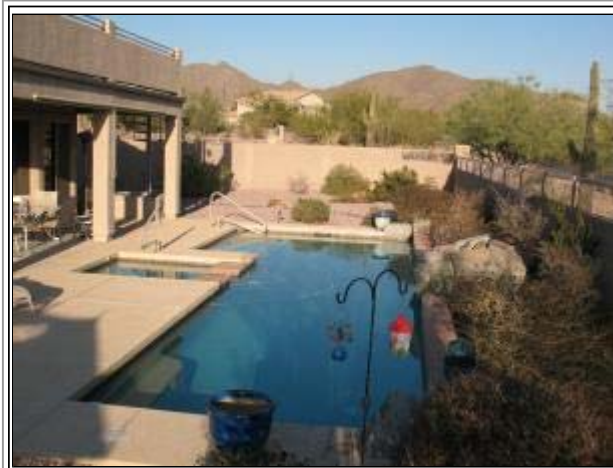
Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 170 / 172 Close of Escrow Date: 12/31/2010 Off Market Date: 01/01/2011</p>	<p>List Price: \$320,000 Sold Price: \$320,000 Sold Price/SqFt: \$148.84 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B</p>	<p>Special Listing Cond: Short Sale Aprvl Req Status Update: SS Offr Submtd Lendr</p>

Listed by: J and F Associates (jadf01)

Client Report (6)

7762 E RUSSELL CIR Mesa, AZ 85207

\$322,000



4309854 Residential Single Family - Detached Closed

Beds/Baths: 4 / 2
SF: 2,413 / County Assessor
Year Built: 2000
Pool: Both Private & Community
EF: 42FRDPSO3G
Approx Lot SqFt: 12,973 / County Assessor
Apx Lot Size Range: 12,501 - 15,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: LAS SENDAS (Grayhawk)
Tax Municipality:
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas
Model: Sagewood
Builder Name: Blandford
Hun Block: 7650 E
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power/McDowell **Directions:** E on McDowell, across the Loop 202 interchange to Ridgecrest. N on Ridgecrest 1 mile to Grayhawk (gate #50) W to Stone Gully, S to Russell Circle, E to home***NORMAL SALE**PRICED TO SELL**QUICK CLOSE

Public Remarks: **NEW PRICE** REGULAR SALE**CAN CLOSE QUICKLY***Popular Sagewood floor plan*UNIQUE 4 bedroom, 2 full baths, split floor plan * Formal living (or home office), formal dining*Family rm open to the kitchen* UPGRADED tile and cabinetry*Kitchen island*Built-in kitchen desk*Master bath w/separate garden tub & shower, high/low vanity, glass block window*Master bedroom features bay window w/slider to extended covered patio and pool*MOUNTAIN VIEWS from the master bedroom, family room and kitchen*PEBBLE-TEC, salt water system pool w/water feature & spa, umbrella stand and SOLAR panels to heat the pool*SPIRAL staircase leads to the view deck*WOW a 12,900 SF Cul-De-Sac lot*THREE car garage with epoxy floors*One bay professionally finished with built-in cabinets & garage service door (can convert back)

Master Bedroom	16 14	Bedroom 2	12 11	Bedroom 3	12 11	Bedroom 4	11 10	Living Room	14 13
		Family Room	26 14	Kitchen	12 9	Dining Room	14 10		
						Dining Room	10 9		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,251 - 2,500 Parking: 3 Car Garage; Over Height Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: Pool - Private; Play Pool Spa: Spa - Private Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure 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; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Pool Yr Updated: 2008; Pool Partial/Full: Partial</p>	<p>Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Solar Panels; Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws</p>	<p>County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS AN: 219-20-132 Lot Number: 370 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,500/2009 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Miscellaneous: Home Warranty Possession: Close of Escrow</p>

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA Fee/Paid: \$270/Quarterly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: \$350	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 361 / 362 Close of Escrow Date: 12/23/2010 Off Market Date: 12/20/2010</p>	<p>List Price: \$329,000 Sold Price: \$322,000 Sold Price/SqFt: \$133.44 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: HomeSmart (crl03)

Client Report (7)

3219 N BOULDER CANYON DR Mesa, AZ 85207

\$339,900



4454695 Residential Single Family - Detached Closed

Beds/Baths: 5 / 3
SF: 2,732 / County Assessor
Year Built: 1999
Pool: Both Private & Community
EF: 53FRDXP3G
Approx Lot SqFt: 8,695 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Two Levels
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality:
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas
Model: Palo Verde
Builder Name: Blandford
Hun Block: 7200 E
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power Road/ Thomas (Eagle Crest) **Directions:** East on Eagle Crest to Red Mountain, right to second gated entry on left, gate code is #keli, right on Brighton, left on Quince, left on Boulder Canyon, home on right. LB on gas pipe on left.

Public Remarks: Exceptional Palo Verde plan, kitchen countertops and all appliances replaced in 2007. Hallway leading to family room 45 degree angle, large back yard overlooks tee box on golf course through view fence. Great mountain views from balcony upstairs. Wine cooler was added when kitchen done. Back yard boasts fireplace plus lovely pool for great entertaining in fall and spring. This is not a short sale nor REO but a real house with new carpeting on the upper level, fresh paint in the Master suite, kitchen, Family room and two secondary bedrooms. Downstairs is all tile flooring. Great executive home for the buyer that wants to move in and start living. One secondary bedroom downstairs, four upstairs. Home has been pre inspected by AJF Engineering and the repairs are under way.

Master Bedroom	19 14	Bedroom 2	11 11	Bedroom 3	13 11	Bedroom 4	12 11	Bedroom 5	11 11
		Family Room	20 16	Kitchen	14 14	Dining Room	11 11	Living Room	19 15

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Border Pres/Pub Lnd; Golf Course Subd; Mountain View (s); Gated Community; North/South Exposure; Borders Common Area Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Kitchen Yr Updated: 2007; Kitchen Partial/Full: Partial</p>	<p>Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD AN: 219-19-428 Lot Number: 18 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,717/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 64 / 64 Close of Escrow Date: 01/04/2011 Off Market Date: 11/09/2010</p>	<p>List Price: \$339,900 Sold Price: \$339,900 Sold Price/SqFt: \$124.41 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 1 Closing Cost Split: Seller Assist - A</p>	<p>Special Listing Cond: N/A</p>

Listed by: RE/MAX Excalibur (reex04)



4358435 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
SF: 2,226 / County Assessor
Year Built: 1999
Pool: Community
EF: 32RDX3G
Approx Lot SqFt: 8,325 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas (HIGHLANDS)
Tax Municipality:
Marketing Name: GOLF LOT!!
Planned Cmty Name: Las Sendas
Model: Sagewood Greatroom
Builder Name: Blandford Homes
Hun Block: 7750 E
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power/Thomas (Eagle Crest) **Directions:** Eagle Crest Dr. to Mountain Ridge, turn right and go to Highlands subdivision on the left which is Paseo Del Sol. Through gate straight to #3823 on the left side.

Public Remarks: Executive home on the Golf Course with stunning mountain and golf views. 20X20 tile throughout. Huge great room with a large entertainment center & gas fireplace. Formal Dining room, Eat in kitchen with upgraded Maple cabinets, pantry, stonet island, refrigerator, microwave, gas cooking & breakfast bar all open to the greatroom, surround sound & Audio pre-wire@patio. THIS HOME IS BLOCK CONSTRUCTION! Enjoy the view deck w/spiral staircase for awesome views of the course, mountains & city lights. Flag stone built-in BBQ and Beehive Fireplace. This is a MUST SEE!(Seller will pay to put in upgrades like granite counters, paint ect. in the price)

Master Bedroom	15	14	Bedroom 2	13	12	Bedroom 3	13	12	Dining Room	14	10
						Kitchen	22	13			
						Great Room	25	19			


Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage; Golf Cart Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace; Firepit Property Description: Golf Course Lot; Golf Course Subd; City Light View(s); Mountain View(s); Gated Community Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None</p>	<p>Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block 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 Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws</p>	<p>County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS AN: 219-18-054 Lot Number: 296 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,256/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow</p>

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA Fee/Paid: \$270/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 237 / 237 Close of Escrow Date: 01/15/2011 Off Market Date: 11/11/2010</p>	<p>List Price: \$379,000 Sold Price: \$365,000 Sold Price/SqFt: \$163.97 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B</p>	<p>Special Listing Cond: Owner/Agent</p>

Listed by: HomeSmart (crl02)

	4463108	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 3.5 SF: 2,835 / Builder Year Built: 1999 Pool: Both Private & Community EF: 33.5FRDP3G Approx Lot SqFt: 10,622 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Marketing Name: Canyon Creek Planned Cmty Name: Las Sendas Model: DIAMOND POINT Builder Name: Blandford Homes Hun Block: 800 N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** EAST ON EAGLE CREST; EAST (RIGHT) ON SADDLEBACK; NORTH (LEFT) ON DESERT OASIS THROUGH CANYON CREEK GATE; HOME IS AT THE END OF THE STREET ON YOUR RIGHT

Public Remarks: This Stunning, 3 Bedroom/3.5 Bathroom Home In Canyon Creek @ Las Sendas Sits On A Prime Cul-De-Sac Lot! This Home Features Plantation Shutters Throughout, A Lg. Great Room with Soaring Vaulted Ceilings & An Elegant Formal Dining Room (Currently Used As An Office). All 3 Bedrooms Have Their Own Bathroom, The Large Master Suite Boasts A Huge Walk-In Closet & Walk-In Shower. The Gourmet Kitchen Has Granite Counters, Stainless Steel Appliances, Center Island With Gas Cooktop & Tons Of Counter & Cabinet Space. Enjoy The Spacious Breakfast Room That Overlooks The Low Maintenance Resort-Like Backyard W/Sparkling Salt-Water Pebble-Tec Pool. Las Sendas Has 2 Community Pools, Tennis Courts, Golf, Parks & Walking Trails. All This & It's Close To Restaurants And The 202 For Easy Access To The Airport!

Master Bedroom	18	15	Bedroom 2	16	11	Bedroom 3	14	12	Dining Room	13	12
			Family Room	23	15	Kitchen	17	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Private Street(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 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; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial	Architecture: Territorial/Santa Fe 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; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: CANYON CREEK AT LAS SENDAS AN: 219-17-457 Lot Number: 219 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,509/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: LAS SENDAS HOA HOA Telephone: 480-357-8780	HOA Fee/Paid: \$261/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 47 / 47 Close of Escrow Date: 12/16/2010 Off Market Date: 11/07/2010	List Price: \$450,000 Sold Price: \$420,000 Sold Price/SqFt: \$148.15 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails & Paths Premier Properties (tppp01)



4441819	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 SF: 3,330 / County Assessor Year Built: 1997 Pool: Both Private & Community EF: 53FRDPSO3G Approx Lot SqFt: 12,824 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Sonoran Heights at Las Sendas Tax Municipality: Marketing Name: Planned Cmty Name: Model: Galaxy Builder Name: Blanford Homes Hun Block: 18800 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** North on Power form McDowell, right on Eagle Crest, right on Saddleback, right on Mountain Ridge, right into Sonoran Heights (thru gate) bear left to Unit 12 on left.

Public Remarks: You won't want to miss this one! Popular Galaxy model ON THE GOLF COURSE in sought after Las Sendas Master Planned Community. 5 bedrooms and 3 full bathrooms. Gorgeous and remodeled inside with Travertine flooring, new carpet & hardwood flooring. All new two-toned interior paint, new light fixtures and ceiling fans. Granite counters, dark wood cabinetry, new stainless steel appliances. Relaxing Backyard perfect for entertaining has Pool & Spa, gas fire pit and built-in BBQ. Programmable thermostat, laundry room w/ sink & cabinets and much more....Perfect inside and out!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: Spa - Private Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Golf Course Subd; Mountain View(s); Gated Community Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile; Wood	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS AN: 219-19-176 Lot Number: 12 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$3,374/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas Assoc HOA Telephone: 480-829-7400	HOA Fee/Paid: \$270/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 122 / 122 Close of Escrow Date: 12/29/2010 Off Market Date: 12/13/2010	List Price: \$444,900 Sold Price: \$440,000 Sold Price/SqFt: \$132.13 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: AZ Real Estate Options, LLC (azro01)



2930163 Residential Single Family - Detached Closed

Beds/Baths: 4 / 3
SF: 3,982 / County Assessor
Year Built: 1999
Pool: Both Private & Community
EF: 43FRDXPSO4G
Approx Lot SqFt: 18,905 / County Assessor
Apx Lot Size Range: 18,001 - 24,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality:
Marketing Name: Las Sendas
Planned Cmty Name: Golf Colony at Las Sendas
Model:
Builder Name: Custom
Hun Block: 7200 E
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power and Thomas **Directions:** East on Thomas (Eaglecrest)right on Saddleback to 7130. First gate on your left. Straight thru to the end, veer left.

Public Remarks: Was in escrow at 770K but fell out because of the Canadian exchange rate. Looking for any offer. The bank is willing to deal. Great floorplan in prestigious Las Sendas. Views of the city lights, mountain views and on the golf course. Could it get any better? Alder cabinets, granite countertops, stainless steel appliances, flagstone flooring.... Zero edge, Pebbletech play pool, the best of eveything!!! Too much to list it all. You must show your client. They will love it.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,501 - 4,000 Parking: 4 Car Garage; Side Vehicle Entry; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Golf Course Lot; Golf Course Subd; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: Vaulted Ceiling(s); Roller Shields Complex Feature: Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course</p>	<p>Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office Basement Description: None</p>	<p>Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: AN: 219-17-037 Lot Number: 29 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$4,876/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: HOA Telephone:</p>	<p>HOA Fee/Paid: \$261/Quarterly Association Fee Incl: Common Area Maint; Street Maint</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Sep RV Prkng Avail; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 995 / 912 Close of Escrow Date: 12/20/2010 Off Market Date: 12/07/2010</p>	<p>List Price: \$599,900 Sold Price: \$530,000 Sold Price/SqFt: \$133.1 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Short Sale Aprvl Req</p>

Listed by: US Preferred Realty (uspr01)



4462016	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 SF: 3,183 / County Assessor Year Built: 2004 Pool: Both Private & Community EF: 32.5RDXP303G Approx Lot SqFt: 11,087 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Marketing Name: Legacy Hills Planned Cmty Name: Las Sendas Model: Residence 5 Builder Name: Blandford Homes Hun Block: 4100 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and the 202 **Directions:** Exit N. on Power to Thomas(Eagle Crest)into Las Sendas. Eagle Crest about 2 mi. to Las Sendas Mtn Drive Left to Tierra Mesa-left on Sage Creek (Legacy Hills gate)1st left then 1st right on El Sereno.

Public Remarks: Exquisite Residence 5 situated in upscale Legacy Hills of Las Sendas. Enter the front courtyard & you'll know this is your new home. Great room floorplan is perfect for entertaining, relaxing & living. True gourmet kitchen w/Wolfe appliances including: cast-iron French cooktop w/grill, oven, microwave, warming oven, Sub-zero fridge, massive island w/breakfast bar, 42" cupboards w/glass front plus wine cooler. All open to breakfast room & unbelievable views of Red Mtn. Note sizes for all rooms, especially family and master. Lots of space-yet inviting. Master suite w/sitting area and gorgeous bath. (views from here too!) Backyard is a showpiece: Pool-spa-waterfall, raised living areas, custom BBQ & built-in cooler. All this & private quiet area in back as well. Please read supp. tab

Master Bedroom	23 15	Bedroom 2	14 12	Bedroom 3	14 12	Dining Room	15 13
		Family Room	24 21				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; City Light View(s); Mountain View (s); Gated Community; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan 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; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-951 Lot Number: 38 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,194/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780	Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$250	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 54 Close of Escrow Date: 12/10/2010 Off Market Date: 11/11/2010	List Price: \$625,000 Sold Price: \$580,000 Sold Price/SqFt: \$182.22 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: HomeSmart (crl03)



4502122	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 SF: 3,490 / County Assessor Year Built: 2003 Pool: Private EF: 32.5FRDXPSQO3G Approx Lot SqFt: 12,457 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Granite Preserve Tax Municipality: Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: 3400 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** Power North, Right on Eaglecrest, Left on Las Sendas Mountain, Left on North Stone Peak

Public Remarks: AMAZING DEAL! Reduced \$222,100 Stunning views and incredible finishes in this former fully furnished Blandford Model. Backyard features a negative edge pebble-tec pool, firepit and putting green. Gourmet kitchen with granite center island and backsplash, Wolf range, Sub Z fridge, larger walk-in pantry, beamed ceilings and a breakfast room. Family room has a stone gas fireplace, custom built-in bookcase and entertainment center. Master bedroom features a stone gas fireplace, leading to a spacious master bath with snail shower, dual huge walk-in closets and dual vanities. Lots of granite, stone, and travertine throughout home. The home also has a detached casita decked out with billiards. The home is located on a corner lot that has amazing city light views, with no rear neighbors.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit Property Description: Cul-De-Sac Lot; Corner Lot; Mountain View(s); Gated Community Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Separate Guest House; Patio; Covered Patio(s); Pvt Yrd (s)/Crtryrd(s) Features: Wet Bar(s); Furnished(See Rmrks) Complex Feature: Gated Community Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Library-Blt-in Bkcse; Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn Basement Description: None	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: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-856 Lot Number: 5 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$294/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$294/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Other (See Remarks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 194 / 196 Close of Escrow Date: 01/03/2011 Off Market Date: 12/21/2010	List Price: \$599,900 Sold Price: \$590,000 Sold Price/SqFt: \$169.05 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: West USA Realty (wusa02)

Client Report (14)

4048 N MIRADA CIR Mesa, AZ 85207

\$630,000

	4455255	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 3 SF: 3,074 / Builder Year Built: 2004 Pool: Both Private & Community EF: 33FRDXPSO3G Approx Lot SqFt: 9,176 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Marketing Name: Stonecliff at Las Sendas Planned Cmty Name: Stonecliff Model: Residence 3 Builder Name: Blandford Hun Block: 8025N N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/Thomas (Eaglecrest) **Directions:** East on Eaglecrest-1.5miles* Left onto Las Sendas Mountain*right on first street El Sereno*Stonecliff Community*thru gates*then left and two streets, to Mirada*turn left*second home on left

Public Remarks: Pending

Master Bedroom	16 15	Bedroom 2	20 14	Bedroom 3	12 12	Dining Room	14 14	Living Room	15 15
		Family Room	15 14						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Extnded Lngth Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Golf Course Subd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community; 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; Roller Shields; No Interior Steps; Water Softener Owned; Soft Water Loop; Furnished(See Rmrks) Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Accessibility Feat.: Hallways 36in+ Wide; Bath Lever Faucets; Lever Handles	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; 2 Master Bdrms; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Library-Blt-in Bkcase Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Evaporative; Window/Wall Unit; Other (See Remarks) Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; Engy Star Appliances	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-172 Lot Number: 121 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,258.46/2009 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Disc Req Miscellaneous: Home Warranty Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas Community HOA Telephone: 602 906-4940	HOA Fee/Paid: \$339/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Clubhouse/Rec Center; Club; Membership Opt; Self Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 71 / 71 Close of Escrow Date: 12/10/2010 Off Market Date: 11/17/2010	List Price: \$649,000 Sold Price: \$630,000 Sold Price/SqFt: \$204.94 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: RE/MAX Excalibur Realty (reex02)

customers or clients in any manner whatsoever.

Client Report (15)

7227 E SUMMIT TRAIL ST Mesa, AZ 85207

\$679,000

	4493075 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4.5 SF: 4,849 / County Assessor Year Built: 2004 Pool: Both Private & Community EF: 44.5RDXP3AO3G Approx Lot SqFt: 52,459 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: LAS SENDAS Tax Municipality: Marketing Name: Planned Cmty Name: Model: CUSTOM Builder Name: CUSTOM Hun Block: 4250 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: 202 FREEWAY AND POWER ROAD **Directions:** NORTH ON POWER-EAST ON THOMAS(EAGLE CREST)TO BOULDER CANYON ROAD (THE SUMMIT) ON LEFT (APPROX 1 MILE). GO THROUGH THE GATE TO SUMMIT TRAIL (FIRST STREET ON YOUR LEFT-HOME IS FIRST HOME ON LEFT).

Public Remarks: AMAZING CUSTOM REO IN LAS SENDAS*SINGLE LEVEL, VERY NICE FINISHES, TUMBLED TRAVERTINE IN ALL ROOMS EXCEPT BEDROOMS*SLAB GRANITE* STAINLESS COMMERCIAL GRADE APPLIANCES*DESIGNER PAINT*ALDER WOOD DOORS & MILL WORK*EACH BEDROOM HAS IT'S OWN BATH AND WALK IN CLOSET*LARGE GREAT ROOM WITH WET BAR* WINE VAULT OFF OF DINING ROOM*MASTER BEDROOM WITH EXERCISE ROOM OR OFFICE*HUGE GARAGE WITH CEILING FANS AND PLENTY OF STORAGE*PAVER DRIVEWAY AND PATIOS*PEBBLE FINISH POOL & SPA, OUTDOOR BBQ & FIREPLACE*THIS IS A GREAT HOME AT A GREAT BANK OWNED PRICE*HOME IS MOVE IN READY!!!THERE IS \$75 DOC FEE PAID BY BUYERS AT CLOSING*ALL CONTRACTS/OFFERS ARE SUBJECT TO BANKS SENIOR MANAGEMENT APPROVAL AND ANY OFFERS OR COUNTER OFFERS BY BANK ARE NOT BINDING UNLESS THE ENTIRE AGREEMENT IS RATIFIED BY ALL PARTIES

Master Bedroom	22 19	Bedroom 2	16 12	Bedroom 3	13 13	Bedroom 4	14 14
				Kitchen	15 15	Dining Room	14 14
				Great Room	27 27		
				Exercise/Sauna	12 10		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,501 - 5,000 Parking: 3 Car Garage; Extnded Lngth Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: City Light View (s); Mountain View(s); Gated Community; North/South Exposure Landscaping: Natural Desert Front; Natural Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Fire Sprinklers; No Interior Steps Complex Feature: Biking/Walking Path; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Add'l Property Use: None Flooring: Carpet; Stone	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Tubs with Jets; Bidet Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room; Exercise/Sauna Room Basement Description: None	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; City Gas Water: City Water Sewer: Sewer - Public; Sewer - Available; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: SUMMIT AT LAS SENDAS AN: 219-17-929 Lot Number: 49 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,500/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	\$270/ Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$300	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 22 Close of Escrow Date: 12/16/2010 Off Market Date: 12/06/2010	List Price: \$699,000 Sold Price: \$679,000 Sold Price/SqFt: \$140.03 Loan Type: Cash Loan Years: 0	Special Listing Cond: Lender Owned Prop Status Update: Multiple Offers Recd; REO Apprvl Indicated; Buyer Signed Bnk Add

Payment Type: Other
Pnts Pd By Buyer: 0
Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Listed by: Keyland Fine Properties, LLC (sntr01)

Prepared by Christopher
Keith

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

Tuesday, January 18, 2011 © 2011 MLS and
10:54 AM FBS.

Client Report (16)

7260 E EAGLE CREST DR 35 Mesa, AZ 85207

\$750,000



4464359 Residential Single Family - Detached Closed

Beds/Baths: 4 / 3.5
SF: 4,450 / County Assessor
Year Built: 2004
Pool: Both Private & Community
EF: 43.5RDXPAO3G
Approx Lot SqFt: 49,340 / County Assessor
Apx Lot Size Range: 1 - 1.9 Acres
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality:
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Cooke Custom
Hun Block: 3000 N
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power & Thomas **Directions:** East on Thomas (turns into Eagle Crest), Left/North into Black Rock, make first Left, make first Right into cul-de-sac to home

Public Remarks: Amazing Short Sale Opportunity!!! Luxury home located on one of Las Sendas' most prestigious homesites. This true custom home has it all. Travertine tile and granite countertops in all the right places. The gourmet kitchen boasts beautiful cabinetry, granite countertops, 2 dishwashers, a walk in pantry and, did I mention, the 5 foot sub-zero frig. In addition to the 4 bedrooms, the property also has a den/library that has theatre hookup on ceiling with cut-out for screen, convert to theatre. Great formal living and dining with amazing views of the backyard, private pool, and hillside. Outside, relax in your pool with built in BBQ, roof top deck, and private mountain views as you enjoy every inch of this 1.1+ acre property. Great roof top deck, great for entertaining with views of Red Mou

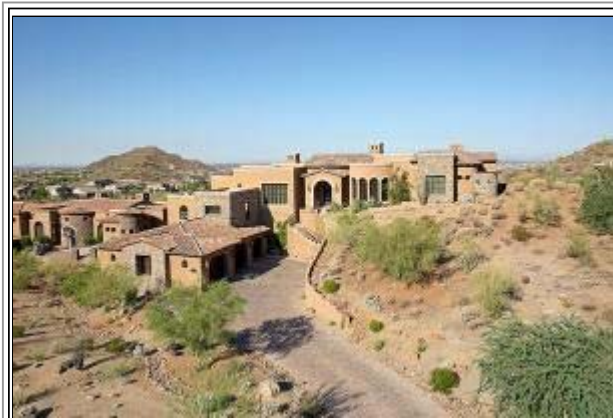
Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 4,001 - 4,500 Parking: 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Golf Course Subd; Hillside Lot; Cul-De-Sac Lot; Mountain View(s); Gated Community Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Natural 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); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); Intercom Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Library-Blt-in Bkcke; Den/Office Basement Description: None</p>	<p>Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws</p>	<p>County Code: Maricopa Legal Subdivision: LA ATALAYA AT LAS SENDAS AN: 219-17-308 Lot Number: 35 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$6,051.1/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: HOA Telephone:</p>	<p>HOA Fee/Paid: \$249/Quarterly Association Fee Incl: Common Area Maint; Street Maint</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 33 / 34 Close of Escrow Date: 12/02/2010 Off Market Date: 10/26/2010</p>	<p>List Price: \$750,000 Sold Price: \$750,000 Sold Price/SqFt: \$168.54 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Pre-Foreclosure; Short Sale Aprvl Req</p>

Listed by: Weichert REALTORS Elite (areo01)



4205400 Residential Single Family - Detached Closed

Beds/Baths: 5 / 4.5
SF: 5,750 / Builder
Year Built: 2005
Pool: Both Private & Community
EF: 54.5FRDXPSO4G
Approx Lot SqFt: 29,929 / County Assessor
Apx Lot Size Range: 24,001 - 35,000
Level: Two Levels
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas - Hidden Cayon
Tax Municipality:
Marketing Name: Las Sendas-Hidden Canyon
Planned Cmty Name: Las Sendas - Hidden Canyon
Model:
Builder Name: Anasazi
Hun Block: 7575 E
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power/Thomas (Eaglecrest) **Directions:** E on Eaglecrest, L on Las Sendas Mountain, L on Terra Mesa, L on Copper Canyon, L on Desert Gate, R on Summit Trail to Desert Oasis. Call Listing agent to show and gate code.

Public Remarks: BACK ON MARKET -BUYER GOT TRANSFERRED Sensational city views & majestic sunsets. From the moment you enter you will notice the impeccable attention to detail from the natural stone flooring & Cantera accents to the coffered & wood beamed ceilings. The incredible gourmet kitchen boasts custom furniture grade Alder cabinetry, rock faced cooking area, butler's pantry, GE monogram appliances, & a huge center island/breakfast bar. Family room has a see-through retractable wall system W/ city & mountain views. Basement complete w/elevator, formal living & dining, great rm, office w/built-ins, media rm & exercise rm. Luxurious master suite w/sitting area, two-way frplc & ultra lavish bath. Entertainer's patio, B/I BBQ & bar, view deck, negative edge pool & spa

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 5,001+ Parking: 4 Car Garage; Electric Door Opener; Atch'd Gar Cabinets; Separate Strge Area Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Border Pres/Pub Lnd; Golf Course Subd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; Fire Sprinklers; Elevator; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Stone</p>	<p>Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Stacked Washer/Dryer Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room; Library-Blt-in Bkscse; Den/Office; Basement; Exercise/Sauna Room; Media Room Basement Description: Finished</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Foam 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; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: HIDDEN CANYON AT LAS SENDAS AN: 219-18-815 Lot Number: 9 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$7,680/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780</p>	<p>HOA Fee/Paid: \$324/Quarterly Association Fee Incl: Common Area Maint</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 767 / 498 Close of Escrow Date: 12/21/2010 Off Market Date: 11/17/2010</p>	<p>List Price: \$875,000 Sold Price: \$915,000 Sold Price/SqFt: \$159.13 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 1 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Short Sale Aprvl Req</p>

Listed by: Russ Lyon Sotheby's International Realty (lyon18)



4325540 Residential Single Family - Detached Closed

Beds/Baths: 6 / 8.5
SF: 6,446 / Builder
Guest House SqFt: 500
Year Built: 2009
Pool: Both Private & Community
EF: 68.5FRDXPSQNO4G
Approx Lot SqFt: 41,963 / County Assessor
Apx Lot Size Range: 35,001 - 43,559
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas
Model: Custom
Builder Name: Custom
Hun Block: 8200 E
Map Code/Grid: P42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power Rd. and McDowell **Directions:** North on Power to Thomas; East on Thomas to Las Sendas Mountain; Left into Las Sendas Mountain to Pinnacle Ridge; Left into Pinnacle Ridge and Left on Vista Canyon to home

Public Remarks: BANK JUST MADE HUGE PRICE REDUCTION!!!! was 2M now 1.575M. Spectacular Bank Owned Custom Home; Sweeping City Light Views; Luxurious Living and Amenities throughout; Great outdoor living area with sparkling pool and spa; Gourmet Chef's Kitchen; Separate Guest House; Large Laundry/Craft/Wrapping area; Wine Room and so much more. Buyer to Verify during inspection period if property is on sewer or septic due to bank owned property.

Master Bedroom	00	Bedroom 2	00	Bedroom 3	00	Bedroom 4	00	Bedroom 5	00
Den	00	Family Room	00	Kitchen	00	Dining Room	00	Living Room	00

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 5,001+ Parking: 4 Car Garage; Over Height Garage; Extned Lngth Garage; Side Vehicle Entry; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Separate Guest House; Covered Patio(s); Balcony/Deck (s) Features: 9+ Flat Ceilings; Fire Sprinklers; Soft Water Loop Complex Feature: Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Stone; Wood</p>	<p>Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Other Rooms: Family Room; Great Room; Den/Office; Guest Qtrs-Sep Entrn; Separate Workshop; Media Room Basement Description: None</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Construction Status: Under Construction Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Other (See Remarks) Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Load Controller; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: AN: 219-18-501 Lot Number: 40 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$13,533/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas Community HOA Telephone:	HOA Fee/Paid: \$361/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0.00 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 326 / 330 Close of Escrow Date: 01/05/2011 Off Market Date: 12/17/2010	List Price: \$1,125,000 Sold Price: \$1,050,000 Sold Price/SqFt: \$162.89 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop

Listed by: West USA Realty (wusa04)