


## Client View

11 Properties

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1	 <b>\$183,000</b> 7264 E NORTHRIDGE ST Mesa, AZ 85207 Closed / 4858977	Windsong at Las Sendas	3	2	1,372	Community	142.13 / 133.38	7	01/23/2013
2	 <b>\$303,000</b> 3060 N RIDGECREST ST 196 Mesa, AZ 85207 Closed / 4864042	Las Sendas Desert Vistas	4	2	2,226	Community	138.81 / 136.12	28	01/31/2013
3	 <b>\$325,000</b> 3466 N BARRON -- Mesa, AZ 85207 Closed / 4837356	Las Sendas	4	3	2,451	Both	134.23 / 132.6	48	01/15/2013
4	 <b>\$329,995</b> 6945 E ROLAND ST Mesa, AZ 85207 Closed / 4850368	Las Sendas	4	3	1,926	Both	171.34 / 171.34	19	01/03/2013
5	 <b>\$335,000</b> 7764 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 4844659	Las Sendas	4	2	2,369	Community	145.63 / 141.41	41	01/10/2013
6	 <b>\$370,000</b> 7541 E ORION CIR Mesa, AZ 85207 Closed / 4833776	Las Sendas	4	3	2,732	Both	138.73 / 135.43	106	01/25/2013
7	 <b>\$800,000</b> 4317 N BRIGHTON CIR Mesa, AZ 85207 Closed / 4839091	LAS SENDAS	6	5.5	5,400	Both	154.44 / 148.15	102	01/31/2013
8	 <b>\$825,000</b> 7260 E EAGLE CREST DR 13 Mesa, AZ 85207 Closed / 4819006	Las Sendas	4	3	3,829	Private	226.95 / 215.46	75	01/15/2013
9	 <b>\$1,020,000</b> 7260 E EAGLE CREST DR 10 Mesa, AZ 85207 Closed / 4837516	LAS SENDAS	4	5	5,538	Both	198.63 / 184.18	97	01/25/2013
10	 <b>\$1,400,000</b> 7634 E SUMMIT TRAIL ST Mesa, AZ 85207 Closed / 4870503	LAS SENDAS	5	4	6,007	Both	249.71 / 233.06	0	01/14/2013
11	 <b>\$1,500,000</b> 8048 E COPPER CANYON CIR Mesa, AZ 85207 Closed / 4843289	Las Sendas	5	5.5	7,332	Both	204.57 / 204.58	57	01/23/2013

Prepared by Chris and  
Michele Keith

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Client Report (1)

7264 E NORTHRIDGE ST Mesa, AZ 85207

\$183,000



4858977	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,372 / County Assessor <b>Price/SqFt:</b> \$133.38 <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>Encoded Features:</b> 32RO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 4,119 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Windsong at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> maracay <b>Hun Block:</b> 2400 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** McDowell and Power **Directions:** E to Ridgecrest S to Norwood Through gate west to Raven North to Property

**Public Remarks:** Wait till you see this one!!In the very exclusive subdivision Las Sendas.Great gated community with its own pool and hot tub for your convenience.Low maintenance easy care yard. As you enter this home you will be elated with the love and care that has been given to this home. This super well maintained and upgraded home provides the ultimate in comfort and designer touches.Brand new kitchen sink, faucet,disposal and dishwasher in June 2012.Beautiful cabinets,black appliances and tons of designer touches throughout. Gas appliances. High end carpet in all the comfort areas and tile in all the traffic areas! Additionally,ceiling fans in all rooms. And if all of this isn't enough,how about how super convenient it is to fwy and the award winning dining nearby.Run don't walk to this one!

<b>Master Bedroom</b>	14	16	<b>Bedroom 2</b>	10	11	<b>Bedroom 3</b>	10	12	<b>Dining Room</b>	11	7
						<b>Kitchen</b>	10	11			
						<b>Great Room</b>	20	17			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener; Side Vehicle Entry <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Dining in LR/GR <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS <b>AN:</b> 219-25-449 <b>Lot Number:</b> 120 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,105/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information		
<b>HOA Y/N:</b> Y / \$368 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> windsong@las sendas	<b>HOA Telephone:</b> 4805514300
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$122.66 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b>

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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**CDOM/ADOM:** 7 / 7  
**Status Change Date:** 01/23/2013  
**Close of Escrow Date:** 01/23/2013  
**Off Market Date:** 12/12/2012

**List Price:** \$195,000  
**Sold Price:** \$183,000  
**Sold Price/SqFt:** \$133.38  
**Loan Type:** FHA  
**Loan Years:** 30  
**Payment Type:** Fixed  
**Buyr Concess to Sell:** 0 %  
**Sellr Concess to Buy:** 3 %  
**Closing Cost Split:** Seller Assist - A

**Special Listing Cond:** N/A

Listed by: Realty Executives (reax15)

Prepared by Chris and  
Michele Keith

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## Client Report (2)

3060 N RIDGECREST ST 196 Mesa, AZ 85207

\$303,000

	4864042	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$136.12 <b>Year Built:</b> 1997 <b>Pool:</b> Community <b>Encoded Features:</b> 42FRDO2.5G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 7,706 / Builder <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas Desert Vistas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7600 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** McDowell & Power **Directions:** East to Ridgecrest, North to Desert Vista community gate on the left.

**Public Remarks:** Private gated community! Backs to natural desert paths. Popular Sagewood split floorplan! Gorgeous updated wood floors in the dining room! Four bedrooms plus den! Spacious vaulted family room! New kitchen countertops, new stainless appliances, new carpet & new interior paint and upgraded lighting throughout. Wood blinds in 3 bedrooms plus kitchen! Dramatic high ceilings with plant shelves! Three custom metal screen doors! Flagstone patio and walkways! Manicured landscaping with shade trees, cactus & citrus trees! Large laundry room with built-in cabinets and sink! 2 1/2 car garage with epoxy flooring. Golf course community with pool, spa, tennis, club and optional gym! Mountain views!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 2.5 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2.5 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener; Golf Cart Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/CrtYrd(s) <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshtr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2009; Floor Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DESERT VISTAS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-394 <b>Lot Number:</b> 196 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,150.58/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$339,900 <b>Down Payment:</b> \$339,900 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Rossnar <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> //	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> // <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /
	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> % 00 % <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 28 / 29 <b>Status Change Date:</b> 01/31/2013 <b>Close of Escrow Date:</b> 01/31/2013 <b>Off Market Date:</b> 01/14/2013	<b>List Price:</b> \$309,000 <b>Sold Price:</b> \$303,000 <b>Sold Price/SqFt:</b> \$136.12 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Russ Lyon Sotheby's International Realty (lyon18)

Prepared by Chris and Michele Keith

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## Client Report (3)

3466 N BARRON -- Mesa, AZ 85207

\$325,000



4837356	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,451 / County Assessor <b>Price/SqFt:</b> \$132.6 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43FRDPSO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 8,040 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> Golden Eagle <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & McDowell **Directions:** East to Ridgecrest, Left on Ridgecrest, Left on Mountain Ridge, 1st entry on right is "Rolling Hills Community", thru gate, 1st left on Barron. Home on left.

**Public Remarks:** Two story Golden Eagle home located in Rolling Hills within the gated community of Las Sendas. 4 bedrooms plus loft, with an open floor plan and vaulted ceilings. Beautiful dark hard wood floors in entry, family room & kitchen. Formal dining/living. All bathrooms remodeled. Upstairs bath has Jacuzzi tub. Loft area is perfect for an office/play room. Master suite has a walk out deck with mountain views to enjoy the Arizona sunsets. Oversize lot with sparkling pool w/waterfall and hot tub. Large maintenance free synthetic grass. Las Sendas offers clubhouse, restaurants, 2 heated pools, tennis, 18 hole Championship Golf Course and more. Close to 202, shopping and dining.

<b>Master Bedroom</b>	17 13	<b>Bedroom 2</b>	12 11	<b>Bedroom 3</b>	12 12	<b>Bedroom 4</b>	10 10	<b>Living Room</b>	15 13
		<b>Family Room</b>	15 15			<b>Dining Room</b>	12 11		
		<b>Loft</b>	13 11						

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Elec; Gas Stub for Range; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshlr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Loft <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROLLING HILLS AT LAS SENDAS <b>AN:</b> 219-20-113 <b>Lot Number:</b> 489 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,057/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 48 / 48 <b>Status Change Date:</b> 01/16/2013 <b>Close of Escrow Date:</b> 01/15/2013 <b>Off Market Date:</b> 12/06/2012	<b>List Price:</b> \$329,000 <b>Sold Price:</b> \$325,000 <b>Sold Price/SqFt:</b> \$132.6 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed	<b>Special Listing Cond:</b> N/A

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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

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Client Report (4)

6945 E ROLAND ST Mesa, AZ 85207

\$329,995

	4850368 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,926 / County Assessor <b>Price/SqFt:</b> \$171.34 <b>Year Built:</b> 2006 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43RDPSO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 6,102 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> 1911 <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 6900 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Eagle Crest **Directions:** East on Eagle Crest, Right on Red Mountain Road, Right on Roland(Stoneledge Community Gate), Home is 4th house on the left.

**Public Remarks:** Feel like you are on vacation every day at this beautifully upgraded & maintained property. \*\*TURNKEY!\*\* Ready for your occupancy. Home to be sold Fully Furnished! 4 bed/3 bath/2 car garage home backing to the open desert. Take advantage of all the owner's have done to this property. Kitchen offers granite counters, stainless steel appliance, and 42 in cabinetry. Neutral tile and carpet, fans in every room & sunscreens on every window. Enjoy the views from the rear yard that provides a sparkling pebble tec pool with waterfall feature, and an elevated hot tub. This is a must see!!

<b>Master Bedroom</b> 16 12	<b>Bedroom 2</b> 12 10	<b>Bedroom 3</b> 11 10	<b>Bedroom 4</b> 11 10
		<b>Kitchen</b> 16 15	<b>Dining Room</b> 14 12
		<b>Great Room</b> 17 14	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Water Softener Lease; Drink Wtr Filter Sys; Furnished(See Rmrks) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> STONELEDGE AT LAS SENDAS <b>AN:</b> 219-19-751 <b>Lot Number:</b> 4 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,312/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsbble TrkTrlrVbT; Rental OK (See Rmrks); Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 19 / 19 <b>Status Change Date:</b> 01/03/2013 <b>Close of Escrow Date:</b> 01/03/2013 <b>Off Market Date:</b> 12/04/2012	<b>List Price:</b> \$329,995 <b>Sold Price:</b> \$329,995 <b>Sold Price/SqFt:</b> \$171.34 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$	<b>Special Listing Cond:</b> N/A



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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith


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

Friday, February 15, 2013 © 2013 ARMLS and  
2:11 PM FBS.

Client Report (5)

7764 E SUGARLOAF CIR Mesa, AZ 85207

\$335,000

	4844659	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,369 / County Assessor <b>Price/SqFt:</b> \$141.4 <b>Year Built:</b> 1999 <b>Pool:</b> Community <b>Encoded Features:</b> 42FRD3G3C3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 10,407 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7764 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power-Thomas (EagleCrest) **Directions:** East on Eaglecrest to Mountain Ridge - Right to Highlands Gate on Left - Continue through gate to Sugarloaf Cir on the Right.

**Public Remarks:** Not a short sale or bank owned property. Single level w/full 3 car garage on an oversized cul de sac lot in highly the sought after master planned community of Las Sendas. Currently set up as 3 bedrooms plus den. Neutral tile in walkways, kitchen, family room and bathrooms. Wood floors in dining room & den & fresh carpet in bedrooms. Kitchen features stained cabinets, granite tops, new appliances, plumbing fixtures and disposer. Both bathrooms have granite as well as custom tiled showers. Spacious master features his/hers vanities & closets. Private backyard setting with plenty of room for pool and outdoor entertaining. Large 3 car garage with epoxy flooring. This property will not disappoint.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 3 <b>Total Covered Spaces:</b> 6 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s) <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2012; Floor Partial/Full: Partial; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> HIGHLANDS AT LAS SENDAS <b>AN:</b> 219-18-092 <b>Lot Number:</b> 334 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,459/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; CTL; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$234 / Quarterly <b>HOA Transfer Fee:</b> \$380	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 4803578780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$78 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 41 / 42 <b>Status Change Date:</b> 01/11/2013 <b>Close of Escrow Date:</b> 01/10/2013 <b>Off Market Date:</b> 12/14/2012	<b>List Price:</b> \$345,000 <b>Sold Price:</b> \$335,000 <b>Sold Price/SqFt:</b> \$141.41 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A


Listed by: Realty ONE Group (reog02)



Client Report (6)

7541 E ORION CIR Mesa, AZ 85207

\$370,000

	4833776	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,732 / County Assessor <b>Price/SqFt:</b> \$135.43 <b>Year Built:</b> 1998 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43FRDXPS3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 11,015 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Palo Verde <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7500 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & McDowell **Directions:** EAST ON MCDOWELL, NORTH ON RIDGECREST TO PORTIA (ENTRANCE TO THE TERRACES) RT TURN THRU THE GATE,(GATE CODE IN REALTOR REMARKS) LEFT ON ORION.

**Public Remarks:** Entertainers delight awaits\*home has it all!\*Traditional Sale w/obvious pride of ownership\*Located in an amazing highly sought after gated community. Spectacular floorplan, Master bedroom includes a bonus room that could be enclosed to make a 5th bedroom. The kitchen is to die for!\*Stainless Steel, Granite, Upgraded gas stove,Backyard oasis features pebbletec pool w/spa. Private & relaxing front courtyard, oversize lot at the end of the culdesac. New water heater and water softener.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Covered Patio(s); Private Street(s) <b>Community Features:</b> Community Pool Htd; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DESERT VISTAS UNIT 3 AT LAS SENDAS <b>AN:</b> 219-19-496 <b>Lot Number:</b> 230 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,370.16/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> FHA <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$381	<b>HOA Name:</b> LAS SENDAS	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 106 / 106 <b>Status Change Date:</b> 01/26/2013 <b>Close of Escrow Date:</b> 01/25/2013 <b>Off Market Date:</b> 01/26/2013	<b>List Price:</b> \$379,000 <b>Sold Price:</b> \$370,000 <b>Sold Price/SqFt:</b> \$135.43 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 500 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Integrity All Star Realty, LLC (itgr01)

Prepared by Chris and Michele Keith

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

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## Client Report (7)

4317 N BRIGHTON CIR Mesa, AZ 85207

\$800,000



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4839091	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 6 / 5.5 <b>Bedrooms Plus:</b> 9 <b>Approx SqFt:</b> 5,400 / Owner <b>Price/SqFt:</b> \$148.15 <b>Guest House SqFt:</b> 600 <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 65.5FRDXPSQAO3G4S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 27,433 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Summit at Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> CUSTOM HOME <b>Builder Name:</b> Custom <b>Hun Block:</b> 7100 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** POWER & THOMAS (Eagle Crest) **Directions:** I-202 FWY EAST TO POWER RD EXIT

**Public Remarks:** Private resort desert living with direct Red Mountain and city views. Hillside corner lot with backyard pool and spa.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 4 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Fenced Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace <b>Property Description:</b> Corner Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Misting System <b>Features:</b> Central Vacuum; Wet Bar(s); Intercom; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkscse; Den/Office; Basement; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room <b>Basement Description:</b> Finished	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Built-Up; Partial Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Sat Dish TV Ownd; Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan(s); HERS Rating Y/N: N	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SUMMIT AT LAS SENDAS <b>AN:</b> 219-17-900 <b>Lot Number:</b> 20 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$6,317/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$300	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> N //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 102 / 102 <b>Status Change Date:</b> 02/04/2013 <b>Close of Escrow Date:</b> 01/31/2013 <b>Off Market Date:</b> 02/04/2013	<b>List Price:</b> \$834,000 <b>Sold Price:</b> \$800,000 <b>Sold Price/SqFt:</b> \$148.15 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: Housepad LLP (hpad01)






## Client Report (8)

7260 E EAGLE CREST DR 13 Mesa, AZ 85207

\$825,000

	4819006 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,829 / County Assessor <b>Price/SqFt:</b> \$215.46 <b>Year Built:</b> 2003 <b>Pool:</b> Private <b>Encoded Features:</b> 43FRXPSO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 19,750 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Black Rock <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Creative Communities <b>Hun Block:</b> 4100 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Thomas (Eagle Crest) **Directions:** East on Eagle Crest to gated entrance to Black Rock, on the left. Thru gate, straight ahead to #13.

**Public Remarks:** Stunning custom home with attention to finest details. The many windows show off the view of Red Mt looking across resort style pool/spa. Kitchen is open the the comfortable family room - inviting gas fireplace is a focal point. Island kitchen has alder cabinet, lush granite counters w/ gourmet touches t/o. Easy access pantry, new Bosch dishwasher, b/in fridge, gas cooktop, electric wall oven, b/in microwave. Master suite w/ mountain views, a master bath w/ exquisite details-stone work is extraordinary, jet tub, tiled shower, lovely tile in commode room too! All baths have similar tile details. Each closet in home is a Classy Closet so can be tailored to your needs. Travertine flooring & baseboards. Automatic shades on many windows. Custom doors. Laundry has extensive storage, many garage

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; RV Gate; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Central Vacuum; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Breakfast Bar; Dining in LR/GR; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Roof Partial/Full: Full	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Roofing:</b> Partial Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-17-286 <b>Lot Number:</b> 13 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,468/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$317 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$105.66 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 75 / 75 <b>Status Change Date:</b> 01/16/2013 <b>Close of Escrow Date:</b> 01/15/2013 <b>Off Market Date:</b> 11/28/2012	<b>List Price:</b> \$869,000 <b>Sold Price:</b> \$825,000 <b>Sold Price/SqFt:</b> \$215.46 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

<b>Payment Type:</b>	Fixed
<b>Buyr Concess to Sell:</b>	0 \$
<b>Sellr Concess to Buy:</b>	0 \$
<b>Closing Cost Split:</b>	Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

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Client Report (9)

7260 E EAGLE CREST DR 10 Mesa, AZ 85207

\$1,020,000

	4837516	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 5 <b>Bedrooms Plus:</b> 8 <b>Approx SqFt:</b> 5,538 / Appraiser <b>Price/SqFt:</b> \$184.18 <b>Year Built:</b> 2008 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 45RDXPQO5G4S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 27,700 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Black Rock at Las Sendas <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

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**Cross Streets:** POWER/THOMAS **Directions:** NORTH ON POWER\* E ON THOMAS\* W AT BLACK ROCK Subdivision. SEE Gate Code in Agent Remarks.  
**BEAUTIFUL VIEWS OF RED MOUNTAIN! MUST SEE!**

**Public Remarks:** No expense spared! A touch of Provence enlightens this luxury estate in Black Rock, Las Sendas. Amazing master suite w/fireplace; 3 additional bdrms with private baths; incredible theater/media rm; lavish library; piano rm; wine room; Great rm; outdoor living room; office; formal living or family room; 5 car garage; spa and pool with VIEWS OF RED MOUNTAIN, yet EXTREME PRIVACY. Gourmet kitchen boasts Viking 6 top gas range and double ovens, huge pantry, and massive breakfast bar. Guest suite offers a microwave, sink, fridge, w separate exit. The outdoor living space screams entertainment: covered patio; misting system; charcoal built-in bbq; outdoor fireplace; and escape to your observation deck to take in the stars. WELCOME HOME. Enjoy the Las Sendas Lifestyle: golf, trails,& more!

<b>Master Bedroom</b>	23 15	<b>Bedroom 2</b>	13 13	<b>Bedroom 3</b>	13 12	<b>Bedroom 4</b>	19 11	<b>Office</b>	9 9
		<b>Family Room</b>	19 16	<b>Kitchen</b>	17 24	<b>Dining Room</b>	23 8		
		<b>Library</b>	14 15	<b>Great Room</b>	18 26	<b>Media Room</b>	17 13		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 5 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 5 <b>Slab Parking Spaces:</b> 4 <b>Parking Features:</b> Electric Door Opener; Tandem Garage <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Separate Guest House; Covered Patio(s); Balcony/Deck (s); Pvt Yrd(s)/CrtYrd(s); Misting System <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; Fire Sprinklers; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Stacked Washer/Dryer <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room <b>Other Rooms:</b> Great Room; Library-Blt-in Bkchse; Den/Office; Bonus/Game Room; Loft; Guest Qtrs-Sep Entrn; Media Room <b>Basement Description:</b> None	<b>Architecture:</b> Spanish <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Block <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> LA ATALAYA AT LAS SENDAS <b>AN:</b> 219-17-283 <b>Lot Number:</b> 10 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$8,235/2011 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$319 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> NoVsbble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$79 / Monthly <b>Rec Center Fee 2 Y/N:</b> / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$185.33 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 97 / 97	<b>List Price:</b> \$1,100,000 <b>Sold Price:</b> \$1,020,000 <b>Sold Price/SqFt:</b> \$184.18 <b>Loan Type:</b> Conventional	<b>Special Listing Cond:</b> N/A

Status Change Date: 01/26/2013  
Close of Escrow Date: 01/25/2013  
Off Market Date: 01/26/2013

Loan Years: 30  
Payment Type: Fixed  
Buyr Concess to Sell: 0 \$  
Sellr Concess to Buy: 0 \$  
Closing Cost Split: Normal - N

Listed by: RE/MAX Excalibur Realty (reex02)

Prepared by Chris and  
Michele Keith

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Client Report (10)

7634 E SUMMIT TRAIL ST Mesa, AZ 85207

\$1,400,000

	4870503	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 5 / 4 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 6,007 / County Assessor <b>Price/SqFt:</b> \$233.06 <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 54FRDXPSO4G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 40,324 / County Assessor <b>Apx Lot Size Range:</b> 35,001 - 43,559 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Hidden Canyon Las Sendas <b>Model:</b> CUSTOM <b>Builder Name:</b> Custom <b>Hun Block:</b> 7000 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** POWER & THOMAS **Directions:** East on Thomas, Left on Deserts Gate, through gate, then left follow thru second gate, Left on Summit Trail to home on right side.

**Public Remarks:** Exquisite detail abounds in this extraordinary Craftsman home. CITY-LIGHT/MTN VIEWS. Custom features include tumbled & polished Travertine Flooring, Granite Slab Counters, Professional Grade Appliances, Distressed Birch Cabinetry, indirect lighting, domed ceilings, interior & exterior stonework, Custom painting. Custom brick ceiling in the dining area, Separate Living room and family Room, Game or media room. Lavish Master Bath fireplace, Jacuzzi tub, ultra shower. Washer and Dryer in the Master closet. Large Pebble Tec pool/ spa, fireplace, Grass Area for kids to play, City View Deck. Custom building features include: R49 ceilings;R23 walls ;urethane. Storage galore. 4 car garage w/AC shop & storage rm. Really Nice Open Split Floor plan.

<b>Master Bedroom</b>	18 18	<b>Bedroom 2</b>	17 13	<b>Bedroom 3</b>	16 14	<b>Bedroom 4</b>	14 12	<b>Living Room</b>	15 14
<b>Den</b>	16 14	<b>Family Room</b>	22 20	<b>Kitchen</b>	34 19	<b>Dining Room</b>	16 12		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 4 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; RV Garage; Separate Strge Area; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Fenced Pool; Diving Pool; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Corner Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Sport Court(s); Patio; Covered Patio(s); Balcony/Deck (s); Private Street(s); Childrens Play Area; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Central Vacuum; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office; Bonus/Game Room; Exercise/Sauna Room; Separate Workshop <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Partial; Pool Partial/Full: Full	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre- Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-845 <b>Lot Number:</b> 39 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$9,099/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$325 / Quarterly	<b>HOA Name:</b> LAS SENDAS COMMUNITY	<b>HOA Telephone:</b> 480-357-8780
<b>HOA Transfer Fee:</b> \$250		
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Rec Center Fee Y/N:</b> N / \$45 /	<b>Ttl Mthly Fee Equiv:</b> \$108.33

**Assoc Rules/Info:** Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Club, Membership Opt; Prof Managed

**Rec Center Fee 2 Y/N:** //  
**Land Lease Fee Y/N:** N / \$0 /  
**PAD Fee Y/N:** N / \$0 /

**Cap Imprv/Impact Fee:** \$ 0.00 \$  
**Cap Imprv/Impt Fee 2:**

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 0 <b>Status Change Date:</b> 01/15/2013 <b>Close of Escrow Date:</b> 01/14/2013 <b>Off Market Date:</b> 01/07/2013	<b>List Price:</b> \$1,500,000 <b>Sold Price:</b> \$1,400,000 <b>Sold Price/SqFt:</b> \$233.06 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and  
Michele Keith

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 with customers or clients in any manner whatsoever.*

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Client Report (11)

8048 E COPPER CANYON CIR Mesa, AZ 85207

\$1,500,000

	4843289	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 5 / 5.5 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 7,332 / County Assessor <b>Price/SqFt:</b> \$204.58 <b>Guest House SqFt:</b> 350 <b>Year Built:</b> 2003 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 55.5FRDXPQAO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 59,141 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Custom <b>Hun Block:</b> 2600 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

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**Cross Streets:** Power and Thomas (Eaglecrest) **Directions:** East on Eaglecrest from Thomas, L on Las Sendas Mountain Dr, L on North Tierra, after gate entry go right on Copper Canyon Circle; house at top of hill. WOW VIEWS!

**Public Remarks:** DEAL OF THE YEAR! Original owner spent 3.6million on this INCREDIBLY DISTINCT Estate. Million Dollar views and PRIVACY as this lot backs to the mountain preserve. This estate screams ATTENTION TO DETAIL and BOASTS top 15 most beautiful homes in Las Sendas. Details include: coffered and brick ceilings; rich chrry wood & canterra flooring; hand painted murals; flawless Venetian Plaster. Separate guest casita; patios off every room; wine cellar; luxurious master suite; Great room; Gourmet kitchen w/ Viking gas cooktop & granite counters; butler pantry & elegant dining; 6 fireplaces; office; bonus room; all on 1.36 acres. Backyard outdoor living is enhanced with a negative edge pool and the privacy of incredible mountain views. 5 bdrms/5.5 bths/ casita/office/gym/WOW. THIS HOME IS A MUST SEE.

<b>Master Bedroom</b>	19 16	<b>Bedroom 2</b>	13 13	<b>Bedroom 3</b>	14 13	<b>Bedroom 4</b>	13 14	<b>Bedroom 5</b>	19 16
		<b>Family Room</b>	19 18	<b>Kitchen</b>	18 15	<b>Dining Room</b>	13 15	<b>Other</b>	13 8
		<b>Library</b>	13 14	<b>Great Room</b>	23 27	<b>Media Room</b>	21 9		
				<b>Exercise/Sauna</b>	15 12				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View (s); Adjacent to Wash <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Separate Guest House; Patio; Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Misting System; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Intercom; Fire Sprinklers; Elevator; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkchse; Den/Office; Basement; Guest Qtrs-Sep Entrn <b>Basement Description:</b> Finished	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Sat Dish TV Ownd; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COPPER CANYON AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-18-136 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$11,678/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas Community	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$59 / Quarterly <b>Rec Center Fee 2 Y/N:</b> / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$125.26 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 57 / 57 <b>Status Change Date:</b> 01/24/2013 <b>Close of Escrow Date:</b> 01/23/2013 <b>Off Market Date:</b> 12/28/2012	<b>List Price:</b> \$1,499,900 <b>Sold Price:</b> \$1,500,000 <b>Sold Price/SqFt:</b> \$204.58 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Buyer - B	<b>Special Listing Cond:</b> N/A

Listed by: RE/MAX Excalibur Realty (reex02)

Prepared by Chris and  
Michele Keith

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

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2:11 PM FBS.