












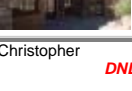


		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$183,900 7445 E EAGLE CREST DR 2065 Mesa, AZ 85207 Closed / 4502362	Cachet at Las Sendas	3	2	1,843	Both	113.02 / 99.78	1,290	01/21/2011
2		\$210,000 2652 N STERLING -- Mesa, AZ 85207 Closed / 4436263	LAS SENDAS	4	3	2,512	Community	113.46 / 83.6	199	01/31/2011
3		\$299,000 3261 N Boulder Canyon -- Mesa, AZ 85207 Closed / 4455482	Las Sendas at Desert Vista	5	3	2,732	Private	119.29 / 109.44	113	01/21/2011
4		\$300,000 7462 E ORION CIR Mesa, AZ 85207 Closed / 4489439	Las Sendas	3	2	2,226	Both	137.02 / 134.77	73	01/18/2011
5		\$335,000 3757 N LADERA CIR Mesa, AZ 85207 Closed / 4488989	Las Sendas	3	2	2,105	Community	166.22 / 159.14	14	01/28/2011
6		\$339,900 3219 N BOULDER CANYON DR Mesa, AZ 85207 Closed / 4454695	Las Sendas	5	3	2,732	Both	124.41 / 124.41	64	01/04/2011
7		\$345,000 7130 E SADDLEBACK ST 9 Mesa, AZ 85207 Closed / 4482158	GOLF COLONY AT LAS SENDAS	4	3	3,083	Community	111.9 / 111.9	4	01/31/2011
8		\$365,000 3823 N PASEO DEL SOL ST Mesa, AZ 85207 Closed / 4358435	Las Sendas (HIGHLANDS)	3	2	2,226	Community	170.26 / 163.97	237	01/15/2011
9		\$370,000 4037 N GOLDCLIFF CIR Mesa, AZ 85207 Closed / 4408186	Las Sendas	3	2.5	2,308	Community	161.4 / 160.31	211	01/21/2011
10		\$580,000 4062 N GOLDCLIFF CIR Mesa, AZ 85207 Closed / 4494507	LAS SENDAS	4	3	3,017	Community	198.87 / 192.24	27	01/24/2011
11		\$590,000 4118 N MIRADA CIR Mesa, AZ 85207 Closed / 4502122	Las Sendas Granite Preserve	3	2.5	3,490	Private	171.89 / 169.05	194	01/03/2011
12		\$799,000 4306 N DIAMOND POINT CIR Mesa, AZ 85207 Closed / 4120788	LAS SENDAS	3	3.5	3,499	Both	228.35 / 228.35	668	01/26/2011
13		\$1,050,000 8213 E Vista Canyon CIR Mesa, AZ 85207 Closed / 4325540	Las Sendas	6	8.5	6,446	Both	174.53 / 162.89	326	01/05/2011
14		\$1,050,000 3646 N JULIAN PEAK CIR Mesa, AZ 85207 Closed / 4506661	Las Sendas	5	5.5	7,486	Community	146.94 / 140.26	652	01/28/2011

Prepared by Christopher Keith

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

Thursday, February 10, 2011 © 2011 MLS and FBS.
9:18 PM



4502362	Residential	Townhouse	Closed
Beds/Baths: 3 / 2 SF: 1,843 / County Assessor Year Built: 2002 Pool: Both Private & Community EF: 32RXPSO2G Approx Lot SqFt: 164 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Townhouse		Subdivision: Cachet at Las Sendas Tax Municipality: Marketing Name: Cachet at Las Sendas Planned Cmty Name: Las Sendas Model: RETREAT Builder Name: Cachet Homes Hun Block: 200 W 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 approx 1.5 miles then turn right into the Cachet at Las Sendas Condos. turn left to unit # 2065.

Public Remarks: Lowest price ever in Cachet at Las Sendas! Huge Discount Pricing on this fantastic 3/2 2nd story condo with breath taking views of Red Mountains and other mountains around Las Sendas. This home features a huge great room and eat-in kitchen with breakfast bar. Walk-out balconies from both the family room and master bedroom. Large 2 car garage. Golfers Dream Home. This will not last!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage; Gated Parking; Electric Door Opener Pool - Private: Heated Pool Spa: Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; Hillside Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure; Borders Common Area Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Wet Bar(s); Intercom; Fire Sprinklers; Water Softener Owned; Furnished(See Rmrks) Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Building Style: Clustered Unit Style: Neighbor Below Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Engy Star Appliances	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-761 Lot Number: 2065 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,210/2009 Ownership: Condominium New Financing: Cash; VA; FHA; Conventional; Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; Other (See Remarks) Miscellaneous: Home Warranty Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: PMG SERVICES HOA Telephone: 480.829.7400	HOA Fee/Paid: \$141/Monthly Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Gas; Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$262 PAD Pd: Quarterly
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1290 / 48 Close of Escrow Date: 01/21/2011 Off Market Date: 01/15/2011	List Price: \$208,300 Sold Price: \$183,900 Sold Price/SqFt: \$99.78 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: Owner/Agent

Listed by: DAHL (amfr01)

Client Report (2)

2652 N STERLING -- Mesa, AZ 85207

\$210,000



4436263 Residential Single Family - Detached Closed

Beds/Baths: 4 / 3
SF: 2,512 / County Assessor
Guest House SqFt: 0
Year Built: 2002
Pool: Community
EF: 43FRDO3G
Approx Lot SqFt: 7,356 / County Assessor
Apx Lot Size Range: 1 - 7,500
Level: Two Levels
Dwelling Type: Single Family - Detached

Subdivision: LAS SENDAS
Tax Municipality: Mesa
Marketing Name:
Planned Cmty Name:
Model: MAIZE
Builder Name: FULTON HOMES
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

10/19/2010 08:55 AM

Cross Streets: Power & McDowell **Directions:** East on McDowell past Ridgecrest to next right which is Sterling. Turn south on Sterling and follow it to the left and around to home on the right side of street.

Public Remarks: Fannie Mae Homepath property available for as little as 3% down. Great Fannie Mae home built by Fulton in wonderful Mesa location with proximity to freeways and excellent schools. Home features 4 bedrooms plus den, 3 full baths, 3 car garage, extended covered patio and private backyard. Interior features upgraded tile flooring, granite counters in kitchen with upgraded cabinets, large master with huge walk in closet, dual sinks and separate tub/shower in master bath.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Golf Course; Near Bus Stop; Tennis Court(s) Add'l Property Use: None Flooring: Carpet; Tile</p>	<p>Kitchen Features: Disposal; Dishwasher Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial</p>	<p>Architecture: Santa Barbara/Tuscan Unit Style: Two Levels 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: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish Intrnt Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan(s)</p>	<p>County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-512 Lot Number: 44 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,873/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: LAS SENDAS HOA HOA Telephone: 480-357-8780</p>	<p>HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$100</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed</p>	<p>Cap Imprv/Impact Fee: 100 Land Lease Fee: \$0 PAD Fee: \$0</p>
--	---	--	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 199 / 149 Close of Escrow Date: 01/31/2011 Off Market Date: 12/29/2010</p>	<p>List Price: \$285,000 Sold Price: \$210,000 Sold Price/SqFt: \$83.6 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: Auction; Lender Owned Prop</p>

Listed by: Keller Williams Realty Prof. Partners (kwpr02)

Prepared by Christopher Keith

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

Thursday, February 10, 2011 © 2011 MLS and FBS.
9:18 PM

Client Report (3)

3261 N Boulder Canyon -- Mesa, AZ 85207

\$299,000



4455482 Residential Single Family - Detached Closed

Beds/Baths: 5 / 3
SF: 2,732 / County Assessor
Year Built: 1998
Pool: Private
EF: 53FRDP3G
Approx Lot SqFt: 8,795 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Two Levels
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas at Desert Vista
Tax Municipality: Mesa
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas
Model:
Builder Name: Blandford Homes
Hun Block: 7200 E
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: Power & McDowell **Directions:** E on Eagle Crest, E on Red Mountain, N on Quartz, N on Brighton, E on Boulder Canyon

Public Remarks: Fresh 2 tone interior paint thoughtout! The views that this home has are breath taking! Views of desert hills, the golf course and the Superstition Mountain range make this Blandford built home highly desireable! Home has 5 full bedrooms and 3 bathrooms. Granite counter tops, neutral tile and carpet. As far as REO homes go this one is at the top of the heap! Pebble-Tec pool and view fencing make sitting in the backyard a treat. Views off of the master bedroom deck are awesome. Sip your cup of coffee and read your morning paper out there and you will be one happy and tranquil individual! AFMA

Master Bedroom	16 14	Bedroom 2	11 10	Bedroom 3	13 11	Bedroom 4	13 11	Bedroom 5	11 10
		Family Room	19 16	Kitchen	17 16	Dining Room	11 11	Living Room	14 13

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Mountain View(s); Gated Community Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s) Flooring: Carpet; Laminate; Tile</p>	<p>Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None</p>	<p>Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws</p>	<p>County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD AN: 219-19-436 Lot Number: 26 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,694/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780</p>	<p>HOA Fee/Paid: \$93.33/Monthly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: \$0</p>	<p>Assoc Rules/Info: 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: 113 / 113 Close of Escrow Date: 01/21/2011 Off Market Date: 12/30/2010</p>	<p>List Price: \$325,900 Sold Price: \$299,000 Sold Price/SqFt: \$109.44 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A</p>	<p>Special Listing Cond: Lender Owned Prop</p>

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Christopher Keith

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

Thursday, February 10, 2011 © 2011 MLS and FBS.
9:18 PM

Client Report (4)

7462 E ORION CIR Mesa, AZ 85207

\$300,000



4489439 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
SF: 2,226 / County Assessor
Year Built: 1999
Pool: Both Private & Community
EF: 32FRDXP2G
Approx Lot SqFt: 9,355 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality:
Marketing Name: The Terraces
Planned Cmty Name: Las Sendas
Model:
Builder Name: Blandford
Hun Block: 2975 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:** East on McDowell, North on Ridgecrest, East on Portia St, South on Sawyer St, West on Orion Circle, home on corner on Right.

Public Remarks: Elegant arches, vaulted ceilings and rich warm colors greet you as you enter this popular Sagewood floor plan . The formal dining is perfect for entertaining . Kitchen has vaulted ceilings, stainless steel appliances, island and breakfast bar that opens to the large great room with corner fireplace. With the bay window in the kitchen, plantation shutters thru-out and extra storage this home has so much to offer. Situated on an oversized lot the backyard is ready for entertaining. Stunning sparkling pool with water features, extended covered patio and additional seating areas has plenty of room for family and friends to gather. Award Winning Las Sendas offers private 18 hole golf course, club house, work-out facility, heated pools, tennis. Close to 202, restaurants and shopping

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage; Golf Cart Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Corner Lot Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None</p>	<p>Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws</p>	<p>County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-480 Lot Number: 214 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,943.18/2010 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</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone:</p>	<p>HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks)</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
---	---	---	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 73 / 73 Close of Escrow Date: 01/18/2011 Off Market Date: 01/19/2011</p>	<p>List Price: \$305,000 Sold Price: \$300,000 Sold Price/SqFt: \$134.77 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Short Sale Aprvl Req</p>

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

Prepared by Christopher Keith

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

Thursday, February 10, 2011 © 2011 MLS and FBS.
9:18 PM

Client Report (5)

3757 N LADERA CIR Mesa, AZ 85207

\$335,000



4488989 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
SF: 2,105 / County Assessor
Year Built: 2002
Pool: Community
EF: 32RX3G
Approx Lot SqFt: 8,472 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality:
Marketing Name:
Planned Cmty Name:
Model: Desert Willow
Builder Name: Blandford Homes
Hun Block: 3400 N
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: Power & McDowell **Directions:** N on Power, R on Eaglecrest into Las Sendas, L on 80th St., R on Sienna (Echo Canyon), R on Ladera.

Public Remarks: A soaring foyer greets you in this well maintained home & popular Desert Willow model. Split floor plan. The kitchen boasts stainless steel appliances, granite countertops w/travertine backsplash, 42" uppers, and 18" tile. Bedroom closets have been done by Classy Closets. Bay window in guest room. Custom window treatments, custom paint, & professionally landscaped yard. Enjoy a full 3 car garage w/built in cabinets, service door, & beautiful epoxy flooring. Tiled front entry and tiled patio. Patio extended for your enjoyment. Surround sound w/equipment is included. Large master bedroom, separate tub & shower in master bath, double sinks & walk in closet. Laundry room includes washer, dryer, & cabinets. This is a traditional sale. No waiting for the bank

Master Bedroom	20	16	Bedroom 2	17	11	Bedroom 3	15	12	Dining Room	10	10
						Kitchen		12			
						Great Room		24			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; Corner Lot; Gated Community; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Storage Shed(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Complex Feature: Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile Accessibility Feat.: Lever Handles</p>	<p>Kitchen Features: Range/Oven Elec; Gas Stub for Range; 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; Mstr Bdr Walkin Cist Laundry: Washer Included; Dryer Included; Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None Items Updated: Floor Partial/Full; Partial; Kitchen Partial/Full: Partial</p>	<p>Architecture: Contemporary 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; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS AN: 219-18-370 Lot Number: 16 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$1,900/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas Community HOA Telephone: 602-906-4940</p>	<p>HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: \$265</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
--	---	--	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 14 / 14 Close of Escrow Date: 01/28/2011 Off Market Date: 11/20/2010</p>	<p>List Price: \$349,900 Sold Price: \$335,000 Sold Price/SqFt: \$159.14 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 1 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Owner/Agent</p>

Listed by: Long Realty Partners (lore001)

Client Report (6)

3219 N BOULDER CANYON DR Mesa, AZ 85207

\$339,900



4454695 Residential Single Family - Detached Closed

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

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

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

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

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

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

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

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

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
---	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 64 / 64 Close of Escrow Date: 01/04/2011 Off Market Date: 11/09/2010</p>	<p>List Price: \$339,900 Sold Price: \$339,900 Sold Price/SqFt: \$124.41 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 1 Closing Cost Split: Seller Assist - A</p>	<p>Special Listing Cond: N/A</p>

Listed by: RE/MAX Excalibur (reex04)

Prepared by Christopher Keith

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

Thursday, February 10, 2011 © 2011 MLS and FBS.
 9:18 PM

Client Report (7)

7130 E SADDLEBACK ST 9 Mesa, AZ 85207

\$345,000



4482158 Residential Single Family - Detached Closed

Beds/Baths: 4 / 3
SF: 3,083 / County Assessor
Year Built: 2005
Pool: Community
EF: 43FRDX3G
Approx Lot SqFt: 15,172 / County Assessor
Apx Lot Size Range: 15,001 - 18,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: GOLF COLONY AT LAS SENDAS
Tax Municipality: Mesa
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: TN BUILDERS
Hun Block: 7100 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:** NORTH ON POWER, RIGHT ON EAGLE CREST, RIGHT ONTO SADDLEBACK, GATE IS ON THE LEFT SIDE OF THE STREET, FOLLOW AROUND TO ADDRESS.

Public Remarks: SEMI CUSTOM HOME IN THE PRIVATE GATED COMMUNITY GOLF COLONY AT LAS SENDAS. THIS BEAUTIFUL HOME WITH 4 BED, 3 BATH, 30 FEET COVERED PATIO SITS ON THE COURSE WITH A VIEW OF THE COURSE AND RED MOUNTAINS, ARCHED KNOTTY ALDER FRONT DOOR, 18" TRAVERTINE TILE THROUGHOUT. 12' CEILINGS WITH KNOTTY ALDER CUSTOM CABINETS WITH BUILT IN CUSTOM HOOD IN THE KITCHEN AND GRANITE COUNTER TOPS, BUILT IN ENTERTAINMENT CENTER AND FIREPLACE IN FAMILY ROOM, SORROUND SYSTEM IN FAMILY AND LIVING ROOM, SNAIL GLASS BLOCK DUAL SHOWER MASTER BATH, 3 CAR GARAGE WITH LOTS OF ROOM FOR YOUR TOYS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Side Vehicle Entry RV Parking: RV Parking; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Firepit Property Description: Golf Course Subd; Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Complex Feature: Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile</p>	<p>Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: 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; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Family Room Basement Description: None</p>	<p>Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP 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</p>	<p>County Code: Maricopa Legal Subdivision: GOLF COLONY AT LAS SENDAS AN: 219-17-017 Lot Number: 9 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,450/2010 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 Possession: Close of Escrow</p>

Homeowner Association Information

Homeowners Assoc: Y	HOA Fee/Paid: \$99/Monthly	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks)	Cap Imprv/Impact Fee: 0
HOA Name:	Association Fee Incl: Common Area Maint; Street Maint		Land Lease Fee: \$0
HOA Telephone:			PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 4 / 4 Close of Escrow Date: 01/31/2011 Off Market Date: 10/29/2010</p>	<p>List Price: \$345,000 Sold Price: \$345,000 Sold Price/SqFt: \$111.9 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A</p>	<p>Special Listing Cond: Owner/Agent; Short Sale Aprvl Req</p>

Listed by: HomeSmart (crl03)

Prepared by Christopher Keith

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

Thursday, February 10, 2011 © 2011 MLS and FBS.
9:18 PM



4358435	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 2,226 / County Assessor Year Built: 1999 Pool: Community EF: 32RDX3G Approx Lot SqFt: 8,325 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas (HIGHLANDS) Tax Municipality: Marketing Name: GOLF LOT!! Planned Cmty Name: Las Sendas Model: Sagewood Greatroom Builder Name: Blandford Homes Hun Block: 7750 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

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

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

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

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

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA Fee/Paid: \$270/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 237 / 237 Close of Escrow Date: 01/15/2011 Off Market Date: 11/11/2010	List Price: \$379,000 Sold Price: \$365,000 Sold Price/SqFt: \$163.97 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Owner/Agent

Listed by: HomeSmart (crl02)

Client Report (9)

4037 N GOLDCLIFF CIR Mesa, AZ 85207

\$370,000



4408186 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2.5
SF: 2,308 / County Assessor
Year Built: 2004
Pool: Community
EF: 32.5RDXS03G
Approx Lot SqFt: 9,917 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name: Stonecliff at Las Sendas
Planned Cmty Name: Las Sendas
Model:
Builder Name: Blandford
Hun Block: 1003 N
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: Power & Thomas **Directions:** East on Thomas (Eagle Crest) to Las Sendas Mtn. Dr. up hill to 1st gate on Right (Stonecliff) thru gate. Left on Stonecliff Circle up hill to Goldcliff Circle. Home on Left.

Public Remarks: NEW YEAR WOW! BACK ON MARKET AGAIN & NOW BANK APPROVED AT \$372,500...NO LONG WAIT! Buyer fell-out AGAIN due to family matters so the gem of Las Sendas Mtn could be yours! Fabulous Tuscan on huge corner lot w/ upgraded 18" tile everywhere. Fabulous wood built-ins in great room, wonderful eat-in kitchen with tons of upgraded cabinets, slab granite adorns counters & mosiac tile backsplash. Mstr retreat is huge! incl. lux bath w/ double vanities and huge walk-in shower. Owner added quality upgrades to this popular flr. plan incl. Resort yard w/ elevated stone paver sitting areas with views in front and back, artificial grass area with great condition above ground spa. Luxury fans & custom window treatments adorn every room. This one is breathtaking!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage; Electric Door Opener; Attch'd Gar Cabinets Pool - Private: No Pool Spa: Above Ground Spa Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Corner Lot; City Light View(s); Mountain View(s); Gated Community; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio (s); Pvt Yrd(s)/Crtyrd(s); Misting System Features: Vaulted Ceiling(s); No Interior Steps Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room; Den/Office Basement Description: None</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; HVAC (16 SEER+)</p>	<p>County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-158 Lot Number: 107 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,148.58/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement; Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone:</p>	<p>HOA Fee/Paid: \$289/Quarterly Association Fee Incl: Common Area Maint; Street Maint</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed</p>	<p>Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
---	---	--	--

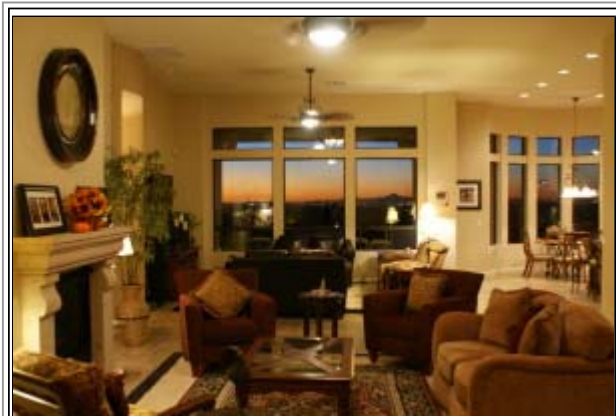
Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 211 / 211 Close of Escrow Date: 01/21/2011 Off Market Date: 01/24/2011</p>	<p>List Price: \$372,500 Sold Price: \$370,000 Sold Price/SqFt: \$160.31 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Pre-Foreclosure; Short Sale Aprvl Req</p>

Listed by: Mercury Alliance Properties (mecy01)

Client Report (10)

4062 N GOLDCLIFF CIR Mesa, AZ 85207

\$580,000



4494507 Residential Single Family - Detached Closed

Beds/Baths: 4 / 3
SF: 3,017 / County Assessor
Year Built: 2004
Pool: Community
EF: 43RDX3G
Approx Lot SqFt: 9,340 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: LAS SENDAS
Tax Municipality:
Marketing Name: LAS SENDAS TUSCAN
Planned Cmty Name: LAS SENDAS
Model: TUSCAN
Builder Name: BLANDFORD
Hun Block: 8100 E
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: POWER RD & THOMAS RD **Directions:** E on Eagle Crest (Thomas) to Las Sendas Mountain, L to El Sereno (Stone Cliff Gate on R), thru gate, L to Goldcliff, L to home.

Public Remarks: Enter this 4 bedroom, 3 bath Las Sendas Mountain Tuscan home thru a private courtyard. Inside you will be awed with the openness of the floor plan and panoramic city light views of Tempe, Chandler, Mesa and Gilbert AZ. Home accommodates large groups with formal and casual dining areas. Chef's kitchen includes 6-burner Dacor cooktop & electric oven, Kitchen Aid built-in stainless refrigerator, granite counters, huge island. Floor plan separates three bedroom areas with 4th used as a den. One owner(See Documents Tab). Professional paint, window treatments and landscaping. Built in gas barbeque. Auto window screens on west side. Easy access to greater Phoenix, Sky Harbor Airport, Banner Baywood Hospital, Mesa Community College. A biking, hiking, Golf Community.

Master Bedroom	20' 19'	Bedroom 2	12.5' 12.5'	Bedroom 3	12.5' 11.5'	Bedroom 4	13' 10'
				Kitchen	21' 14'	Dining Room	13.5' 12'

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s); Gated Community; Borders Common Area Landscaping: Desert Front; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Tennis Court(s) Flooring: Carpet; Tile Accessibility Feat.: Hard/Low Nap Floors; Bath Lever Faucets; Lever Handles</p>	<p>Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None Items Updated: Kitchen Yr Updated: 2007; Kitchen Partial/Full: Partial</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-162 Lot Number: 111 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,860/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: By Agreement; Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780</p>	<p>HOA Fee/Paid: \$95/Monthly Association Fee Incl: Common Area Maint; Street Maint</p>	<p>Assoc Rules/Info: NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Self Managed</p>	<p>Rec Center: Y 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: 27 / 27 Close of Escrow Date: 01/24/2011 Off Market Date: 12/14/2010</p>	<p>List Price: \$600,000 Sold Price: \$580,000 Sold Price/SqFt: \$192.24 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 1 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B</p>	<p>Special Listing Cond: N/A</p>

Listed by: Independence Realty Professionals, Inc. (irpi02)

Prepared by Christopher
Keith

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

Thursday, February 10, 2011 © 2011 [MLS](#) and
9:18 PM [FBS](#).



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

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

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

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

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$294/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Other (See Remarks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 194 / 196 Close of Escrow Date: 01/03/2011 Off Market Date: 12/21/2010	List Price: \$599,900 Sold Price: \$590,000 Sold Price/SqFt: \$169.05 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: West USA Realty (wusa02)

Client Report (12)

4306 N DIAMOND POINT CIR Mesa, AZ 85207

\$799,000



4120788	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3.5 SF: 3,499 / County Assessor Year Built: 2004 Pool: Both Private & Community EF: 33.5RDXPSAO3GS Approx Lot SqFt: 46,066 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Diamond Point Planned Cmty Name: Las Sendas Model: CUSTOM Builder Name: Custom Hun Block: 8525 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 Eaglecrest, North on Las Sendas Mountain Road, Left into gate at Diamond Point.

Public Remarks: SPECTACULAR CONTEMPORARY CUSTOM HOME IN DIAMOND POINT AN EXCLUSIVE GATED COMMUNITY IN LAS SENDAS. 3,499 SQ. FT. HOME W/PRIVATE FRONT COURT YARD ENTRANCE & WATER FEATURE. 2 BDR, 3.5 BA & 3G. SLATE FIREPLACE IN FAMILY ROOM, FIREPLACE IN MASTER BEDROOM. LAUNDRY ROOM W/CABINETS, GRANITE, BUILT-IN IRONING BOARD & WORK AREA. GE MONOGRAM STAINLESS APPLIANCES, BLACK GRANITE COUNTERTOPS. MEDIA ROOM PLUS A GAME ROOM! BACKYARD W/SPECTACULAR CITY LIGHT & MOUNTAIN VIEWS. NEGATIVE EDGE POOL W/RAIN WATERFALL, SPA & BUILT-IN BBQ & FIREPIT. ONE OF A KIND HOME! LAS SENDAS HAS 2 COMMUNITY POOLS, TENNIS, GOLF, PARKS, WALKING TRAILS. CLOSE TO SHOPPING, RESTAURANTS, NEW 202 FOR ACCESS TO AIRPORT.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Slab; Electric Door Opener; Attch'd Gar Cabinets Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Firepit Property Description: Golf Course Subd; City Light View(s); Mountain View (s); Gated Community Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Skylight(s); Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Community Pool Htd; Community Spa Htd; Gated Community	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Separate Bdrm Exit Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room; Bonus/Game Room; Media Room Basement Description: None Items Updated: Pool Partial/Full: Full	Architecture: Contemporary Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Built-Up Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: DIAMOND POINT AT LAS SENDAS MOUNTAIN AN: 219-35-017 Lot Number: 10 Town-Range-Section: 2N-7E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$6,374/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA Fee/Paid: \$324/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$250	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; 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: 668 / 668 Close of Escrow Date: 01/26/2011 Off Market Date: 12/12/2010	List Price: \$799,000 Sold Price: \$799,000 Sold Price/SqFt: \$228.35 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: Coldwell Banker Trails & Paths Premier Properties (tppp01)

Prepared by Christopher Keith

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

Thursday, February 10, 2011 © 2011 MLS and FBS.
 9:18 PM



4325540 Residential Single Family - Detached Closed

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

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

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

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

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

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

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


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

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas Community HOA Telephone:	HOA Fee/Paid: \$361/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0.00 Land Lease Fee: \$0 PAD Fee: \$0
--	--	---	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 326 / 330 Close of Escrow Date: 01/05/2011 Off Market Date: 12/17/2010	List Price: \$1,125,000 Sold Price: \$1,050,000 Sold Price/SqFt: \$162.89 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop

Listed by: West USA Realty (wusa04)

	4506661	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 5.5 SF: 7,486 / Builder Guest House SqFt: 875 Year Built: 2009 Pool: Community EF: 55.5FRDXANO8+G Approx Lot SqFt: 7,600 / Builder Apx Lot Size Range: 1 - 1.9 Acres Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Marketing Name: LAS SENDAS SKY MOUNTAIN Planned Cmty Name: MOUNTAIN ESTATES AT LAS SENDAS Model: Custom Builder Name: CUSTOM Hun Block: 1000 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 Ranch	

Cross Streets: MCDOWELL AND HAWES **Directions:** MCDOWELL AND HAWES GO NORTH TO SKY MOUNTAIN ESTATES GO EAST THROUGH GATE TO JULIAN PEAK GO NORTH HOME IS LOCATED ON THE LEFT

Public Remarks: BANK OWNED NO WAITING FOR SHORTSALE!!!!INCREDIBLE HOME READY TO BE COMPLETED WITH ALL THE CUSTOM FINISHES YOU DESIRE!! UNOBSTRUCTED CITY LIGHT VIEWS AND INCREDIBLE SURROUNDING MTN VIEWS. SINGLE LEVEL CUSTOM HOME WITH PARKING FOR UP TO 9 VEHICLES. GARAGE GALORE!!!!LOCATED IN CUSTOM GATED GOLF COURSE SUBDIVISION. HOME IS INCOMPLETE AND CURRENTLY CANNOT BE OCCUPIED. WE CAN ASSIST WITH BUILDER CONNECTIONS IF NEEDED. FABULOUS PROPERTY ON ONE OF THE BEST VIEW LOTS IN LAS SENDAS....

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Parking: 8+ Car Garage; Tandem Garage; Over Height Garage; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community Landscaping: Dirt Front; Dirt Back Exterior Features: Patio; Covered Patio (s); Private Street(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Other	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office; Bonus/Game Room Basement Description: None	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Const - Finish: Painted; Stucco; Brick Trim/Veneer; Stone Construction: Block Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat; Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail Energy/Green Feature: Solar Hot Water; Multi-Pane Wndws; Multi-Zones; R-Value Upgrades; HVAC (16 SEER+); Recirculation Pump	County Code: Maricopa Legal Subdivision: MOUNTAIN ESTATES AT LAS SENDAS AN: 219-35-255 Lot Number: 27 Town-Range-Section: 2N-7E-28 Cty Bk&Pg: 716-12 Plat: Taxes/Yr: \$7,123/2009 Ownership: Fee Simple New Financing: Cash Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$321/Quarterly 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
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 652 / 342 Close of Escrow Date: 01/28/2011 Off Market Date: 01/10/2011	List Price: \$1,100,000 Sold Price: \$1,050,000 Sold Price/SqFt: \$140.26 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: West USA Realty (wusa02)