

Client View

8 Properties

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1	 \$236,500 7240 E MANNING ST Mesa, AZ 85207 Closed / 5174114	Las Sendas	3	2.5	1,856	Community	129.31 / 127.42	67	11/25/2014
2	 \$280,000 7238 E NATHAN ST Mesa, AZ 85207 Closed / 5174836	Las Sendas	3	2	1,760	Community	161.93 / 159.09	57	11/17/2014
3	 \$300,000 2750 N AUGUSTINE ST Mesa, AZ 85207 Closed / 5139905	las Sendas at Trailridge	4	3	2,475	Community	124.85 / 121.21	125	11/26/2014
4	 \$328,000 7445 E EAGLE CREST DR 1018 Mesa, AZ 85207 Closed / 5188841	Las Sendas	2	2	1,762	Community	190.69 / 186.15	12	11/13/2014
5	 \$390,000 3612 N SONORAN HTS Mesa, AZ 85207 Closed / 5117062	Las Sendas	5	3	4,025	Both	101.84 / 96.89	180	11/17/2014
6	 \$447,000 7562 E TASMAN CIR Mesa, AZ 85207 Closed / 5169050	Las Sendas	3	2.5	2,551	Both	176.01 / 175.23	20	11/05/2014
7	 \$835,000 8063 E ECHO CANYON ST Mesa, AZ 85207 Closed / 5175529	Las Sendas	4	3	2,982	Both	318.58 / 280.01	50	11/11/2014
8	 \$960,000 4244 N DESERT OASIS CIR Mesa, AZ 85207 Closed / 5105423	Las Sendas Hidden Canyon	4	4.5	3,419	Both	291.9 / 280.78	211	11/20/2014

Prepared by Chris and Michele Keith

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Client Report (1)

7240 E MANNING ST Mesa, AZ 85207

\$236,500

 <p>©2014 ARMLS</p>	5174114 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 1,856 / County Assessor Price/SqFt: \$127.42 Year Built: 2002 Pool: Community Encoded Features: 32.5FRXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 4,119 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Windsong @ Las Sendas Planned Cmty Name: Windsong @ Las Sendas Model: Builder Name: Maracay Hun Block: 2500 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 and McDowell **Directions:** EAST on McDowell, SOUTH on Ridgecrest, WEST on Norwood(windsong gated entrance), SOUTH on Raven, West on Manning

Public Remarks: One of the most premium lots in Wind Song! What a value! This property backs up to the community pool and greenbelt. Full width covered patio with built in speakers and a full length balcony above. Once you enter the glass inlaid door you are greeted by a spectacular soaring entry, diagonally laid tile, gas fireplace, built in entertainment niches. Familyroom opens up to the island kitchen with corian counters, stainless appliances and maple cabinetry. Dual door den downstairs and 3 bedrooms upstairs. Enjoy mountain and city light views from your master bedroom balcony. Upgraded ceiling fans and fixtures, very well maintained home. Inside laundry room even has a sink. Gated Las Sendas community has access to pools, tennis, walking trails, playgrounds, everything Las Sendas has to offer.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Linoleum; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Separate Shwr & Tub; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Gas Dryer Hookup; 220v Dryer Hookup; Inside Laundry Dining Area: Eat-in Kitchen; Dining in FR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	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 Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-402 Lot Number: 73 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,344/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$378 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$126 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 67 / 67 Status Change Date: 11/25/2014 Close of Escrow Date: 11/25/2014 Off Market Date: 11/25/2014	List Price: \$240,000 Sold Price: \$236,500 Sold Price/SqFt: \$127.42 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: West Usa Realty (wusa23)

Prepared by Chris and
Michele Keith

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Client Report (2)

7238 E NATHAN ST Mesa, AZ 85207

\$280,000

 <p>©2014 ARMES</p>	5174836 Residential Single Family - Detached Closed Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,760 / County Assessor Price/SqFt: \$159.09 Year Built: 2007 Pool: Community Encoded Features: 32FRD2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,754 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Trailridge at Las Sendas Planned Cmty Name: Las Sendas Model: Upgraded to the MAX Builder Name: Blandford Hun Block: 2800 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell to Ridgecrest. South to Trailridge entrance on right. West to Raven. North to Nathan. West to property on right.

Public Remarks: Relocation forces sale! Good news for lucky Buyer..loss for Seller. HIGHLY UPGRADED, all stainless kitchen, Kitchen-Aide appliances with double ovens! Granite, of course, the most beautiful travertine backsplash! Maple cabinets/crown molding. This isn't your everyday Blandford home! Bathrooms finishes take the cake with travertine/tile walls! All tile great room.. a must see home. Sellers are offering a 3k credit to Buyers at COE to landscape back yard AND a one year home warranty of Buyer's choice! This home is on a quiet street in one of the most upscale neighborhoods in Mesa, AZ. Close to National Recreation areas, Lake Saguaro public and private golf course. Put it on your list to see you will not be disappointed!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Desert Front Exterior Features: Patio; Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Not Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-717 Lot Number: 30 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,572.28/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$250	HOA Name: Las Sendas HOA Telephone: 480.357.8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); 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 Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 57 / 57 Status Change Date: 11/18/2014 Close of Escrow Date: 11/17/2014	List Price: \$285,000 Sold Price: \$280,000 Sold Price/SqFt: \$159.09	Special Listing Cond: N/A

Off Market Date: 11/18/2014	Loan Type: VA
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Club Realty (club21)

Prepared by Chris and
Michele Keith

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Client Report (3)

2750 N AUGUSTINE ST Mesa, AZ 85207

\$300,000

	5139905 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$121.21 Year Built: 2007 Pool: Community Encoded Features: 43FRDO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 5,541 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: las Sendas at Trailridge Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell to Ridgecrest, South on Ridgecrest to 1st gated community on West (Nance St). Through gate go north and follow Nathan to Augustine. North to home.

Public Remarks: Beautiful home located in the coveted Gated TrailRidge at Las Sendas Community. Completely remodeled, nothing is left to do, from the 20 inch tile laid diagonally to the handmade railing with the detail that is found in many custom homes, you will love the custom plantation shutters. As you walk into your kitchen and glance around you notice several things; first the amount of countertops, second the stainless steel double oven, you cannot believe you have a gas range, and then you notice your stainless steel French door refrigerator..all Whirlpool. Out the kitchen window you'll notice the view of a professionally landscaped yard and view of Phoenix and surrounding mountains city.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio; Balcony/Deck(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Full; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-713 Lot Number: 26 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,167/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480.551.4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 125 / 125 Status Change Date: 11/06/2014 Close of Escrow Date: 11/26/2014 Off Market Date: 11/05/2014	List Price: \$309,000 Sold Price: \$300,000 Sold Price/SqFt: \$121.21 Loan Type: VA Loan Years: 30 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: Copper Cactus Properties (coca001)

Prepared by Chris and
Michele Keith

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Client Report (4)

7445 E EAGLE CREST DR 1018 Mesa, AZ 85207

\$328,000

	5188841 Residential Townhouse Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,762 / County Assessor Price/SqFt: \$186.15 Year Built: 2003 Pool: Community Encoded Features: 22RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached
	Approx Lot SqFt: 10,741 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Cachet Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and Thomas **Directions:** East on Eagle Crest Drive to Cachet on right. Through gate to home on right, Unit 1018.

Public Remarks: Highly upgraded single level town home in the gated community of Cachet at Las Sendas. Courtyard entry leads you to beautiful foyer with inlay mosaic flooring and spacious open floorplan. Kitchen is finished with upgraded cherry cabinetry, granite countertops, large kitchen island, pantry, stainless appliances, breakfast bar, and sitting area that overlooks front courtyard. Kitchen opens to dining area and great room with fireplace and exterior access. Master suite sets apart from additional bedroom and office with luxurious bath and large walk in closet, walk in shower, and oversized tub. Professionally landscaped backyard with extensive paver patio, built in BBQ, fountain and private seating area in a garden like setting. Home adorned with plantation shutters. Two car garage.

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: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; 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 Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y	Unit Style: All on One Level; Two Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-625 Lot Number: 1018 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,948/2013 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; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$350	HOA Name: First Service HOA Telephone: 480-551-4300
HOA 2 Y/N: Y / \$168 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: PMG- Cachet HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: N / /	
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Blanket Ins Policy; Pest Control; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$273.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 12 / 12 Status Change Date: 11/13/2014 Close of Escrow Date: 11/13/2014 Off Market Date: 11/02/2014	List Price: \$336,000 Sold Price: \$328,000 Sold Price/SqFt: \$186.15 Loan Type: Cash Loan Years: 0 Payment Type: Other	Special Listing Cond: N/A

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

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (5)

3612 N SONORAN HTS Mesa, AZ 85207

\$390,000

	5117062 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 4,025 / Owner Price/SqFt: \$96.89 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRDXP3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 10,337 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: La Joya Community High 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:** Take 202 to McDowell exit, go west on McDowell, then go east of power. Take a right on eagle crest. Then a right on saddleback. 3rd right to sonoran heights and enter gate code. Then follow to address

Public Remarks: Don't forget to watch the Aerial Robot Video of the property!!! Days on market reflect remodeling time... A remodeled 4000+ sqft home in Las Sendas for 409k and has a remodel one!!! Walk in with lots of equity... New Laminate wood flooring, new posh carpet. Granite throughout with custom mosaic back splash!! New sinks and faucets in every room. New lighting fixtures and ceiling fans. New interior and exterior paint. Super open floor plan, Foyer & Dining room ceilings over 20' ft. extra sq footage added and professionally done, awesome bonus room. Deck off the master to enjoy the mountain views and lifestyle. Huge backyard and play pool for the family or party time. What this house has to offer for the value is second to none Las Sendas, seller must seller and the opportunity is now for you

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private; Fenced Pool; Heated Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Workout Facility	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Wall Oven(s); Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Contemporary Const - Finish: Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block; Partial Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-256 Lot Number: 192 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,001/2013 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: Disclosures: Other (See Remarks) Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$207 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 4803578780
HOA Transfer Fee: \$400		
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: \$69
Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 180 / 180 Status Change Date: 11/18/2014 Close of Escrow Date: 11/17/2014 Off Market Date: 11/12/2014	List Price: \$409,900 Sold Price: \$390,000 Sold Price/SqFt: \$96.89 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: SWO Properties (swop01)

Prepared by Chris and
Michele Keith

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Client Report (6)

7562 E TASMAN CIR Mesa, AZ 85207

\$447,000

 <p>©2014 ARMLS</p>	5169050 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,551 / County Assessor Price/SqFt: \$175.23 Year Built: 2002 Pool: Both Private & Community Encoded Features: 32.5RDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,646 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Desert Oasis 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 Eagle Crest, North into Pinnacle Point gate, West on Torrey Point Street, East on Tasman Circle to home on left.

Public Remarks: Very complete cul-de-sac home in highly desirable Las Sendas. Original owners have taken impeccable care of this gorgeous move in ready home. Upon entering this home you are drawn to the oversized great room with fireplace with exterior access. Great room opens to remodeled gourmet kitchen. Kitchen features oversized unique granite slab counter tops and backsplashes, GE Profile stainless appliances, updated cabinetry, large pantry, eat in area overlooking resort like backyard. Backyard includes covered patio, salt water pool with scuppers, separate spa, outdoor fireplace, outdoor kitchen area with BBQ and fridge, grassy area, all surrounded by lush mature landscaping for privacy. Master bath with granite surround tub, European shower, granite countertops/new fixtures. Brazilian hardwood

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; 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); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Unit Style: All on One Level Const - Finish: Painted Construction: Block; 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 Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones; Solar Tubes	County Code: Maricopa Legal Subdivision: PINNACLE POINT AT LAS SENDAS AN: 219-18-309 Lot Number: 31 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,885/2013 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 / Quarterly HOA Transfer Fee: \$400	HOA Name: First Service	HOA Telephone: 480-551-4300	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / 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 Imprv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 20	List Price: \$449,000	Special Listing Cond: N/A
Status Change Date: 11/05/2014	Sold Price: \$447,000	Status Update: Multiple Offers Recd
Close of Escrow Date: 11/05/2014	Sold Price/SqFt: \$175.23	
Off Market Date: 09/29/2014	Loan Type: VA	
	Loan Years: 15	
	Payment Type: Fixed	
	Buyr Concess to Sell: 1 %	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (7)

8063 E ECHO CANYON ST Mesa, AZ 85207

\$835,000

 <p>©2014 ARMLS</p>	5175529 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,982 / County Assessor Price/SqFt: \$280.01 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43RXPSAO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 44,631 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Custom Hun Block: 8000 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell to light at Ridgecrest. North/left on Ridgecrest to Echo Canyon (Walking Stick). Through gate to home at the corner of Echo Canyon and Sierra Morena.

Public Remarks: Beautiful Custom Single Level Home in Desired Walking Stick in Las Sendas on Acre+ Lot. Breathtaking City, Night Light Views await you from the minute you walk in the Front Door-From the privacy of your Negative Edge Salt Water Heated Pool and Spa, Great Room, Gourmet Kitchen, and Master Bedroom. Interior appointed features include Alder Cabinets, Granite Countertops, Slate Flooring, Stainless Steel Appliances, 8' Alder Doors Through Out, Master Suite with Jetted Tub. Exterior Features Include Remote Controlled Sun Screens, Gas Firepit, BuiltIn BBQ, Expansive View Deck for 360 Degree Viewing & Relaxing. Extended 3 Car Epoxy Garage. Home includes Previously Approved Permitted Plans for Additional 1300 sq. ft. Living Space & Additional 2 Car Garage w/Drive Through Access from Both Streets. E

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage; Separate Strge Area Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Corner Lot; City Light View(s); Mountain View (s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crttyrd(s); Built-in BBQ Features: Skylight(s); Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Master Bedroom: Split; Downstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Contemporary Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Foam; Other (See Remarks) Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: WALKING STICK AT LAS SENDAS AMD AN: 219-18-723 Lot Number: 123 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,307/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / 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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: % 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 50 / 50	List Price: \$950,000	Special Listing Cond: N/A
Status Change Date: 11/12/2014	Sold Price: \$835,000	
Close of Escrow Date: 11/11/2014	Sold Price/SqFt: \$280.01	
Off Market Date: 11/12/2014	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 ONE Group (reog01)

Prepared by Chris and
Michele Keith


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Client Report (8)

4244 N DESERT OASIS CIR Mesa, AZ 85207

\$960,000

	5105423 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 3,419 / Builder Price/SqFt: \$280.78 Year Built: 2004 Pool: Both Private & Community Encoded Features: 44.5RXPSQAO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 63,407 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: Las Sendas Hidden Canyon Tax Municipality: Maricopa - CITY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Paramount Hun Block: Map Code/Grid: P42 Bldg Number: </p>
<p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>	<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power & Thomas **Directions:** East on Eagle Crest. North to Desert Gates (Enter @ Mountain gate sign). West onto Western Hills To Hidden Canyon Gate. Thru gate 1st left @ Summit. Turns into Desert Oasis. Home on Left

Public Remarks: This home is a MUST see! An open floor plan offers plenty of room for guests and indoor/outdoor space to entertain. Magnificent views surround this home situated on over an acre with city lights and mountain views as far as the eye can see. Luxury amenities not to be missed include a guest casita, all new travertine decking around the pool, en-suite bedrooms, and an oversized 3 car garage with epoxy & built in cabinets to name a few. Plenty of storage throughout and a view deck to take in the sunsets! Exceptional care, meticulous attention to detail and ready to move-in! The gated, affluent community of Las Sendas is nestled amongst the desert uplands & is close to shopping, dining & golf. Additional Las Sendas amenities include 2 pools/spas, tennis/golf, hiking/biking trails, parks & more

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace Property Description: Hillside Lot; City Light View(s); Mountain View (s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio (s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s) Features: Intercom; Roller Shields; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane; Low-E </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Guest Qtrs-Sep Entrn </p>	<p> Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: HIDDEN CANYON AT LAS SENDAS AN: 219-18-811 Lot Number: 5 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,432.62/2013 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 </p>

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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / 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
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CDOM/ADOM: 211 / 211	List Price: \$998,000	Special Listing Cond: N/A
Status Change Date: 11/21/2014	Sold Price: \$960,000	
Close of Escrow Date: 11/20/2014	Sold Price/SqFt: \$280.78	
Off Market Date: 11/21/2014	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: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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