


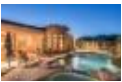




Client View

20 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$215,000 2635 N AUGUSTINE ST Mesa, AZ 85207 Closed / 5117982	LAS SENDAS	3	2.5	1,605	Community	153.21 / 133.96	115	10/27/2014
2		\$258,000 7445 E Eagle Crest DR 1051 Mesa, AZ 85207 Closed / 5108160	Cachet at Las Sendas	2	2.5	1,659	Community	162.69 / 155.52	122	10/03/2014
3		\$283,000 7229 E NANCE ST Mesa, AZ 85207 Closed / 5167115	Trailridge at Las Sendas	3	2	1,760	Community	161.88 / 160.8	301	10/30/2014
4		\$295,000 2839 N ROWEN CIR Mesa, AZ 85207 Closed / 5101948	Las Sendas	3	3	2,451	Both	124.44 / 120.36	343	10/08/2014
5		\$310,000 3547 N BARRON CIR Mesa, AZ 85207 Closed / 5169823	Las Sendas - Rolling Hills	3	2.5	2,150	Both	151.12 / 144.19	274	10/20/2014
6		\$315,000 7224 E NATHAN ST Mesa, AZ 85207 Closed / 5141068	LAS SENDAS	3	2	1,584	Both	205.11 / 198.86	103	10/17/2014
7		\$315,900 3055 N Red Mountain RD 90 Mesa, AZ 85207 Closed / 5106261	Las Sendas	4	3	2,451	Both	128.89 / 128.89	167	10/17/2014
8		\$335,000 7426 E NANCE ST Mesa, AZ 85207 Closed / 5124014	Las Sendas-Grayfox	4	2	2,356	Both	144.31 / 142.19	86	10/01/2014
9		\$340,000 7356 E Nora ST Mesa, AZ 85207 Closed / 5163605	Las Sendas	3	2	2,126	Both	166.98 / 159.92	54	10/30/2014
10		\$348,900 3060 N RIDGECREST -- 129 Mesa, AZ 85207 Closed / 5130024	Las Sendas	5	3	2,732	Both	131.59 / 127.71	113	10/27/2014
11		\$352,500 7629 E REGINA ST Mesa, AZ 85207 Closed / 5153594	Las Sendas	3	2.5	2,150	Both	173.44 / 163.95	377	10/15/2014
12		\$387,000 7555 E PEARL CIR Mesa, AZ 85207 Closed / 5160724	The Terraces at Las Sendas	5	3	2,732	Both	143.67 / 141.65	12	10/10/2014
13		\$390,000 3060 N RIDGECREST -- 98	Las Sendas	4	3	2,732	Both	143.48 / 142.75	179	10/27/2014

		Mesa, AZ 85207 Closed / 5092329									
14		\$410,000 3648 N CANYON WASH CIR Mesa, AZ 85207 Closed / 5153315	Grayhawk at Las Sendas	3	2	2,226	Both	195.42 / 184.19	68	10/20/2014	
15		\$602,500 7559 E TASMAN CIR Mesa, AZ 85207 Closed / 5155688	LAS SENDAS	4	3	3,330	Both	183.18 / 180.93	6	10/01/2014	
16		\$620,000 4048 N MIRADA CIR Mesa, AZ 85207 Closed / 5072265	Las Sendas	3	3	3,074	Both	227.68 / 201.69	241	10/22/2014	
17		\$712,500 4157 N HIGHVIEW -- Mesa, AZ 85207 Closed / 5118298	LAS SENDAS	4	3.5	3,554	Both	205.97 / 200.48	154	10/31/2014	
18		\$780,000 4164 N Stone Peak CIR Mesa, AZ 85207 Closed / 5141975	GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD	5	5.5	4,542	Private	181.64 / 171.73	71	10/21/2014	
19		\$960,000 7829 E RIVERDALE CIR Mesa, AZ 85207 Closed / 5109781	Las Sendas Rock Canyon 2	6	6.5	5,022	Both	198.53 / 191.16	117	10/09/2014	
20		\$2,450,000 8443 E VIEW CREST CIR Mesa, AZ 85207 Closed / 5088678	Las Sendas	5	6	7,603	Both	354.47 / 322.24	366	10/22/2014	

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM 12/26/2014
3:062 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (1)

2635 N AUGUSTINE ST Mesa, AZ 85207

\$215,000

	5117982 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,605 / County Assessor Price/SqFt: \$133.95 Year Built: 2001 Pool: Community Encoded Features: 32.5FRO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,042 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: UNK Hun Block: 2600 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/McDowell **Directions:** East on McDowell to first light Ridgecrest. South to 2nd subdivision on right. Windsong.

Public Remarks: VACANT and on ARMLS Lockbox !!! Wonderfully updated/upgraded kitchen, yard and flooring. New appliances, paint and cabinetry. City light views from master. Located on flat level street and perfect for children. Walking distance to pool, parks and all Las Sendas amenities.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View(s) Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) 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)	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-390 Lot Number: 61 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,467.88/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; FannieMae (HomePath) 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 / \$270 / Monthly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Telephone: 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); Rental OK (See Rmrks); Prof Managed; Other (See Remarks)	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$270 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 115 / 115 Status Change Date: 10/28/2014 Close of Escrow Date: 10/27/2014 Off Market Date: 10/24/2014	List Price: \$245,900 Sold Price: \$215,000 Sold Price/SqFt: \$133.96 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and Michele Keith

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

12/26/2014 3:073 PM 12/26/2014 3:063 PM

© 2014 ARMLS and FBS. DMCA

Client Report (2)

7445 E Eagle Crest DR 1051 Mesa, AZ 85207

\$258,000

	5108160 Residential Apartment Style/Flat Closed	
	Beds/Baths: 2 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,659 / County Assessor Price/SqFt: \$155.51 Year Built: 2002 Pool: Community Encoded Features: 22.5RXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Apartment Style/Flat Dwelling Styles: Attached	Approx Lot SqFt: 90 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cachet at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Cachet 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/Eagle Crest **Directions:** East on Thomas/Eagle Crest, veer left, right into Cachet at Las Sendas, go through the gate and go left, follow to the end and curve to the right.

Public Remarks: Quiet Retreat & Luxury Resort-Style Living within the award-winning Master Planned Community of Las Sendas. Exceptional bi-level townhome features Great Room Living Area, Two Upstairs Ensuite Bedrooms, + Office/Den, and ½ bathroom downstairs. Kitchen includes Granite Counters & Integrated Sink, Stainless Appliances, & Gas Stove. Epoxy Floored Garage enters into Laundry Room. End Unit enjoys Mountain Preserve Privacy and Magnificent Views. Convenient to shopping, dining, freeway, medical, & airports. Gated Neighborhood of Cachet at Las Sendas offers the Trailhead Community Center, heated pools, spas, tennis courts, basketball, volleyball, private fitness center, community room, parks, & miles of hiking and biking trails; and of course, the Robert Trent Jones, Jr. designed golf course.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Over Height Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Hillside Lot; Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio (s); Balcony/Deck(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Building Style: Clustered Unit Style: Two Common Walls; End Unit Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: AN: 219-17-658 Lot Number: 1051 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: 052505 Plat: Taxes/Yr: \$1,752.76/2013 Ownership: Condominium 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 / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Comm Asso HOA Prop Man Co Name: First Service Res	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: Y / \$210 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: Cachet at Las Sendas HOA2 Prp Man Co Name: PMG	HOA 2 Telephone: 480-829-7400 HOA2 Prp Man Co Tele: 480-829-7400
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$315.6 Cap Imprv/Impact Fee: \$ 0.0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 122 / 122 Status Change Date: 10/04/2014 Close of Escrow Date: 10/03/2014	List Price: \$269,900 Sold Price: \$258,000 Sold Price/SqFt: \$155.52	Special Listing Cond: N/A

Off Market Date: 08/30/2014	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: RE/MAX Excalibur (reex02)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM12/26/2014
3:064 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (3)

7229 E NANCE ST Mesa, AZ 85207

\$283,000

	5167115 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,760 / County Assessor Price/SqFt: \$160.8 Year Built: 2007 Pool: Community Encoded Features: 32FRD2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,933 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Trailridge at Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Hun Block: Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** E on McDowell. S on Ridgecrest to Trailridge entrance. W on Nance. S on Raven. W on Nance. Home is on the South side of the street.

Public Remarks: Come see this TURNKEY gorgeous 3 bed/2 bath home in the desirable community of Trailridge at Las Sendas. The paver driveway and tranquil courtyard welcome you as you approach. Inside you'll find neutral flooring, high end fixtures and custom paint. The gourmet kitchen boasts a large island and Gas Range. The spacious Family Room is warm and inviting. The Master Suite is large and ensuite bath has a Spa Tub and Shower. The backyard is HUGE with large covered patio. All appliances are included! All this and access to Multi Million Dollar club house, golf course, restaurants, tennis courts, multiple pool areas and parks throughout the neighborhood. Exterior and interior of home freshly painted. Perfect starter home or great for the winter visitor. Come see it TODAY!

Master Bedroom 16 13	Bedroom 2 10 10	Bedroom 3 10 10	Dining Room 16 13	Living Room 16 21
	Family Room 18 14	Kitchen 16 15		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back Exterior Features: Patio; Covered Patio(s) Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Community Pool Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; Security Sys Owned	County Code: Maricopa Legal Subdivision: AN: 219-25-698 Lot Number: 11 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,717/2013 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: Non Assumable 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	HOA Telephone: 480-357-8780
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 Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 301 / 27 Status Change Date: 10/30/2014 Close of Escrow Date: 10/30/2014 Off Market Date: 10/02/2014	List Price: \$284,900 Sold Price: \$283,000 Sold Price/SqFt: \$160.8 Loan Type: FHA Loan Years: 30	Special Listing Cond: N/A

Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	3 %
Closing Cost Split:	Seller Paid - S

Listed by: United Broker's Group (unbr002)

Prepared by Chris and
Michele Keith

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


12/26/2014 3:073 PM12/26/2014
3:065 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (4)

2839 N ROWEN CIR Mesa, AZ 85207

\$295,000

 <p>©2013 ARMLS</p>	5101948 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / Builder Price/SqFt: \$120.35 Year Built: 2001 Pool: Both Private & Community Encoded Features: 33FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 11,623 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas - Silverhawk Planned Cmty Name: Las Sendas Model: Golden Eagle Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power and McDowell **Directions:** Go east on McDowell, turn North on Ridgecrest, turn East on Oasis (First gates off of Ridgecrest), First right on N. Rowen Circle. Home in Cul de sac.

Public Remarks: MOTIVATED SELLER! Popular Golden Eagle Model w/3 Bedrooms + Office. Office can be converted into 4th Bedroom. Master Bdrm boasts a large sitting rm w/a 2 way Fireplace & Balcony overlooking the HUGE Backyard & Pool! Granite Counters in Kitchen, All Tile on 1st Floor. Situated in the Gated Subdivision of Silverhawke on a quiet Cul-De-Sac this Large Lot is complete w/Mature Trees & Landscaping. Golf on an award winning course rated one of the top 10 in Arizona. Tennis & Basketball Courts, Community Pool, Fitness Center & Beautiful Parks throughout. Outdoor lovers can hike, bike, boat, fish and picnic just minutes from home at nearby Tonto National Forest, Usery Park & Saguaro Lake.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Balcony/Deck(s); Private Street(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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 Laundry; Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane </p>	<p> 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 Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2013; Pool Yr Updated: 2002 </p>	<p> Architecture: Santa Barbara/Tuscan 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; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Sat Dish; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS AN: 219-19-551 Lot Number: 295 Town-Range-Section: 2N-7E-31 City Bk&Pg: Plat: Taxes/Yr: \$2,254.74/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable 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: \$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	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6

Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$
---	--	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 343 / 153 Status Change Date: 10/09/2014 Close of Escrow Date: 10/08/2014 Off Market Date: 09/16/2014	List Price: \$305,000 Sold Price: \$295,000 Sold Price/SqFt: \$120.36 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: Keller Williams Legacy One (kwlo03)

Prepared by Chris and Michele Keith *All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.* 12/26/2014 3:073 PM12/26/2014 3:066 PM © 2014 ARMLS and FBS. DMCA
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Client Report (5)

3547 N BARRON CIR Mesa, AZ 85207

\$310,000

	5169823 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$144.18 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32.5RDXPO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,760 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Rolling Hills Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Night HAWK 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 and Thomas **Directions:** East on Eaglecrest, Right on Saddleback, Right on North Mountain Ridge, Left on Sierra Morena (through Gate). First right.

Public Remarks: Beautiful Back Yard! Covered patio, built in Fireplace. Professionally landscaped front & rear yards. Garage has built in cabinets for storage. Las Sendas has 2 community pools, tennis, golf, parks & walking trails. Close to shopping, restaurants and 202 for easy access to Sky Harbor, Mesa Gateway and surrounding Phoenix. New Carpet to be installed soon.

Master Bedroom 16 14	Bedroom 2 11 12	Bedroom 3 11 12	Dining Room 11 12	Living Room 15 9
	Family Room 15 20	Kitchen 10 9		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Irrigation Front Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room 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: Great Room Items Updated: Kitchen Yr Updated: 2013	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-055 Lot Number: 431 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,121/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: First Service Res	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); NoVsble TrkTrlrRvBt; 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: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 274 / 276 Status Change Date: 10/21/2014 Close of Escrow Date: 10/20/2014 Off Market Date: 10/03/2014	List Price: \$324,900 Sold Price: \$310,000 Sold Price/SqFt: \$144.19 Loan Type: Cash	Special Listing Cond: N/A

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

Listed by: Call Realty, Inc. (crty02)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM12/26/2014
3:067 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (6)

7224 E NATHAN ST Mesa, AZ 85207

\$315,000

	5141068 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,584 / County Assessor Price/SqFt: \$198.86 Year Built: 2007 Pool: Both Private & Community Encoded Features: 32RPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Style: Detached
	Approx Lot SqFt: 6,706 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Trailridge @ Las Sendas Planned Cmty Name: Model: Builder Name: BLANDFORD HOMES, LLC 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 & RIDGECREST **Directions:** East on McDowell, south on Ridgecrest to Trailridge entrance, North on Nathan St., West on Nathan St to home on the right.

Public Remarks: Must see! Beautiful single level Cactus Wren model in the gated community in Las Sendas. This home features 3 bedrooms, 2 full baths, granite, heated pool. Las Sendas offers walking trails, sport courts, parks, covered play areas, golf, community pools & spas, excellent schools & close to the 202 freeway. Minutes from Sky Harbor Airport, Scottsdale, Phoenix & Saguaro Lake. Buyer to verify all measurements & figures...

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: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; 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); Pvt Yrd(s)/CrtYrd(s); Misting System Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-740 Lot Number: 53 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,895.28/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$334,900 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS HOA Prop Man Co Name: FIRST SERVICE	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: 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: 103 / 103	List Price: \$324,900	Special Listing Cond: N/A
Status Change Date: 10/18/2014	Sold Price: \$315,000	
Close of Escrow Date: 10/17/2014	Sold Price/SqFt: \$198.86	
Off Market Date: 10/18/2014	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Other	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Realty Executives (reax15)

Prepared by Chris and
Michele Keith

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


12/26/2014 3:073 PM12/26/2014
3:068 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (7)

3055 N Red Mountain RD 90 Mesa, AZ 85207

\$315,900

	5106261 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$128.88 Year Built: 1996 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>
	<p>Approx Lot SqFt: 6,930 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Ironwood Pass Model: Golden Eagle Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:</p>
	<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School</p>
	<p>High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School</p>

Cross Streets: 202 west and McDowell Rd or 202 east and Power **Directions:** Exit McDowell turn West. North on Power to East on Ridgecrest. North on Red Mountain Rd through gate. See private remarks for code. or Exit Power. North on Power to Ridgecrest. North on Red Mountain.

Public Remarks: Four bedroom three bath home in gated Ironwood Pass enclave of Las Sendas. Has an outdoor courtyard in front, 8' foot entry door, formal living room 2-way fireplace, formal dining room, stainless steel appliances and a large kitchen with plenty of cupboards and counterspace. 1 bedroom downstairs, 2 bedrooms upstairs with the Jack and Jill bath. Master bedroom is upstairs with with large bath, separate shower and tub, double sinks, walk-in closet, and great mountain views from master windows. Beautiful desert landscaping front and back, beautiful views of Red Mountains from the backyard retreat with a sparkling swimming pool, covered patio, three car garage with built-in storage and much much more. New paint inside and out. Great Las Sendas schools & Saguaro Lake, Userly Park trails nearby.

Master Bedroom	17 13	Bedroom 2	11 12	Bedroom 3	12 12	Bedroom 4	10 10	Living Room	15 13
Den	13 11	Family Room	15 15	Kitchen	18 10	Dining Room	12 11		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Other (See Remarks) Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane</p>	<p>Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft</p>	<p>Architecture: Territorial/Santa Fe Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; HVAC SEER Rating: 13 Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail</p>	<p>County Code: Maricopa Legal Subdivision: AN: 219-19-026 Lot Number: 90 Town-Range-Section: 02N-07E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,510/2013 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; None Possession: Close of Escrow</p>

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: Rental OK (See Rmks)	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: 167 / 174	List Price: \$315,900	Special Listing Cond: N/A

Status Change Date: 10/18/2014	Sold Price: \$315,900
Close of Escrow Date: 10/17/2014	Sold Price/SqFt: \$128.89
Off Market Date: 10/09/2014	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: Keller Williams Realty East Valley (kwev01)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM
12/26/2014 3:069 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (8)

7426 E NANCE ST Mesa, AZ 85207

\$335,000

 <p>©2014 ARMLS</p>	5124014 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,356 / Owner Price/SqFt: \$142.19 Year Built: 2003 Pool: Both Private & Community Encoded Features: 42FRDPLO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 7,942 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas- Grayfox Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Sienna Builder Name: Fulton Homes Hun Block: 3000 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 Rd & McDowell Rd **Directions:** East on McDowell Road, South (right) on N. Ridgecrest to first left NANCE ST. to home on left.

Public Remarks: NEW NEW NEW describes the features of this home! Brand New Granite in Kitchen and Baths! Fantastic Fulton Split Floor plan and its Move-in ready. Fresh paint inside and out, Brand new carpet. Updated door fixtures throughout, Open Spacious Kitchen with Black appliances and a large island center. This home has 4 bedrooms and 3 of them have walk in closets. It also has a large den, Living room, formal dining area, and eat in kitchen. Laundry room has extra storage space. Backyard features Sparkling fenced play pool with a slide and a grass play area for kids. This home is in great shape and wont last long in one of the BEST Northeast Mesa master planned Communities of Las Sendas. Call for showing

Master Bedroom	17 14	Bedroom 2	11 10	Bedroom 3	11 10	Bedroom 4	11 12	
Den	18 10							

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Near Bus Stop; On-Site Guard; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; HVAC SEER Rating: 12 Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas 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)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-556 Lot Number: 88 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,025/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; Lease Purchase Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780	
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Self 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: 86 / 86	List Price: \$340,000	Special Listing Cond: N/A
Status Change Date: 10/02/2014	Sold Price: \$335,000	
Close of Escrow Date: 10/01/2014	Sold Price/SqFt: \$142.19	
Off Market Date: 08/26/2014	Loan Type: FHA	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Keller Williams Integrity First (kwif01)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM 12/26/2014
3:069 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (9)

7356 E Nora ST Mesa, AZ 85207

\$340,000

	5163605 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$159.92 Year Built: 2003 Pool: Both Private & Community Encoded Features: 32FRDXP3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 12,453 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Grayfox Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Homes Hun Block: Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Mc Dowell and Loop 202 **Directions:** From 202 North, east on McDowell, south on Ridgcrest, east on Nance, first north on N. Rowen to Nora, end of cul-de-sac

Public Remarks: Everything is here! Huge lot AND a beautiful home featuring granite countertops, 42" cabinets, stainless steel appliances, gas range, plantation shutters, formal dining or could be den, crown moulding, gas fireplace, surround sound, partial wood flooring complementing tile floors. Master bedroom features built-in custom closet. Guest bedrooms with walk-in closets. Security system and newer hot water heater. Large lot with grass area, newer pebble-tec pool in 2011 plus future garden opportunity. RV gate on side of home. Offers a bonus of community amenities. 3 car garage with storage cabinets. Listing Agent is related to Sellers. Antique Armoire does not convey, available through separate sale.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace: Property Description: Cul-De-Sac Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Back Exterior Features: Covered Patio (s); Pvt Yrd(s)/Crtyrd(s); Misting System Features: No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Golf Course Flooring: Carpet; Tile; Wood Windows: Sunscreen(s) Accessibility Feat.: Mltpl Entries/Exits	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family 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: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: AN: 219-25-473 Lot Number: 5 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,209/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Other (See Remarks) Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: First Service Resd'l		HOA Telephone: 480-551-4300
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint Assoc Rules/Info: None	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: 54 / 54 Status Change Date: 10/31/2014 Close of Escrow Date: 10/30/2014	List Price: \$355,000 Sold Price: \$340,000 Sold Price/SqFt: \$159.92	Special Listing Cond: N/A	

Off Market Date: 10/21/2014	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails and Paths (tpp01)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM12/26/2014
3:060 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (10)

3060 N RIDGECREST -- 129 Mesa, AZ 85207

\$348,900

 <p>©2014 ARMLS</p>	5130024 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 6 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$127.7 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53FRDPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,226 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and Mcdowell **Directions:** East on Mcdowell, North on Ridgcrest, turn right into Desert Vistas (the 1st street past the park), stay on same road through gate to #129 on the right!

Public Remarks: Great family home in the award winning, master planned community of Las Sendas! This Palo Verde model is very popular because of it's flexible, efficient layout. 4 bedrooms plus a den/5th bedroom, kitchen with 42" cabinets and island open to family room and breakfast nook, bed and bath on main floor and a 3 car garage. Home has been nicely updated with NEW paint and NEW carpet, newer appliances, fans and fixtures all while being meticulously maintained by the original owner! Home is CLEAN, CLEAN, CLEAN and Move-in ready! The yard is lush and private featuring a pebble-tec pool plus rock waterfall, extra cool decking, just enough grass and 2 nice exterior storage areas! 3 community parks and pools are all close by within walking distance. All this while being very close to the lakes and trail

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top 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 Split Laundry: Inside Laundry Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Brick Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS AN: 219-19-327 Lot Number: 129 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,395/2013 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: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA	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)	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: 113 / 113 Status Change Date: 10/28/2014 Close of Escrow Date: 10/27/2014 Off Market Date: 10/24/2014	List Price: \$359,500 Sold Price: \$348,900 Sold Price/SqFt: \$127.71 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A

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

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and
Michele Keith

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


12/26/2014 3:073 PM12/26/2014
3:061 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (11)

7629 E REGINA ST Mesa, AZ 85207

\$352,500

 <p>©2014 ARMLS</p>	5153594 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$163.95 Year Built: 1999 Pool: Both Private & Community Encoded Features: 32.5FRDPO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Style: Detached
	Approx Lot SqFt: 8,360 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Rolling Hills @Las Sendas Planned Cmty Name: Model: Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Mcdowell @ Ridgecrest **Directions:** Mcdowell then N on Ridgecrest, Rt on Mountain Ridge Rd to Gate 17, then right turn on Regina

Public Remarks: Amazing Golf Course Lot on the 14th Fairway. Golf course and City views from backyard. This is a Premium lot in the area. Home features include: Updated kitchen with granite counters, butlers pantry and stainless steel appliances. Designer touches throughout, updated carpet and tile. A resort style backyard complete Outdoor kitchen and large fireplace heated swimming pool perfect for entertaining. Extended Two car garage with storage cabinets.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: None Horses: N Fireplace: Exterior Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crttyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Split; Upstairs Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Kitchen Yr Updated: 2005; Kitchen Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Dual Flush Toilet Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-008 Lot Number: 384 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,480/2013 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 377 / 195 Status Change Date: 10/16/2014 Close of Escrow Date: 10/15/2014 Off Market Date: 10/16/2014	List Price: \$372,900 Sold Price: \$352,500 Sold Price/SqFt: \$163.95 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A

Payment Type:	Other
Buyr Concess to Sell:	0 %
Sellr Concess to Buy:	0 %
Closing Cost Split:	Normal - N

Listed by: Thompson Partners Realty (kstp01)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM12/26/2014
3:062 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (12)

7555 E PEARL CIR Mesa, AZ 85207

\$387,000

	5160724 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$141.65 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRDPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 14,384 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: The Terraces at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Palo Verde Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: POWER/MCDOWELL **Directions:** EAST TO RIDGECREST NORTH TO PORTIA (TERRACES GATE) EAST TO SAWYER SOUTH TO PEARL EAST TO HOME.

Public Remarks: GORGEOUS 5BR3BA PALO VERDE ON 1/3 ACRE CUL DE SAC LOT. 1 BR/FULL BATH DOWNSTAIRS. GOURMET ISLAND KITCHEN WITH UPGRADED CABINETS, SLAB GRANITE, PANTRY, GAS COOKTOP OPEN TO HUGE FR (PERFECT FOR ENTERTAINING). STEP OUT BACK ONTO HUGE EXTENDED COVERED PATIO OVERLOOKING YOUR PRIVATE RESORT COMPLETE WITH LUSH MATURE LANDSCAPING, GREEN GRASS, SPARKLING POOL/INGROUND HEATED SPA, FIRE PIT, BUILT IN GRILL/BAR WITH SEATING FOR 3, AND FOUNTAIN. HUGE FORMAL LIVING ROOM/DINING W/ WOOD SHUTTERS CURRENTLY A GAME ROOM. FLUSH MOUNT SPEAKERS T/OUT ENTIRE HOME. 3 CAR GARAGE W/ EPOXY FLOORS, RV GATE, SECURITY DOOR, STORAGE SHED. AWARD WINNING LAS SENDASS OFFERS HIKING/BIKING, PLAY GROUNDS, TENNIS COURTS, 2 COMMUNITY POOLS, 15 MINUTES TO SAGUARO LAKE! VERY QUIET BUT CLOSE TO GREAT DINING/SHOPPING/AIRPORT

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: Atch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Firepit; No Fireplace Property Description: Cul-De-Sac Lot; Adjacent to Wash Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; 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: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room </p>	<p> Architecture: Other (See Remarks) Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-510 Lot Number: 244 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,713/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$375 </p>	<p> HOA Name: First Service HOA Telephone: 480-551-4300 </p>
<p> HOA 2 Y/N: N / / </p>	
<p> HOA 3 Y/N: / / </p>	
<p> Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed </p>	<p> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / </p>
<p> Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>	

Listing Dates	Pricing and Sale Info	Listing Contract Info

CDOM/ADOM: 12 / 15	List Price: \$392,500	Special Listing Cond: N/A
Status Change Date: 10/11/2014	Sold Price: \$387,000	
Close of Escrow Date: 10/10/2014	Sold Price/SqFt: \$141.65	
Off Market Date: 09/02/2014	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Other	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Long Realty Partners (lore001)

Prepared by Chris and
Michele Keith

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


12/26/2014 3:073 PM12/26/2014
3:062 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (13)

3060 N RIDGECREST -- 98 Mesa, AZ 85207

\$390,000

 <p>©2014 ARMLS</p>	5092329 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$142.75 Year Built: 1997 Pool: Both Private & Community Encoded Features: 43RDPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 12,371 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Desert Vistas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7350 E Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: Power & McDowell **Directions:** East on McDowell to Ridgecrest, left (N) on Ridgecrest to Desert Vistas gate on left. Through gate to first right. Right to #98

Public Remarks: PRICE REDUCTION!! Highly desired immaculate Palo Verde model situated in a cul-de-sac on the second largest lot in Las Sendas Desert Vistas. Gently lived in w/\$56K in improvements(see docs tab). Huge private resort-like back yard has 12,000 gallon pool, sunset views, large grassy area. New pool filter/no backwash needed. Wiring for wall TV's in master bedroom, 2 bedrooms, garage & patio! Chef's delight kitchen has granite counters, center island, pantry, oak cabinets, GE Profile microwave, stove w/convection, & dishwasher. Wooden blinds, ceiling fans, & neutral colors t/o. Window treatments convey. Washer/dryer hookups can be gas/elec. Master w/large sitting area useable as office, den nursery or 5th bedroom as it has a separate closet. MUST SEE

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

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crttyrd(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Floor Yr Updated: 2006; Floor Partial/Full: Full; Bath(s) Yr Updated: 2006; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Partial </p>	<p> Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS AN: 219-19-296 Lot Number: 98 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,511/2013 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 / Quarterly	HOA Name: Rossmar & Graham	HOA Telephone: 480-551-4300
HOA Transfer Fee: \$375		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$
---	--	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 179 / 179 Status Change Date: 10/28/2014 Close of Escrow Date: 10/27/2014 Off Market Date: 09/24/2014	List Price: \$392,000 Sold Price: \$390,000 Sold Price/SqFt: \$142.75 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 (tpp01)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N of 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.

12/26/2014 3:073 PM12/26/2014 3:063 PM

© 2014 ARMLS and FBS. DMCA

Client Report (14)

3648 N CANYON WASH CIR Mesa, AZ 85207

\$410,000

 <p>©2014 ARMLS</p>	5153315 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$184.18 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32RDXPO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 14,848 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Grayhawk at Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Sagewood Great Room Builder Name: Blandford Hun Block: 7900 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** East on McDowell, north (left) on Ridgecrest, west (left) on Stone Gully, north (right) on Canyon Wash to end cul de sac

Public Remarks: Move in ready. Gently lived in, tastefully decorated, neutral colors, updated kitchen w/stainless steel appliances granite counters, completely updated baths, new plush carpeting throughout. Gas fireplace in greatroom. 1/3 acre cul-de-sac lot with mountain views. Huge covered patio, sparkling self cleaning pebble tech play pool, built in BBQ, gas firepit conversation seating area, mature trees!! Overlength 3 car garage with custom built in storage cabinets. Great home in a great community.

Master Bedroom 14 15	Bedroom 2 11 13	Bedroom 3 11 13	Dining Room 10 15
		Kitchen 13 13	
		Great Room 19 25	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extnded Lngh Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Gated Community Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Tinted; Vinyl Frame	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS AN: 219-20-193 Lot Number: 431 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,571.74/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$320 / 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	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$106.66

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N
---	---	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 68 / 68 Status Change Date: 10/21/2014 Close of Escrow Date: 10/20/2014 Off Market Date: 10/11/2014	List Price: \$435,000 Sold Price: \$410,000 Sold Price/SqFt: \$184.19 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 (cril03)

Prepared by Chris and Michele Keith

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

12/26/2014 3:073 PM12/26/2014 3:064 PM

© 2014 ARMLS and FBS. DMCA

Client Report (15)

7559 E TASMAN CIR Mesa, AZ 85207

\$602,500

 <p>©2014 ARMLS</p>	5155688 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 3,330 / County Assessor Price/SqFt: \$180.93 Year Built: 2002 Pool: Both Private & Community Encoded Features: 43FRPSO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,669 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: PINNACLE POINT Planned Cmty Name: LAS SENDAS Model: Builder Name: Blandford Hun Block: 7500 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 and Thomas **Directions:** East on Thomas to Las Sendas Entry (Eagle Crest Drive) Go approx 1.6 miles & turn right on Desert Gate. Go thru gate, turn right on Torrey Pt then turn left on Tasman Cir to property

Public Remarks: Located on a quiet cul-de-sac location on the 18th fairway of Las Sendas Golf Course in Mesa. Home features 4 bedrooms & 3 bathrooms plus a large bonus room. Updated kitchen with granite counters, undermount sink, Viking gas cooktop & Jenn-Air Stainless Steel wall oven and microwave. Kitchen also features large island open to greatroom, walk-in pantry, two built-in wine fridges & under counter lighting. Master bedroom with separate exit to back patio & a large bay window for additional sitting area. Master bath with double sinks, 2 walk-in closets and snail shower plus separate garden tub & private toilet room. 3 car garage with epoxy floors & cabinets. RV gate & concrete slab for additional parking. Private backyard is an outdoor paradise with large covered patio area, built in BBQ

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extned Lngth Garage; RV Gate; Separate Strge Area Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Firepit Property Description: Golf Course Lot; Cul-De-Sac Lot; City Light View (s); Mountain View(s); North/South Exposure Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Built-in BBQ Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Gated Community; Golf Course; Lake Subdivision Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room Items Updated: Kitchen Yr Updated: 2011; Kitchen Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood; Other (See Remarks) Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: PINNACLE POINT AT LAS SENDAS AN: 219-18-308 Lot Number: 30 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,998/2013 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See 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 / \$0 / 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: 6 / 6	List Price: \$610,000	Special Listing Cond: N/A
Status Change Date: 10/02/2014	Sold Price: \$602,500	
Close of Escrow Date: 10/01/2014	Sold Price/SqFt: \$180.93	
Off Market Date: 08/14/2014	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Other	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: West USA Realty (wusa22)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM 12/26/2014
3:065 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (16)

4048 N MIRADA CIR Mesa, AZ 85207

\$620,000

	5072265 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3 Bedrooms Plus: 5 Approx SqFt: 3,074 / Builder Price/SqFt: \$201.69 Year Built: 2004 Pool: Both Private & Community Encoded Features: 33FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,176 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas 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 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 (Eaglecrest) **Directions:** Go north on Las Sendas Mountain to the first community on the right, Stonecliff, then go left to the second Street on your left

Public Remarks: Once in a lifetime home...seller will contribute \$10,000 to buyers closing costs. Fully furnished Luxurious Tuscan-styled - decorator appointed. Just bring your clothes and dishes...its turnkey with a Resort-like Backyard truly an oasis, an entertainer's dream. The kitchen is Gourmet style. Floor plan in doc tab, Blandford residence #3 -soaring high ceilings, huge w/walk in closets, large 3" plantation shutters. Nothing has been spared salt pool & spa, gas fireplace, gas BBQ grill, outside fridge, automatic retractable awning...And the sunsets and night skyline are amazing....Location, location, we have views of the beautiful sunsets and valley light views. Use the calculator, with 5% down, carries for approx \$3569.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; Temp Controlled Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Roller Shields; No Interior Steps; Water Softener Owned; Soft Water Loop; Furnished(See Rmrks) 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; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E Accessibility Feat.: Hallways 36in+ Wide; Bath Lever Faucets; Lever Handles	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; 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: Y Other Rooms: Family Room; Great Room; Library-Blt-in Bkcke	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone; No VOC Paint 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: Ceiling Fan (s); Multi-Zones	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: \$4,485/2013 Ownership: Fee Simple New Financing: Cash; 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 Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$339 / Quarterly	HOA Name: Las Sendas Community	HOA Telephone: 480 551-4300
--------------------------------	--------------------------------	-----------------------------

HOA Transfer Fee: \$400		HOA Prop Man Co Name: First Service (Ross)			
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; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed; Self Managed		Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$113 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$		
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	241 / 241	List Price:	\$699,900	Special Listing Cond: N/A	
Status Change Date:	10/23/2014	Sold Price:	\$620,000		
Close of Escrow Date:	10/22/2014	Sold Price/SqFt:	\$201.69		
Off Market Date:	10/18/2014	Loan Type:	Cash		
		Loan Years:	0		
		Payment Type:	Other		
		Buyr Concess to Sell:	0 \$		
		Sellr Concess to Buy:	0 \$		
		Closing Cost Split:	Normal - N		
Listed by: Coldwell Banker Trails and Paths (tppp01)					

Prepared by Chris and
Michele Keith


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

12/26/2014 3:073 PM 12/26/2014 3:066 PM © 2014 ARMLS
and FBS. DMCA

Client Report (17)

4157 N HIGHVIEW -- Mesa, AZ 85207

\$712,500

 <p>©2014 ARMLS</p>	5118298 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,554 / County Assessor Price/SqFt: \$200.47 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSO4G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Style: Detached </p> <p> Approx Lot SqFt: 11,050 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: GRANITE PRESERVE Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Mc Dowell & Ridgcrest **Directions:** N ON RIDGECREST(TURNS INTO EAGLE CREST) * E ON LAS SENDAS MOUNTAIN DRIVE * N ON STONE PEAK (GATES) * E ON VALLEY VISTA WHICH CURVES AROUND TO HIGHVIEW

Public Remarks: BEAUTIFUL WELL APPOINTED HOME W/4 CAR GARAGE!! * SPACIOUS GREAT ROOM HAS GAS FIREPLACE & CUSTOM BUILT-IN CABINETRY * GOURMET CHEFS KITCHEN FEATURES GRANITE COUNTERS,CUSTOM BACKSPLASH,GAS COOK TOP,STAINLESS APPLIANCES,CHERRY CABINETS * FORMAL DINING ROOM HAS BUILT-INS & LOVELY MOUNTAIN VIEWS * SEPARATE LIVING/DEN/OFFICE * LARGE MASTER SUITE FEATURES TURRETED ENTRY,WALK-IN CLOSET,DUAL SINKS,VANITY,WALK IN SHOWER,SOAKING TUB,TILE COUNTERS & SURROUND * JACK & JILL BATH BETWEEN BEDRMS 2 & 3 * BEDRM 4 W/FULL BATH/WALK IN CLOSET * PLANTATION SHUTTERS,CROWN MOLDING,CEILING DETAIL,TRAVERTINE FLOOR * PAVED COURTYARD IN MIDDLE OF HOME * BACKYARD FEATURES POOL/SPA W/WATER FEATURE,2 PUTTING GREENS,PAVERS & MAGNIFICENT VIEWS * GORGEOUS STONE FRONT EXTERIOR & WROUGHT IRON DOOR * TONS OF UPGRADES!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Tandem Garage Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: Y Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: City Light View(s); Mountain View(s) 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) Features: 9+ Flat Ceilings; 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 Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone; Tile Windows: Sunscreen(s); Dual Pane; Low-E </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Built In Recycling; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room </p>	<p> Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; Ntwrk Wrng One Room; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-876 Lot Number: 25 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,908.74/2013 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: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$355.8 / Quarterly HOA Transfer Fee: \$375 </p>	<p> HOA Name: Las Sendas HOA Telephone: 480-837-8780 </p>
<p> HOA 2 Y/N: N // </p>	
<p> HOA 3 Y/N: // </p>	
<p> Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed </p>	<p> Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // </p>
	<p> Ttl Mthly Fee Equiv: \$118.6 Cap Imprv/Impact Fee: \$ 0 \$ </p>

		Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Cap Impv/Impt Fee 2:\$0 \$
Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM:	154 / 155	List Price:	\$732,000
Status Change Date:	11/01/2014	Sold Price:	\$712,500
Close of Escrow Date:	10/31/2014	Sold Price/SqFt:	\$200.48
Off Market Date:	10/21/2014	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: Relo/Corp Aprvl Reqd			
Listed by: Russ Lyon Sotheby's International Realty (lyon19)			

Prepared by Chris and Michele Keith

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


12/26/2014 3:073 PM 12/26/2014 3:066 PM

© 2014 ARMLS and FBS. DMCA

Client Report (18)

4164 N Stone Peak CIR Mesa, AZ 85207

\$780,000

	5141975 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 5.5 Bedrooms Plus: 6 Approx SqFt: 4,542 / Appraiser Price/SqFt: \$171.73 Year Built: 2005 Pool: Private Encoded Features: 55.5RDXP02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	Approx Lot SqFt: 13,285 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD HOMES Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas **Directions:** From 202 go North to Power Road; Right (East) at Eagle Crest; Left onto Las Sendas Mountain Drive; Left onto N. Stone Peak; Left onto Valley Vista Street property will be 1st street on Right at corner.

Public Remarks: City & Mountain Views from every direction of the house. House features 5 bedrooms+office/den+bonus/media room, 6 full baths & floor-to-ceiling windows throughout. Gourmet kitchen perfect for the chef featuring 6-burner cooktop, granite counters. Surround sound in & out, the backyard is breathtaking: Raised negative edge w/spa & dual water features, it has a walk-out remote cover! Move-In ready house with beautiful fix-ups, spacious room! Buyer aware listing agent related to seller but holds no ownership in property. Seller has never occupied the property NO CLUE report.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm Property Description: Border Pres/Pub Lnd; Corner Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio (s); Pvt Yrd(s)/Crtyrd(s) Community Features: Gated Community Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: 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: Y	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 219-18-908 Lot Number: 57 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$6,382.58/2013 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: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$98 / Monthly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA	HOA Telephone: 480.357.8780
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 //	Ttl Mthly Fee Equiv: \$98
	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 71 / 71 Status Change Date: 10/21/2014 Close of Escrow Date: 10/21/2014 Off Market Date: 09/18/2014	List Price: \$825,000 Sold Price: \$780,000 Sold Price/SqFt: \$171.73 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: RE/MAX Luxury Real Estate (perr01)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
 DND2 (D o N at 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.

12/26/2014 3:07 PM 12/26/2014 3:07 PM

© 2014 ARMLS and FBS. DMCA

Client Report (19)

7829 E RIVERDALE CIR Mesa, AZ 85207

\$960,000

	5109781 Residential Single Family - Detached Closed	
	Beds/Baths: 6 / 6.5 Bedrooms Plus: 6 Approx SqFt: 5,022 / Builder Price/SqFt: \$191.15 Year Built: 2005 Pool: Both Private & Community Encoded Features: 66.5RDXPQO4G4S Exterior Stories: 1 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 26,250 / Builder Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas Rock Canyon 2 Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: unknown Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** East to Ridgecrest. North to Rock Canyon 2 subdivision. (right) South to home thru gate.

Public Remarks: Casual Sophistication w/ a perfect balance of size & amenities! Enter thru a gated neighborhood to a home that boasts an attached guest casita to the main home. Your family & friends will appreciate the privacy w/o compromising any comforts of home. The separate living quarters are spacious while enjoying the resort style living. A separate entrance makes this a perfect office or privacy for the multigenerational family or live-in help. Main House open concept w/ a full basement for addtl bedrooms, movie theatre or game room for the teens. Outdoor living at its best while you entertain at the built-in bbq, soak in the sparkling pool/spa or enjoy an evening cocktail while the sun sets next to the kiva fireplace. 360 degree views of the surrounding Mountains and City lights from view deck!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 4 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: City Light View(s); Mountain View(s); North/South Exposure 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: Separate Guest House; Covered Patio(s); Balcony/Deck(s); Built-in BBQ Features: Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone; Wood Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Multiple Ovens; Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: Y Basement Description: Finished; Full Sep Den/Office Y/N: N Other Rooms: Guest Qtrs-Sep Entrn	Architecture: Ranch; Spanish Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Subdivision: ROCK CANYON AT LAS SENDAS AN: 219-20-307 Lot Number: 58 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$6,667.24/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 117 / 117 Status Change Date: 10/10/2014	List Price: \$997,000 Sold Price: \$960,000	Special Listing Cond: N/A

Close of Escrow Date: 10/09/2014	Sold Price/SqFt: \$191.16
Off Market Date: 08/27/2014	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: HomeSmart (cril11)

Prepared by Chris and
Michele Keith

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

12/26/2014 3:073 PM12/26/2014
3:068 PM

© 2014 ARMLS
and FBS.
DMCA

Client Report (20)

8443 E VIEW CREST CIR Mesa, AZ 85207

\$2,450,000

 <p>©2014 ARMLS</p>	5088678 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 6 Bedrooms Plus: 8 Approx SqFt: 7,603 / County Assessor Price/SqFt: \$322.24 Year Built: 2009 Pool: Both Private & Community Encoded Features: 56FRDXPSQA08G4S Exterior Stories: 3 # of Interior Levels: 3 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 57,279 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Eagle Rock Hun Block: 8400 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> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Thomas & Eaglecrest **Directions:** East on Eaglecrest; East on Mountain Ridge; North into Diamond Point.

Public Remarks: Enjoy One of the Highest Elevations in the Entire Valley from this Stunning Estate, reminiscent of a Castle. Elegant 7,600+s/f Home features Superb Formal Living Room, Regal Dining Room. Extraordinary Gourmet Island Kitchen: Furniture Grade Cabinetry & Premium Appliances Opens to Comfortable Family Room w Vanishing Glass & Views. Luxurious Upgrades such as Domed Ceilings, Inlaid Tile & Woods, Artisan Murals, Chiseled Beams & Cantera Columns Lend Drama & Character. Splendid Master Suite Offers FP, Sitting Area, Grand Closet & Sumptuous Onyx Clad Master Bath. Infinity Edge Pool/Crescent Spa Spills to the Panorama of Valley below. Putting Green, Multiple View Decks, Guest Quarter & State-of-Art Technology/Control4 System. A Spectacular Home, Lifestyle & Some of the Most Inspiring Views Ever.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 5,001+ Garage Spaces: 8 Carpport Spaces: 0 Total Covered Spaces: 8 Slab Parking Spaces: 4 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; RV Parking; Tandem Garage 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: Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; Corner Lot; City Light View (s); Mountain View(s); Adjacent to Wash Landscaping: Natural Desert Front; Natural Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Covered Patio(s); Balcony/Deck(s); Circular Drive; Private Street(s); Pvt Yrd(s)/Crttyrd (s); Misting System; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Roller Shields; Fire Sprinklers; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone; Wood Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets; Bidet Master Bedroom: Downstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room Basement Y/N: Y Basement Description: Walkout; Finished Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Library-Blt-in Bkcse; Bonus/Game Room; Guest Qtrs-Sep Entrn; Media Room </p>	<p> Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Other (See Remarks) Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: DIAMOND POINT AT LAS SENDAS MOUNTAIN AN: 219-35-028 Lot Number: 21 Town-Range-Section: 2N-7E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$14,006/2013 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 / \$265 / Quarterly HOA Transfer Fee: \$375 </p>	<p> HOA Name: Las Sendas </p>	<p> HOA Telephone: at Escrow </p>
--	--	--

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; 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: \$88.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$ 0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 366 / 199 Status Change Date: 10/22/2014 Close of Escrow Date: 10/22/2014 Off Market Date: 10/07/2014	List Price: \$2,695,000 Sold Price: \$2,450,000 Sold Price/SqFt: \$322.24 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: Russ Lyon Sotheby's International Realty (lyon19)		

Prepared by Chris and Michele Keith

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

12/26/2014 3:073 PM 12/26/2014 3:068 PM

© 2014 ARMLS and FBS. DMCA