



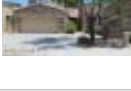


Client View

19 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$143,000 7226 E Northridge ST Mesa, AZ 85207 Closed / 4647934	Las Sendas	3	2	1,372	Community	109.26 / 104.23	144	12/02/2011
2		\$152,000 7320 E MILLS ST Mesa, AZ 85207 Closed / 4614822	Windsong	3	2.5	1,856	Community	86.15 / 81.9	159	12/31/2011
3		\$190,000 7349 E NORTHRIDGE CIR Mesa, AZ 85207 Closed / 4663482	Las Sendas	3	2	1,762	Private	116.29 / 107.83	45	12/13/2011
4		\$195,000 3055 N Red Mountain -- 122 Mesa, AZ 85207 Closed / 4640110	Ironwood Pass Unit 2 at Las Sendas	3	2	1,571	Community	133.61 / 124.12	82	12/23/2011
5		\$200,000 7244 E NANCE ST Mesa, AZ 85207 Closed / 4634508	LAS SENDAS	4	2.5	2,835	None	82.89 / 70.55	131	12/28/2011
6		\$200,000 3055 N Red Mountain -- 116 Mesa, AZ 85207 Closed / 4634538	Las Sendas	4	2.5	2,150	Both	97.67 / 93.02	130	12/23/2011
7		\$237,000 2712 N STERLING ST Mesa, AZ 85207 Closed / 4654768	GRAYFOX LAS SENDAS	4	2	2,276	Both	116.39 / 104.13	25	12/09/2011
8		\$247,000 3055 N RED MOUNTAIN RD 200 Mesa, AZ 85207 Closed / 4533763	Ironwood Pass - Las Sendas	3	2	1,756	Both	143.51 / 140.66	147	12/01/2011
9		\$250,000 3618 N DESERT OASIS -- Mesa, AZ 85207 Closed / 4673714	Las Sendas	3	2	1,571	Both	162.32 / 159.13	9	12/19/2011
10		\$314,000 3845 N BARRON -- Mesa, AZ 85207 Closed / 4593876	Las Sendas, in the Highlands	4	2	2,226	Both	148.2 / 141.06	201	12/15/2011
11		\$320,000 7526 E PEARL CIR Mesa, AZ 85207 Closed / 4619481	Las Sendas	3	2	2,226	Both	145.51 / 143.76	127	12/19/2011
12		\$320,000 7555 E PEARL CIR Mesa, AZ 85207 Closed / 4655103	The Terraces Las Sendas	5	3	2,732	Both	126.28 / 117.13	36	12/06/2011
13		\$330,000 7445 E EAGLE CREST DR 1085 Mesa, AZ 85207 Closed / 4583817	Cachet at Las Sendas	3	3.5	2,585	Community	128.82 / 127.66	208	12/16/2011
14		\$342,500 7346 E RED HAWK ST	Las Sendas	4	2.5	2,757	Both	126.95 / 124.23	29	12/15/2011

15		Mesa, AZ 85207 Closed / 4670220 \$390,000 3834 N CANYON WASH CIR Mesa, AZ 85207 Closed / 4575235	Las Sendas	5	3	3,330	Both	120.09 / 117.12	203	12/28/2011
16		\$435,000 7130 E SADDLEBACK ST 44 Mesa, AZ 85207 Closed / 4663432	Las Sendas	5	5	4,452	Community	105.35 / 97.71	94	12/01/2011
17		\$450,000 8034 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 4633052	Las Sendas	4	3	2,942	Community	162.81 / 152.96	65	12/12/2011
18		\$484,000 8152 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 4644855	Las Sendas	4	3	3,017	Community	172.03 / 160.42	55	12/09/2011
19		\$615,000 4205 N HIGHVIEW -- Mesa, AZ 85207 Closed / 4658975	LAS SENDAS	4	4.5	4,047	Community	168.03 / 151.96	29	12/15/2011

Prepared by Chris and
Michele Keith


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Client Report (1)

7226 E Northridge ST Mesa, AZ 85207

\$143,000

	4647934 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,372 / County Assessor Year Built: 2002 Pool: Community Encoded Features: 32FRDXO2G Approx Lot SqFt: 4,119 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Windsong at Las Sendas Planned Cmty Name: Model: Builder Name: Maracay Hun Block: 7200 E Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East on McDowell, South on Ridgecrest, West on Norwood (thru gates), Right on Raven, Left on Northridge to property on right.

Public Remarks: Not a Short Sale or REO in a Gated Las Sendas Community! This home is loaded with upgrades - and it looks beautiful! Home has beautiful off-set tile, upgraded carpet, gorgeous light fixtures and fans, and beautiful 2-tone paint! Kitchen features Corian c-tops, upgraded cabinets, undermount sink, pantry, and black appliances w/ refrigerator! Master showcases a deep jetted jacuzzi, make-up vanity, and a large closet! Open floorplan with great room, formal dining room, breakfast bar, den/office, and large bedrooms! Upgraded interior doors w/ lever door handles, cabs in laundry, epoxy coated garage floor, custom built-in garage cabinets, covered patio, and a gas fireplace! 3rd bedroom shown as a Den/Office. You have to take a look at this one!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure Landscaping: Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio (s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Tubs with Jets Additional Bedroom: Master Bdrm Split Laundry: Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 219-25-441 Lot Number: 112 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,376/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / Quarterly HOA Transfer Fee: HOA Name: Windsong Las Sendas HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 144 / 47 Close of Escrow Date: 12/02/2011 Off Market Date: 11/25/2011	List Price: \$149,900 Sold Price: \$143,000 Sold Price/SqFt: \$104.23 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Liberty Properties & Associate (lipr16)

Prepared by Chris and Michele Keith

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Client Report (2)

7320 E MILLS ST Mesa, AZ 85207

\$152,000



4614822	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Approx SqFt: 1,856 / County Assessor Year Built: 2001 Pool: Community Encoded Features: 32.5RX2G2S Approx Lot SqFt: 4,113 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Windsong Tax Municipality: Mesa Marketing Name: Windsong at Las Sendas Planned Cmty Name: Las Sendas Model: N/A Builder Name: Maracay Hun Block: E Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** From Power & McDowell, head East and take a Right on Ridgecrest. Right on Norwood into Woodsong. Need Gate Code (In Realtor Section) Left on Raven. Right on Mills. House on Corner.

Public Remarks: Not a Short Sale. 2 Story home with over 1800sqft in the Gated community of Windsong at Las Sendas. 3 Bedroom + Den and 2.5 baths. Separate family a living rooms. Cozy gas fireplace in the Family room. Open kitchen that overlooks the Family room. 2 car garage and inside laundry room. Community pool.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure Landscaping: Desert Front Community Features: Community Pool; Community Spa; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Range/Oven Gas; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat; Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-360 Lot Number: 31 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,335/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$360 HOA Name: Windsong @ LasSendas HOA Telephone: 480-357-8780	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$20 / Quarterly HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone: 480-357-8780	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 159 / 160 Close of Escrow Date: 12/31/2011 Off Market Date: 12/19/2011	List Price: \$159,900 Sold Price: \$152,000 Sold Price/SqFt: \$81.9 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Lender Owned/REO

Listed by: Vantus Realty (vare001)

Prepared by Chris and Michele Keith


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Client Report (3)

7349 E NORTHRIDGE CIR Mesa, AZ 85207

\$190,000

	4663482 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,762 / County Assessor Year Built: 2002 Pool: Private Encoded Features: 32RXPO2G Approx Lot SqFt: 8,691 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Grayfox at Las Sendas Model: Builder Name: fulton Hun Block: 2800 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: McDowell & #202 **Directions:** E.on McDowell S. on Ridgecrest turn left on Northridge....

Public Remarks: offer submitted waiting for addendums What a dream home! Wait till you see the backyard with the private pool, built-in BBQ & fireplace. Freshly painted interior and carpets cleaned. Little accent decor with stone and cabinets in entertainment center in great room. Split floorplan. Selling in AS IS condition- Fannie Mae Property - you can own for only 3% own with homepath financing.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace Exposure Property Description: North/South Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Built-in BBQ Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher Master Bathroom: Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Architecture: Ranch 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 Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-584 Lot Number: 116 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,586/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$0 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 45 / 45 Close of Escrow Date: 12/13/2011 Off Market Date: 12/02/2011	List Price: \$204,900 Sold Price: \$190,000 Sold Price/SqFt: \$107.83 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO Status Update: Multiple Offers Recd

Listed by: 1st Class Property Experts, LLC (gbem01)

Prepared by Chris and Michele Keith

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Client Report (4)

3055 N Red Mountain -- 122 Mesa, AZ 85207

\$195,000

	4640110 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Approx SqFt: 1,571 / County Assessor Year Built: 1996 Pool: Community Encoded Features: 32RDO2G Approx Lot SqFt: 6,059 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
©2011 ARMLS	Subdivision: Ironwood Pass Unit 2 at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power/Thomas **Directions:** East on Eagle Crest (Thomas) South on Red Mountain to Ironwood Pass Gate on your left. There are signs in neighborhood to direct you to the Unit number.

Public Remarks: Stunning in Las Sendas! This home is a must see! Upgrades galore including a beautiful architectural enhancement which adds beauty and livability. This is not a short sale or bank owned home. It is a beautifully maintained and upgraded traditional sale with many added features including granite, tile, bay window exit from Master to backyard. Beautiful views as home backs to a preserve. Private luxury living at it's finest!

			Living Room
Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; Cul-De-Sac Lot; Mountain View(s) Landscaping: Gravel/Stone Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); 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 Flooring: Carpet; Wood	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 219-19-058 Lot Number: 122 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,444/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317 / Quarterly HOA Transfer Fee: HOA Name: AAM HOA Telephone: 602-906-4940	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Other (See Remarks) Assoc Rules/Info: Other (See Remarks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 82 / 82 Close of Escrow Date: 12/23/2011 Off Market Date: 11/22/2011	List Price: \$209,900 Sold Price: \$195,000 Sold Price/SqFt: \$124.12 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: West USA Realty (wusa04)

Prepared by Chris and Michele Keith

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Client Report (5)

7244 E NANCE ST Mesa, AZ 85207

\$200,000



4634508	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Approx SqFt: 2,835 / County Assessor Year Built: 2007 Pool: None Encoded Features: 42.5RO2G2S Approx Lot SqFt: 0 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 3000 N Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER ROAD AND MCDOWELL ROAD **Directions:** EAST TO RIDGECREST SOUTH TO NANCE WEST TO RANE NORTH SOUTH TO NANCE WEST TO PROPERTY

Public Remarks: SUPERB 4 BD, 3 BATH + LOFT, 3 CAR TANDUM~DRAMATIC COURTYARD BRICK PAVED ENTRY, OPENS TO CIRCULAR FOURIER WHICH LEADS INTO FAMILY GREATROOM AND GREATROOM IT IS HUGE~CHEF'S KITCHEN W/CENTER ISLAND, BREAKFAST NOOK W/BAY WINDOW, GAS RANGE, GRANITE SLAB~4TH BEDROOM DOWNSTAIRS W/BATH~WOOD SPINDLE/IRON STAIR-RAILING LEADS TO SECOND FLOOR~TREMENDOUS SIZE MASTER BD SUITE W/BAY WINDOW, BATH HAS DUAL SINK VANITY, SEPARATE TUB AND SHOWER AND HUGE WALK-IN~SECONDARY/THIRD BEDROOMS GOOD SIZE AS WELL~SECOND FLOOR LAUNDRY ROOM

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: 9+ Flat Ceilings Mfg Home Features: Multi-Wide Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry; Walk-in Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Great Room; Loft Basement Description: None	Architecture: Territorial/Santa Fe 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); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 219-25-780 Lot Number: 93 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,234/2010 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Tenant Rights

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$261 / Quarterly HOA Transfer Fee: HOA Name: LAS SENDAS HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 131 / 131 Close of Escrow Date: 12/28/2011 Off Market Date: 12/29/2011	List Price: \$235,000 Sold Price: \$200,000 Sold Price/SqFt: \$70.55 Loan Type: Cash Loan Years: 30 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Trilogy Realty (trlg01)

Prepared by Chris and Michele Keith

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4634538	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Approx SqFt: 2,150 / County Assessor Year Built: 1996 Pool: Both Private & Community Encoded Features: 42.5FRDPO2G Approx Lot SqFt: 9,292 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/McDowell **Directions:** East on McDowell, N on Ridgecrest, W on Red Mountain, N into Ironwood Pass, 1st left to home.

Public Remarks: Pack your bags and move on in. This fantastic home has so much to offer. Gated community, situated on a quiet Cul de Sac that backs to a natural wash. Open floor plan with vaulted ceilings, formal dining/living. Kitchen offers upgraded cabinets, new SS/stove, granite countertops, large breakfast nook with elegant bay window opens to family room. Upstairs features 3 large bedrooms and spacious loft, perfect for office, den or a 4th bedroom. Tile and wood flooring throughout. Huge back yard oasis designed for low maintenance with natural wash and mountain views, patio, fire pit, 2 grass areas with artificial grass and pebble tec pool. Garage has tons of built in storage. Las Sendas offers clubhouse, restaurants, 2 heated pools, tennis, 18 hole champion golf course, close to the 202

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: Firepit Property Description: Cul-De-Sac Lot; Adjacent to Wash Landscaping: Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Tile; Wood	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Loft Basement Description: None	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi- Zones	County Code: Mohave Legal Subdivision: AN: 219-19-052 Lot Number: 116 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,847.7/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Self Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 130 / 130 Close of Escrow Date: 12/23/2011 Off Market Date: 12/28/2011	List Price: \$210,000 Sold Price: \$200,000 Sold Price/SqFt: \$93.02 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req Status Update: SS Offr Submtnd Lendr

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

Client Report (7)

2712 N STERLING ST Mesa, AZ 85207

\$237,000

 <p>©2011 ARMLS</p>	<p>4654768 Residential Single Family - Detached Closed</p>	
	<p>Beds/Baths: 4 / 2 Approx SqFt: 2,276 / Builder Year Built: 2002 Pool: Both Private & Community Encoded Features: 42RDXPO2.5G Approx Lot SqFt: 9,501 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached</p>	<p>Subdivision: GRAYFOX LAS SENDAS Tax Municipality: Maricopa - CITY Marketing Name: GRAYFOX LAS SENDAS Planned Cmty Name: GRAYFOX Model: Builder Name: FULTON Hun Block: 7500 N Map Code/Grid: Q41 Bldg Number:</p>
	<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont</p>	<p>High School Dist #: 004 - Mesa Unified District High School: Red Mountain</p>

Cross Streets: POWER & MCDOWELL **Directions:** EAST ON MCDOWELL TO STERLING. SOUTH TO HOME

Public Remarks: BEAUTIFUL, WELL APPOINTED. GORGEOUS MARBLE FLOORING IN KITCHEN, BATHROOMS, PERGO HARDWOOD FLOORS IN LIVING RM & MASTER. OPEN FLOOR PLAN, PERFECT FOR ENTERTAINING. CONTEMPORARY FEEL, GRANITE & UPDATED FIXTURES IN KITCHEN/BATHS. 4 FULL BEDROOMS (SOME WITH WALKIN CLOSETS) PLUS DEN. SEP. FORMAL LIVING/FAMILY ROOMS WITH DINING IN LIVING ROOM. LARGE LOT FEATURES PLAY POOL WITH ROCK WATERFALL AND SEPARATE CHILDRENS PLAY AREA. LOTS OF SPACE ON EITHER SIDE OF THE HOME AND EVEN AN RV GATE FOR THE TOYS. 2.5 CAR GARAGE IS HUGE AT 26' DEEP, PLENTY OF ROOM FOR THE LARGE TRUCK OR EVEN A BOAT! THIS HOME IS VERY WELL TAKEN CARE OF AND LIKE NEW. SS APPLIANCES AND FRONT LOADER WASHER/DRYER INCLUDED. AWARD WINNING COMMUNITY WITH WALKING/HIKING PATHS, POOLS, TENNIS, GOLF ETC

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2.5 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage; RV Gate Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Childrens Play Area Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood</p>	<p>Kitchen Features: Range/Oven Elec; 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 Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR Other Rooms: Den/Office Basement Description: None</p>	<p>Architecture: Ranch; Contemporary 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 Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-508 Lot Number: 40 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,111.26/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information			
<p>HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:</p>	<p>HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:</p>	<p>Association Fee Incl: Common Area Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 25 / 25 Close of Escrow Date: 12/09/2011 Off Market Date: 10/26/2011</p>	<p>List Price: \$264,900 Sold Price: \$237,000 Sold Price/SqFt: \$104.13 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: HomeSmart (crl11)

Prepared by Chris and Michele Keith
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Client Report (8)

3055 N RED MOUNTAIN RD 200 Mesa, AZ 85207

\$247,000



4533763 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
Approx SqFt: 1,756 / County Assessor
Year Built: 1997
Pool: Both Private & Community
Encoded Features: 32FRDP2G
Approx Lot SqFt: 5,907 / County Assessor
Apx Lot Size Range: 1 - 7,500
Exterior Stories: 1
of Interior Levels: 1
Dwelling Type: Single Family - Detached

Subdivision: Ironwood Pass - Las Sendas
Tax Municipality: Mesa
Marketing Name: Ironwood Pass
Planned Cmty Name: Las Sendas
Model: Morning Dove
Builder Name: Blandford
Hun Block: 7000 E
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: McDowell & Power Roads **Directions:** E on McDowell to Ridgcrest, L on Ridgcrest to Red Mountain Road, L on Red Mountain Road to second Ironwood Pass Gate (directly across from Las Sendas Elementary School), R thru gate to Unit #200.

Public Remarks: Absolutely pristine condition! Tastefully upgraded. Save this one to show last because they don't come any nicer. Backs up to open wash for enhanced privacy. Kitchen features recessed lighting, upgraded oak cabinets, Corian tops on counters and center island, full complement of appliances including Bosch dishwasher. Custom 20" tile throughout plus plantation shutters, oak front door, steel security door, water softener and RO system. Two car garage with built-in storage cabinets and pull-down ladder. Ceiling fans in MBR and DR do not convey.

Master Bedroom	16 13	Bedroom 2	10 10	Bedroom 3	10 10	Dining Room	16 12	Living Room	16 12
		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 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio Features: Vaulted Ceiling(s); No Interior Steps; 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 Add'l Property Use: None Flooring: Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Dwnstrs; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2006; Floor Partial/Full: Partial; Kitchen Yr Updated: 2006; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2006; Bath (s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-136 Lot Number: 200 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,607/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center: Y Rec Center Fee: \$0 Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 147 / 148 Close of Escrow Date: 12/01/2011 Off Market Date: 10/31/2011	List Price: \$252,000 Sold Price: \$247,000 Sold Price/SqFt: \$140.66 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and Michele Keith


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Client Report (9)

3618 N DESERT OASIS -- Mesa, AZ 85207

\$250,000

	4673714 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Approx SqFt: 1,571 / County Assessor Year Built: 1998 Pool: Both Private & Community Encoded Features: 32RPO2G2S Approx Lot SqFt: 7,170 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power Road & Eagle Crest **Directions:** East on Eagle Crest; Right on Saddleback; Right on N. Desert Oasis to home

Public Remarks: Don't miss out on an opportunity to own your own slice of Paradise. This remodeled 3B/2B 1571 Sq. Ft. has it all. The remodeled eat-in kitchen with its Tuscan finished cabinets, granite countertops, & plant shelves open to large family room. The oversized windows give you breathtaking views of the backyard resort with the golf course & mountains just beyond. The large master suite offers privacy, space & the same incredible views. You have your own door leading to the backyard as well. Fresh paint, granite & Tuscan finished cabinets through-out. Desert landscaping with private pool. Las Sendas is a premier community in an awesome location and this house is has it all!

Master Bedroom 17.6 14	Bedroom 2 10.11 12	Bedroom 3 11.11 10.7	
	Family Room 23.9 13.8		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None Items Updated: Kitchen Yr Updated: 2011; Bath(s) Yr Updated: 2011	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 Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-082 Lot Number: 234 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,302.72/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317 / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: %0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 9 / 9 Close of Escrow Date: 12/19/2011 Off Market Date: 11/17/2011	List Price: \$255,000 Sold Price: \$250,000 Sold Price/SqFt: \$159.13 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Cactus Realty Consultants (mrgr01)

Prepared by Chris and Michele Keith

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	4593876 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Approx SqFt: 2,226 / County Assessor Year Built: 1999 Pool: Both Private & Community Encoded Features: 42FRDP2.5G Approx Lot SqFt: 7,860 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Subdivision: Las Sendas, in the Highlands Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Sagewood Builder Name: Blandford Hun Block: 7650 E Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas onto Eaglecrest **Directions:** Power & Thomas, East into Eaglecrest, Right on Saddleback to Stop sign, Neighborhood of Highlands is directly across the street in front of you at stop sign, left to home.

Public Remarks: PRICE JUST REDUCED ... get it before its gone ... MOVE IN READY ... Located in the heart of scenic Las Sendas, this home is well cared for, warm and inviting, in excellent condition, and features the very popular Sagewood floor plan. Single level, four bedroom, two bath, with open and spacious living. Mountain views, natural desert wash behind home offers privacy, just a short walk to the Trailhead Athletic Club at Las Sendas and short distance to the Las Sendas Golf Clubhouse. Plantation shutters, pebbletec pool, covered patio. Beautifully updated kitchen in 2008 features granite countertops and stainless steel appliances. This home is a must see!

Master Bedroom	16 14	Bedroom 2	11 12	Bedroom 3	11 12	Bedroom 4	10 11	Living Room	13 13
		Family Room	25 13	Kitchen	12 9	Dining Room	14 10	Other	9 10

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2.5 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None Items Updated: Kitchen Yr Updated: 2008	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS AN: 219-18-089 Lot Number: 331 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$1,992.7/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Club; Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 201 / 201 Close of Escrow Date: 12/15/2011 Off Market Date: 12/19/2011	List Price: \$329,900 Sold Price: \$314,000 Sold Price/SqFt: \$141.06 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

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Client Report (11)

7526 E PEARL CIR Mesa, AZ 85207

\$320,000



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4619481	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 2,226 / County Assessor Year Built: 1999 Pool: Both Private & Community Encoded Features: 32RDXP3O3G Approx Lot SqFt: 9,726 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Great Room Sagewood Builder Name: Blandford Hun Block: 3050 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** E on McDowell to Ridgcrest North to Portia (The Terraces) East to Sawyer South to Pearl.

Public Remarks: WOW! Incredibly popular Sagewood Great Room loaded with upgrades! Step out onto your covered patio and enjoy your heated pebble-tec pool/spa and mountain views. The seller just replaced every sqft of flooring with beautiful 18' tile and plush carpet, given the interior a fresh coat of two-tone paint, installed Venetian Gold slab granite in the kitchen, new stainless steel appliances including the fridge & gas range, replaced the plumbing & door hardware with oil rubbed bronze, installed upgraded fans & lighting throughout and so much more!!! Come enjoy a great home and the amazing community of Las Sendas with world class golf, tennis, pools, parks, hiking & recreation center.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Golf Cart Garage; RV Gate Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Border Pres/Pub Lnd; Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio (s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	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 Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-518 Lot Number: 252 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,356/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$261 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 127 / 127 Close of Escrow Date: 12/19/2011 Off Market Date: 11/30/2011	List Price: \$323,900 Sold Price: \$320,000 Sold Price/SqFt: \$143.76 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: West USA Realty (wusa06)

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.

Wednesday, January 04, 2012 © 2012 MLS and FBS.
3:04 PM



4655103	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Approx SqFt: 2,732 / Builder Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRDPS3G Approx Lot SqFt: 14,384 / Builder Apx Lot Size Range: 12,501 - 15,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: The Terraces Las Sendas Tax Municipality: Maricopa - CITY Marketing Name: THE TERRACES LAS SENDAS Planned Cmty Name: LAS SENDAS Model: PALO VERDE Builder Name: BLANDFORD Hun Block: 3050 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & MCDOWELL **Directions:** MCDOWELL EAST TO RIDGECREST. NORTH TO PORTIA ST., SOUTH (RIGHT) INTO THE TERRACES ENTRANCE. RIGHT ON SAWYER AND IMMEDIATE LEFT ON PEARL TO HOME ON RIGHT.

Public Remarks: NOT a short sale or bank owned. Beautiful & well maintained popular Palo Verde model. Oversized pie shaped 1/3 acre cul-de-sac lot. Well manicured lush backyard landscape. Built-in bbq with seating, fountain, fire pit, pool and spa is an entertainers dream. Kitchen complete with granite countertops, gas cook top/range, island seating all OPEN to great room. Neutral colors, fresh paint, new carpet, ready to move in! One bedroom & full bath downstairs, four bedrooms and 2 full baths upstairs. Vaulted ceilings & large rooms offer plenty of space for the family. Gated neighborhood in Las Sendas offering community pools, tennis, golf, hiking paths, parks, city light & mountain views throughout the award winning, master planned community. A true desert beauty!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); 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; Tile	Kitchen Features: Cook Top Gas; Disposal; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2011	Architecture: Other (See Remarks) Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd Energy/Green Feature: Sunscreen(s); Multi-Pane Wndws; Multi-Zones	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: \$2,628.48/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 36 / 36 Close of Escrow Date: 12/06/2011 Off Market Date: 11/07/2011	List Price: \$345,000 Sold Price: \$320,000 Sold Price/SqFt: \$117.13 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl11)



4583817	Residential	Townhouse	Closed
Beds/Baths: 3 / 3.5 Approx SqFt: 2,585 / Builder Year Built: 2004 Pool: Community Encoded Features: 33.5RXO2G Approx Lot SqFt: 1,365 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse		Subdivision: Cachet at Las Sendas Tax Municipality: Mesa Marketing Name: Cachet Planned Cmty Name: Las Sendas Model: Regal Builder Name: Cachet Hun Block: 3600 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Eagle Crest Drive **Directions:** East on Eagle Crest Drive; (Entrance to Las Sendas) Right at Cachet Townhomes; Thru gate than Right to Unit 1085. Guest parking across from property.

Public Remarks: Resort styled living at its best! Unit 1085 is on a premium lot backing to the greenbelt with a private gate leading to the beautifully designed clubhouse w/exercise equipment, community heated pool & spa. No need to preview! Original owners spared no expense w/\$75,000 in upgrades including the builders option for a 2nd master suite upstairs. Cachet is the only subdivision of its kind in the award winning master planned community of Las Sendas. This two story model (Regal) is the largest. Gated courtyard, inviting foyer, security system, gourmet eat in kitchen w/granite counters, island, high end appliances w/pass through to formal dining in great room w/2 story ceilings & upgraded gas fireplace. Plantation shutters & tile in all the right places. (continued in supplement)

Master Bedroom	15 14	Bedroom 2	13 15	Bedroom 3	14 16		
		Loft	19 11	Kitchen	20 13		
				Great Room	22 15		


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Unassigned Parking Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Fireplace Property Description: Mountain View (s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) 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; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; 2 Master Baths Additional Bedroom: Master Bdrm Split; Other Bdrm Split; 2 Master Bdrms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Den/Office; Loft Basement Description: None	Architecture: Santa Barbara/Tuscan Building Style: String Unit Style: Two Levels; Two Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-692 Lot Number: 1085 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,071/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$159 / Monthly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: \$270 / Quarterly HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 208 / 208 Close of Escrow Date: 12/16/2011 Off Market Date: 12/06/2011	List Price: \$333,000 Sold Price: \$330,000 Sold Price/SqFt: \$127.66 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

	4670220 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Approx SqFt: 2,757 / County Assessor Year Built: 1998 Pool: Both Private & Community Encoded Features: 42.5FRDXPS3G Approx Lot SqFt: 9,365 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Boulder Mnt at Las Sendas Planned Cmty Name: Las Sendas Model: Sonoran Builder Name: Blanford Hun Block: 3525 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas (Eagle Crest) **Directions:** East on Eaglecrest. Right on Saddleback, Right on Eagle Canyon (Boulder Mountain Subdivision) Thru gate, straight on Eagle Canyon turns into Red Hawk Street. Home will be on your left.

Public Remarks: Beautifully maintained Sonoran home in Boulder Mountain. Single level, master split floor plan, within gated community of Las Sendas. WOW factor upon entrance, with resort style rear yard just beyond living/dining room. Spacious 4 bed, 2.5 bath home. Not 1, but 2 fireplaces for all your entertainment needs. Spectacular mountain views of both Userly & Boulder Mountain. Close to 202, shopping, dining and all that Las Sendas has to offer. 2 community pools, tennis, golf, parks & walking trails. Pride of ownership everywhere you look. A must see!!

Master Bedroom	22 14	Bedroom 2	13 12	Bedroom 3	12 11	Bedroom 4	12 11	Living Room	17 15
		Family Room	17 16	Kitchen	15 10	Dining Room	17 12		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Gas Fireplace; Exterior Fireplace Property Description: Golf Course Lot; 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; Covered Patio (s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: 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	Kitchen Features: Range/Oven Gas; Cook Top Gas; Built-in Microwave; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-237 Lot Number: 173 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,729/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: Rossmar & Graham HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 29 Close of Escrow Date: 12/15/2011 Off Market Date: 11/30/2011	List Price: \$350,000 Sold Price: \$342,500 Sold Price/SqFt: \$124.23 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

	4575235 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Approx SqFt: 3,330 / County Assessor Year Built: 2000 Pool: Both Private & Community Encoded Features: 53FRDXPSO3G Approx Lot SqFt: 15,841 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Eaglefeather Planned Cmty Name: Las Sendas Model: Galaxy Builder Name: Blandford Hun Block: 0 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and Thomas **Directions:** E to Ridgecrest turn left(north) and follow around to right and it turns into EagleCrest and follow around until you reach Sugarloaf and turn Left or west. The gate will be stenciled with the #43 on

Public Remarks: Check out this beautiful property that backs to a wash for some privacy as well as views of Red Mountain and Usuary Pass. You can bike out of your garage onto to the trails. This homes has all you will ever need with a heated pool and spa in the backyard as well as a putting green and BBQ. Tile throughout this home in all the high traffic areas and carpet in bedrooms. This is a short sale that needs bank approval. Come by and take a look, it has all you will need in your next home. We have a pre-approval at 390,000. Previous buyer walked.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Border Pres/Pub Lnd; Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Private Street(s); Pvt Yrd(s)/CrtYrd (s); Built-in BBQ Features: Skylight(s); Vaulted Ceiling (s); Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin 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 FR; Breakfast Room Other Rooms: Family Room; Great Room; Library-Blt-in Bkscse; Den/Office; Bonus/Game Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Pool Partial/Full: Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi- Zones; Engy Star Appliances	County Code: Maricopa Legal Subdivision: EAGLEFEATHER AT LAS SENDAS AN: 219-18-250 Lot Number: 326 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,963/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$75 / Monthly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 203 / 203 Close of Escrow Date: 12/28/2011 Off Market Date: 11/16/2011	List Price: \$399,900 Sold Price: \$390,000 Sold Price/SqFt: \$117.12 Loan Type: Conventional Loan Years: 30 Payment Type: Adjustable Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Carvalho Real Estate Group (creg001)

Client Report (16)

7130 E SADDLEBACK ST 44 Mesa, AZ 85207

\$435,000

	4663432 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 5 Approx SqFt: 4,452 / County Assessor Year Built: 1999 Pool: Community Encoded Features: 55FRDXO3G Approx Lot SqFt: 13,643 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Exterior Stories: 1 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: The Golf Colony Planned Cmty Name: Las Sendas Model: Builder Name: Unknown Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: E. Eagle Crest Drive and E. Saddleback Street **Directions:** Power Rd north to Eagle Crest Dr. East on Saddleback St. Left at first gate.

Public Remarks: Back on the market after numerous renovations AND a PRICE REDUCTION!! Great home in the coveted Las Sendas Golf Colony. With 4 bedrooms, office, wine cellar, game room/2nd family room, this home is set for entertaining with family and friends. Enjoy an outdoor lifestyle with incredible mountain and city light views from the deck above the patio, along with the BBQ island and fire pit. You won't find a better per square foot price in the Las Sendas community! Seller motivated - bring ALL offers!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/CrtYrd(s); Childrens Play Area; Built-in BBQ Features: Skylight(s); Vaulted Ceiling (s); 9+ Flat Ceilings; Wet Bar(s) 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	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; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office; Basement; Bonus/Game Room; Exercise/Sauna Room Basement Description: Walkout; Finished; Full Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Roof Yr Updated: 2011; Roof Partial/Full: Partial	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Foam Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: GOLF COLONY AT LAS SENDAS AN: 219-17-052 Lot Number: 44 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,259/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / HOA Transfer Fee: HOA Name: PMG Services HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: \$0 / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	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	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 94 / 94 Close of Escrow Date: 12/01/2011 Off Market Date: 11/14/2011	List Price: \$469,000 Sold Price: \$435,000 Sold Price/SqFt: \$97.71 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and Michele Keith

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4633052 Residential Single Family - Detached Closed

Beds/Baths: 4 / 3
Approx SqFt: 2,942 / County Assessor
Year Built: 2003
Pool: Community
Encoded Features: 43FRDXO3G3S
Approx Lot SqFt: 8,521 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Exterior Stories: 1
of Interior Levels: 1
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name: Stonecliff at Las Sendas
Planned Cmty Name: Stonecliff at 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
Jr. High School: Fremont

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

Cross Streets: Power and Mcdowell **Directions:** East on Mcdowell, North on Ridgecrest, East on Las Sendas mountain, South into 2nd Stonecliff entrance (Pinnacle Ridge), thru gate, right on Teton, left on Highview, right on Sugarloaf Circle.

Public Remarks: The PERFECT HOME! VIEWS, VIEWS, AND MORE VIEWS! With no homes in front and no homes in back, this home has BOTH mountain and city light views! The interior is phenomenally clean, sporting 4 bed/3bath + Office! The kitchen has granite, upgraded maple cabinets, S/S appliances w/ 6 burner gas stove and 12 foot ceilings. Family room is open to the kitchen and has gorgeous built-in bookcases surrounding the fireplace. Large Master bed/bath takes this home over the top! The garage is just as nice w/ custom cabinets and the epoxy floor! Pavers in front AND back, cul-de-sac street, and PLANTATION SHUTTERS EVERYWHERE! If that's not enough, this is the closest subdivision (within walking distance) to the award winning Trailhead Members club!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Cist Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-116 Lot Number: 65 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,754/2010 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$367 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 65 / 65 Close of Escrow Date: 12/12/2011 Off Market Date: 10/29/2011	List Price: \$479,000 Sold Price: \$450,000 Sold Price/SqFt: \$152.96 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and
Michele Keith


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Client Report (18)

8152 E SUGARLOAF CIR Mesa, AZ 85207

\$484,000

	4644855 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Approx SqFt: 3,017 / County Assessor Year Built: 2004 Pool: Community Encoded Features: 43FRDXO3G3S Approx Lot SqFt: 9,060 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
©2011 ARMLS	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: 4100 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Eaglecrest Drive **Directions:** East on Eaglecrest Drive; Left on Las Sendas Mountain; Right on Pinnacle Ridge (Stonecliff Subdivision) Right on Teton; Left on Highview to home on corner of Highview and Sugarloaf.

Public Remarks: Beautiful Tuscan home in Stonecliff within Las Sendas. Desired corner lot on a single load street. Gated courtyard entrance w/brick pavers and stone fireplace. Nice backyard with lush landscaping, mt. and city views, built-in BBQ, and firepit. Plantation shutters, Gourmet kitchen w/granite counters, large island, stainless steel appliances, built-in refrigerator, 6 burner gas range. Family/Living room w/canterra fireplace. 3bedrooms. 4th room can be den or bedroom.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace; Firepit Property Description: Corner Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Built-in BBQ Features: Water Softener Owned Community Features: Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-126 Lot Number: 75 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,850/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / HOA Transfer Fee: HOA Name: las sendas HOA HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 55 / 55 Close of Escrow Date: 12/09/2011 Off Market Date: 11/05/2011	List Price: \$519,000 Sold Price: \$484,000 Sold Price/SqFt: \$160.42 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Call Realty, Inc. (crty02)

Prepared by Chris and Michele Keith

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Client Report (19)

4205 N HIGHVIEW -- Mesa, AZ 85207

\$615,000

	4658975 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4.5 Approx SqFt: 4,047 / County Assessor Year Built: 2004 Pool: Community Encoded Features: 44.5FRDXO3G Approx Lot SqFt: 12,766 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: RESIDENCE 7 Builder Name: BLANDFORD Hun Block: 3500 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER AND THOMAS **Directions:** POWER NORTH, RIGHT ON EAGLECREST, LEFT ON LAS SENDAS MOUNTAIN, LEFT ON STONE PEAK, RIGHT ON VALLEY VISTA, WRAPS AROUND TO HIGHVIEW, HOME ON THE RIGHT

Public Remarks: IMMACULATE TUSCAN HOME IN GATED GOLF COURSE COMMUNITY, VERY PRIVATE BACKYARD WITH MOUNTAIN VIEWS! GOURMET KITCHEN WITH GRANITE COUNTERTOPS AND CENTER ISLAND, 42" UPGRADED CABINETS, TILE BACKSLASH, BEAMS, UPGRADED FLOORING AND BREAKFAST ROOM. FAMILY ROOM OFF THE KITCHEN WITH GAS FP. FORMAL LIVING AND DINING ROOM. EACH BEDROOM HAS ITS OWN PRIVATE BATHROOM. OFFICE/DEN WITH BEAUTIFUL BUILT-IN CABINETS AND DOORS LEADING TO THE GATED COURTYARD. MASTER BEDROOM FEATURES A SITTING AREA, HIS AND HER SINKS, WALK-IN SHOWER AND SEPARATE GARDEN TUB, LARGE WALK-IN CLOSET WITH BUILT-IN SHELVING. LARGE LAUNDRY ROOM WITH PLENTY OF UPGRADED CABINETS AND A SINK. 3 CAR GARAGE WITH EPOXY FLOORING AND BUILT-IN CABINETS. PROFESSIONALLY LANDSCAPED BACKYARD WITH COVERED PATIO, BUILT-IN BBQ AND PLANT WALL.

Master Bedroom	18 17	Bedroom 2	12 13	Bedroom 3	13 13	Bedroom 4	14 18	Living Room	17 15
		Family Room	20 18	Kitchen	20 20	Dining Room	12 18	Office	12 18
						AZ Room/Lanai	15 30		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View (s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 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; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Kitchen Partial/Full: Partial; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-18-875 Lot Number: 24 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$4,478/2010 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$339 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVtBt; Rental OK (See Rmks); Clubhouse/Rec Center; FHA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 29 Close of Escrow Date: 12/15/2011 Off Market Date: 11/07/2011	List Price: \$680,000 Sold Price: \$615,000 Sold Price/SqFt: \$151.96 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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