

Client View

13 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$269,000 3055 N RED MTN N 137 Mesa, AZ 85207 Closed / 5138400	Las Sendas	3	2	1,571	Community	174.98 / 171.23	79	09/18/2014
2		\$275,000 6949 E PEARL ST Mesa, AZ 85207 Closed / 5159402	Las Sendas	5	3	1,911	Community	143.9 / 143.9	261	09/08/2014
3		\$280,000 7307 E TYNDALL ST Mesa, AZ 85207 Closed / 5118408	Las Sendas	4	3	2,451	Community	110.16 / 114.24	134	09/26/2014
4		\$305,000 6840 E PORTIA ST Mesa, AZ 85207 Closed / 5112660	Vintage Hills	4	3	1,911	Community	162.22 / 159.6	123	09/17/2014
5		\$307,500 2704 N STERLING ST Mesa, AZ 85207 Closed / 5136544	LAS SENDAS	4	3	2,512	Community	123.37 / 122.41	88	09/22/2014
6		\$330,000 7756 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 5101391	Las Sendas	5	3	2,732	Community	125.92 / 120.79	131	09/30/2014
7		\$374,000 4041 N STARRY PASS CIR Mesa, AZ 85207 Closed / 5154540	Las Sendas	3	3.5	2,314	Both	162.06 / 161.62	47	09/22/2014
8		\$395,000 3505 N STONE GULLY -- Mesa, AZ 85207 Closed / 5132933	Las Sendas	5	3	2,732	Both	146.38 / 144.58	95	09/19/2014
9		\$400,000 7357 E ROCHELLE CIR Mesa, AZ 85207 Closed / 5109385	Las Sendas (Sonoran Heights)	5	3	3,654	Both	109.2 / 109.47	101	09/29/2014
10		\$406,000 3607 N SONORAN HTS Mesa, AZ 85207 Closed / 5150430	Sonoran Heights Unit 2 at Las Sendas AMD MCR 451-39	4	3	3,841	Private	109.09 / 105.7	36	09/29/2014
11		\$416,900 7914 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 5064180	EAGLEFEATHER AT LAS SENDAS	5	3	3,840	Community	109.35 / 108.57	202	09/17/2014
12		\$850,000 3254 N Ladera CIR Mesa, AZ 85207 Closed / 5087336	LAS SENDAS ROCK CANYON II	5	4	4,602	Both	192.09 / 184.7	162	09/29/2014
13		\$1,019,500 4337 N DESERTS GATE CIR Mesa, AZ 85207 Closed / 5075855	Las Sendas - Hidden Canyon	4	3.5	4,337	Community	252.48 / 235.07	319	09/29/2014

Prepared by Chris and
Michele Keith


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Client Report (1)

3055 N RED MTN N 137 Mesa, AZ 85207

\$269,000

	5138400 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / Builder Price/SqFt: \$171.22 Year Built: 1996 Pool: Community Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,380 / Builder Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Ironwood Pass Planned Cmty Name: Las Sendas Model: Cactus Wren 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: E McDowell Rd & N Power Rd **Directions:** E on McDowell to Ridgecrest, left on Ridgecrest to N Red Mountain where you turn left, the first gate on your right is Ironwood Pass, house is on the left.

Public Remarks: A Cactus Wren with many extras! In kitchen: granite slab, undermount sink, faux exposed stone, work lights and accent lights. Extended garage with side door to yard. Tile in all public areas and bathrooms. Bay window in master w/slider & elec roller shade. Custom window treatments. Designer painted walls. Floored attic above garage w/built-in ladder for storage. Extended back patio. Chandeliers & fans in all room and patio convey. For privacy you have a large wash behind the house and wide easement on side. Access to a park is across the street.

Master Bedroom	16 14
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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: Electric Door Opener; Extned Lngh Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); Roller Shields; 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; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Mechanical Sun Shds; Triple Pane Accessibility Feat.: Zero-Grade Entry; Dr/Access 32in+ Wide; Hallways 36in+ Wide; Hard/Low Nap Floors	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level; Ground Level; Street Facing Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srmd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-073 Lot Number: 137 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,567/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmnts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas Community HOA Prop Man Co Name: FirstService	HOA Telephone: 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 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: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 79 / 85 Status Change Date: 09/19/2014 Close of Escrow Date: 09/18/2014	List Price: \$274,900 Sold Price: \$269,000 Sold Price/SqFt: \$171.23	Special Listing Cond: Owner/Agent

Off Market Date: 09/18/2014	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Buyer - B

Listed by: My Home Group Real Estate (myhg04)

Prepared by Chris and
Michele Keith

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Client Report (2)

6949 E PEARL ST Mesa, AZ 85207

\$275,000

 <p>©2013 AHMI S 10/14/2013 12:59</p>	5159402 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 1,911 / County Assessor Price/SqFt: \$143.9 Year Built: 2005 Pool: Community Encoded Features: 53RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,527 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Residence 3 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 Rd & Thomas Directions:

Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Natural Desert Back; Yrd Wtring Sys Front Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Full Bth Master Bdrm; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: VINTAGE HILLS AT LAS SENDAS AN: 219-19-855 Lot Number: 61 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,052/2013 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 / \$315 / Quarterly HOA Transfer Fee: \$300	HOA Name: Las Sendas Community	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 TrkTrlrRvBt; 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: \$105 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 261 / 264 Status Change Date: 09/09/2014 Close of Escrow Date: 09/08/2014 Off Market Date: 08/19/2014	List Price: \$275,000 Sold Price: \$275,000 Sold Price/SqFt: \$143.9 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and Michele Keith


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Client Report (3)

7307 E TYNDALL ST Mesa, AZ 85207

\$280,000

 <p>©2014 ARMLS</p>	5118408 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$114.24 Year Built: 2001 Pool: Community Encoded Features: 43FRDXO3G 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: 8,410 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Golden Eagle Builder Name: Blandford Hun Block: 4000 N Map Code/Grid: P42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power/Thomas **Directions:** East on Thomas (Eaglecrest) R on Sagewood into Featherwind Subdivision. Left on Tyndall to home on right.

Public Remarks: Priced to sell, 30K below others on market. Popular Golden Eagle floor plan in the prestigious gated community of Las Sendas. Open spacious floor plan offers 4 bedrooms plus a loft and 3 bath. Soaring vaulted ceilings in entry and formal living and dining room. Family room with 2-way fireplace opens to large kitchen with breakfast nook and expansive window overlooking the back yard. Bed and bath downstairs is perfect for guests or a den/office. Master suite with walk out deck with mountain and city light views. Master bath has double sinks, tub and remodeled walk in shower. Jack-n-Jill bedroom 2 and 3 and a loft area over looking living room. Plantation shutters throughout. Large totally private back yard backs to wash with mountain views.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace Property Description: City Light View (s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 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; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft	Const - Finish: Painted Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: FEATHERWIND AT LAS SENDAS AN: 219-17-543 Lot Number: 531 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,126.26/2013 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / 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); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: % 0 %	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 134 / 135 Status Change Date: 10/01/2014 Close of Escrow Date: 09/26/2014 Off Market Date: 10/01/2014	List Price: \$270,000 Sold Price: \$280,000 Sold Price/SqFt: \$114.24 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 %	Special Listing Cond: Short Sale Aprvl Req

Sellr Concess to Buy: 3 %
Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
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Client Report (4)

6840 E PORTIA ST Mesa, AZ 85207

\$305,000



5112660	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,911 / Builder Price/SqFt: \$159.6 Year Built: 2005 Pool: Community Encoded Features: 43RD2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,750 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Vintage Hills Tax Municipality: Mesa Marketing Name: Vintage Hills Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 2300 W Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and McDowell **Directions:** East on McDowell, Left on Ridgecrest, Left on Red Mountain, Left on Portia.

Public Remarks: Highly upgraded kitchen, stainless steel appliances, stoneite counters, upgraded cabinets, kitchen island, pantry, matching window treatments. View of Red Mountain across desert area. Custom landscape with raised view patio w/gas BBQ & bee-hive fireplace. Grassy play area. Walk to Las Sendas elementary school. Master bedroom has separate shower & tub. Dual sinks. Walk-in closet & mirrored sliding door closet & wood shutters. 4th bedroom has separate entrance, great for home office. Formal dining with wood shutters. Water softener & R/O water service. Fans everywhere & Low E windows. Tennis, golf & community pool close

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Desert Front; Grass Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s) Features: 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 Pool; Community Spa; Gated Community; Golf Course; Workout Facility Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Downstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Sat Dish; Cable TV Avail	County Code: Maricopa Legal Subdivision: AN: 219-19-805 Lot Number: 11 Town-Range-Section: 2n--7e City Bk&Pg: Plat: Taxes/Yr: \$2,057.7/2013 Ownership: Fee Simple New Financing: Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$315 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVtBt; Clubhouse/Rec Center; Club, Membership Opt	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 123 / 131 Status Change Date: 09/18/2014 Close of Escrow Date: 09/17/2014 Off Market Date: 09/08/2014	List Price: \$310,000 Sold Price: \$305,000 Sold Price/SqFt: \$159.6 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Client Report (5)

2704 N STERLING ST Mesa, AZ 85207

\$307,500



5136544	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 2,512 / County Assessor Price/SqFt: \$122.41 Year Built: 2002 Pool: Community Encoded Features: 43FRDO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 9,497 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Fulton Homes Hun Block: 2700 N Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: POWER & MCDOWELL **Directions:** East on McDowell, south on Sterling

Public Remarks: HOME SWEET HOME! This spacious floor plan is light and bright, featuring a formal living/dining room combo with dramatic soaring vaulted ceilings. The kitchen offers corian counters, tiered maple cabinets with crown top molding, lazy susan, pull-out shelves, stainless steel appliances, breakfast bar, and bay window eating area that overlooks the yard and opens to the family room. Additional features include 18" tile, plantation shutters, new two-tone neutral paint and new carpet throughout! Outside you'll find a large covered patio, grassy play area, custom flagstone extended patio and built-in BBQ with sink. Welcome home!! **Seller will pay up to \$500 for a home warranty of buyer's choice for owner-occupant buyers!**

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s) Community Features: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Loft	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-509 Lot Number: 41 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,952.02/2013 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: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / 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; Street Maint; Other (See Remarks) Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /
	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: 88 / 90 Status Change Date: 09/23/2014 Close of Escrow Date: 09/22/2014 Off Market Date: 09/23/2014	List Price: \$309,900 Sold Price: \$307,500 Sold Price/SqFt: \$122.41 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: Lender Owned/REO

Listed by: G-7 Realty, Inc (gsry01)

Prepared by Chris and Michele Keith

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Client Report (6)

7756 E SUGARLOAF CIR Mesa, AZ 85207

\$330,000

 <p>©2014 ARMLS</p>	5101391 Residential Single Family - Detached Closed
	<p>Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$120.79 Year Built: 1999 Pool: Community Encoded Features: 53FRD3G 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>	

Cross Streets: Power & Eagle Crest **Directions:** East on Eagle Crest, Right on Saddleback, Left on Mt Ridge, Right on Paseo Del Sol(Highland gated community), Right on Sugarloaf Cir, 2nd home on Right.

Public Remarks: **PRICED BELOW FAIR MARKET VALUE** This 5 bed/3 bath home is located in the quiet gated community of The Highlands, in Las Sendas. Home has been freshly painted, and newly carpeted(upstairs bedrooms) to ready this home for sale. Features include formal living/dining room, spacious eat-in kitchen with Corian counters, upgraded cabinetry and island. Kitchen opens to family room. 1 bedroom plus full bath on 1st level, with remaining bedrooms & Master suite located upstairs. Master has private balcony to enjoy great mountain views. Oversized rear yard offers extended covered patio, exterior fire pit w/seating, mature landscaping, large grassy area, plus concrete pad for play. Las Sendas is a master planned community that offers tennis, pools, & parks. Located in an accredited school district.

Master Bedroom	19 14	Bedroom 2	11 11	Bedroom 3	13 11	Bedroom 4	12 12	Bedroom 5	11 11
		Family Room	20 16	Kitchen	12 9	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 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane</p>	<p>Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: 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 Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Partial</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone 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; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; 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: HIGHLANDS AT LAS SENDAS AN: 219-18-093 Lot Number: 335 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,622/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$0	HOA Name: 1st Svc Residential HOA Telephone: 480-551-4300
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Club, Membership Opt; Prof Managed	<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>
Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 131 / 131 Status Change Date: 09/30/2014 Close of Escrow Date: 09/30/2014 Off Market Date: 08/25/2014</p>	<p>List Price: \$344,000 Sold Price: \$330,000 Sold Price/SqFt: \$120.79 Loan Type: Cash Loan Years: 0</p>	<p>Special Listing Cond: N/A</p>

Payment Type:	Other
Buyr Concess to Sell:	0 \$
Selr 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 (7)

4041 N STARRY PASS CIR Mesa, AZ 85207

\$374,000

 <p>©2014 ARMLS 2014/08/29 07:27</p>	5154540 Residential Single Family - Detached Closed	Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,314 / County Assessor Price/SqFt: \$161.62 Year Built: 2002 Pool: Both Private & Community Encoded Features: 33.5RXPO2.5G2.5S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 12,474 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and Thomas-East into Las Sendas **Directions:** Follow Eagle Crest around to entrance into Pinnacle Point (on your right) through gate-left to Starry Pass Circle-home is on the right.

Public Remarks: Beautiful single family home with a large great room. Home boasts a grand entry with 3 bedrooms which all have en-suite facilities plus additional office with double doors. Living area opens to kitchen that has plenty of room to entertain with a breakfast bar that seats 4-6 and a separate breakfast eating area. Kitchen also has *pantry *desk*gas range. Master suit has a large walk-in closet with separate snail shower and tub and its own exit to the backyard! Backyard has large covered patio with turfed putting green and pebble tec pool. *** SOME FURNITURE AND TV'S CONVEYS WITH HOME (PLEASE SEE MORE IN PRIVATE REMARKS)****

Master Bedroom 16 15	Bedroom 2 12 11	Bedroom 3 11 11	Living Room 20 15
Den 14 12			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2.5 Carpport Spaces: 0 Total Covered Spaces: 2.5 Slab Parking Spaces: 2.5 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Desert Front; Synthetic Grass Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Refrigerator; Wall Oven (s); Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: PINNACLE POINT AT LAS SENDAS AN: 219-18-340 Lot Number: 62 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,200/2013 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 / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: 1ST SVC RESIDENTIAL	HOA Telephone: 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 TrkTrlrVbT; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 47 / 48 Status Change Date: 09/23/2014 Close of Escrow Date: 09/22/2014 Off Market Date: 09/23/2014	List Price: \$375,000 Sold Price: \$374,000 Sold Price/SqFt: \$161.62 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: HomeSmart (crl02)

Prepared by Chris and
Michele Keith

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Client Report (8)

3505 N STONE GULLY -- Mesa, AZ 85207

\$395,000

	5132933 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$144.58 Year Built: 2000 Pool: Both Private & Community Encoded Features: 53FRDXPSO3G 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: 10,406 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Greyhawk Planned Cmty Name: Model: Palo Verde Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power Rd & McDowell **Directions:** East on McDowell, North on Ridgecrest, Left (NE) on Stone Gully and follow to home on the left.

Public Remarks: Stunning, meticulous 5 bed, 3 bath home located in Las Sendas. Lrg private lot & beautiful curb appeal. Dramatic entrance w/soaring ceilings & new tile on the diagonal T/O most of the downstairs w/eye catching custom accents. Beautiful remodeled kitchen featuring staggered cabs, granite & stainless appliances that open up to the family rm w/cozy gas fireplace. All highlighted by new paint & wood plantation shutters T/O entire house. The lrg master bedroom has ensuite bath w/2 closets & balcony w/expansive mountain/city light views. The backyard feels like a private resort w/lrg covered patio, pebbletech pool/spa & cascading waterfall. Newer prof. landscaping, built-in BBQ area, gas fireplace w/gorgeous tile bench, custom design artificial turf provides no maintenance year round.

Master Bedroom	19 14	Bedroom 2	11 11	Bedroom 3	13 11	Bedroom 4	12 11	Bedroom 5	11 10
		Family Room	20 16	Kitchen	22 9	Dining Room	11 11	Living Room	19 15

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace; Firepit Property Description: City Light View (s); Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; 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); Balcony/Deck(s); Built-in BBQ Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2012; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2012; Pool Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS AN: 219-20-224 Lot Number: 462 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,735/2013 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: First Serv Resident	HOA Telephone: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 95 / 95	List Price: \$399,900	Special Listing Cond: N/A

Status Change Date: 09/22/2014	Sold Price: \$395,000
Close of Escrow Date: 09/19/2014	Sold Price/SqFt: \$144.58
Off Market Date: 09/22/2014	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: Century 21 Arizona Foothills (cere23)

Prepared by Chris and Michele Keith


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Client Report (9)

7357 E ROCHELLE CIR Mesa, AZ 85207

\$400,000

	5109385 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,654 / County Assessor Price/SqFt: \$109.47 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,360 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas (Sonoran Heights) Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Echo Canyon Builder Name: Blandford Homes Hun Block: 3575 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 & Thomas **Directions:** E on Eagle Crest (Thomas), R on Saddleback, R on Eagle Canyon (Boulder Mountain), L on Red Hawk, L on Rochelle

Public Remarks: Beautiful executive home in highly desirable Las Sendas. Neutral flooring T/O, extensive use of upgraded tile, oversized kitchen w/walk-in pantry, kitchen island, large eat-in area w/exterior access to back yard. Back yard has covered patio, putting green, large grassy play area, fenced-in saltwater pool & spa w/fiberoptic lights & pebble-tec finish. Backs to desert wash, on a cul-de-sac street, mountain views. Gas fireplace in family room, 1 bdrm w/3/4 bath downstairs. Oversized laundry room w/cabinets. Extended, oversized 3+ car garage. SELLER OPEN TO CREATIVE FINANCE OPTIONS. Las Sendas has walking trails, sport courts, parks, minutes from shopping & dining, Loop 202 Frwy, Sky Harbor airport, downtown Phoenix, midtown Scottsdale.

Master Bedroom 17 13	Bedroom 2 13 12	Bedroom 3 13 12	Bedroom 4 12 12	Bedroom 5 15 12
Family Room 22 17	Kitchen 14 16	Dining Room 13 13	Living Room 24 20	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnsd Lngh Garage 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: Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Grass 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) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Refrigerator; Wall Oven(s); Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco 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: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-243 Lot Number: 179 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$3,471/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$465,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$350		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$106
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 101 / 101	List Price: \$399,000	Special Listing Cond: N/A

Status Change Date: 10/01/2014	Sold Price: \$400,000
Close of Escrow Date: 09/29/2014	Sold Price/SqFt: \$109.47
Off Market Date: 08/11/2014	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 6,000 \$
	Closing Cost Split: Seller Assist - A

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (10)

3607 N SONORAN HTS Mesa, AZ 85207

\$406,000



5150430	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 3,841 / County Assessor Price/SqFt: \$105.7 Year Built: 1999 Pool: Private Encoded Features: 43FRXPS3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,189 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Sonoran Heights Unit 2 at Las Sendas AMD MCR 451-39 Tax Municipality: Mesa Marketing Name: Boulder Mountain Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7450 E Map Code/Grid: P42 Bldg Number:		
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School		

Cross Streets: Power & Thomas **Directions:** East of Power on Thomas (becomes Eagle Crest), north on eagle Crest to saddleback, east on saddleback to sonoran heights, south through gate on sonoran heights to house on east side of street.

Public Remarks: Spacious living areas, master suite upstairs and one master configured downstairs with bath access. Pool and spa with views of the golf course and mountains. Extra storage space in 3 car garage. Other dimension is master bedroom sitting room. Pictures tell it all ...

Master Bedroom 23'10 16'2	Bedroom 2 13 12'5	Bedroom 3 11'5 17	Bedroom 4 12 12'9	Living Room 28'10 12'9
Family Room 20'10 16'11	Kitchen 14 14'5		Other 15'4 11'7	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener; 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: Golf Course Lot; Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane Accessibility Feat.: Bath Grab Bars	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Master Bedroom: Upstairs; Downstairs Additional Bedroom: 2 Master Bdrms; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Other (See Remarks) Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-179 Lot Number: 115 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: 451-39 Plat: Taxes/Yr: \$4,112.96/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: 1st service	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
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HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	

Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6 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: 36 / 36 Status Change Date: 09/29/2014 Close of Escrow Date: 09/29/2014 Off Market Date: 09/02/2014	List Price: \$419,000 Sold Price: \$406,000 Sold Price/SqFt: \$105.7 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: Probate/Estate

Listed by: RE/MAX Excalibur (reex02)

Prepared by Chris and
Michele Keith

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Client Report (11)

7914 E SIERRA MORENA CIR Mesa, AZ 85207

\$416,900

	5064180 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,840 / County Assessor Price/SqFt: \$108.57 Year Built: 2001 Pool: Community Encoded Features: 53FRDX3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,834 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: EAGLEFEATHER AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: R42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell, North on Ridgecrest- turns into Eagle Crest, Left on Sayan Street, Left on Piedra, Left on Canyon Wash- turns into Sierra Morena home on the left.

Public Remarks: Gorgeous Home in highly desirable gated Eaglefeather at Las Sendas,community offers amenities,heated pool&spa, clubhouse/rec center,golf course, beautiful mtn views!This stunning home features,elegant formal living&dining areas,oversized windows,vaulted ceilings,family room w/fireplace.Open kitchen boasts ample cabinetry, island,built-in desk &dining nook.Large Master suite, two walk-in closets,bathroom has separate shower,tub w/dual sinks.New interior paint & carpet.The backyard is ideal for outdoor living w/large covered patio.Purchase this prop.for as little as 5% down! This prop is apprd for HomePath Mtg or HomePath Renovation Mtg Financing. Ask me for more information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Mountain View (s); Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Pantry; Kitchen Island 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 Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: EAGLEFEATHER AT LAS SENDAS AN: 219-18-212 Lot Number: 288 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,025.56/2013 Ownership: Fee Simple New Financing: Cash; Conventional; FannieMae (HomePath) Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas HOA	HOA Telephone: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / \$0 / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 202 / 202 Status Change Date: 09/18/2014 Close of Escrow Date: 09/17/2014 Off Market Date: 08/24/2014	List Price: \$419,900 Sold Price: \$416,900 Sold Price/SqFt: \$108.57 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 8,217.7 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: Lender Owned/REO

Listed by: Desert 2 Mountain Realty (ckad01)

Prepared by Chris and Michele Keith


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Client Report (12)

3254 N Ladera CIR Mesa, AZ 85207

\$850,000

 <p>©2014 ARMLS</p>	5087336 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 4 Bedrooms Plus: 5 Approx SqFt: 4,602 / County Assessor Price/SqFt: \$184.7 Year Built: 2004 Pool: Both Private & Community Encoded Features: 54FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p>
<p> Approx Lot SqFt: 24,000 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: LAS SENDAS ROCK CANYON II Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Custom Hun Block: 7975 E Map Code/Grid: P42 Bldg Number: </p>	
<p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>	

Cross Streets: Power/McDowell **Directions:** East on McDowell; North on Ridgecrest; East on Tuscany (Rock Canyon II Gate); Left on Riverdale; Right on Ladera

Public Remarks: Beautiful 5BR/3.5Bath Custom Home within Las Sendas. Cantera Stone Accents on Exterior, Fireplaces, Pillars, Custom Cooktop Hood and Master Bath. Entertain your family & friends with your Private Home Theater!! Kick off your shoes, grab a cool beverage and enjoy your Pool, Spa, Fire Pit and Panoramic Views on your Rooftop Terrace. Stone flooring in all the main areas and an Alarm system so that you can Lock and Leave. Master Suite w/Cantera Fireplace, His/Hers Vanity Areas and a 2 way entry into the Rain Shower. Master Closet is plumbed for a stackable Washer/Drier. Become a Member at the Community Fitness Facility or the 18 hole Championship Golf Course. Minutes from Shopping, Hospitals and Highly Sought out Schools. <http://www.propertypanorama.com/instaview/armls/5087>

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Separate Strge Area Pool - Private: Pool - Private Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace Property Description: City Light View (s); Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Stone </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Media Room </p>	<p> Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All 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; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: ROCK CANYON AT LAS SENDAS AN: 219-20-284 Lot Number: 35 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$4,983.24/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$335 / Quarterly HOA Transfer Fee: \$350 </p>	<p> HOA Name: Las Sendas HOA Telephone: 480-357-8780 </p>
<p> HOA 2 Y/N: N / / HOA 3 Y/N: / / </p>	
<p> Association Fee Incl: Common Area Maint Assoc Rules/Info: Clubhouse/Rec Center; Club, Membership Opt; Prof Managed </p>	<p> Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: Y / \$0 / Monthly Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 / </p>
<p> Ttl Mthly Fee Equiv: \$111.66 Cap Imprv/Impact Fee: \$ 0.00 \$ Cap Impv/Impt Fee 2: %0 % </p>	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 162 / 162 Status Change Date: 09/30/2014 Close of Escrow Date: 09/29/2014 Off Market Date: 08/29/2014 </p>	<p> List Price: \$884,000 Sold Price: \$850,000 Sold Price/SqFt: \$184.7 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: Realty ONE Group (reog01)

Prepared by Chris and
Michele Keith


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Client Report (13)

4337 N DESERTS GATE CIR Mesa, AZ 85207

\$1,019,500

 <p>©2014 ARMLS</p>	5075855	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 4,337 / Appraiser Price/SqFt: \$235.07 Year Built: 2004 Pool: Community Encoded Features: 43.5FRDX4G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 27,460 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas - Hidden Canyon Tax Municipality: Mesa Marketing Name: Hidden Canyon Planned Cmty Name: Las Sendas Model: Custom Builder Name: Unknown Hun Block: 7775 E Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	
	Cross Streets: Power & Thomas/Eagle Crest Directions: East on Eagle Crest into Las Sendas. Mk left onto Deserts Gate. Through gate & mk left onto Western Hills. Go through second gate into Hidden Hills. Mk left onto N. Deserts Gate Cir. Home on right.			

Public Remarks: ENTERTAINERS DELIGHT! Enjoy Las Sendas' lifestyle living w/ SPARKLING CITY LIGHTS, BREATHTAKING SUNSETS & RED MTN VIEWS from this spectacular 4BR/3.5BA, 4,337 sf custom in the desirable gated enclave of Hidden Canyon. Original owners have meticulously maintained this one of a kind, move-in ready home. Well appointed finishes & impressive architectural details include cohesive mocha glazed knotty alder doors & cabinets t/o, custom varied coffered millwork & tray ceilings, 24" stone flrs, colonnade hallways & extensive custom light fixtures & sconces. Chef's kitchen is open to the family rm & offers granite cntns, Viking appl, 6 burner gas cooktop, dual islands, varied custom cabinetry, huge pantry & sep. breakfast rm, ALL AFFORDING AMAZING VIEWS! Oversized Mstr BR/BA has private sitting

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Wet Bar (s); No Interior Steps; Water Softener Lease; Soft Water Loop; 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; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane; Tinted; Vinyl Frame	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrn Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrn Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Roof Yr Updated: 2013; Roof Partial/Full: Partial	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: HIDDEN CANYON AT LAS SENDAS AN: 219-18-832 Lot Number: 26 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,629.24/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / 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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental 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: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 319 / 189 Status Change Date: 09/29/2014	List Price: \$1,095,000 Sold Price: \$1,019,500	Special Listing Cond: N/A

Close of Escrow Date: 09/29/2014	Sold Price/SqFt: \$235.07
Off Market Date: 09/03/2014	Loan Type: Cash
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Buyer - B

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele Keith

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