












Client View

11 Properties

		Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1		\$295,000 7364 E MELROSE ST Mesa, AZ 85207 Closed / 5013402	Las Sendas - Grayfox	2002	3	2	2,153
2		\$318,900 2505 N RAVEN CIR Mesa, AZ 85207 Closed / 5040111	Las Sendas	2002	3	2	2,035
3		\$330,000 3335 N BOULDER CYN Mesa, AZ 85207 Closed / 5021438	Las Sendas	1996	3	2	1,571
4		\$355,000 7534 E TASMAN CIR Mesa, AZ 85207 Closed / 4997714	Las Sendas	2002	3	2	2,226
5		\$362,000 7228 E NATHAN ST Mesa, AZ 85207 Closed / 5027153	Las Sendas (Trailridge)	2007	4	4	2,835
6		\$370,000 7648 E SNOWDON CIR Mesa, AZ 85207 Closed / 5026930	Las Sendas - Highlands	1999	3	2	2,226
7		\$389,000 7508 E WOLF CANYON CIR Mesa, AZ 85207 Closed / 5013366	LAS SENDAS	2001	4	3	2,451
8	 Status Change	\$437,000 3631 N EAGLE CYN Mesa, AZ 85207 Closed / 5033099	Las Sendas	1998	4	2.5	2,757
9		\$529,000 7413 E Sandia CIR Mesa, AZ 85207 Closed / 5004281	Las Sendas	1998	5	3	3,654
10		\$615,000 7844 E RIVERDALE ST Mesa, AZ 85207 Closed / 5016776	Rock Canyon II, Las Sendas	2013	4	3	3,502
11		\$649,000 8064 E VISTA CANYON ST Mesa, AZ 85207 Closed / 5009622	Las Sendas	2004	3	3	3,017

Prepared by Chris and Michele
Keith

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Client Report (1)

7364 E MELROSE ST Mesa, AZ 85207

\$295,000

	5013402	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,153 / Owner Price/SqFt: \$137.01 Year Built: 2002 Pool: None Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,609 / Owner Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas - Grayfox Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas - Grayfox Model: Builder Name: Fulton Hun Block: Map Code/Grid: Q42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/McDowell Directions:

Public Remarks: : This is a must see. Beautiful single story home in the highly sought after subdivision of Las Sendas. The community pool/fitness center is like having your own private resort, which is nestled amongst the Las Sendas Golf and Country Club with fine dining. This home is tile throughout with new carpets in the bedrooms and fresh paint. The kitchen features staggered cabinets with granite and glass tile backsplash. The range is a dual gas/electric. It has a gas cooktop and electric oven as well as all stainless appliances. It sits N/S exposure and has a small, but private backyard with covered patios and ceiling fan for that enjoy the outside. There is a office with double doors which can be used as a 4th bedroom if needed.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Natural Desert Front; Grass Back; Auto Timer H2O Back	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y	Const - Finish: Painted; Stucco Construction: Block Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-527 Lot Number: 59 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,000/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / 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); Rental OK (See Rmks)	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: 132 / 133 Status Change Date: 01/09/2014 Close of Escrow Date: 01/08/2014 Off Market Date: 11/26/2013	List Price: \$299,999 Sold Price: \$295,000 Sold Price/SqFt: \$137.02 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: Real Pros Arizona, LLC (rpal001)

Prepared by Chris and Michele
Keith

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Client Report (2)

2505 N RAVEN CIR Mesa, AZ 85207

\$318,900

	5040111 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,035 / Builder Price/SqFt: \$156.71 Year Built: 2002 Pool: Both Private & Community Encoded Features: 32FRDP3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,980 / 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: Fulton Homes Hun Block: 2500 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, South on Ridgecrest, Continue on Ridgecrest to Raven, South on Raven to home

Public Remarks: MOUNTAIN VIEWS w/ No Neighbors behind! A very private backyard awaits with Pebble Tec pool with water feature, large patio w/ pavers and great views! This home is immaculate & features hardwood flooring, tile, maple cabinetry t/o, brand new stainless steel appliance package including refrigerator, smooth cooktop, Hunter Douglas custom window treatments, custom valances, security doors, central vac, surround sound, water softener, RO system, alarm system, exterior and interior painted in 2010, sunscreens and more! The community of Las Sendas offers a well-designed golf course, 2 pool/spa areas, 6 tennis courts, parks, trails, basketball and sand volleyball courts, a highly rated elementary school and much more! This home is priced to sell! View the doc tab for upgrade/home improvement list & floorplan.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Central Vacuum; 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; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks 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 Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-651 Lot Number: 183 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,240/2013 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$300	HOA Name: First Service HOA Telephone: 480-551-4300
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 9 / 9 Status Change Date: 01/14/2014 Close of Escrow Date: 01/13/2014 Off Market Date: 12/17/2013	List Price: \$318,900 Sold Price: \$318,900 Sold Price/SqFt: \$156.71 Loan Type: FHA 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: Realty Executives (reax92)

Prepared by Chris and Michele
Keith


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Client Report (3)

3335 N BOULDER CYN Mesa, AZ 85207

\$330,000

 <p>©2013 ARMLS</p>	5021438 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$210.05 Guest House SqFt: 0 Year Built: 1996 Pool: Both Private & Community Encoded Features: 32RPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,522 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Catcus Wren Builder Name: Blanford Hun Block: 2950 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 & Thomas (Eagle Crest) **Directions:** Right on Eagle Crest(Thomas). First right onto Red Mountain. First left onto Roland(go thru gate). Right on Boulder Canyon.

Public Remarks: This home is on the Golf Course and is perfect for lock and leave 2nd home or permanent residence located in a gated section of the award winning community of Las Sendas. Las Sendas has a community pool, community spa, clubhouse, walking paths and many other features. Talk about the views...this home backs to the golf course with stunning mountain views. Expand your living area to the outdoors and enjoy these views in the backyard with a pebble tec pool and spa, covered patio and built in BBQ. With no home behind the yard, it feels very private. The home is single level with split floor plan, great flow and feels even bigger than actual square footage. The eat-in kitchen is open to the great room and has quartz counter tops and gas stove.

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 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Hillside Lot; Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Basement Description: None Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 1 AT LAS SENDAS AN: 219-19-691 Lot Number: 32 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,425/2013 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$300	HOA Name: Las Sendas	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); Clubhouse/Rec Center; Club, Membership Opt	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: 28 / 28 Status Change Date: 01/28/2014 Close of Escrow Date: 01/27/2014 Off Market Date: 12/16/2013	List Price: \$349,900 Sold Price: \$330,000 Sold Price/SqFt: \$210.06 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: Keller Williams Realty Sonoran Living (kws102)

Client Report (4)

7534 E TASMAN CIR Mesa, AZ 85207

\$355,000



4997714	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$159.48 Year Built: 2002 Pool: Community Encoded Features: 32RDX3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 10,655 / County Assessor Apx Lot Size Range: 10,001 - 12,500 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 Rd. and McDowell **Directions:** North on Power, Right (East) on Eagle Crest for 1.6 miles, Right (South) on North Desert Gate, Right (West) on Torrey Pt, Follow around to Tasman, Left on Tasman, house on NW Corner.

Public Remarks: Nestled on a quiet manicured corner lot in the beautiful Las Sendas community, this gorgeous 3 bed/2 bath single story home features a wide-open floor plan with master bedroom split, re-modeled custom kitchen, spacious living room with vaulted ceilings, gas fireplace and plantation shutters throughout the home. A large 3-car garage with built-in storage cabinets puts the finishing touches on this NE Mesa Gem. Nearby award-winning golf course, shopping, restaurants and easy freeway access compliment the breath-taking Las Sendas views to make this beautiful home a "must-see". Hurry, this one won't last long!

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: 3 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; Corner Lot Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Soft Water Loop Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: 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: N	Architecture: Ranch; Contemporary Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: PINNACLE POINT AT LAS SENDAS AN: 219-18-313 Lot Number: 35 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,303.94/2012 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 / \$318 / 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: Exterior Mnt of Unit Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRVBt; Rental OK (See Rmrks)	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: 119 / 119 Status Change Date: 01/10/2014 Close of Escrow Date: 01/10/2014 Off Market Date: 01/10/2014	List Price: \$371,000 Sold Price: \$355,000 Sold Price/SqFt: \$159.48 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: Keller Williams Integrity First (kwif01)

Client Report (5)

7228 E NATHAN ST Mesa, AZ 85207

\$362,000



5027153	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$127.68 Year Built: 2007 Pool: Community Encoded Features: 44RO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,776 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas (Trailridge) Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: 2750 N Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** E on McDowell, S on Ridgecrest, W on Nance through gate, N to Nathan

Public Remarks: Don't miss this wonderful 4-bedroom-plus-den, 4-bath, 3-car-garage home with a nice view of Red Mountain, granite countertops and stainless-steel appliances, located in Las Sendas, near shopping, dining, the Loop 202 Frwy, minutes from downtown Phoenix, Sky Harbor Airport, and midtown Scottsdale. Las Sendas amenities include golf course (fees apply), pools, spas, parks, playgrounds, walking/hiking trails, and sport courts. Owner financing available with 20% down.

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: Dir Entry frm Garage; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Community Features: Biking/Walking Path; 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 Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen 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 Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-739 Lot Number: 52 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,405/2012 Ownership: Fee Simple New Financing: Cash; Conventional; Seller May Carry Total Asum Mnth Pmts: \$0 Down Payment: \$379,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / 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 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: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 63 Status Change Date: 01/24/2014 Close of Escrow Date: 01/23/2014 Off Market Date: 01/09/2014	List Price: \$379,000 Sold Price: \$362,000 Sold Price/SqFt: \$127.69 Loan Type: Carryback Loan Years: 30 Payment Type: Balloon Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax92)

Client Report (6)

7648 E SNOWDON CIR Mesa, AZ 85207

\$370,000

	5026930	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$166.21 Year Built: 1999 Pool: Both Private & Community Encoded Features: 32RXPSO2.5G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 10,696 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas - Highlands Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: 3750 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:** E on Eagle Crest (Thomas), S on Saddleback to Highlands gate at end

Public Remarks: Beautiful single-story, 3-bedroom, 2-bath home with 2.5-car garage on a cul-de-sac in Highlands at Las Sendas. The kitchen has granite countertops and backsplash, gourmet stainless steel appliances, pantry, and a large center island. New paint, carpet, and tile. Neutral colors throughout the home, vaulted ceilings, living room with fireplace, a spacious master suite, and a den/office add to its appeal. Relax in the back yard with its covered patio, pond, and large pebble tec spa (nearly pool size) with water feature. Golf cart parking in the garage, rare RV gate. Enjoy Las Sendas' golf course (fees apply), parks, sport courts, hiking/walking trails, near shopping & dining, the Loop 202 Frwy, downtown Phoenix, Sky Harbor Airport, midtown Scottsdale, Saguaro Lake, and Usery Pass.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2.5 Carport Spaces: 0 Total Covered Spaces: 2.5 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Golf Cart Garage; RV Gate; RV Parking Pool - Private: Pool - Private Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot 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) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; 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 Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block 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)	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS AN: 219-18-120 Lot Number: 362 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,490/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$385,000 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 / \$318 / 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 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 / \$0 /
Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 47 / 47 Status Change Date: 01/11/2014 Close of Escrow Date: 01/10/2014 Off Market Date: 12/24/2013	List Price: \$385,000 Sold Price: \$370,000 Sold Price/SqFt: \$166.22 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: Realty Executives (reax92)

Prepared by Chris and Michele
Keith

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Client Report (7)

7508 E WOLF CANYON CIR Mesa, AZ 85207

\$389,000

	5013366 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$158.71 Year Built: 2001 Pool: Both Private & Community Encoded Features: 43FRDPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 11,481 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Mountaingate @Las Sendas 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 and McDowell **Directions:** North on Power, East on Eagle Crest, Continue North on Eagle Crest, North on Desert Oasis, West on Wolf Canyon Cir

Public Remarks: Views, Views, Views, This Amazing Home offers 4 Bedrooms (1 downstairs) and 3 Baths (1 downstairs), 2451sq.ft, Large Pool with rock waterfall, putting green, Stream with Koi Pond, 3 Car Garage, located at the end of a cul-de-sac, no neighbors behind, outdoor stairs leading to the balcony all on an oversized lot. Exterior just painted, New Carpet, New Water Heater, etc.. Please see Documents Tab for additional features and Upgrades.

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: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Grass Back; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); Central Vacuum; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Other Bdrm Dwnstrs Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal Basement Y/N: N Basement Description: None Other Rooms: Family Room; Loft	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	County Code: Maricopa Legal Subdivision: MOUNTAIN GATE AT LAS SENDAS AN: 219-17-788 Lot Number: 551 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,711/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA Telephone: 480-551-4300
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$105.6 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: 01/16/2014 Close of Escrow Date: 01/15/2014 Off Market Date: 12/03/2013	List Price: \$424,900 Sold Price: \$389,000 Sold Price/SqFt: \$158.71 Loan Type: Conventional Loan Years: 30 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: Solutions Real Estate (solu01)

Client Report (8)

3631 N EAGLE CYN Mesa, AZ 85207

\$437,000

 <p>©2013 ARMLS</p>	5033099 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,757 / County Assessor Price/SqFt: \$158.5 Year Built: 1998 Pool: Both Private & Community Encoded Features: 42.5FRPS3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,400 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Sonoran 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:** East on Eagle Crest, right on Saddleback, right on N. Eagle Canyon (Boulder Mountain gate)

Public Remarks: Very desirable single level Sonoran floor plan and in great condition. Features include: granite counters, stainless appliances, updated fixtures and hardware, tile in high traffic areas and newer neutral carpet in living room and bedrooms. Huge master suite includes separate shower and tub, granite counters, dual sinks and walk in closet. Easy maintenance backyard has covered patio, heated pebble finish pool and spa, and large wash behind. Very private setting. This home is a split floor plan with 4 true bedrooms. Neighborhood amenities include: community pools and spas, tennis courts, sport courts, parks, hiking trails, clubhouse and award winning golf course. This is a must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s); 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 Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); 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: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; 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	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: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-215 Lot Number: 151 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,734/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$365	HOA Name: Rossmar & Graham	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; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 73 / 73 Status Change Date: 02/01/2014 Close of Escrow Date: 01/31/2014 Off Market Date: 02/01/2014	List Price: \$447,500 Sold Price: \$437,000 Sold Price/SqFt: \$158.51 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: Owner/Agent

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele
Keith

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Client Report (9)

7413 E Sandia CIR Mesa, AZ 85207

\$529,000

	5004281	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,654 / County Assessor Price/SqFt: \$144.77 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53RDPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 12,885 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blanford 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 Thomas **Directions:** From Power and Thomas, East on Eagle Crest (Thomas) to Saddleback, East on Saddleback to second Boulder Mountain gate (right hand side). Through gate take first left on Sandia circle to house on right

Public Remarks: Located on a cul de sac in beautiful Las Sendas with mountain views. This very complete two story home awaits you. Hardwood flooring graces the living and dining areas as well as sweeping stairwell and upper level common areas. Remodeled gourmet kitchen with cherry cabinetry, upgraded stainless appliances, thick granite slab island/counter tops and walk in pantry. Master retreat offers french stained glass doors to walk out patio. Master bath totally remodeled with alder cabinets, granite and travertine throughout. 5 bedrooms, 3 bathrooms, 3+ car garage. Resort like backyard with synthetic grass, outdoor kitchen with built in BBQ and room for seating, extended covered patio with flagstone. Gorgeous pool and spa. Side yard with large shed. Perfect family home.

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

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; Over Height Garage Pool - Private: Pool - Private; Heated Pool; Play Pool; Variable Speed Pump Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); 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); Balcony/Deck(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; 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; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; 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: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Basement Description: None Sep Den/Office Y/N: N Other Rooms: Great Room	Unit Style: Two Levels 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 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: AN: 219-17-187 Lot Number: 123 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,909.48/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$319 / 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: \$106.33 Cap Impvr/Impact Fee: \$ 0 \$ Cap Impvr/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 69 / 69	List Price: \$529,000	Special Listing Cond: N/A

Status Change Date: 01/12/2014
Close of Escrow Date: 01/10/2014
Off Market Date: 12/03/2013

Sold Price: \$529,000
Sold Price/SqFt: \$144.77
Loan Type: Conventional
Loan Years: 15
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 9,000 \$
Closing Cost Split: Buyer - B

Listed by: Realty Executives (reax92)

Prepared by Chris and Michele
Keith

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Client Report (10)

7844 E RIVERDALE ST Mesa, AZ 85207

\$615,000



5016776	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 3,502 / Builder Price/SqFt: \$175.61 Year Built: 2013 Pool: Community Encoded Features: 43RDNO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 25,174 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Rock Canyon II, Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: MINT HOMES Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Red Mountain		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and McDowell **Directions:** From Power and McDowell, east to N Ridgecrest. Turn north at Ridgecrest and proceed to N. Tuscany and Rock Canyon II.

Public Remarks: NEW BUILD!! A NEW, 4BR, 3BA home in Las Sendas. Upgraded finishes throughout. Sand finish stucco with substantial stone accents. 3 Car garage + workshop area. 10' ceilings throughout & a vaulted formal living & dining room. Gourmet kitchen w/ rustic maple cabinets, stainless steel finish appliances, cooktop and built-in double ovens. Granite countertops in the kitchen and baths. Spacious master bedroom with travertine snail shower & soaking tub. Spacious laundry room. 20 inch tile on diagonal throughout with stone transitions. 2 large secondary bedrooms share a jack-n-jill bath. The 4th bedroom is split and would also make a great den/office. 14Seer A/C, R-40 ceiling insulation, radiant barrier at rooftop, and LowE windows. Bring your offers today!

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: 0 Parking Features: Electric Door Opener; Over Height Garage; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Borders Common Area Landscaping: Gravel/Stone Front; Desert Front Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; 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: Other Bdrm Split 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: N Other Rooms: Great Room	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Ntrwk Wrng Multi Rms Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Subdivision: ROCK CANYON AT LAS SENDAS AN: 219-20-261 Lot Number: 12 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$1,436/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$5,000 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: \$375	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: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 Status Change Date: 01/23/2014 Close of Escrow Date: 01/22/2014 Off Market Date: 12/20/2013	List Price: \$629,900 Sold Price: \$615,000 Sold Price/SqFt: \$175.61 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: Perkinson Properties Corporation (pkic01)

Client Report (11)

8064 E VISTA CANYON ST Mesa, AZ 85207

\$649,000



5009622	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3 Bedrooms Plus: 5 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$215.11 Year Built: 2004 Pool: Both Private & Community Encoded Features: 33FRXPSHO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 10,000 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 4 Builder Name: Blandford Hun Block: 8000 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 to Thomas **Directions:** N on Power to Thomas/Eagle Crest. Lt Enter Las Sendas continue on Eagle Crest to Las Sendas Mnt. Dr. Lt on Stone Peak Granite Presreve. Rt on E. Valley St. & follow around to Vista Canyon St.

Public Remarks: Entertainers DREAM Home!!! Turn Key in highly desirable Las Sendas Mountain! Backs to open area and has incredible city light and mountain views! The home has a Tuscan style courtyard as you enter. The custom inspired features include Highly upgraded gourmet kitchen w/stainless steel appliances including warming oven, slab granite counters and large prep island. A Custom home theater with seating for 8. Incredible surround sound, custom drapes/shutters. Outside enjoy heated pebble-tec pool and spa w/swim-up bar, BBQ area and fireplace. 3 car garage for cars and toys. This gated Community has a private golf course (memberships avail.) & also enjoy the Trailhead Athletic Club/Spa which is walking distance. Great location close to restaurants, shopping, and the 202 freeway

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 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 Spa: Spa - Private; Spa - Heated Horses: N Horse Features: Other (See Remarks) Fireplace: 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace Property Description: City Light View (s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Private Street(s) 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 Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Basement Description: None Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room; Media Room	Architecture: Ranch; Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 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: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-865 Lot Number: 14 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,048/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$354 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Comm Asso	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); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: Y / \$85 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$203 Cap Impv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 94 / 94 Status Change Date: 01/23/2014	List Price: \$649,000 Sold Price: \$649,000	Special Listing Cond: N/A

Close of Escrow Date: 01/22/2014
Off Market Date: 01/06/2014

Sold Price/SqFt: \$215.11
Loan Type: Conventional
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 (wusa02)

Prepared by Chris and Michele
Keith

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

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