

Client View

13 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$152,000 7320 E MILLS ST Mesa, AZ 85207 Closed / 4614822	Windsong	3	2.5	1,856	Community	86.15 / 81.9	160	01/19/2012
2		\$165,000 7445 E EAGLE CREST DR 1071 Mesa, AZ 85207 Closed / 4557205	Cachet at LAS SENDAS	2	2.5	1,659	Community	102.41 / 99.46	210	01/13/2012
3		\$170,000 7255 E NORTHRIDGE ST Mesa, AZ 85207 Closed / 4659675	Windsong At Las Sendas	3	2.5	1,856	Community	96.12 / 91.59	160	01/26/2012
4		\$184,595 7650 E REGINA ST Mesa, AZ 85207 Closed / 4647209	Las Sendas	3	2	1,571	Community	130.43 / 117.5	76	01/09/2012
5		\$187,500 7318 E Tyndall ST Mesa, AZ 85207 Closed / 4621224	Las Sendas	3	3	2,150	Community	87.21 / 87.21	184	01/25/2012
6		\$220,000 6864 E PORTIA ST Mesa, AZ 85207 Closed / 4633075	LAS SENDAS	4	2.5	2,229	Community	100.9 / 98.7	40	01/04/2012
7		\$222,000 3060 N RIDGECREST -- 76 Mesa, AZ 85207 Closed / 4658988	Las Sendas	5	3	2,734	Private	91.4 / 81.2	73	01/23/2012
8		\$265,000 7509 E ORION CIR Mesa, AZ 85207 Closed / 4677586	Las Sendas	5	3	2,732	Both	104.32 / 97	68	01/23/2012
9		\$280,000 6925 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 4674717	Cobblestone at Las Sendas	4	4	2,835	Community	105.47 / 98.77	74	01/26/2012
10		\$329,000 7361 E ROCHELLE CIR Mesa, AZ 85207 Closed / 4629639	Boulder Mountain at Las Sendas	5	3	3,232	Both	102.88 / 101.79	132	01/10/2012
11		\$365,000 7349 E RED HAWK ST Mesa, AZ 85207 Closed / 4631342	Las Sendas	5	3	3,232	Both	122.22 / 112.93	134	01/13/2012
12		\$760,000 7260 E EAGLE CREST DR 29 Mesa, AZ 85207 Closed / 4661552	Las Sendas	5	4.5	5,621	Community	142.15 / 135.21	335	01/12/2012
13		\$3,500,000 4362 N DIAMOND POINT CIR Mesa, AZ 85207 Closed / 4499845	LAS SENDAS	6	7	8,016	Both	492.76 / 436.63	953	01/11/2012

Client Report (1)

7320 E MILLS ST Mesa, AZ 85207

\$152,000



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

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

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

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

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$360 HOA Name: Windsong @ LasSendas HOA Telephone: 480-357-8780	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$20 / Quarterly HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone: 480-357-8780	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 160 / 161 Status Change Date: 01/21/2012 Close of Escrow Date: 01/19/2012 Off Market Date: 01/18/2012	List Price: \$159,900 Sold Price: \$152,000 Sold Price/SqFt: \$81.9 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Lender Owned/REO

Listed by: Vantus Realty (vare001)

Prepared by Chris and
Michele Keith

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with customers or clients in any manner whatsoever.*

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	4557205	Residential	Townhouse	Closed
	Beds/Baths: 2 / 2.5 Approx SqFt: 1,659 / County Assessor Year Built: 2002 Pool: Community Encoded Features: 22.5RXO2G Approx Lot SqFt: 90 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse		Subdivision: Cachet at LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: LEGACY Builder Name: Cachet 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: Thomas and Power **Directions:** East (Thomas becomes Eagle Crest) to Cachet at Las Sendas Community entrance on righthand side. Thru gate, go left to 1071 on left.

Public Remarks: BANK APPROVED PRICE!! Stunning townhome with all the amenities nestled in the backdrop of the Superstition Mountains. Unit features thick-slab granite countertops, custom tile and stonework throughout, vaulted ceilings, all appliances, downstairs den/office and spacious master suite with unobstructed mountain views, private balcony and bath with sep. tub/shower, dual sinks and walk-in closet! Walk out your door to miles of hiking/biking trails, golf or enjoy the community pool, tennis courts, workout facility or clubhouse - this home truly has it all!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Border Pres/Pub Lnd; City Light View(s); 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 Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Pvt Yrd(s)/Crtyrd (s) Features: Skylight(s); Vaulted Ceiling (s); Fire Sprinklers 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 Flooring: Carpet; Stone; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Building Style: Clustered Unit Style: Two Levels 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; Ntwrk Wrng One Room Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-678 Lot Number: 1071 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,690/2010 Ownership: Condominium New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$138 / Monthly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$75 PAD Paid (Freq): Monthly
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 210 / 212 Status Change Date: 01/17/2012 Close of Escrow Date: 01/13/2012 Off Market Date: 01/17/2012	List Price: \$169,900 Sold Price: \$165,000 Sold Price/SqFt: \$99.46 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 3 Closing Cost Split: Seller Assist - A	Special Listing Cond: Short Sale Aprvl Req; Previously Aprvrd SS Status Update: SS Offr Submtd Lendr

Listed by: Keller Williams Arizona Realty (kwaz10)

Prepared by Chris and Michele Keith

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Client Report (3)

7255 E NORTHRIDGE ST Mesa, AZ 85207

\$170,000



4659675	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Approx SqFt: 1,856 / County Assessor Year Built: 2002 Pool: Community Encoded Features: 32.5FR2G Approx Lot SqFt: 4,119 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Windsong At Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Maracay Homes Hun Block: 7200 E Map Code/Grid: O42 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 Ridgcrest, West on Norwood thru gates at Windsong, North on Raven, West on Northridge to home.

Public Remarks: Tucked away in a quite gated subdivision in Las Sendas; this home is 100% move in ready. This home has tile in all of the right places. Brand new carpet and a fresh two tone paint job throughout the home. As you enter through the eight foot entry door you are greeted with a living room with soaring ceiling for a grand entry. There is a den that opens into the living room. The kitchen has lots of cabinet space and a kitchen island. The family room is light and bright with a entertainment niche. Master bedroom has a walk out deck. The master bathroom has a separate shower and tub, double sinks, and a walk in closet. The backyard boasts a covered patio, and a large siting area with built in BBQ and fireplace. Come and see this home today.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: Exterior Fireplace Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Community Spa; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-425 Lot Number: 96 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,457/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$376 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 160 / 74 Status Change Date: 01/27/2012 Close of Escrow Date: 01/26/2012 Off Market Date: 01/04/2012	List Price: \$178,400 Sold Price: \$170,000 Sold Price/SqFt: \$91.59 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele Keith


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Client Report (4)

7650 E REGINA ST Mesa, AZ 85207

\$184,595

	4647209 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,571 / County Assessor Year Built: 1999 Pool: Community Encoded Features: 32RO2G Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas 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

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Cross Streets: Power/Thomas (Eagle Crest) **Directions:** East on Eagle Crest, North to Saddleback, East to Mountain Ridge, South to 2nd Entrance on East side (Rolling Hills), thru gate.

Public Remarks: Reduced \$10K! Move right into this immaculate Las Sendas home. Freshly painted inside and out, new carpet, plantation shutters, built-in cabinets in garage. Desert wash behind property not only looks good but means no neighbors behind you and a quiet, private space for you. Las Sendas is THE place to live in northeast Mesa - walking and biking paths, community parks, community activities, golf, members club, playgrounds, pools, spas, tennis and sport courts. Easy access to 202 (Red Mtn Freeway), shopping, dining and schools.

Master Bedroom	16 14	Bedroom 2	12 11	Bedroom 3	11 11
				Kitchen	20 10
				Great Room	24 14

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Private Street(s) Features: Vaulted Ceiling(s); 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 Flooring: Carpet; Tile Accessibility Feat.: Hallways 36in+ Wide; Bath Lever Faucets; Lever Handles	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Breakfast Room Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Partial; Kitchen Yr Updated: 2011; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-095 Lot Number: 471 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$1,409/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$319 / Quarterly HOA Transfer Fee: \$375 HOA Name: Rossmar & Graham HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 76 / 76 Status Change Date: 01/09/2012 Close of Escrow Date: 01/09/2012 Off Market Date: 12/15/2011	List Price: \$204,900 Sold Price: \$184,595 Sold Price/SqFt: \$117.5 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: HomeSmart (cril03)

Client Report (5)

7318 E Tyndall ST Mesa, AZ 85207

\$187,500



4621224	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3 Approx SqFt: 2,150 / County Assessor Year Built: 2000 Pool: Community Encoded Features: 33FRDNO2G Approx Lot SqFt: 7,534 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 7600 E Map Code/Grid: P32 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Road and Thomas Road **Directions:** Drive North on Power Road, Turn East onto Eagle Crest, Turn Right onto Sagewood, Take a left onto Tyndall, Property is on the left.

Public Remarks: Seller's lender has already completed their interior BPO/Appraisal and has valued the home at \$187,500. There is only one lender on this property so this one should be an easy deal!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Back; Desert Back; Natural Desert Front; Grass Back; Yrd Wtring Sys Back; Auto Timer H2O Back; Irrigation Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers 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; On-Site Guard; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office; Loft Basement Description: None	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Construction Status: Complete Spec Home 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; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned	County Code: Maricopa Legal Subdivision: FEATHERWIND AT LAS SENDAS AN: 219-17-533 Lot Number: 521 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,690/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 184 / 184 Status Change Date: 01/25/2012 Close of Escrow Date: 01/25/2012 Off Market Date: 01/25/2012	List Price: \$187,500 Sold Price: \$187,500 Sold Price/SqFt: \$87.21 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Keller Williams Arizona Realty (kwaz11)

Prepared by Chris and Michele Keith

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Client Report (6)

6864 E PORTIA ST Mesa, AZ 85207

\$220,000



4633075	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Approx SqFt: 2,229 / County Assessor Year Built: 2005 Pool: Community Encoded Features: 42.5FRDO2G Approx Lot SqFt: 5,746 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Vintage Hills Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Homes Hun Block: 3000 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: McDowell/POWER RD. **Directions:** E on McDowell, N on Ridgcrest, W on Red Mountain, Left into Vintage Hills gate. Straight through gate to home.

Public Remarks: REGULAR RESALE! Like new 4 bedroom in sought-after Las Sendas Master-planned Community. Enjoy miles of hiking & biking trails, 2 resort-style pools & clubhouse, tennis, parks, optional golf membership and much more! All new carpet and two-tone paint, upgraded stainless steel appliances, dark maple cabinets and ceramic tile flooring, soft water system. Desert landscaping and paver front courtyard. Walk to excellent Las Sendas Elementary School.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Loft Basement Description: None	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: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Engy Star Appliances	County Code: Maricopa Legal Subdivision: AN: 219-19-801 Lot Number: 7 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,630/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$280 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 40 / 41 Status Change Date: 12/01/2011 Close of Escrow Date: 01/04/2012 Off Market Date: 09/27/2011	List Price: \$224,900 Sold Price: \$220,000 Sold Price/SqFt: \$98.7 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: AZ Real Estate Options, LLC (azro01)

Prepared by Chris and Michele Keith

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Client Report (7)

3060 N RIDGECREST -- 76 Mesa, AZ 85207

\$222,000

	4658988 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Approx SqFt: 2,734 / County Assessor Year Built: 1997 Pool: Private Encoded Features: 53FRDPO3G Approx Lot SqFt: 7,749 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Palo Verde Builder Name: Blandford Homes Hun Block: 7600 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:** East on McDowell, North on Ridgecrest to gated entry to Desert Vistas on west side, first right after entering gates, follow around to #76.

Public Remarks: Beautiful Bank Owned Home in a gated community with mountain views. Large family room plus formal living & dining. Ground floor bedroom #5 has hardwood floors and adjacent to full bath #3. Kitchen with Granite Island, Black refrigerator (stove, micro & D/W are missing). Neutral paint, carpet & tile throughout home. Large Master Suite with a fabulous view of the Mountains, Beautiful east-facing backyard with Pool. Garage has built-in cabinets for extra storage space; Sold AS-IS; Seller to do no repairs. Bank of America or Merrill Lynch prequal required on all financed offers. Cash offers require Proof of funds; PLEASE WAIVE SPDS & CLUE. Bank Addendums to come after Accepted Contract. Seller will determine title. See cover sheet from docs tab.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s) Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Gated Community Flooring: Carpet; Tile; Wood	Kitchen Features: Gas Stub for Range; Disposal; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Other (See Remarks) Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS AN: 219-19-274 Lot Number: 76 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,344/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: \$316.8 HOA Name: Rossmar & Graham HOA Telephone: 480-551-4300	HOA 2 Y/N: Y HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 73 / 75 Status Change Date: 01/24/2012 Close of Escrow Date: 01/23/2012 Off Market Date: 12/21/2011	List Price: \$249,900 Sold Price: \$222,000 Sold Price/SqFt: \$81.2 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and
Michele Keith

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Client Report (8)

7509 E ORION CIR Mesa, AZ 85207

\$265,000



4677586	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Approx SqFt: 2,732 / County Assessor Year Built: 1999 Pool: Both Private & Community Encoded Features: 53RDXP3G Approx Lot SqFt: 9,360 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: The Terraces Planned Cmty Name: Las Sendas Model: Palo Verde Builder Name: Blandford Hun Block: 2975 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** East on McDowell, Left on Ridgecrest; Right on Piedra (The Terraces Entrance) Right on Sawyer; Left on Orion Circle and home will be on your Right.

Public Remarks: Beautiful home in gated Las Sendas community. Formal dining/living room, Large family room with plenty of windows that open to the upgraded kitchen. Ground floor bedroom is adjacent to full bath and is perfect for guests. Large Master Suite with his/her closets. Rich warm colors throughout. Great back yard with pool and grass area. Close to 202 freeway, shops and restaurants

Master Bedroom	19 14	Bedroom 2	11 11	Bedroom 3	11 13	Bedroom 4	11 10	Living Room	19 15
		Family Room	20 16	Kitchen	9 20	Dining Room	11 11		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Exterior Fireplace Property Description: North/South Exposure Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Childrens Play Area Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; 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 Description: None	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 Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-492 Lot Number: 226 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,035/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 68 / 69 Status Change Date: 01/23/2012 Close of Escrow Date: 01/23/2012 Off Market Date: 01/23/2012	List Price: \$285,000 Sold Price: \$265,000 Sold Price/SqFt: \$97 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

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

Prepared by Chris and Michele Keith

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	4674717 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4 Approx SqFt: 2,835 / County Assessor Year Built: 2007 Pool: Community Encoded Features: 44FRO3G Approx Lot SqFt: 8,222 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Subdivision: Cobblestone at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 6900 E Map Code/Grid: M34 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 & Power **Directions:** Thomas turns into Eaglecrest @ light. R on Eaglecrest to first Right which is Sayan. Use gate code to enter. Go to T & turn left. Turn left again @ 1st street which is Sierra Morena cul-de-sac.

Public Remarks: Beautifully appointed Blandford home in the gated community of Cobblestone as all driveways & exterior ledge stone accents are done in a Cobblestone motif. Granite counter tops, upgraded Cherry cabinetry, stainless steel appliances & abundant use of Travertine flooring in downstairs living areas. Custom marble tile work in downstairs full bath. Jack N Jill bath between kids bdrms upstairs. Family room is upstairs making for a great study area/computer center. Huge cul-de-sac lot w/mucho space for a pool. Back patio features oodles of stone/brick areas for B/I fireplace, BBQ, table & more. Upstairs master features its own balcony for sipping beverages & viewing sunsets, mountains & city lights.

Master Bedroom	22 16	Bedroom 2	13 10	Bedroom 3	11 11	Bedroom 4	14 10	Other	7 7
Den	14 13	Family Room	17 15	Kitchen	17 8				
		Great Room			21 15				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s) Landscaping: Gravel/Stone Front; Grass Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s); Childrens Play Area Features: 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Gated Community; Golf Course Flooring: Carpet; Stone	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: COBBLESTONE AT LAS SENDAS AN: 219-20-372 Lot Number: 52 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,495/2011 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$360 HOA Name: Las Sendas HOA Telephone: (480)357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; Prof Managed	Rec Center: Y Rec Center Fee: \$0 Cap Imprv/Impact Fee: Unknown Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 74 / 74 Status Change Date: 02/01/2012 Close of Escrow Date: 01/26/2012 Off Market Date: 01/23/2012	List Price: \$299,000 Sold Price: \$280,000 Sold Price/SqFt: \$98.77 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A	Special Listing Cond: Lender Owned/REO Status Update: REO Apprvl Indicated

Listed by: Linda Shank (Ishc01)

Client Report (10)

7361 E ROCHELLE CIR Mesa, AZ 85207

\$329,000



4629639 Residential Single Family - Detached Closed

Beds/Baths: 5 / 3
Approx SqFt: 3,232 / Builder
Year Built: 1998
Pool: Both Private & Community
Encoded Features: 53FRDXPO3G
Approx Lot SqFt: 9,361 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Exterior Stories: 3
of Interior Levels: 3
Dwelling Type: Single Family - Detached

Subdivision: Boulder Mountain at Las Sendas
Tax Municipality: Mesa
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas
Model: Desert Vista
Builder Name: Blanford
Hun Block: 7300 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 and Thomas **Directions:** to Eaglecrest to 3rd right onto Saddleback to community of Boulder Mountain on right. Enter thru gate and follow road around to E. Rochelle Circle, home on left.

Public Remarks: Original owner, pride of ownership prevails. Upgraded tile and wood flooring in all the living areas excluding bedrooms which have new carpet. Located on a quiet, cul de sac street with views of Boulder Mountain. Large living and dining areas, kitchen complete with island, eat in area, and exterior access to the covered patio. Maple cabinetry and corian countertops in kitchen, pantry, desk area and plenty of storage. Large family room with fireplace, game room area off of family room. Two bedrooms are on lower level with private bath. Bedrooms are oversized. Master BDR has walk out patio offering views of natural area open space behind home. Backyard has fenced in pool area, large grassy area and covered patio. Three car garage with cabinetry, water softener, R/O system. New AC unit 2010.

Master Bedroom	16 18	Bedroom 2	14 13	Bedroom 3	16 12	Bedroom 4	13 12	Bedroom 5	12 11
Bonus/Game Room	16 13	Family Room	18 17	Kitchen	20 16	Dining Room	12 10	Living Room	16 12

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure; Borders Common Area Landscaping: Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Private Street(s); Childrens Play Area Features: Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Bonus/Game Room Basement Description: None Items Updated: Floor Yr Updated: 2007; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi- Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-242 Lot Number: 178 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,530/2010 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA; Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$314 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 132 / 132 Status Change Date: 01/11/2012 Close of Escrow Date: 01/10/2012 Off Market Date: 12/21/2011	List Price: \$332,500 Sold Price: \$329,000 Sold Price/SqFt: \$101.79 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Short Sale Aprvl Req

Listed by: Realty Executives (reax92)

Client Report (11)

7349 E RED HAWK ST Mesa, AZ 85207

\$365,000



4631342	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Approx SqFt: 3,232 / Builder Year Built: 1998 Pool: Both Private & Community Encoded Features: 53FRDXPLO3G Approx Lot SqFt: 10,193 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Exterior Stories: 3 # of Interior Levels: 3 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: 7400 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 and Thomas **Directions:** at light east onto Eaglecrest to third right Saddleback to entrance of Boulder Mountain 3rd gate on right. Enter thru gate and go straight- road turns into East Red Hawk.

Public Remarks: North/south exposure golf course lot with mountain views and privacy!! Prestigious location in gated community Close proximity to highways and international airport. Trilevel home in immaculate move in condition. Five bedrooms and three full bathrooms. Family room with ome with gas fireplace, large sitting area and exterior access. Oversized kitchen with glass front maple cabinetry, gas oven/cook top and large eat in area. Three car garage with built in cabinetry. Large backyard with fenced in pool area, large grassy area. Private golf course lot. Outdoor wood burning pizza oven place for poolside entertaining. Pride of ownership prevails.

Master Bedroom	18 16	Bedroom 2	14 13	Bedroom 3	16 12	Bedroom 4	13 12	Bedroom 5	12 11
Bonus/Game Room	16 13	Family Room	18 17	Kitchen	20 16	Dining Room	12 10	Living Room	16 12

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Other (See Remarks) Property Description: Golf Course Lot; City Light View(s); North/South Exposure Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Private Street(s); Pvt Yrd(s)/Ctryrd(s) Features: Water Softener Owned; Soft Water Loop 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 Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Bonus/Game Room Basement Description: None	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; Tankless Ht Wtr Heat	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-167 Lot Number: 103 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,809/2010 Ownership: Fee Simple New Financing: Cash; FHA; Conventional; Lease Option; Lease Purchase Total Asum Mnth Pmts: \$0 Down Payment: \$20 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$314 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Sep RV Prkng Avail; Rental OK (See Rmrks); Prof Managed	Rec Center: N Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 134 / 134 Status Change Date: 01/13/2012 Close of Escrow Date: 01/13/2012 Off Market Date: 12/27/2011	List Price: \$395,000 Sold Price: \$365,000 Sold Price/SqFt: \$112.93 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (12)

7260 E EAGLE CREST DR 29 Mesa, AZ 85207

\$760,000

	4661552 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 4.5 Approx SqFt: 5,621 / County Assessor Year Built: 2001 Pool: Community Encoded Features: 54.5FRDXQAO3G3S Approx Lot SqFt: 55,121 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Custom Home at Las Sendas Planned Cmty Name: Las Sendas Model: Custom home Builder Name: Cullumber - Central Constructi Hun Block: 3800 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and Thomas/Eagle Crest **Directions:** Turn Right or East on Eagle Crest, and then follow up the hill for about 1 mile- then left into gated Black Rock- (gate code available from Realtors)Turn left at second street -2nd home on left.

Public Remarks: Let us show you the secret door to the hidden room...Intrigued? There is so much more!! Years of planning went into the development and design of this hillside Las Sendas treasure. Appraised at 1.1 mill just 2 years ago, now is your opportunity to own an affordable custom home in a Gated community w pools,golf course,restaurants,tennis, & Clubhouse. Year round resort living!! Exquisite entry w panoramic city views. Private covered back patio at the base of the mountain w waterfall,fireplace & fire-pit. Chef's kitchen has a huge island,cabinets galore,desk, & X-lg walk-in pantry. Large Master has sitting area & huge master closet. Guest suite with private bath & access to patio. Walk-out basement with game rm,wet bar,exercise-room,dream workshop w/walk-in vault/safe.W/I closets in all BR.

Master Bedroom	23 18	Bedroom 2	14 14	Bedroom 3	11 13	Bedroom 4	12 14	Office	12 12
Bonus/Game Room	17 25			Kitchen	30 21	Dining Room	15 13	Other	10 14
Separate Workshop	23 14			Great Room	20 25				
				Exercise/Sauna	11 12				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Gated Parking; RV Gate; RV Parking; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: Fireplace Living Rm; Gas Fireplace; Exterior Fireplace; Firepit Property Description: Hillside Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Natural 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); Private Street(s); Pvt Yrd(s)/Crtyard (s); Built-in BBQ; Other (See Remarks) Features: Skylight(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Roller Shields; 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; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets Additional Bedroom: Master Bdrm Split; 2 Master Bdrms; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room; Library-Blt-in Bkcase; Den/Office; Basement; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Separate Workshop Basement Description: Walkout; Finished; Partial	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Rolled 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; Ntwrk Wrng One Room; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi- Zones	County Code: Maricopa Legal Subdivision: LA ATALAYA AT LAS SENDAS AN: 219-17-302 Lot Number: 29 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$7,421.5/2010 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: \$375 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 335 / 54 Status Change Date: 01/13/2012 Close of Escrow Date: 01/12/2012	List Price: \$799,000 Sold Price: \$760,000 Sold Price/SqFt: \$135.21	Special Listing Cond: N/A

Off Market Date: 12/07/2011


Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Pnts Pd By Buyer: 0
Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Listed by: New Traditions Realty (netr001)

Prepared by Chris and
Michele Keith

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	4499845 Residential Single Family - Detached Closed	
	Beds/Baths: 6 / 7 Approx SqFt: 8,016 / Appraiser Guest House SqFt: 679 Year Built: 2009 Pool: Both Private & Community Encoded Features: 67FRDXPSQLO7G Approx Lot SqFt: 41,308 / Owner Apx Lot Size Range: 35,001 - 43,559 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Diamond Point Model: CUSTOM Builder Name: Nu Vista Homes Hun Block: 0 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:** East on McDowell, North on Ridgecrest, East on Mountain Rd, approx 1 mile , then left into Diamond Point Community. Thru gate and follow road to end... Home is at the very top of the Point.

Public Remarks: NEVER LIVED IN.... On The BEST view lot in Las Sendas.The true Diamond of the exclusive Diamond Point Community. It's all about the VIEWS...Spectacular views from this luxurious estate. Nu Vista home builders have appointed this home with all the best amenities, including fully equipped guest home,7 Car Garage; one of which is an RV garage,Each bedroom has its own private bath, three levels of patio for entertaining, Theatre room, Top of the line gourmet kitchen,Incredible master suite with city light views from your bed. The pool and yard is one of kind. Many, Many more features. Its a must see.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 7 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Gated Parking; Over Height Garage; RV Parking; Separate Strge Area; Side Vehicle Entry; Tandem Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit Property Description: Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Circular Drive; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; Fire Sprinklers; 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; Stone; Wood	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets; Bidet Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Oth Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room Basement Description: None	Architecture: Santa Barbara/Tuscan 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: 3+ Exist Tele Lines; Pre- Wire Srnd Snd; Pre-Wire Sat Dish; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; R- Value Upgrades; Engy Star Appliances; HVAC (16 SEER+) Green/Energy Cert: Energy Star Cert	County Code: Maricopa Legal Subdivision: DIAMOND POINT AT LAS SENDAS MOUNTAIN AN: 219-35-021 Lot Number: 14 Town-Range-Section: 2N-7E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$10,000/2011 Ownership: Fee Simple New Financing: Cash; Conventional; Seller May Carry; Lease Purchase Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$288 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 953 / 746 Status Change Date: 01/12/2012 Close of Escrow Date: 01/11/2012 Off Market Date: 01/11/2012	List Price: \$3,950,000 Sold Price: \$3,500,000 Sold Price/SqFt: \$436.63 Loan Type: Carryback	Special Listing Cond: N/A

Loan Years:	15
Payment Type:	Interest Only
Pnts Pd By Buyer:	0
Pnts Pd By Seller:	0
Closing Cost Split:	Normal - N

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and
Michele Keith

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