









Client View

23 Properties

		Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1		\$192,500 7445 E EAGLE CREST DR 1121 Mesa, AZ 85207 Closed / 4978330	Las Sendas/Cachet	2003	2	2	1,311
2		\$220,000 3055 N RED MTN 171 Mesa, AZ 85207 Closed / 5011485	LAS SENDAS	1996	3	2	1,571
3		\$243,000 3643 N DESERT OASIS ST Mesa, AZ 85207 Closed / 5028910	Las Sendas	1998	3	2	1,571
4		\$250,000 3623 N PASEO DEL SOL ST Mesa, AZ 85207 Closed / 4980776	Las Sendas	1999	3	2	1,571
5		\$253,145 3555 N Paseo Del Sol -- Mesa, AZ 85207 Closed / 4982887	Las Sendas- Rolling Hills	1999	3	2	1,571
6		\$260,000 7445 E EAGLE CREST DR 1019 Mesa, AZ 85207 Closed / 4996681	CACHET AT LAS SENDAS	2003	2	2	1,652
7		\$270,000 3566 N BARRON CIR Mesa, AZ 85207 Closed / 4984871	Las Sendas - Rolling Hills	1999	3	2	1,571
8		\$290,000 3055 N Red Mountain -- # 101 Mesa, AZ 85207 Closed / 5019443	Ironwood Pass Unit 2	1997	3	2	1,756
9		\$299,000 7420 E MELROSE ST Mesa, AZ 85207 Closed / 5023644	GRAYFOX at LAS SENDAS	2001	3	2	2,126
10		\$301,000 3638 N DESERT OASIS -- Mesa, AZ 85207 Closed / 4962959	Las Sendas; Shadow Canyon	1999	3	2	1,756
11		\$330,000 3543 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 4999044	Rolling Hills at Las Sendas	1999	3	2	1,756
12		\$331,000 7445 E EAGLE CREST DR 1018 Mesa, AZ 85207 Closed / 5032808	LAS SENDAS	2003	2	2	1,762
13		\$344,100 7149 E QUARTZ ST Mesa, AZ 85207 Closed / 4990484	Las Sendas	1998	4	2	2,226
14		\$345,000 7611 E ROLAND CIR Mesa, AZ 85207 Closed / 4998600	Las Sendas	1999	4	3	2,451
15		\$425,000 6955 E TETON CIR Mesa, AZ 85207 Closed / 4995485	Las Sendas	1999	3	2.5	2,814
16			Eaglefeather at Las Sendas	2000	5	3.5	4,275

		\$465,000 3826 N Canyon Wash CIR Mesa, AZ 85207 Closed / 4947749					
17		\$467,000 3430 N MOUNTAIN RIDGE -- 44 Mesa, AZ 85207 Closed / 5019172	Las Sendas	1997	4	2.5	2,827
18		\$500,000 3430 N MOUNTAIN RIDGE -- 14 Mesa, AZ 85207 Closed / 4970336	LAS SENDAS	1997	4	3	3,232
19		\$510,000 3902 N PINNACLE HILLS CIR Mesa, AZ 85207 Closed / 4926769	Pinnacle Hills at Las Sendas	2004	5	3	3,551
20		\$515,000 3905 N HIGHVIEW -- Mesa, AZ 85207 Closed / 5019504	Las Sendas - Stonecliff	2004	3	2.5	2,309
21		\$678,250 8140 E VISTA CANYON ST Mesa, AZ 85207 Closed / 5011996	Las Sendas	2004	4	3.5	3,555
22		\$680,000 7625 E TASMAN CIR Mesa, AZ 85207 Closed / 5024639	LAS SENDAS-Pinnacle Point	2002	4	2.5	4,055
23		\$975,000 7654 E SUMMIT TRAIL ST Mesa, AZ 85207 Closed / 4901665	Las Sendas	2004	4	4	4,184

Prepared by Chris and Michele
Keith


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Client Report (1)

7445 E EAGLE CREST DR 1121 Mesa, AZ 85207

\$192,500

 <p>©2013 ARMLS</p>	4978330 Residential Townhouse Closed	
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,311 / County Assessor Price/SqFt: \$146.83 Year Built: 2003 Pool: Community Encoded Features: 22RDXO1G1S Exterior Stories: 2 # of Interior Levels: 1 Dwelling Type: Townhouse	Approx Lot SqFt: 0 / SqFt Not Available Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas/Cachet Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7400 E Map Code/Grid: P42 Bldg Number: 35
	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: Thomas and Power **Directions:** From Power and Thomas head East on Thomas/Eagle Crest for approx 1 mile to Cachet to the entrance on right side, take a left after the gate, then your first right, property is located on the left.

Public Remarks: Lowest priced listing in Las Sendas. Upscale living in this ultra low maintenance townhouse in the award winning golf course community. Get the best of both worlds when you live within minutes of lakes, the Salt river and the Red Mountain 202 freeway, airports, hospitals and top rated restaurants. This CORNER UNIT INCLUDES a SAMSUNG FRONT LOADER W/D, FRIGE and boasts newer real HARD WOOD FLOORS with an open floor plan and a spacious kitchen. Walk onto your bedroom terrace and take pleasure in the view of Red Mountain. Enjoy desert living at its finest as the hoa fee includes access to a community pool within steps of your front door, work out facility, miles of natural trails but also covers front yard maintenance ,water, sewer, garbage, roof/ exterior maintenance and more

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 1 Carport Spaces: 0 Total Covered Spaces: 1 Slab Parking Spaces: 1 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Mountain View (s) Landscaping: Desert Front Exterior Features: Covered Patio(s); Balcony/Deck(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Master Bedroom: Split; Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Basement Description: None Other Rooms: Great Room Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: Two Levels; Two Common Walls; End Unit; Street Facing Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-728 Lot Number: 1121 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,513/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$10 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$203 / Monthly HOA Transfer Fee: \$150	HOA Name: Las Sendas HOA	HOA Telephone: 480-829-7400
HOA 2 Y/N: Y / \$316 / Quarterly HOA 2 Transfer Fee: \$375	HOA 2 Name: Las Sendas	HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N // Quarterly	Ttl Mthly Fee Equiv: \$308.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 146 / 151 Status Change Date: 12/29/2013 Close of Escrow Date: 12/28/2013 Off Market Date: 12/29/2013	List Price: \$199,000 Sold Price: \$192,500 Sold Price/SqFt: \$146.83 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: Solutions Real Estate (solu01)

Prepared by Chris and Michele
Keith


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Client Report (2)

3055 N RED MTN 171 Mesa, AZ 85207

\$220,000

	5011485	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$140.03 Year Built: 1996 Pool: None Encoded Features: 32R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,225 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas 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 TO RED MNT,LEFT ON RED MNT TO 2ND GATE (IRONWOOD PASS),WHEN U GET TO THE T..GO RIGHT TO HOME

Public Remarks: SUPER SHARP BLANDORD HOME IN LAS SENDAS IN A NICE GATED COMMUNITY CLOSE TO GREAT SCHOOLS AND GOLF COURSE! UPGRADES INCLUDE-TILE T/O, UPGRADED CABINETS,TILE COUNTERS AND MORE! VERY CLEAN! GREATROOM FLOORPLAN WITH SEP/TUB WITH BEDROOMS SPLIT. CUSTOM PAINT,CEILING FANS AND MOUNTAIN VIEWS! ENJOY GATED LAS SENDAS WITH POOLS,CLUBHOUSE, TENNIS,PARKS AND MORE!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-107 Lot Number: 171 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,828/2013 Ownership: Fee Simple New Financing: Cash; CTL; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS HOA Telephone: 480-551-4300
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 53 / 53 Status Change Date: 12/20/2013 Close of Escrow Date: 12/19/2013 Off Market Date: 11/30/2013	List Price: \$239,900 Sold Price: \$220,000 Sold Price/SqFt: \$140.04 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Keller Williams Realty Sonoran Living (kwaf01)

Prepared by Chris and Michele Keith

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Client Report (3)

3643 N DESERT OASIS ST Mesa, AZ 85207

\$243,000



5028910	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$154.67 Year Built: 1998 Pool: Community Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,950 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: 7500 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: Thomas and Power **Directions:** From Thomas (Eaglecrest) and Power, right/east on Eaglecrest, right/east on Saddleback to Desert Oasis (Shadow Canyon Gate) and right/south through gated entry to home.

Public Remarks: Outstanding community of Las Sendas! This 3 bedroom home in Las Sendas features the recent upgrades of granite counters, newer appliances as well as new carpet in the great room. The great room is wired for surround sound, the kitchen is open to the great room and features upgraded 42" glazed cabinets. The garage has an epoxy floor and has cabinets for all your storage needs. Enjoy the walking trails, community pool & spa, clubhouse (can rent for private parties), fitness center (fees apply), sport courts, tennis, golf (fees apply), parks and gorgeous views. Las Sendas is minutes from the 202 freeway, shopping and restaurants...

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Basement Description: None Other Rooms: Great Room	Architecture: Spanish; Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-128 Lot Number: 280 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,842/2013 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 199 / 3 Status Change Date: 12/21/2013 Close of Escrow Date: 12/20/2013 Off Market Date: 11/14/2013	List Price: \$243,900 Sold Price: \$243,000 Sold Price/SqFt: \$154.68 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 2 % Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: West USA Realty (wusa04)

Prepared by Chris and Michele
Keith


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Client Report (4)

3623 N PASEO DEL SOL ST Mesa, AZ 85207

\$250,000

 <p>©2013 ARMLS</p>	4980776 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$159.13 Year Built: 1999 Pool: Community Encoded Features: 32RO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,105 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Beautiful Las Sendas Home Planned Cmty Name: Las Sendas Model: CACTUS WREN Builder Name: Unknown 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/MCDOWELL **Directions:** From Power and McDowell, head east on McDowell, turn left onto Ridgecrest, turn left onto Mountain Ridge, take first right onto Regina Street, continue on Paseo Del Sol. Home will be on the right

Public Remarks: Whether you enjoy pristine mountain views, excellent golf courses or fabulous community pools, you will certainly want to call this one home! This charming three bedroom home features upgraded kitchen appliances, bright open floor plan, vaulted ceilings, spacious bedrooms, 3 car garage, recent paint and low maintenance desert landscaping! Relax in the backyard with views of the 15th hole and you will love living near hiking trails, shopping, restaurants, schools and convenient access to Loop 202. Enjoy the gated community of Las Sendas with tennis courts, several parks, breakfast bar, pool and jacuzzi!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back Features: Skylight(s); Vaulted Ceiling (s) Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course Flooring: Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None Other Rooms: Great Room	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 219-20-033 Lot Number: 409 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$1,737.2/2012 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement; Tenant Rights

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: Y / \$57 / Monthly Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$162.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impmt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 88 / 89 Status Change Date: 12/13/2013 Close of Escrow Date: 12/12/2013 Off Market Date: 11/05/2013	List Price: \$265,000 Sold Price: \$250,000 Sold Price/SqFt: \$159.13 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Mark Brower Properties, LLC (mbpl001)

Client Report (5)

3555 N Paseo Del Sol -- Mesa, AZ 85207

\$253,145

	4982887	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$161.14 Year Built: 1999 Pool: Both Private & Community Encoded Features: 32RP2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,665 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas- Rolling Hills Tax Municipality: Mesa Marketing Name: Las Sendas- Rolling Hills Planned Cmty Name: Las Sendas Model: Cactus Wren Builder Name: Blandford Hun Block: 3500 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain		

Cross Streets: Power and McDowell **Directions:** East on McDowell, north (lft) on Ridgecrest, veer right, left on Mountain Ridge, right on Sierra Morena into Rolling Hills, continue straight through gate, right on Paseo Del Sol.

Public Remarks: Wonderful Single Level Home Overlooking the Golf Course. Great Room Floor Plan with High Vaulted Ceilings. Spacious Kitchen Features a Gas Range for the Chef in the Family, A Breakfast Bar, and the Bay Window Option in the Dining Area. The Master Suite includes the Bay Window Option for Extra Space, 2 Sinks, Walk-in Shower, Garden Tub and Large Walk-in Closet. 18 Inch Tile in the Traffic and Wet Areas, 2 Inch Wood Colored Blinds. Pebble-Tec Pool and Extended Covered Patio. PLEASE REMOVE YOUR SHOES BEFORE ENTERING THE HOUSE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Auto Timer H2O Front Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None Sep Den/Office Y/N: N	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 219-20-028 Lot Number: 404 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: 047207 Plat: Taxes/Yr: \$1,794.88/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$365	HOA Name: Las Sendas Community HOA Prop Man Co Name: Rossmar Graham	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 71 / 71 Status Change Date: 12/31/2013 Close of Escrow Date: 12/30/2013 Off Market Date: 10/23/2013	List Price: \$275,000 Sold Price: \$253,145 Sold Price/SqFt: \$161.14 Loan Type: Conventional Loan Years: 30	Special Listing Cond: Short Sale Aprvl Req

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 (6)

7445 E EAGLE CREST DR 1019 Mesa, AZ 85207

\$260,000

 <p>©2013 ARMLS</p>	4996681	Residential	Townhouse	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,652 / County Assessor Price/SqFt: \$157.38 Year Built: 2003 Pool: Community Encoded Features: 22RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse		Approx Lot SqFt: 1,672 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: CACHET Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** East on Eagle Crest; Right into Cachet Community; Right at the "T"; Unit is on the Right.

Public Remarks: Single level Townhome in Cachet at Las Sendas. Split Master Bedroom with large walk-in closet and exit to the covered patio. This unit features 2 Bedrooms + a large Den with Double Doors. The spacious Kitchen has lots of storage and a cozy breakfast nook. The Great Room boasts a gas fireplace and formal Dining Room with views of the low maintenance backyard (all gravel). Unit needs new carpet & tile and paint.

Master Bedroom	16 13	Bedroom 2	12 11	Kitchen	12 10	Dining Room	14 10
Den	12 11			Great Room	16 14		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level; One Common Wall Const - Finish: Painted; Stucco; Stone 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: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-626 Lot Number: 1019 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,947/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed; Self Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 48 / 48 Status Change Date: 12/05/2013 Close of Escrow Date: 12/04/2013 Off Market Date: 10/28/2013	List Price: \$270,000 Sold Price: \$260,000 Sold Price/SqFt: \$157.38 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths (tppp01)

Client Report (7)

3566 N BARRON CIR Mesa, AZ 85207

\$270,000

	4984871	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$171.87 Year Built: 1999 Pool: Community Encoded Features: 32R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,565 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas - Rolling Hills Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Stapley		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and McDowell **Directions:** East to Rldgecrest, North (left) to Mountain Ridge, West (left) to Sierra Morena. Right turn into Rolling Hills, 1st Right on Barron Circle.

Public Remarks: Traditional Sale, Great home in the gated golf course community of Las Sendas. Private cul-de-sac location with mountain views and spectacular sunsets. 3BR/2BA spacious split floor plan, 2 car garage with built-in cabinets & epoxy floor. Vaulted ceilings throughout & kitchen features a ceiling high Tuscan mural. Oversized back yard offers professionally landscaped low-maintenance grounds with programmable lighting & drip system, built-in natural gas barbeque and fire-pit, and two relaxing water fountains. Wood Flooring and 20" tile throughout with upgraded baseboards & door casings give a unique look. Plantation shutters, ceiling fans and lighting fixtures allow for a perfect ambiance. Community features 2 heated swimming pools, spa & restaurants. Seller is a licensed real estate agent.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-053 Lot Number: 429 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$1,700/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req; Other (See Remarks) Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$0	HOA Name: First Service Res	HOA Telephone: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 95 / 95 Status Change Date: 12/11/2013 Close of Escrow Date: 12/10/2013 Off Market Date: 11/19/2013	List Price: \$270,000 Sold Price: \$270,000 Sold Price/SqFt: \$171.87 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Congress Realty, Inc. (cong01)

Client Report (8)

3055 N Red Mountain -- # 101 Mesa, AZ 85207

\$290,000

 <p>©2013 ARMLS</p>	5019443	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$165.15 Year Built: 1997 Pool: Both Private & Community Encoded Features: 32FRDXPS2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Ironwood Pass Unit 2 Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Morning Dove Builder Name: Blandford Hun Block: 2900 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 Rd. and Thomas **Directions:** 202 East exit Power Rd., North to Thomas, Right on Ridgecrest, Right on Red Mountain, Left into Ironwood Gate # 5 just past school

Public Remarks: Gorgeous Morning Dove model in gated Las Sendas. Rare private lot provides privacy and tranquility in back yard area w/ sparkling heated pebble tec pool and spa. Great for entertaining. New a/c 2009, painted inside & out in recent past. Single level home with formal dining, living room and family room with gas fireplace. Vaulted ceilings, wood shutters, upgraded cabinets, lighting. Diagonal tile, granite kitchen island, GE Profile appliances, R/O system and water softener. Wired for surround sound, alarm system, garage cabinets. And of course all the amenities of Las Sendas, golf, hiking, tennis, biking and much more. A truly great place to live. Freeways nearby.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar Basement Y/N: N Basement Description: None Sep Den/Office Y/N: N Other Rooms: Family Room	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: Pre-Wire Smrd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 219-19-037 Lot Number: 101 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,840/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community HOA Prop Man Co Name: Rossmar and Graham	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 17 / 17 Status Change Date: 01/03/2014 Close of Escrow Date: 12/31/2013 Off Market Date: 11/09/2013	List Price: \$293,000 Sold Price: \$290,000 Sold Price/SqFt: \$165.15 Loan Type: Conventional	Special Listing Cond: N/A

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

Listed by: Tom Henschen And Assoc., Inc (thaa01)

Prepared by Chris and Michele
Keith

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Client Report (9)

7420 E MELROSE ST Mesa, AZ 85207

\$299,000

	5023644 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$140.63 Year Built: 2001 Pool: Community Encoded Features: 32FRDXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,324 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: GRAYFOX at LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Persimmon Builder Name: Fulton Homes Hun Block: 7400 E Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: MCDOWELL/ POWER **Directions:** South on Power Rd, Left onto McDowell, Right onto Ridgecrest, Left onto Melrose St. Home is on left.

Public Remarks: Great single story 3 bedroom home in Mesa! Neutral tile and plush carpet throughout this charming home. Kitchen equipped with double wall ovens, center island with breakfast bar, black appliances, a plethora of honey colored cabinets, and Corian counter tops. The family room sits just off the kitchen and boasts a fireplace, built in entertainment center, ceiling fan and picture windows for lots of natural light. Each bedroom is equipped with ceiling fan and walk in closet. Second master bedroom. Double entry doors lead into the master bedroom which includes walk in closet and master bath suite with standing shower and separate tub, double sink vanity and tile flooring. Garage has lots of floor to ceiling cabinets. Well shaded backyard is complete with covered patio and grassy area.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Multiple Ovens; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None Other Rooms: Family Room; Great Room	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-523 Lot Number: 55 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,828/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$319 / Quarterly HOA Transfer Fee: \$350	HOA Name: Rossmar and Graham HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$106.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 33 Status Change Date: 12/20/2013 Close of Escrow Date: 12/19/2013 Off Market Date: 12/03/2013	List Price: \$305,000 Sold Price: \$299,000 Sold Price/SqFt: \$140.64 Loan Type: Conventional Loan Years: 15 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: Realty Executives (reax92)

Prepared by Chris and Michele
Keith


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Client Report (10)

3638 N DESERT OASIS -- Mesa, AZ 85207

\$301,000

	4962959 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$171.41 Year Built: 1999 Pool: Community Encoded Features: 32FRDX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,695 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas; Shadow Canyon Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power Road & Thomas **Directions:** North on Power to left on Eagle Crest (Thomas). Continue to Tight on Saddleback, Right on Desert Oasis; Thru Gate to property

Public Remarks: Finally, you can own this awesome 3 bedroom, 2 bath home in a Las Sendas gated neighborhood. Featuring a formal living room/dining room, spacious kitchen, with granite countertops and reverse osmosis. Kitchen opens to a lovely family room with a fireplace, wiring for surround sound and ceiling fans throughout the home. Tile flooring in all the main areas with textured carpet in the bedrooms. Master Suite boasts a walk-in closet and a private exit to the awesome backyard and extended covered patio. Freshly painted inside and out, this home is just waiting for you to enjoy the breathtaking backyard sunsets each evening.

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

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); No Interior Steps; Drink Wtr Filter Sys Community Features: Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Accessibility Feat.: Zero-Grade Entry; Hallways 36in+ Wide; Hard/Low Nap Floors	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Basement Description: None Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-077 Lot Number: 229 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,169/2012 Ownership: Fee Simple New Financing: Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$5,000 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 177 / 180 Status Change Date: 12/28/2013 Close of Escrow Date: 12/27/2013 Off Market Date: 12/28/2013	List Price: \$314,000 Sold Price: \$301,000 Sold Price/SqFt: \$171.41 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: West USA Realty (wusa02)

Prepared by Chris and Michele
Keith


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Client Report (11)

3543 N PASEO DEL SOL -- Mesa, AZ 85207

\$330,000

 <p>©2013 ARMLS</p>	4999044 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$187.92 Year Built: 1999 Pool: Community Encoded Features: 32RXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,692 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Rolling Hills at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Rolling Hills at Las Sendas Model: Builder Name: Blanford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and McDowell **Directions:** East on McDowell, North on Ridgecrest, Left on Mountain Ridge, Right on Sierra Morena into Rolling Hills, continue straight through gate, Right on Paseo Del Sol.

Public Remarks: Charming Home Overlooking the 15th Fairway of Las Sendas Golf Course. Bright, Open Greatroom Floor Plan with custom built-ins, 3 Bedrooms, 2 Bathrooms, Single Level with vaulted ceilings. Updated Kitchen with beautiful Granite Countertops, New Stainless Steel Appliances, and Breakfast Area. Plantation Shutters throughout and recently painted. Backyard features Flagstone Extended Covered Patio, Putting Green, Gas Fireplace, Mature Trees and Wonderful View of Golf Course and Mountains. Home is available mostly furnished for those seeking a turnkey property.

Master Bedroom	Bedroom 2	Bedroom 3		
		Kitchen		
		Great Room		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Exterior Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Dining in FR Basement Y/N: N Basement Description: None Other Rooms: Great Room Items Updated: Kitchen Yr Updated: 2013	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 219-20-026 Lot Number: 402 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,136.24/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$65 / Monthly HOA Transfer Fee: \$300	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-7687
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Clubhouse/Rec Center	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$65 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 57 / 58 Status Change Date: 12/12/2013 Close of Escrow Date: 12/11/2013 Off Market Date: 11/10/2013	List Price: \$334,900 Sold Price: \$330,000 Sold Price/SqFt: \$187.93 Loan Type: Cash	Special Listing Cond: N/A

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

Listed by: Russ Lyon Sotheby's International Realty (lyon25)

Prepared by Chris and Michele
Keith

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Client Report (12)

7445 E EAGLE CREST DR 1018 Mesa, AZ 85207

\$331,000

	5032808	Residential	Townhouse	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,762 / Builder Price/SqFt: \$187.85 Year Built: 2003 Pool: Community Encoded Features: 22RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse	Approx Lot SqFt: 1,074 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: CACHET AT LAS SENDAS Planned Cmty Name: LAS SENDAS Model: The Classic Builder Name: Cachet Hun Block: Map Code/Grid: P42 Bldg Number:		
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain		

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** East on Eagle Crest; Right into Cachet Community; Right at the "T"; Unit is on the Right.

Public Remarks: Luxury resort style living at its best! This well appointed, 2 Bedroom + Den, 2 Bathroom, 1 Owner Townhome has been lightly lived in only a few months per year & looks brand new! Over \$100,000 in Custom designer touches inside and out! From the tile inlay in the Foyer to the Plantation Shutters on all of the windows. The gourmet Kitchen boasts slab granite counters, raised panel cherry wood cabinets, stainless steel appliances & a cozy breakfast nook. The spacious Dining Rm & Family Rm has an upgraded gas fireplace & lovely views of the backyard. Enjoy your morning coffee or an elegant dinner outdoors in the spectacular paved backyard that features a B/I BBQ, custom fountain & mature landscaping. Cachet offers a pool, spa, exercise & meeting rooms.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR; Breakfast Room Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-625 Lot Number: 1018 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,948/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$375	HOA Name: LAS SENDAS HOA Prop Man Co Name: 1ST Svc Residential	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: Y / \$168 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: Cachet HOA2 Prp Man Co Name: PMG	HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: N / /		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$273.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 Status Change Date: 12/20/2013 Close of Escrow Date: 12/20/2013 Off Market Date: 11/21/2013	List Price: \$339,000 Sold Price: \$331,000 Sold Price/SqFt: \$187.85 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A Status Update: Multiple Offers Recd

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and Michele
Keith

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Client Report (13)

7149 E QUARTZ ST Mesa, AZ 85207

\$344,100

 <p>©2013 ARMLS</p>	4990484 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$154.58 Year Built: 1998 Pool: Both Private & Community Encoded Features: 42FRDPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,701 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Desert Vistas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 3300 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** E on McDowell to Ridgecrest, N to Red Mountain, W to Granite Ridge Gate, Enter, Left on Quartz Gate Code is

Public Remarks: Not your Typical Sagewood Model! Check out this one and you'll find the Kitchen opened up and inviting! Owners remodeled in 2008 and added New Cabinets & New Flooring. Granite counters and Stainless appliances are the finishing touches in the kitchen! Buyers will appreciate the thoughtfulness of the floorplan. The Formal Dining area can be used as an additional Den, Workout Space or Extra Living Space. The Master has an additional bedroom off the Master Bath that can be a Den, Baby's Room, Private Workout Room or Master Sitting Room! In addition, owners have added a New AC & Water Heater! Exterior recently Painted. Home has a North/South Exposure backing the wash and gives a beautiful view from your Custom Pool with Pebble type surface! Home is in the Gated section of Las Senda

Master Bedroom 14 17	Bedroom 2 13 12	Bedroom 3 11 12	Dining Room 10 14	Living Room 13 14
	Family Room 25 13	Kitchen 16 13		Office 13 14

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: Firepit Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Tile; Wood	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full	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; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD AN: 219-19-463 Lot Number: 53 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,032/2012 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA	HOA Telephone: (480)-357-8750
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrVbT; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impmt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 66 / 66 Status Change Date: 12/07/2013 Close of Escrow Date: 12/06/2013 Off Market Date: 11/03/2013	List Price: \$350,000 Sold Price: \$344,100 Sold Price/SqFt: \$154.58 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	Special Listing Cond: N/A

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

Listed by: HomeSmart (crl01)

Prepared by Chris and Michele
Keith

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Client Report (14)

7611 E ROLAND CIR Mesa, AZ 85207

\$345,000



4998600	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$140.75 Year Built: 1999 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,860 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 3500 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** East on McDowell, North on Ridgecrest, Left on Mountain Ridge, Right into Rolling Hills, Left on Barron, Left on Roland

Public Remarks: Beautifully Remodeled! Popular Golden Eagle Floor Plan in Las Sendas community. This home has stunning curb appeal with low maintenance, mature desert landscaping, RV Gate, stone accents, sits on a premium cul-de-sac lot. It features 4 beds, 3 baths, 2,451 sq/ft, a loft, and formal dining & living rooms. New carpet, paint, fans, and fixtures throughout. The kitchen is brand NEW - new cabinets, GE stainless steel appliances, granite countertops, tile backsplash, and sink. Large master suite has private balcony, dual vanity, separate tub and shower, walk in closet. The backyard is an entertainers delight offering a fenced pebble tec pool with rock water feature, a putting green, a sports court, firepit, and flagstone covered patio. This is a must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: RV Gate Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Sport Court(s); Patio; Covered Patio(s); Balcony/Deck (s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Basement Description: None Other Rooms: Family Room; Loft	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-110 Lot Number: 486 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,179.06/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:% 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 58 / 58 Status Change Date: 12/21/2013 Close of Escrow Date: 12/20/2013 Off Market Date: 12/06/2013	List Price: \$349,800 Sold Price: \$345,000 Sold Price/SqFt: \$140.76 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A; Owner/Agent

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

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and Michele
Keith


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Client Report (15)

6955 E TETON CIR Mesa, AZ 85207

\$425,000

	4995485 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,814 / Builder Price/SqFt: \$151.03 Year Built: 1999 Pool: Both Private & Community Encoded Features: 32.5FRDPSO3G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 15,970 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: PINNACLE RIDGE Builder Name: Blandford Hun Block: 4000 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:** Right on Thomas into Las Sendas to Teton on left (Sonoran Hills Estates) through gate to home on left

Public Remarks: Stunning single level Las Sendas home on large lot*Spacious&open Pinnacle Ridge floor plan*Arrange your furniture to have oversized country kitchen&large family room or have formal living&dining w/family room-you decide how to use the space in your home*Beautiful neutral tile thru out,plush carpet*Split 3 car garage w/workspace&cabinets*Fabulous Master Retreat w/private exit to gorgeous resort backyard*Pebbletec pool&spa,large grass play area,mature saguaro&easy to maintain desert landscaping*Covered patio for Al Fresco dining*Bouns room can be office,den,library*\$8 million Trailhead Club for residents*Tennis,hiking,b'ball,parks,heated pools&spas*Close to fine dining&shopping*Award winning school in community*25 min to airport/Scottsdale*Close to riding,boating,camping in Tonto Natl Forest

Master Bedroom	18 17	Bedroom 2	13 11	Bedroom 3	11 11	Dining Room	18 12	Living Room	18 12
Den	13 11	Family Room	21 14	Kitchen	20 14				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: 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 Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HILLS ESTATES AN: 219-17-399 Lot Number: 37 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,705/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$250	HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: Rossmar and Graham	HOA Telephone: 480 357 8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Annually Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0.00 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 68 / 71	List Price: \$435,000	Special Listing Cond: N/A

Status Change Date: 12/13/2013
Close of Escrow Date: 12/13/2013
Off Market Date: 11/15/2013

Sold Price: \$425,000
Sold Price/SqFt: \$151.03
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 2,500 \$
Closing Cost Split: Normal - N

Listed by: Russ Lyon Sotheby's International Realty (lyon17)

Prepared by Chris and Michele
Keith


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Client Report (16)

3826 N Canyon Wash CIR Mesa, AZ 85207

\$465,000

 <p>©2013 ARMLS</p>	4947749	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,275 / County Assessor Price/SqFt: \$108.77 Year Built: 2000 Pool: Both Private & Community Encoded Features: 53.5FRDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 14,477 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Eaglefeather at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd. & Thomas Rd. **Directions:** West on Eagle Crest Dr, West on Sugarloaf, North on Canyon Wash Cir to Home

Public Remarks: You will love this phenomenal home located in the gated golf course community. Soaring ceilings await as you walk into the dramatic light-filled entry hall. Meals will be a breeze in this chef's kitchen w/ granite counters, Jenn-Air appliances, gas range w/ grill option, island, and spacious pantry. Enjoy evenings with family & friends in the spacious family room, or enjoy time outdoors by climbing the spiral staircase for panoramic mountain and city views. The outdoor kitchen is nestled by a gas fireplace & sparking play pool for year around enjoyment. Vast master bedroom features its own exit to the balcony and includes dual sinks, oversized tub, & enormous walk in closet. En-suite bedrooms & walk-in closets offer tons of storage. Laundry & home office provide space for your every need!

Master Bedroom	24.5	17.1	Bedroom 2	19.6	10.4	Bedroom 3	19.5	13.10	Bedroom 4	18.0	12.0	Bedroom 5	18.0	12.2
Den	21.0	10.6	Family Room	22.11	16.11	Kitchen	21.6	18.9	Dining Room	14.3	12.1	Living Room	17.6	19.7

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; RV Gate; RV Parking Pool - Private: Pool - Private; Play Pool Spa: Above Ground Spa Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: EAGLEFEATHER AT LAS SENDAS AN: 219-18-251 Lot Number: 327 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,283/2012 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 150 / 150 Status Change Date: 12/05/2013 Close of Escrow Date: 12/04/2013 Off Market Date: 12/04/2013	List Price: \$475,000 Sold Price: \$465,000 Sold Price/SqFt: \$108.77 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: RE/MAX Masters (rxmr001)

Prepared by Chris and Michele
Keith

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Client Report (17)

3430 N MOUNTAIN RIDGE -- 44 Mesa, AZ 85207

\$467,000

 <p>©2013 ARMLS</p>	5019172 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,827 / County Assessor Price/SqFt: \$165.19 Year Built: 1997 Pool: Both Private & Community Encoded Features: 42.5FRDXPS3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 11,273 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Sonoran Builder Name: Blanford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas **Directions:** Right on Thomas into Las Sendas Community. North on Eaglecrest. East on Saddleback. South on Mountain Ridge to Sonoran Heights Neighborhood.

Public Remarks: Natural beauty and mountain views create a picture-perfect setting in this 2,827 sf single-story home located on the 13th hole of the Las Sendas golf course! This uniquely private lot, coupled with easy-care turf and impeccable landscaping, creates a backyard paradise where the heated pool and spa can be enjoyed year-round. Inside this 4BR/2.5BA home, visitors are greeted with a spacious and open formal living and dining room with wall-to-wall picture windows taking the stunning views. Popular split-floor plan offers a private master retreat featuring a spacious bedroom with a picturesque sitting area. The kitchen boasts 42" upper cabinets, beautiful granite countertops and stainless steel appliances, and it opens to a great room with vaulted ceilings and a double-sided fireplace.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool; Variable Speed Pump Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace Property Description: Golf Course Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Gas Stub for Range; Dishwasher; Built-in Microwave; Reverse Osmosis; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Basement Description: None Other Rooms: Family Room Items Updated: Wiring Partial/Full: Partial; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Full; Kitchen Partial/Full: Partial; Bath(s) Partial/Full: Partial; Pool Yr Updated: pump	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 Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS AN: 219-19-208 Lot Number: 44 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$3,004/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 23 / 23 Status Change Date: 12/19/2013 Close of Escrow Date: 12/18/2013 Off Market Date: 11/15/2013	List Price: \$479,000 Sold Price: \$467,000 Sold Price/SqFt: \$165.19 Loan Type: Conventional	Special Listing Cond: N/A

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

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele
Keith

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Client Report (18)

3430 N MOUNTAIN RIDGE -- 14 Mesa, AZ 85207

\$500,000

	4970336	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 3,232 / County Assessor Price/SqFt: \$154.7 Year Built: 1997 Pool: Both Private & Community Encoded Features: 43RDXP03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,224 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: SONORAN HEIGHTS Planned Cmty Name: LAS SENDAS Model: Sunset Vista Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & THOMAS **Directions:** N on POWER to THOMAS. Right (east) on Eaglecrest to Saddleback, Right to Mountain Ridge, Right to Sonoran Heights entrance, Right to Home #14.

Public Remarks: Located in desirable gated Sonoran Heights in Las Sendas. Home features a Spacious custom remodeled Kitchen with Granite Counters, SS Appliances, oversized Island, Gas Stove, high end Cabinetry, and a Breakfast Bar/Buffer with built in Beverage Chiller. Kitchen opens to large Great Room with Gas Fireplace and add'l Dining. Master Suite includes a separate Sitting/Exercise room, totally remodeled Master Bath w/huge walk in Shower and a private Balcony to enjoy views of Usery Mtn and #3 Green at Las Sendas Golf Course. Two more Bedrooms downstairs plus Formal Dining and Living Room areas. Tile throughout, Plantation Shutters, large organized Laundry, 3 Car Garage w/epoxy floor, solar hot water, automatic Shade Screens, and a sparkling Pool. Please see documents tab for upgrades made to home

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Golf Cart Garage Pool - Private: Pool - Private; Variable Speed Pump Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Carpet; Stone; Tile Windows: Sunscreen(s); Mechanical Sun Shds	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Built In Recycling; Granite Countertops; Kitchen Island Master Bathroom: Double Sinks; Other (See Remarks) Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in FR Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Full; Pool Yr Updated: 2008; Pool Partial/Full: Full	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Solar Hot Water Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Solar Hot Water; Ceiling Fan(s); Load Controller; Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS AN: 219-19-178 Lot Number: 14 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,950/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 68 / 68 Status Change Date: 12/06/2013 Close of Escrow Date: 12/05/2013	List Price: \$520,000 Sold Price: \$500,000 Sold Price/SqFt: \$154.7	Special Listing Cond: N/A

Off Market Date: 10/26/2013

Loan Type: Conventional
Loan Years: 15
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: Club Realty (club21)

Prepared by Chris and Michele
Keith


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Client Report (19)

3902 N PINNACLE HILLS CIR Mesa, AZ 85207

\$510,000

 <p>©2013 ARMLS</p>	4926769	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,551 / County Assessor Price/SqFt: \$143.62 Year Built: 2004 Pool: Community Encoded Features: 53FRDX3G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 32,283 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Pinnacle Hills at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Anasazi Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** E on Thomas(Eagle Crest)apx 3/4 mile, past Saddleback,1st community past Saddleback is Pinnacle Hills,E thru gate & turn right,home on right side.

Public Remarks: REDUCED \$50,000. FANTASTIC OPPORTUNITY! Gorgeous Custom hm w/breathtaking views!FR & LR both feature gas fireplaces w/stone front*Over-sized DRw/art niche*Fabulous eat-in Kitchen is huge w/lg island, granite counters, upgraded appliances, stainless Viking gas 6 burner cook top, stainless counter depth fridge, upgraded cabinets & open to FR*MBR Retreat to pamper yourself in w/travertine counters, garden tub, sep snail shower w/glass block & HUGE w-in closet*Beautifully landscaped bkdy w/full length covered patio, large paver patio, BBQ(Seller has never used & does not warrant), sitting area w/bench, fountains & deck w/city light & mountain views*6 new security doors*New epoxy flr in Garage*New A/C Air Filter*Stunning home in sought after community of Las Sendas!

Master Bedroom	17.5	16.2	Bedroom 2	13.5	11.6	Bedroom 3	12	12	Bedroom 4	13.1	12.6	Bedroom 5	12.9	11.10
			Family Room	18.5	15.7	Kitchen	24	18.10	Dining Room	16.2	14	Living Room	14.3	11.10

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 6 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash Landscaping: Gravel/Stone Front; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Laminate; Tile Windows: Dual Pane; Tinted	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Built-Up Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: PINNACLE HILLS AT LAS SENDAS AN: 219-17-569 Lot Number: 5 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,655/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Assoc HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-357-7687
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.33
Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ Unknown \$
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N //	


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 175 / 175 Status Change Date: 12/25/2013 Close of Escrow Date: 12/24/2013 Off Market Date: 10/18/2013	List Price: \$525,000 Sold Price: \$510,000 Sold Price/SqFt: \$143.62 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths (tppp01)

Client Report (20)

3905 N HIGHVIEW -- Mesa, AZ 85207

\$515,000

	5019504	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,309 / County Assessor Price/SqFt: \$223.04 Year Built: 2004 Pool: Both Private & Community Encoded Features: 32.5RDXP03G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,147 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Stonecliff Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Residence 1 Builder Name: Blandford Hun Block: 8175 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:** E on Eagle Crest (Thomas), L on Las Sendas Mountain, R on Pinnacle Ridge, R on Teton, L on Highview

Public Remarks: This fabulous home is adorned with approx. \$75,000 more in quality upgrades than the model match that is currently on the market! WOW! Upgrades include all new high efficiency windows, plantation shutters, high end carpet and tile throughout. Entire interior was just professionally painted! Truly gourmet kitchen offers upgraded 42" cabinets, rich granite countertops, an oversized gas range, huge built-in 48" GE Monogram refrigerator. Backyard oasis in the desert featuring a sparkling heated pebble tec pool and spa & built in BBQ. Breathtaking mountain & city light views! Here's your chance to own an exceptional and highly upgraded home in the award winning community of Stonecliff at Las Sendas!SELLER HAS REDUCED TO A BELOW MARKET FAIR PRICE!! HOM

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y Items Updated: Pool Partial/Full: Full	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-127 Lot Number: 76 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,195.66/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$363 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$121 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 32 / 32 Status Change Date: 01/01/2014 Close of Escrow Date: 12/31/2013 Off Market Date: 11/24/2013	List Price: \$525,000 Sold Price: \$515,000 Sold Price/SqFt: \$223.04 Loan Type: Conventional	Special Listing Cond: N/A

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

Listed by: West USA Realty Revelation (wsrr01)

Prepared by Chris and Michele
Keith

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Client Report (21)

8140 E VISTA CANYON ST Mesa, AZ 85207

\$678,250

	5011996 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 3,555 / Builder Price/SqFt: \$190.79 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5RDXP54G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 13,019 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Granite Preserve Planned Cmty Name: Las Sendas Model: Residence 6 Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Eagle Crest **Directions:** East on Eagle Crest; Left on Las Sendas Mountain; Left on Stone Peak (Granite Preserve Community) Left on Vista Canyon, Home will be on your left around the corner.

Public Remarks: Come see this luxurious single level "Tuscan" home, located in the upper most corner of The Granite Preserve subdivision of Las Sendas. Attention to detail throughout! Home backs to the open preserve. Inviting rear yard is an entertainers dream; sparkling pool/spa w/water feature, built in BBQ, covered patio, all set against glorious mountain views & complete privacy! 4 full bedrooms & 3 1/2 baths. Spacious master suite split from remaining bedrooms. Home features a serene brick interior courtyard w/waterfall. Open gourmet kitchen offers 6 burner gas range, stainless steel appliances, built in fridge, granite counters, large island & faux paint treatment. Award winning Las Sendas has 2 community pools, tennis, golf, parks & walking trails. Close to shopping, dining, & the 202 freeway.

Master Bedroom 21 18	Bedroom 2 12 12	Bedroom 3 13 12	Bedroom 4 12 12	Living Room 16 14
	Family Room 18 17	Kitchen 21 21	Dining Room 19 13	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 4 Carport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Tandem Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Border Pres/Pub Lnd; Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: Central Vacuum; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-872 Lot Number: 21 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,304/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$367 / Quarterly HOA Transfer Fee: \$381	HOA Name: 1st SVC Residential	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$122.33 Cap Impvr/Impact Fee: % 0 % Cap Impvr/Impnt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 31 / 31	List Price: \$695,000	Special Listing Cond: N/A

Status Change Date: 12/03/2013
Close of Escrow Date: 12/03/2013
Off Market Date: 11/09/2013

Sold Price: \$678,250
Sold Price/SqFt: \$190.79
Loan Type: Cash
Loan Years: 0
Payment Type: Other
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and Michele
Keith


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Client Report (22)

7625 E TASMAN CIR Mesa, AZ 85207

\$680,000

 <p>©2013 ARMLS</p>	5024639	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 5 Approx SqFt: 4,055 / County Assessor Price/SqFt: \$167.69 Year Built: 2002 Pool: Both Private & Community Encoded Features: 42.5FRDXPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 11,066 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: LAS SENDAS-Pinnacle Point Tax Municipality: Mesa Marketing Name: Spectacular Views Planned Cmty Name: LAS SENDAS Model: Desert Legacy Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd & Thomas **Directions:** East on Thomas into Las Sendas turns to Eagle Crest, head North on Eagle Crest turns to the EAST to DESERTS GATE, turn South thru Gate, then Left on TORREY POINT, then Right on TASMAN CIRCLE to HOME

Public Remarks: Completely unobstructed VIEWS for Miles...experience one of the finest golf resort homes in the Valley located in Gated Pinnacle Point at Las Sendas. Spectacular setting on the 18th hole with views of fairway, lake & Sonoran sunsets. Custom Kitchen offers Hickory cabinets, spacious island w/6-burner gas range & stainless hood, double ovens, Subzero refrigerator. Great room design plus formal living and dining. Main level Game Room (optional 5th BR) features wet bar. Huge Master Retreat opens to sitting area & has private, covered balcony. Comfortable outdoor living space with decks for sun & shade. Resort yard has salt water pool with sheer descent waterfall, outdoor kitchen, large covered patio, fire pots, gas fireplace & 3-hole putting green. Bonus storage shelves in 3+ car garage.

Master Bedroom	29 17	Bedroom 2	18 12	Bedroom 3	14 13	Bedroom 4	17 12	Living Room	19 17
Bonus/Game Room	19 13	Family Room	26 17	Kitchen	20 12	Dining Room	14 13		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Exterior Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View (s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s); Central Vacuum; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Basement Description: None Other Rooms: Family Room; Bonus/Game Room	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: PINNACLE POINT AT LAS SENDAS AN: 219-18-330 Lot Number: 52 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,135/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: PMG	HOA Telephone: 480 357 8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 11 / 11
Status Change Date: 12/12/2013
Close of Escrow Date: 12/12/2013
Off Market Date: 11/13/2013

List Price: \$695,000
Sold Price: \$680,000
Sold Price/SqFt: \$167.69
Loan Type: Cash
Loan Years: 0
Payment Type: Other
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Special Listing Cond: N/A

Listed by: Keller Williams Legacy One Realty (kwlo03)

Prepared by Chris and Michele Keith

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Client Report (23)

7654 E SUMMIT TRAIL ST Mesa, AZ 85207

\$975,000

 <p>©2013 ARMLS</p>	4901665 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4 Bedrooms Plus: 4 Approx SqFt: 4,184 / Appraiser Price/SqFt: \$233.03 Year Built: 2004 Pool: Both Private & Community Encoded Features: 44FRXPSO4G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 40,004 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Central Construction Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power/Thomas **Directions:** Right into Las Sendas*Las Sendas Mountain on left*Through Las Sendas Mountain entrance*Left on Terra Mesa*Though Copper Canyon gate to fork*Left to Summit Trail on right*Flag lot*Follow arrow on sign

Public Remarks: PRICED BELOW CURRENT APPRAISAL*MUST SEE*Exquisite custom home strategically positioned on PRIVATE lot to maximize stunning views*Greatroom floorplan w/granite counters,travertine floors,coffer ceilings,wood beams&stone FP*Gourmet kitchen w/highly upgraded appliances,sous chef island,wine frige,walk-in pantry&breakfast bar*Master Retreat w/large walk-in closet&jetted soaking tub* Entertainer's delight w/extended covered patio,heated pool/waterfall,negative edge cascade&raised heated spa*Multiple venues for Al Fresco dining*Margarita deck w/sweeping valley views*3 car garage plus 29x15 RV garage for all your toys*RV garage can be easily&inexpensively converted to living space*Add 1 or 2 rooms* Meticulously maintained*25 min to airport*Close to fine dining,shopping,hiking,boating,schools*

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 4 Carport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; RV Garage; Side Vehicle Entry Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Basement Description: None Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: HIDDEN CANYON AT LAS SENDAS AN: 219-18-842 Lot Number: 36 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$6,549/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$368 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas HOA HOA Telephone: 4803678780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Annually Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$122.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 258 / 258
Status Change Date: 12/16/2013
Close of Escrow Date: 12/16/2013
Off Market Date: 11/21/2013

List Price: \$1,099,900
Sold Price: \$975,000
Sold Price/SqFt: \$233.03
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Special Listing Cond: N/A

Listed by: Russ Lyon Sotheby's International Realty (lyon17)

Prepared by Chris and Michele
Keith

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