





## Client View

17 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$257,000</b> 2838 N Rowen CIR Mesa, AZ 85207 Closed / 5425058	Las Sendas	4	2	1,794	Community	161.65 / 143.26	194	10/19/2016
2		<b>\$299,999</b> 7256 E NANCE ST Mesa, AZ 85207 Closed / 5373913	TRAILRIDGE AT LAS SENDAS	4	3	2,835	Community	105.82 / 105.82	294	10/05/2016
3		<b>\$315,000</b> 2958 N AVOCA CIR Mesa, AZ 85207 Closed / 5473474	LAS SENDAS	4	2	1,794	Community	180.6 / 175.59	77	10/05/2016
4		<b>\$315,000</b> 3614 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 5489522	LAS SENDAS	3	2	1,756	Community	181.66 / 179.38	28	10/19/2016
5		<b>\$325,000</b> 6958 E RED HAWK CIR Mesa, AZ 85207 Closed / 5415605	LAS SENDAS	4	3	2,475	Community	137.37 / 131.31	174	10/14/2016
6		<b>\$325,000</b> 4241 N STARRY PASS Mesa, AZ 85207 Closed / 5491296	LAS SENDAS	3	2	1,571	Both	206.87 / 206.87	47	10/13/2016
7		<b>\$327,000</b> 7436 E NORA ST Mesa, AZ 85207 Closed / 5493821	Las Sendas	3	2	2,276	Both	145.87 / 143.67	3	10/07/2016
8		<b>\$330,000</b> 7020 E ROLAND ST Mesa, AZ 85207 Closed / 5471403	LAS SENDAS	4	3	2,451	Both	138.31 / 134.64	82	10/04/2016
9		<b>\$344,900</b> 3558 N TUSCANY -- Mesa, AZ 85207 Closed / 5465116	LAS SENDAS IN ROLLING HILLS	4	2.75	2,450	Both	140.78 / 140.78	123	10/31/2016
10		<b>\$355,000</b> 3060 N Ridgecrest -- 166 Mesa, AZ 85207 Closed / 5470838	Desert Vistas at Las Sendas	5	3	2,732	Both	131.73 / 129.94	55	10/11/2016
11		<b>\$360,000</b> 7165 E NORLAND ST Mesa, AZ 85207 Closed / 5493890	LAS SENDAS	4	3	1,911	None	188.33 / 188.38	43	10/20/2016
12		<b>\$438,000</b> 7919 E SADDLEBACK CIR Mesa, AZ 85207 Closed / 5434620	LAS SENDAS - EAGLEFEATHER	3	3.5	2,835	Community	160.14 / 154.5	140	10/31/2016
13		<b>\$440,000</b> 3845 N MORNING DOVE CIR Mesa, AZ 85207 Closed / 5488983	LAS SENDAS	4	2.5	2,827	Community	162.68 / 155.64	300	10/04/2016
14		<b>\$529,000</b> 3430 N MOUNTAIN		5	3	3,654	Both	145.02 / 144.77	26	10/12/2016

		RDG 16 Mesa, AZ 85207 Closed / 5487947	SONORAN HEIGHTS UNIT 1 AT LAS SENDAS								
15		<b>\$555,000</b> 4063 N EL SERENO CIR Mesa, AZ 85207 Closed / 5456232	LAS SENDAS	3	3	3,017	Both	187.24 / 183.96	95	10/20/2016	
16		<b>\$782,000</b> 8114 E VALLEY VISTA ST Mesa, AZ 85207 Closed / 5462089	LAS SENDAS	3	4.5	4,012	Both	196.88 / 194.92	54	10/07/2016	
17		<b>\$1,185,000</b> 3507 N LADERA CIR Mesa, AZ 85207 Closed / 5388936	ROCK CANYON I AT LAS SENDAS	5	5	5,056	Both	237.14 / 234.38	176	10/12/2016	

Prepared by Chris and  
Michele Keith


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Client Report (1)

2838 N Rowen CIR, Mesa, AZ 85207

\$257,000

 <p>2016 ARMLS</p>	5425058 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> <b>Beds/Baths:</b> 4 / 2  <b>Bedrooms Plus:</b> 4  <b>Approx SqFt:</b> 1,794 / County Assessor  <b>Price/SqFt:</b> \$143.26  <b>Year Built:</b> 2003  <b>Pool:</b> Community Only  <b>Encoded Features:</b> 42FRDO3G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </td> <td> <b>Approx Lot SqFt:</b> 10,254 / County Assessor  <b>Apx Lot Size Range:</b> 10,001 - 12,500  <b>Subdivision:</b> Las Sendas  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b> Acacia  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b> 7400 E  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </td> </tr> <tr> <td> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </td> <td> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </td> </tr> </table>	<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,794 / County Assessor <b>Price/SqFt:</b> \$143.26 <b>Year Built:</b> 2003 <b>Pool:</b> Community Only <b>Encoded Features:</b> 42FRDO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 10,254 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Acacia <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 7400 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,794 / County Assessor <b>Price/SqFt:</b> \$143.26 <b>Year Built:</b> 2003 <b>Pool:</b> Community Only <b>Encoded Features:</b> 42FRDO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 10,254 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Acacia <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 7400 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>			
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School			

**Cross Streets:** Power and McDowell **Directions:** North on Power, East (right) on McDowell, North (left) on Ridgecrest, East (right) on Oasis, South (right) on Rowen Circle. Home is on the right.

**Public Remarks:** Priced to sell!!! BANK PRE-APPROVAL AT 290K - CAN CLOSE FAST! Beautiful single story home in the highly desired, gated community of Las Sendas. This clean, gorgeous, highly upgraded home boasts 4 bedrooms, 2 full bath and a 3 car garage. With an oversized lot, the privacy of a cul-de-sac, access to fabulous parks, 2 community pools, fitness center, community activities and entertainment, golf course, walking/bike trails, and tennis, basketball and volleyball courts. This one won't last long!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Workout Facility <b>Flooring:</b> Carpet; Stone; Wood <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Floor Yr Updated: 2015; Floor Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-19-548 <b>Lot Number:</b> 292 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,186/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas Community	<b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0.00 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 194 / 195 <b>Status Change Date:</b> 10/19/2016 <b>Close of Escrow Date:</b> 10/19/2016 <b>Off Market Date:</b> 10/19/2016	<b>List Price:</b> \$290,000 <b>Sold Price:</b> \$257,000 <b>Sold Price/SqFt:</b> \$143.26 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: Realty ONE Group (reog02)

Prepared by Chris and Michele Keith


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Client Report (2)

7256 E NANCE ST, Mesa, AZ 85207

\$299,999

	5373913 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 2,835 / County Assessor <b>Price/SqFt:</b> \$105.82 <b>Year Built:</b> 2007 <b>Pool:</b> Community Only <b>Encoded Features:</b> 43RO3G2S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 5,508 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> TRAILRIDGE AT LAS SENDAS <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blanford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER & MCDOWELL **Directions:** East on McDowell to Ridgecrest, South on Ridgecrest to Nance (2nd Right which is the Trailridge entrance), go thru gate and turn South at the T on Raven then West on Nance to 2nd house on the right.

**Public Remarks:** BUYER COULDN'T PERFORM, BACK ON MARKET. HOUSE APPRAISED FOR OVER LIST PRICE. PRIME LOCATION IN THIS UPSCALE GATED GOLF COURSE COMMUNITY W/NUMEROUS PARKS/PLAYGROUNDS, POOLS, TENNIS COURTS, FITNESS CENTER, TRAILS & EVEN IT'S OWN SCHOOL! GREAT ACCESS TO THE 202, CLOSE TO LAKES, HIKING/BIKING TRAILS & SHOPPING. PROFESSIONALLY PAINTED DECEMBER 2015! GORGEOUS, MOVE IN READY HOME W/OPEN CONCEPT FLOORPLAN, LOTS OF NATURAL LIGHT & 2" BLINDS THROUGHOUT. 9' FLAT CEILINGS & EXTENDED HEIGHT DOORS. FABULOUS KITCHEN W/GRANITE SLAB COUNTERTOPS, GAS RANGE, AN ISLAND, TONS OF CABINETS & UPGRADED STAINLESS STEEL APPLIANCES. LARGE GAME ROOM/LOFT ADJACENT TO 2 BIG BEDROOMS W/JACK & JILL BATH. TERRIFIC MASTER EN SUITE W/SPACIOUS WALK-IN CLOSET THAT HAS LOTS OF SHELVING & MULTI-LEVEL HANGING RODS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Extned Lngh Garage; Tandem Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> Soft Water Loop <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room; Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> TRAILRIDGE AT LAS SENDAS MCR 824-11 <b>AN:</b> 219-25-783 <b>Lot Number:</b> 96 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,269/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$110.88 / Monthly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas HOA <b>HOA Prop Man Co Name:</b> First Service	<b>HOA Telephone:</b> (480)357-8780 <b>HOA Prop Man Co Tele:</b> (480)551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 294 / 294 <b>Status Change Date:</b> 10/05/2016 <b>Close of Escrow Date:</b> 10/05/2016 <b>Off Market Date:</b> 10/05/2016	<b>List Price:</b> \$299,999 <b>Sold Price:</b> \$299,999 <b>Sold Price/SqFt:</b> \$105.82 <b>Loan Type:</b> FHA	<b>Special Listing Cond:</b> N/A

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

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and  
Michele Keith

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Client Report (3)

2958 N AVOCA CIR, Mesa, AZ 85207

\$315,000



5473474	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,794 / County Assessor <b>Price/SqFt:</b> \$175.58 <b>Year Built:</b> 1998 <b>Pool:</b> Community Only <b>Encoded Features:</b> 42FRDS3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 15,804 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School	

**Cross Streets:** Power and McDowell **Directions:** McDowell East to Ridgecrest, North on Ridgecrest to Oasis (first right), East on Oasis to Odessa, North on Odessa to Avoca, West on Avoca to home in cul-de-sac.

**Public Remarks:** BEAUTIFUL Home situated on a large cul-de-sac lot (15804 Sq Ft lot)!!! This home features 4 bed, 2 bath, 3 car garage and has been completely upgraded. New Kitchen features upgraded cabinets, granite counter tops, SS appliances, Kitchen Island/Breakfast bar. Walk in pantry all open to Family room. Bathrooms upgraded with stunning tile, new cabinets, granite counter tops. Upgraded larger baseboards, Dark Wood Floors, Travertine tile, carpet, Shutters. This home shows like a Model Home. Come see all this stunning home has to offer. Beautiful City Light Views from your elevated private lot.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> Above Ground Spa <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s) <b>Landscaping:</b> Natural Desert Front; Grass Back <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> 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 <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Stone; Tile; Wood <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E <b>Accessibility Feat.:</b> Zero-Grade Entry	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Not Split <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Full; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath (s) Partial/Full: Full	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD <b>PASS UNIT 4 AT LAS SENDAS MCR</b> <b>462-01</b> <b>AN:</b> 219-19-619 <b>Lot Number:</b> 363 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,202/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> //	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //
<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:\$</b> 0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 77 / 77 <b>Status Change Date:</b> 10/06/2016 <b>Close of Escrow Date:</b> 10/05/2016 <b>Off Market Date:</b> 10/06/2016	<b>List Price:</b> \$324,000 <b>Sold Price:</b> \$315,000 <b>Sold Price/SqFt:</b> \$175.59 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and  
Michele Keith

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Client Report (4)

3614 N PASEO DEL SOL --, Mesa, AZ 85207

\$315,000

	5489522 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,756 / County Assessor <b>Price/SqFt:</b> \$179.38 <b>Year Built:</b> 1999 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32FRD2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas / Rolling Hills <b>Model:</b> Morning view <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power and Thomas (Eagle crest) **Directions:** Turn into Las Sendas on Eagle Crest, right on Saddleback, right on Mountain Ridge, left on Sierra Morena and right on Paseo Del Sol

**Public Remarks:** RARE find! Highly upgraded REMODELED single level home located in the GATED / GOLF community of Las Sendas. Kitchen has custom cabinetry w/ granite slab counter tops, extended island & built in window seat. Stainless steel appliances. All open to family room with huge windows overlooking private park like backyard. Formal living & dining space perfect also for game room or office. Master bedroom with 2 closets & beautiful remodeled bathroom with walk in shower. 2 other good size bedroom w/ remodeled bathroom. Peaceful backyard w/ covered patio, pond / water feature & beautiful mature landscaping. Garage has built in storage. Las Sendas has clubhouse, 2 heated pools/ spas, tennis, sport courts, fitness center, golf course & restaurants. Minutes to the lake. Excelling schools & actives.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Private Street(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Electric Hot Wtr Htr <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROLLING HILLS AT LAS SENDAS MCR 472-07 <b>AN:</b> 219-20-082 <b>Lot Number:</b> 458 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,992/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Other (See Remarks) <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N / \$0 / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 28 / 31 <b>Status Change Date:</b> 10/20/2016 <b>Close of Escrow Date:</b> 10/19/2016 <b>Off Market Date:</b> 09/23/2016	<b>List Price:</b> \$319,000 <b>Sold Price:</b> \$315,000 <b>Sold Price/SqFt:</b> \$179.38 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A



Listed by: Realty Executives (reax15)

Prepared by Chris and  
Michele Keith


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Client Report (5)

6958 E RED HAWK CIR, Mesa, AZ 85207

\$325,000

	5415605 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 4 / 3  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 2,475 / Builder  <b>Price/SqFt:</b> \$131.31  <b>Year Built:</b> 2006  <b>Pool:</b> Community Only  <b>Encoded Features:</b> 43FRD03G  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </p> <p> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </p>

**Cross Streets:** POWER & THOMAS RD. **Directions:** East on Thomas/Eaglecrest Dr. First right on Red Mountain. First subdivision on right (Stoneledge). Continue to Red Hawk Cr.

**Public Remarks:** This very popular model has a RARE OPEN FLOOR PLAN. The low maintenance yard has an extended paver patio with an ideal northern exposure to maximize outdoor time in Arizona. Impeccably located within this luxurious community, this house is within 1/2 mile of a top ranked elementary schools, Tonto National trails, and a private park that includes a gated swimming pool, children's play structures, tennis, soccer, baseball, volleyball, basketball, and a fenced dog run. Las Sendas living offers an amazing balance of nature, community and modern amenities; including easy access to great dining, golfing, shopping, the Salt-River, Saguar

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 2,251 - 2,500  <b>Garage Spaces:</b> 3  <b>Carpot Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Electric Door Opener  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s); North/South Exposure  <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s)  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility  <b>Flooring:</b> Carpet; Tile                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Family Room; Great Room; Loft                 </p>	<p> <b>Architecture:</b> Santa Barbara/Tuscan  <b>Unit Style:</b> Two Levels  <b>Const - Finish:</b> Painted; Stucco; Stone  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Gas Heat  <b>Utilities:</b> SRP; SW Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> AN: 219-19-779  <b>Lot Number:</b> 32  <b>Town-Range-Section:</b> --  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,281/2015  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> FHA; Conventional; Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<p> <b>HOA Y/N:</b> Y / \$246 / Quarterly  <b>HOA Transfer Fee:</b> \$275                 </p>	<p> <b>HOA Name:</b> LAS SENDAS  <b>HOA Telephone:</b> 480-357-8780                 </p>
<p> <b>HOA 2 Y/N:</b> N / /  <b>HOA 3 Y/N:</b> / /                 </p>	
<p> <b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt                 </p>	<p> <b>Rec Center Fee Y/N:</b> Y / \$55 / Monthly  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / /  <b>PAD Fee Y/N:</b> N / \$0 /                 </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> <b>CDOM/ADOM:</b> 174 / 174  <b>Status Change Date:</b> 10/15/2016  <b>Close of Escrow Date:</b> 10/14/2016  <b>Off Market Date:</b> 09/09/2016                 </p>	<p> <b>List Price:</b> \$339,999  <b>Sold Price:</b> \$325,000  <b>Sold Price/SqFt:</b> \$131.31  <b>Loan Type:</b> Conventional  <b>Loan Years:</b> 30  <b>Payment Type:</b> Fixed  <b>Buyr Concess to Sell:</b> 0 %  <b>Sellr Concess to Buy:</b> 1 %                 </p>	<p> <b>Special Listing Cond:</b> N/A                 </p>

**Closing Cost Split:** Normal - N

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and  
Michele Keith


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Client Report (6)

4241 N STARRY PASS, Mesa, AZ 85207

\$325,000

	5491296 Residential Single Family - Detached Closed
	<p><b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,571 / County Assessor  <b>Price/SqFt:</b> \$206.87  <b>Year Built:</b> 2001  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 32RPSO2G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached</p>
	<p><b>Approx Lot SqFt:</b> 7,150 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Subdivision:</b> LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b>  <b>Builder Name:</b> Blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School</p>
	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School</p>

**Cross Streets:** Power/Thomas **Directions:** East on Thomas/Eagle Crest North on N Desert Oasis, Entrance to Mountain Gate Subdivision, East on E. Wolf Canyon Street (turns into Starry Pass)to home on left

**Public Remarks:** This beautifully remodeled home is picture perfect and move in ready. Located in the prestigious gated golf community of Las Sendas on premium lot. OWNED Solar Panels add huge savings, 2014 Utility bill \$2057, 2015 Utility bill \$346. Open floor plan & vaulted ceilings make this home very spacious and bright. The remodel in 8/2016 added charm and elegance with new wood-like tile and carpet throughout, kitchen has new Granite Countertops and SS Appliances, Granite in master bath and new Interior Paint. Relax and unwind in your back yard oasis that backs to a wash for added privacy, Sparkling Pool & Spa w/Water Feature and Built-in-BBQ. Las Sendas offers a golf course, 2 heated community pools, tennis courts, parks, hiking & biking trails and so much more. 20 Minutes to Sky Harbour airport.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 1,401 - 1,600  <b>Garage Spaces:</b> 2  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 2  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener  <b>Pool - Private:</b> Pool - Private; Play Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Property Description:</b> Mountain View (s); Adjacent to Wash  <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Near Bus Stop  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s); Dual Pane</p>	<p><b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops  <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Cist  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Great Room  <b>Items Updated:</b> Floor Yr Updated: 2016; Floor Partial/Full: Full; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Partial</p>	<p><b>Architecture:</b> Ranch  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Gas Heat  <b>Utilities:</b> SRP  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned  <b>Energy/Green Feature:</b> Solar Panels; Ceiling Fan(s)  <b>Solar Panels:</b> Ownership: Owned</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> MOUNTAIN GATE AT LAS SENDAS MCR 538-38  <b>AN:</b> 219-17-819  <b>Lot Number:</b> 582  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,520/2015  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail  <b>Possession:</b> Close of Escrow</p>

**Fees & Homeowner Association Information**

<p><b>HOA Y/N:</b> Y / \$332.64 / Quarterly  <b>HOA Transfer Fee:</b> \$155</p>	<p><b>HOA Name:</b> Las Sendas</p>	<p><b>HOA Telephone:</b> 480-357-8780</p>
<p><b>HOA 2 Y/N:</b> N / /</p>		
<p><b>HOA 3 Y/N:</b> / /</p>		
<p><b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / /  <b>PAD Fee Y/N:</b> N / /</p>	<p><b>Ttl Mthly Fee Equiv:</b> \$110.88  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Impv/Impmt Fee 2:</b>\$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p><b>CDOM/ADOM:</b> 47 / 48  <b>Status Change Date:</b> 10/18/2016  <b>Close of Escrow Date:</b> 10/13/2016  <b>Off Market Date:</b> 10/18/2016</p>	<p><b>List Price:</b> \$325,000  <b>Sold Price:</b> \$325,000  <b>Sold Price/SqFt:</b> \$206.87  <b>Loan Type:</b> Conventional  <b>Loan Years:</b> 30  <b>Payment Type:</b> Fixed</p>	<p><b>Special Listing Cond:</b> N/A</p>

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

Listed by: KOR Properties (korp001)

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
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Client Report (7)

7436 E NORA ST, Mesa, AZ 85207

\$327,000

	5493821	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,276 / County Assessor <b>Price/SqFt:</b> \$143.67 <b>Year Built:</b> 2002 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32FRDPO3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 7,311 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Fulton <b>Hun Block:</b> 7400 E <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School		

**Cross Streets:** Power & McDowell **Directions:** Power & McDowell Directions: East on McDowell, South on Ridgecrest, East on Nance, North on Rowen. Rowen curves into Nora Street. Home is on the North side of the street.

**Public Remarks:** LOW MAINTENANCE REMODELED HOME IN LAS SENDAS w/NEW \$30,000 Heated Pool & Redesigned Yard, NEW A/C System,Front Porch Entry w/Pavers.Single Story,3 Car Gar,Ceramic Tile Floor,Large Windows & Formal Dining Room w/Tile Medallions,Custom Lighting & Custom Wall Mural,Crown Molding, Remodeled Baths,NEW Gar Cabinets,NEW Epoxy Floor, Gourmet Kitchen w/Center Island,Breakfast Bar,Granite Countertops,Tile Backsplash,Stainless Steel Appliances,Upgraded Wood Cabinetry.Fam Room w/Patio Access& Backyard Views.Double Door Entry to Master Retreat;Master Bed Split,Bright&Cheery w/Private Upscale Bath w/Patio Access.Resort Style Backyard has Covered Patio,Sparkling Pool.&Patio Dining Area.Las Sendas has Golf, Tennis, Dining, Heated Pools, Parks & Spas, Playgrounds, Members Club & more!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool; Lap Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure; Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> 9+ Flat Ceilings; Physcl Chlgd (SRmks); No Interior Steps <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Near Bus Stop; On-Site Guard; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Sunscreen(s); Dual Pane <b>Accessibility Feat.:</b> Hard/Low Nap Floors; Mltpl Entries/Exits	<b>Kitchen Features:</b> Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Multiple Ovens; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Downstairs <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Wshr/Dry HookUp Only; Gas Dryer Hookup; 220 V Dryer Hookup; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Full; Plmbg Yr Updated: 2010; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Full	<b>Architecture:</b> Ranch; Contemporary <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; HVAC SEER Rating: 14 <b>Heating:</b> Gas Heat <b>Plumbing:</b> Dual Flush Toilet; Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-480 <b>Lot Number:</b> 12 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,265/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$360	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 602-957-9191
<b>HOA 2 Y/N:</b> N / / <b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
<b>Ttl Mthly Fee Equip:</b> \$106 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> %0 %	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 3 / 3 <b>Status Change Date:</b> 10/08/2016 <b>Close of Escrow Date:</b> 10/07/2016	<b>List Price:</b> \$332,000 <b>Sold Price:</b> \$327,000 <b>Sold Price/SqFt:</b> \$143.67	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 09/09/2016	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Buyer - B

Listed by: US Preferred Realty, Inc. (uspr09)

Prepared by Chris and  
Michele Keith

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Client Report (8)

7020 E ROLAND ST, Mesa, AZ 85207

\$330,000

	5471403 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$134.63 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43RPSO3G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 6,356 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Ironwood Pass Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

**Cross Streets:** Power & Eagle Crest/Thomas **Directions:** East on Thomas/Eaglecrest Dr. First right on Red Mountain. Left on Roland (Ironwood Pass). Second house on left.

**Public Remarks:** UPDATED and REFRESHED for your buyers looking for move-in ready! Don't miss this 4 bedroom + loft, 3 bath home in the GATED, GOLF COURSE community of LAS SENDAS! A desirable open floor plan with soaring ceilings, fresh paint, new granite, new appliances, new fixtures and new carpet. The backyard is your own personal resort with sparkling pool and spa, easy low maintenance landscaping and covered patio. This home is within walking distance of the A+ rated elementary school, private park that includes a gated swimming pool, children's play structures, tennis, soccer, baseball, volleyball, basketball, and a fenced dog run. Las Sendas is close to lakes, hiking trails as well as dining and shopping. Don't forget to check out the clubhouse with state of the art workout facility.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 1 AT LAS SENDAS MCR 576-20 <b>AN:</b> 219-19-711 <b>Lot Number:</b> 52 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,745/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 82 / 82 <b>Status Change Date:</b> 10/05/2016 <b>Close of Escrow Date:</b> 10/04/2016 <b>Off Market Date:</b> 10/05/2016	<b>List Price:</b> \$339,000 <b>Sold Price:</b> \$330,000 <b>Sold Price/SqFt:</b> \$134.64 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and Michele Keith

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Client Report (9)

3558 N TUSCANY --, Mesa, AZ 85207

\$344,900

	5465116 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2.75 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,450 / County Assessor <b>Price/SqFt:</b> \$140.77 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 42.75RDPO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS IN ROLLING HILLS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> Golden Eagle <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 7700 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power and Thomas **Directions:** Go East from Power & Thomas(on Eaglecrest), Right(S) turn onto Saddleback St, Right(S) turn onto Mountain Ridge, Left(E)at Gate 18 into Rolling Hills, Right(S) on Tuscany, HOME is on Right Side(W)

**Public Remarks:** Beautiful one of a kind home nestled in the middle of the Las Sendas golf course features a fabulous resort style backyard living area with pool and water feature, covered patio, desert plants and mountain views. Inside is a beautifully upgraded kitchen with a large gorgeous custom granite island and high-end Knotty Alder cabinetry with sliding pull out drawers that make this kitchen very functional and desirable. Master bedroom has vaulted ceiling and walkout onto a patio that features tremendous city and mountain views. Home is well maintained inside and out. Las Sendas is a master planned community close to 202/US60, access to golf, outdoor activities, shopping & airports & boasts beautiful common areas, clubhouse, pools, tennis and community activities. Come check this gem out!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Variable Speed Pump <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s); Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Upstairs <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROLLING HILLS AT LAS SENDAS MCR 472-07 <b>AN:</b> 219-20-067 <b>Lot Number:</b> 443 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,609/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$110.88 / Monthly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas Comm Asso <b>HOA Prop Man Co Name:</b> First Service Resid	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		

<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 123 / 125 <b>Status Change Date:</b> 11/01/2016 <b>Close of Escrow Date:</b> 10/31/2016	<b>List Price:</b> \$344,900 <b>Sold Price:</b> \$344,900 <b>Sold Price/SqFt:</b> \$140.78	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 11/01/2016	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Sellr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Seller Paid - S

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and  
Michele Keith


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Client Report (10)

3060 N Ridgecrest -- 166, Mesa, AZ 85207

\$355,000

 <p>2016 ARMLS</p>	5470838 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,732 / County Assessor <b>Price/SqFt:</b> \$129.94 <b>Year Built:</b> 1997 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53FRDXPO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 7,693 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Desert Vistas at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 3000 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** West on McDowell, North on Ridgecrest, Left at Desert Vistas entrance, Take 4th left to home.

**Public Remarks:** Beautiful 3-car garage home in the sought after Desert Vistas at Las Sendas. This home is loaded with upgrades. Kitchen showcases high-grade granite slab c-tops, large chef's island, upgraded recessed cabinets w/ crown molding, full backsplash, and upgraded stainless steel appliances w/ gas range. Huge open great room floorplan w/ soaring ceilings, brand new plush custom carpet, exquisite lighting and ceiling fans, beautiful tile flooring, and brand new 2-tone paint. Backyard is phenomenal and features a gorgeous large fenced private pool, beautiful desert landscape, extended covered patio, RV gate, and backs to the gorgeous desert wash w/ lush landscape. Master features dual vanity, huge soaking tub and step-in shower, vaulted ceilings, and a huge walk-in closet. #loaded

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); Soft Water Loop <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Floor Yr Updated: 2016	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrmt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-19-364 <b>Lot Number:</b> 166 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,617/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 55 / 56 <b>Status Change Date:</b> 10/13/2016 <b>Close of Escrow Date:</b> 10/11/2016 <b>Off Market Date:</b> 09/08/2016	<b>List Price:</b> \$359,900 <b>Sold Price:</b> \$355,000 <b>Sold Price/SqFt:</b> \$129.94 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 % <b>Selr Concess to Buy:</b> 1 % <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> N/A; Owner/Agent

Listed by: Liberty Properties & Associate (lipr16)

Prepared by Chris and  
Michele Keith


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Client Report (11)

7165 E NORLAND ST, Mesa, AZ 85207

\$360,000

 <p>2016 ARMLS</p>	5493890 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,911 / County Assessor <b>Price/SqFt:</b> \$188.38 <b>Year Built:</b> 2007 <b>Pool:</b> None <b>Encoded Features:</b> 43RXSO2G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 5,877 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> UNK <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** East on McDowell to Ridgecrest, South on Ridgecrest to Nance, 2nd Right which is the Trailridge Entrance, Left on Raven, Left on Norland to Property.

**Public Remarks:** Turnkey Bedrooms, 3 Baths & 1,911 Sq ft. Exudes pride of ownership. Nothing has been overlooked in this home. room & one of the bedrooms, Fully landscaped back yard w flagstone, artificial turf, paver walk way and above ground Hot Tub, Hunter Douglas blinds, Built in speakers in 3 rooms & the patio, Granite in the Kitchen and all the bathrooms.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Electric Door Opener; Over Height Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> Above Ground Spa <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> North/South Exposure; Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Desert Back; Synthetic Grass Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Clubhouse/Rec Room; Gated Community <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room <b>Items Updated:</b> Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> TRAILRIDGE AT LAS SENDAS MCR 824-11 <b>AN:</b> 219-25-704 <b>Lot Number:</b> 17 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,911/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> 1st SVC Residential <b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N / \$0 / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 43 / 43 <b>Status Change Date:</b> 10/21/2016 <b>Close of Escrow Date:</b> 10/20/2016 <b>Off Market Date:</b> 10/20/2016	<b>List Price:</b> \$359,900 <b>Sold Price:</b> \$360,000 <b>Sold Price/SqFt:</b> \$188.38 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Fixed <b>Buy Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Keller Williams Realty Phoenix (kwrp001)

Prepared by Chris and Michele Keith

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Client Report (12)

7919 E SADDLEBACK CIR, Mesa, AZ 85207

\$438,000

	5434620 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 3.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,835 / Builder <b>Price/SqFt:</b> \$154.49 <b>Year Built:</b> 2000 <b>Pool:</b> Community Only <b>Encoded Features:</b> 33.5RDO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 11,610 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> LAS SENDAS - EAGLEFEATHER <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas Mountain Model: <b>Builder Name:</b> BLANFORD <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Thomas **Directions:** East on Thomas (Eagle Crest) follow up hill for about 1.5 mile to Eagle Feather Gate. West on Sugarloaf (Eagle Feather Gate); Left on Canyon Wash; right on Stone Gully; Right on Saddleback.

**Public Remarks:** Gorgeous & updated 3 bedroom, 3.5 bath home in the Las Sendas master planned community featuring a top 10 Arizona Golf Course. This amazing home offers soaring 12ft ceilings & clear sight lines across the great room, fresh two-tone paint, custom tile flooring, resurfaced cabinets & bath counters, open kitchen with huge curved breakfast bar, island, wall oven, updated stainless steel appliances & tons of storage space. Spacious master bedroom & bath w/his & her vanities, soaking tub, snail shower & expansive walk-in closet. Guest & 2nd bedrooms each with their own full bath en-suites. 3 car extended length & over-height garage. Private Backyard w/extended covered flagstone patio, waterfall, lime tree, & view fencing. Las Sendas Community offers fantastic golf, rec center, parks & much more.

<b>Master Bedroom</b> 17.5 15.0	<b>Bedroom 2</b> 15.5 11.0	<b>Bedroom 3</b> 15.5 11.0	<b>Dining Room</b> 12.5 12.0
		<b>Great Room</b> 23.0 15.0	<b>Breakfast Room</b> 10.0 16.5

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage; Over Height Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane; Mechanical Sun Shds	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshlr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> EAGLEFEATHER AT LAS SENDAS MCR 505-48 <b>AN:</b> 219-18-261 <b>Lot Number:</b> 337 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,054/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-551-4300
<b>HOA Transfer Fee:</b> \$155		
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint	<b>Rec Center Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$110.88
<b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N //	<b>Cap Imprv/Impact Fee:</b> \$ 0 \$
	<b>Land Lease Fee Y/N:</b> N //	<b>Cap Impv/Impt Fee 2:</b> \$0 \$
	<b>PAD Fee Y/N:</b> N //	

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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<b>CDOM/ADOM:</b> 140 / 140	<b>List Price:</b> \$454,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 11/01/2016	<b>Sold Price:</b> \$438,000	
<b>Close of Escrow Date:</b> 10/31/2016	<b>Sold Price/SqFt:</b> \$154.5	
<b>Off Market Date:</b> 11/01/2016	<b>Loan Type:</b> Conventional	
	<b>Loan Years:</b> 30	
	<b>Payment Type:</b> Fixed	
	<b>Buyr Concess to Sell:</b> 0 \$	
	<b>Sellr Concess to Buy:</b> 0 \$	
	<b>Closing Cost Split:</b> Normal - N	

Listed by: RE/MAX-Preferred Choice (rmxu01)

Prepared by Chris and  
Michele Keith


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Client Report (13)

3845 N MORNING DOVE CIR, Mesa, AZ 85207

\$440,000

 <p>2015 ARMLS</p>	5488983 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,827 / Builder <b>Price/SqFt:</b> \$155.64 <b>Year Built:</b> 1999 <b>Pool:</b> Community Only <b>Encoded Features:</b> 42.5FRDXL3G4S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 21,304 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> BLANDFORD <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER & THOMAS **Directions:** Eaglecrest, east to Saddleback then north on Desert Oasis, entrance of Canyon Creek, thru gate to 2nd right, to end of cul de sac.

**Public Remarks:** Las Sendas-slightly less than 1/2 acre with mature landscaping on very private cul de sac lot. Highly upgraded single story home. Stunning Kitchen with upgrades throughout. The huge backyard is one of a kind with waterfall, built in BBQ, built in bar, seating areas, large grassy areas, mature landscaping, huge garden and shade trees. Stone like flooring w/ slate inlays, Integra block built home. Custom two way gas fireplace in great room and DR with slate and wood mantle. Surround sound throughout house and outside patio. Updated large kitchen w/ GRANITE countertops, walk in pantry, eat in area and island w/ exterior access to covered patio. Master bedroom w/ vaulted ceilings, walk in closet, two sinks, bay window seating area. Extended garage w/ workbench, cabinets, side entry door

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 4 <b>Parking Features:</b> Extnded Lngth Garage; RV Gate <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Private Street(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Transportation Svcs; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Gas Dryer Hookup; 220 V Dryer Hookup <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Kitchen Yr Updated: 2013; Bath(s) Yr Updated: 2013	<b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Block <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Electric; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Smd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CANYON CREEK AT LAS SENDAS MCR 492-26 <b>AN:</b> 219-17-470 <b>Lot Number:</b> 232 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,129/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional; Lease Purchase <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> FHA; Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$317 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> First service <b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$105.67 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 300 / 300 <b>Status Change Date:</b> 10/05/2016 <b>Close of Escrow Date:</b> 10/04/2016 <b>Off Market Date:</b> 09/01/2016	<b>List Price:</b> \$459,900 <b>Sold Price:</b> \$440,000 <b>Sold Price/SqFt:</b> \$155.64 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$	<b>Special Listing Cond:</b> Owner/Agent



**Closing Cost Split:** Seller Paid - S

Listed by: US Preferred Realty (uspr01)

Prepared by Chris and  
Michele Keith


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Client Report (14)

3430 N MOUNTAIN RDG 16, Mesa, AZ 85207

\$529,000

	5487947 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,654 / County Assessor <b>Price/SqFt:</b> \$144.77 <b>Year Built:</b> 1997 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53FRDXP3.5G3S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 11,552 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> SONORAN HEIGHTS UNIT 1 AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> ECHO CANYON <b>Builder Name:</b> BLANDFORD <b>Hun Block:</b> 7600 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER & THOMAS **Directions:** Head north on N Power Rd, Turn right onto E Eagle Crest Dr, Turn right onto N Mountain Ridge, Turn right onto E Sonoran Heights, and follow sign left to #16.

**Public Remarks:** On the golf course with an oversized lot. This 5 BR, 3 BA home features extensive travertine flooring, as well as gorgeous wood flooring. Cozy gas fireplace in the family room, and plantation shutters throughout. The gorgeous remodeled kitchen offers stainless steel appliances, thick bullnose granite countertops, tiled backsplash, and a custom island with breakfast bar. The lush backyard is a beautiful oasis with covered patio, paved seating area perfect for entertaining, firepit, viewfence, built-in BBQ, and a sparkling pool with waterfall next to the tee box. Enjoy spectacular golf course, mountain, and city light views from the MBR balcony. The kitchen, baths & staircase have all been recently remodeled with upgraded finishes. A short walk to award winning elem. school. 3.5 car garage

<b>Master Bedroom</b>	24 18	<b>Bedroom 2</b>	15 12	<b>Bedroom 3</b>	17 12	<b>Bedroom 4</b>	14 13	<b>Bedroom 5</b>	14 12
		<b>Family Room</b>	20 18	<b>Kitchen</b>	22 19	<b>Dining Room</b>	18 13	<b>Living Room</b>	15 15

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3.5 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3.5 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Fenced Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Exterior Fireplace <b>Property Description:</b> Golf Course Lot; City Light View(s); Mountain View (s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned <b>Community Features:</b> Children's Playgmd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Floor Yr Updated: 2015; Floor Partial/Full: Partial; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial; Pool Partial/Full: Full	<b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 410-16 <b>AN:</b> 219-19-180 <b>Lot Number:</b> 16 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,846/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$335 / Quarterly <b>HOA Transfer Fee:</b> \$150	<b>HOA Name:</b> LAS SENDAS ASSOC.	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$111.67 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 26 / 27 <b>Status Change Date:</b> 10/13/2016 <b>Close of Escrow Date:</b> 10/12/2016 <b>Off Market Date:</b> 09/19/2016	<b>List Price:</b> \$529,900 <b>Sold Price:</b> \$529,000 <b>Sold Price/SqFt:</b> \$144.77 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Realty Executives (reax150)

Prepared by Chris and  
Michele Keith

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Client Report (15)

4063 N EL SERENO CIR, Mesa, AZ 85207

\$555,000

 <p>2016 ARMLS</p>	5456232 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$183.96 Year Built: 2004 Pool: Both Private & Community Encoded Features: 33FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 9,988 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 1600 N Map Code/Grid: P42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

**Cross Streets:** Power Rd and Thomas **Directions:** North on Power Rd, right on Eagle Crest Dr, left on Las Sendas Mountain Dr, left on Tera Mesa, left on Sage Creek, left on Legacy Hills St, and the house will be on the left.

**Public Remarks:** Your dream home awaits. Meticulously maintained with an open checkbox! Luxury abounds in this 3,017sf 3 BR, 3 Bath, Semi-Custom home nestled in one of the best areas in all of Las Sendas Mountain! Perfectly designed, this stunning home captures what Las Sendas living is all about. Amazing kitchen w/ gorgeous island, French top range and built in refrigerator. All stainless steel appliances (included) and beautiful granite counter tops. Custom built in media center with 2 way fireplace in family room. Fantastic back yard with built-in Mexican Beehive fireplace and attached custom beach, sparkling pool & spa connected by the waterfall. Putting Green! Very private lot, natural desert. This home exudes beauty & perfection! A MUST SEE!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> Two Way Fireplace; Exterior Fireplace <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Front <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Skylight(s); No Interior Steps <b>Community Features:</b> Children's Playgrnd; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room	<b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED MCR 605-09 <b>AN:</b> 219-18-919 <b>Lot Number:</b> 6 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,689/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$371.64 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> NoVsbble TrkTrlrRvBt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$123.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 95 / 95 <b>Status Change Date:</b> 10/20/2016 <b>Close of Escrow Date:</b> 10/20/2016 <b>Off Market Date:</b> 09/14/2016	<b>List Price:</b> \$564,900 <b>Sold Price:</b> \$555,000 <b>Sold Price/SqFt:</b> \$183.96 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: RE/MAX Alliance Group (rmal01)

Prepared by Chris and Michele Keith

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Client Report (16)

8114 E VALLEY VISTA ST, Mesa, AZ 85207

\$782,000

 <p>2016 ARMLS</p>	5462089 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 4.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 4,012 / Owner <b>Price/SqFt:</b> \$194.91 <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 34.5FRDXPSO4G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 10,795 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> LAS SENDAS - GRANITE PRESERVE <b>Model:</b> <b>Builder Name:</b> BLANDFORD <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Eagle Crest **Directions:** Power Rd North of the 202 - Right on Eagle Crest, left on Las Sendas Mountain Rd - Left on Stone Peak - Through Gate - Right on Valley Vista - 3rd house on left

**Public Remarks:** Upgrades Galore with breathtaking city lights and magnificent mountain views from this gorgeous executive home in prestigious Las Sendas Mountain. The privately gated tranquil front courtyard inspires an evening with your favorite beverage and views of city lights. An upgrade in 2013 created a spectacular living space by opening the living room to the kitchen. The kitchen is a Chef's Delight with a Wolf Gas Oven/Stovetop, Electric Wolf Wall Oven and Microwave, Warming Drawer, 2 Miele Dishwashers, 2 sinks, Wine Cooler, an 11' Island/Breakfast Bar and 2 Pantries. While relaxing in the living room, enjoy the views of Las Sendas Mountains and beautifully landscaped back yard through the recently installed sliding glass door.

<b>Master Bedroom</b>	20	18	<b>Bedroom 2</b>	11.5	12	<b>Bedroom 3</b>	11.5	12	<b>Dining Room</b>	19	13	<b>Living Room</b>	25	19
			<b>Kitchen</b>				21	21				<b>Office</b>	15	16
												<b>Other</b>	15	12

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener; Tandem Garage <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; City Light View(s); Mountain View(s); North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Synthetic Grass Back; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Other (See Remarks) <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Laminate; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> 2 Master Bdrms; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Library-Blt-in Bkcs <b>Items Updated:</b> Pool Yr Updated: 2014; Pool Partial/Full: Full	<b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; Oth Gas (See Rmrks) <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD MCR 698-40 <b>AN:</b> 219-18-890 <b>Lot Number:</b> 39 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$5,520/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmnts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$342 / Quarterly <b>HOA Transfer Fee:</b> \$155	<b>HOA Name:</b> ROSSMAR & GRAHAM	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$114 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 54 / 54	<b>List Price:</b> \$789,900	<b>Special Listing Cond:</b> N/A

<b>Status Change Date:</b> 10/08/2016	<b>Sold Price:</b> \$782,000
<b>Close of Escrow Date:</b> 10/07/2016	<b>Sold Price/SqFt:</b> \$194.92
<b>Off Market Date:</b> 08/17/2016	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 \$
	<b>Selr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: HomeSmart (crl02)

Prepared by Chris and  
Michele Keith


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Client Report (17)

3507 N LADERA CIR, Mesa, AZ 85207

\$1,185,000

 <p>2016 ARMLS</p>	5388936 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 5 / 5  <b>Bedrooms Plus:</b> 6  <b>Approx SqFt:</b> 5,056 / County Assessor  <b>Price/SqFt:</b> \$234.37  <b>Year Built:</b> 2005  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 55RDXP03G3S  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </p>
	<p> <b>Approx Lot SqFt:</b> 26,021 / County Assessor  <b>Apx Lot Size Range:</b> 24,001 - 35,000  <b>Subdivision:</b> ROCK CANYON I AT LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b> Rock Canyon I at Las Sendas  <b>Model:</b>  <b>Builder Name:</b> iPLAN Design-Owner Built  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p>
	<p> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </p>

**Cross Streets:** Power/McDowell **Directions:** E. on McDowell, N. on Ridgecrest, to the Rock Canyon #1 Subdivision on right side approx. 1 mile from McDowell. Enter through gates and stop at the second house on the left.

**Public Remarks:** PRICE REDUCED 50K!!!!!! Elegance, flow, and attention to detail are on display at this exquisite Las Sendas luxury home. Located in the uber-private enclave of Rock Canyon I (only 10 homesites), this 5056 sf home backs to open desert with breathtaking views of local desert, hills, and mtns. Climb up to the view deck for more sensational view corridors. The floor plan boasts 5 oversized bedrooms, 5 baths, game/theater room, private executive home office, and a chef's kitchen complete with a 14' granite slab island, Viking SS appliances, stacked convection ovens. LUTRON Lighting Control and CONTROL 4 Home Audio throughout the home. The rich palette of finishes trim out an exceptionally designed home by one of our local award-winning home designers. Make your appt. today.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 5,001+  <b>Garage Spaces:</b> 3  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 3  <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; Side Vehicle Entry  <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace  <b>Property Description:</b> City Light View (s); Mountain View(s); Adjacent to Wash  <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Misting System; Built-in BBQ  <b>Features:</b> 9+ Flat Ceilings; Central Vacuum; Intercom; Fire Sprinklers; No Interior Steps; Soft Water Loop; Drink Wtr Filter Sys  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Stone; Wood  <b>Windows:</b> Dual Pane; Low-E; Mechanical Sun Shds; Tinted                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room; Tub with Jets  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Great Room; Media Room                 </p>	<p> <b>Architecture:</b> Santa Barbara/Tuscan  <b>Architect:</b> iPLAN, LLC-B. Scheier  <b>Unit Style:</b> All on One Level  <b>Const - Finish:</b> Stucco; Stone  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Gas Heat  <b>Plumbing:</b> Recirculation Pump; Gas Hot Water Heater  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System  <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> ROCK CANYON AT LAS SENDAS MCR 617-40  <b>AN:</b> 219-20-256  <b>Lot Number:</b> 7  <b>Town-Range-Section:</b> 2N-7E-32  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$6,937/2015  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Total Encumbrance:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b> Non Assumable  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> By Agreement                 </p>

Fees & Homeowner Association Information		
<p> <b>HOA Y/N:</b> Y / \$332.64 / Quarterly  <b>HOA Transfer Fee:</b> \$400                 </p>	<p> <b>HOA Name:</b> Las Sendas Owners As  <b>HOA Prop Man Co Name:</b> First Service                 </p>	<p> <b>HOA Telephone:</b> 4803578780  <b>HOA Prop Man Co Tele:</b> 4803578780                 </p>
<p> <b>HOA 2 Y/N:</b> N / /                 </p>		
<p> <b>HOA 3 Y/N:</b> / /                 </p>		

<b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Rec Center Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$110.88
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N //	<b>Cap Imprv/Impact Fee:</b> \$ 0 \$
	<b>Land Lease Fee Y/N:</b> N //	<b>Cap Impv/Impt Fee 2:</b> \$0 \$
	<b>PAD Fee Y/N:</b> N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 176 / 176	<b>List Price:</b> \$1,199,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 10/13/2016	<b>Sold Price:</b> \$1,185,000	
<b>Close of Escrow Date:</b> 10/12/2016	<b>Sold Price/SqFt:</b> \$234.38	
<b>Off Market Date:</b> 10/03/2016	<b>Loan Type:</b> Cash	
	<b>Loan Years:</b> 0	
	<b>Payment Type:</b> Other	
	<b>Buyr Concess to Sell:</b> 0 %	
	<b>Sellr Concess to Buy:</b> 0 %	
	<b>Closing Cost Split:</b> Normal - N	

Listed by: DPR Realty LLC (dvpt01)

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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