

## Client View

13 Properties

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1	 <b>\$204,000</b> 2619 N AUGUSTINE -- Mesa, AZ 85207 Closed / 5527915	LAS SENDAS WINDSONG	2	2	1,131	Community	185.59 / 180.37	55	01/27/2017
2	 <b>\$242,000</b> 7445 E EAGLE CREST DR 1074 Mesa, AZ 85207 Closed / 5497991	Cachet Homes at Las Sendas	2	2.5	1,645	Community	155.02 / 147.11	93	01/13/2017
3	 <b>\$249,000</b> 7445 E EAGLE CREST DR 1117 Mesa, AZ 85207 Closed / 5476522	Cachet at Las Sendas	2	2.5	1,645	Community	153.5 / 151.37	211	01/16/2017
4	 <b>\$289,000</b> 7503 E ODESSA CIR Mesa, AZ 85207 Closed / 5493398	IRONWOOD PASS UNIT 4 AT LAS SENDAS	4	2.75	2,451	Community	122.36 / 117.91	289	01/27/2017
5	 <b>\$295,000</b> 3358 N BRIGHTON -- Mesa, AZ 85207 Closed / 5502776	Las Sendas	3	2.5	2,150	Community	139.53 / 137.21	63	01/20/2017
6	 <b>\$315,000</b> 3550 N DESERT OASIS LN Mesa, AZ 85207 Closed / 5473728	Las Sendas	3	2.5	2,150	Both	153.49 / 146.51	172	01/03/2017
7	 <b>\$329,000</b> 3060 N RIDGECREST -- 66 Mesa, AZ 85207 Closed / 5442018	LAS SENDAS	4	2	2,226	Both	152.29 / 147.8	214	01/19/2017
8	 <b>\$340,000</b> 7429 E ODESSA ST Mesa, AZ 85207 Closed / 5537058	IRONWOOD PASS UNIT 4 AT LAS SENDAS	4	3	2,451	Private	140.74 / 138.72	29	01/20/2017
9	 <b>\$365,000</b> 6931 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 5528543	COBBLESTONE AT LAS SENDAS	4	4	3,006	None	123.05 / 121.42	58	01/26/2017
10	 <b>\$385,000</b> 7756 E ROLAND CIR Mesa, AZ 85207 Closed / 5513427	LAS SENDAS	4	2.5	2,574	Community	155.4 / 149.57	76	01/31/2017
11	 <b>\$410,000</b> 8148 E SIENNA ST Mesa, AZ 85207 Closed / 5073903	Las Sendas	5	4	3,427	Community	119.64 / 119.64	86	01/17/2017
12	 <b>\$425,000</b> 3708 N Piedra -- Mesa, AZ 85207 Closed / 5533430	Las Sendas	3	3.5	2,835	Community	153.26 / 149.91	51	01/27/2017
13	 <b>\$488,000</b> 7345 E SUGARLOAF --	LAS SENDAS - Custom	3	2.5	3,161	Community	157.86 / 154.38	187	01/23/2017

Mesa, AZ 85207  
Closed / 5534367

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 of 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.*

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA

Client Report (1)

2619 N AUGUSTINE --, Mesa, AZ 85207

\$204,000

	5527915 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 2 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,131 / County Assessor <b>Price/SqFt:</b> \$180.37 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 22RO2G <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> 4,226 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS WINDSONG <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas Windsong <b>Planned Cmty Name:</b> Las Sendas Windsong <b>Model:</b> <b>Builder Name:</b> Maracay <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 to Windsong gated community on right. Thru gate, left, then immediate right on Norwood St., west to Augustine, left to home.

**Public Remarks:** This GREAT SPLIT FLOOR PLAN will capture your attention! 2 bedrooms + den/office and 2 full baths in this single level home on a corner with a greenbelt across the street for play. Easy living Lock and Leave, Move-in ready, private yard with no one looking in at you. Enjoy all the Las Sendas amenities plus the Windsong heated pool and spa. Beautiful new 10mm laminate flooring, all new high baseboards, appliances included! New exterior & interior paint, lovely and clean, light and bright. BEST VALUE single family home in Las Sendas--Location Location. Drive straight into 2 car garage--no 90 degree turns. Great for snowbirds, vacation home, 1st home, downsizing. Home Warranty included. All new sunscreens. Extremely well maintained! Gated & Golf community, near 202 Red Mtn Frwy,

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,000 - 1,200 <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> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Corner Lot <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 <b>Features:</b> 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; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Laminate; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Private Toilet Room <b>Master Bedroom:</b> Split; Downstairs <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> Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Items Updated:</b> Floor Yr Updated: 2016; Floor Partial/Full: Partial; Plmbg Yr Updated: 2016; Plmbg Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Architect:</b> Maracay <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Electric; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS MCR 529-44 <b>AN:</b> 219-25-386 <b>Lot Number:</b> 57 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,275/2016 <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; Other (See Remarks) <b>Miscellaneous:</b> Home Warranty <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 Prop Man Co Name:</b> First Service Res.	<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 Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$0 / Monthly <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> Y / \$60 / Quarterly	<b>Ttl Mthly Fee Equiv:</b> \$130.88 <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 / 55 <b>Status Change Date:</b> 01/28/2017 <b>Close of Escrow Date:</b> 01/27/2017 <b>Off Market Date:</b> 01/15/2017	<b>List Price:</b> \$209,900 <b>Sold Price:</b> \$204,000 <b>Sold Price/SqFt:</b> \$180.37 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

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

Listed by: HomeSmart (crl01)

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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA

Client Report (2)

7445 E EAGLE CREST DR 1074, Mesa, AZ 85207

\$242,000

	5497991 Residential Townhouse Closed
	<b>Beds/Baths:</b> 2 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,645 / County Assessor <b>Price/SqFt:</b> \$147.11 <b>Year Built:</b> 2001 <b>Pool:</b> Community Only <b>Encoded Features:</b> 22.5RDXO2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Townhouse <b>Dwelling Styles:</b> Attached
	<b>Approx Lot SqFt:</b> 904 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cachet Homes at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Cache at Las Sendas <b>Planned Cmty Name:</b> Cache at Las Sendas <b>Model:</b> <b>Builder Name:</b> Cache <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 (Eagle Crest) **Directions:** POWER & Thomas Directions: Turn into Las Sendas onto Eagle Crest and proceed up the hill. Cache Homes will be just over a mile on your right. Thru gate turn left property on the left

**Public Remarks:** Mountain Views from you balcony & deck. Beautiful gated town home within Las Sendas. The community has a heated pool spa, fitness center plus all the amenities of Las Sendas. Open floor plan, beautifully upgrade kitchen, maple cabinets, black appliances & corion counter tops. Large dining room & great room with fireplace. 2 master bedroom upstairs both with full baths & a den down stairs. Plantation shutters though out home. Beautiful mountain views from the downstairs patio & master deck. Large laundry room with cabinets. 2 car garage. Las Sendas offers clubhouse, 2 community pools, spas, tennis parks, activities for all ages and close access to the Tonto National Forest. Close to dining, shopping & airports.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Natural Desert 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; 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; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Non-laminate Counter <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> 2 Master Bdrms; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels; One Common Wall <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; 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> CACHET AT LAS SENDAS CONDOMINIUM <b>AN:</b> 219-17-681 <b>Lot Number:</b> 1074 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,294/2015 <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> 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 / \$216.5 / Monthly <b>HOA Transfer Fee:</b> \$150	<b>HOA Name:</b> Cache Homes <b>HOA Prop Man Co Name:</b> PMG	<b>HOA Telephone:</b> 480-829-7400
<b>HOA 2 Y/N:</b> Y / \$324 / Quarterly <b>HOA 2 Transfer Fee:</b> \$155	<b>HOA 2 Name:</b> las sendas	<b>HOA 2 Telephone:</b> 480-357-8780
<b>HOA 3 Y/N:</b> N / /		
<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / 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 / /	<b>Ttl Mthly Fee Equiv:</b> \$324.5 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Imprv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 93 / 98 <b>Status Change Date:</b> 01/13/2017 <b>Close of Escrow Date:</b> 01/13/2017 <b>Off Market Date:</b> 12/17/2016	<b>List Price:</b> \$255,000 <b>Sold Price:</b> \$242,000 <b>Sold Price/SqFt:</b> \$147.11 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed	<b>Special Listing Cond:</b> N/A

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

Listed by: Realty Executives (reax15)

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 o t 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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA

Client Report (3)

7445 E EAGLE CREST DR 1117, Mesa, AZ 85207

\$249,000

 <p>2016 ARMLS</p>	5476522 Residential Townhouse Closed			
	<table border="1"> <tr> <td> <b>Beds/Baths:</b> 2 / 2.5  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,645 / County Assessor  <b>Price/SqFt:</b> \$151.36  <b>Year Built:</b> 2002  <b>Pool:</b> Community Only  <b>Encoded Features:</b> 22.5RD XO2G  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Townhouse  <b>Dwelling Styles:</b> Attached                 </td> <td> <b>Approx Lot SqFt:</b> 90 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Subdivision:</b> Cachet at Las Sendas  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b>  <b>Model:</b> The Legacy  <b>Builder Name:</b> Cachet Homes  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> 34                 </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> 2 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,645 / County Assessor <b>Price/SqFt:</b> \$151.36 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 22.5RD XO2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Townhouse <b>Dwelling Styles:</b> Attached	<b>Approx Lot SqFt:</b> 90 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cachet at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> The Legacy <b>Builder Name:</b> Cachet Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> 34	<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> 2 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,645 / County Assessor <b>Price/SqFt:</b> \$151.36 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 22.5RD XO2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Townhouse <b>Dwelling Styles:</b> Attached	<b>Approx Lot SqFt:</b> 90 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cachet at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> The Legacy <b>Builder Name:</b> Cachet Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> 34			
<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 Road & Eagle Crest **Directions:** Eagle Crest E to Cachet gate. Thru gate, turn left and follow around to #1117 on Right hand side.

**Public Remarks:** MASSIVE PRICE REDUCTION! PRACTICALLY GIVING THE PLACE AWAY!! This 2-story townhouse features a private balcony, plus access to a community pool, BBQ, rec room, & more! Home has an open kitchen w/black appliances (stainless steel fridge included!), & breakfast bar. Kitchen opens out onto a dining area & living room w/soaring 9' tall ceilings, media niches, & fireplace. Master suite has a walk-in closet, dual sinks, & separate shower/tub. Additional bedroom has it's own bath. Perks include a den, indoor laundry (washer/dryer included!), & extended private 2-car garage. Enjoy close proximity to golfing, Hawes trail system/Four Peaks Wilderness, & Walgreens!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <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> Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Corner Lot; Borders Common Area <b>Landscaping:</b> Natural Desert Back; Grass Front <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s) <b>Features:</b> 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator <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> Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room	<b>Architecture:</b> Contemporary <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> None <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>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1117 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES <b>AN:</b> 219-17-724 <b>Lot Number:</b> 1117 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,299/2015 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>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 / \$230 / Monthly <b>HOA Transfer Fee:</b> \$160	<b>HOA Name:</b> Cachet @ Las Sendas <b>HOA Telephone:</b> (480) 829-7400		
<b>HOA 2 Y/N:</b> Y / \$333 / Quarterly <b>HOA 2 Transfer Fee:</b> \$155	<b>HOA 2 Name:</b> Las Sendas Comm. <b>HOA 2 Telephone:</b> (480) 551-4300		
<b>HOA 3 Y/N:</b> N //			
<b>Association Fee Incl:</b> Front Yard Maint; Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<table border="1"> <tr> <td> <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 //                 </td> <td> <b>Ttl Mthly Fee Equiv:</b> \$341  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Impv/Impt Fee 2:</b> \$0 \$                 </td> </tr> </table>	<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> \$341 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$
<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> \$341 <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> 211 / 173 <b>Status Change Date:</b> 01/17/2017 <b>Close of Escrow Date:</b> 01/16/2017 <b>Off Market Date:</b> 01/17/2017	<b>List Price:</b> \$252,500 <b>Sold Price:</b> \$249,000 <b>Sold Price/SqFt:</b> \$151.37 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: HomeSmart (crl01)

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 o t D isplay o r 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.

02/06/2017 11:05 © 2017 ARMLS and AM FBS. DMCA

Client Report (4)

7503 E ODESSA CIR, Mesa, AZ 85207

\$289,000

	5493398 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 4 / 2.75  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 2,451 / County Assessor  <b>Price/SqFt:</b> \$117.91  <b>Year Built:</b> 1999  <b>Pool:</b> Community Only  <b>Encoded Features:</b> 42.75FRDXO3G  <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>
<p> <b>Approx Lot SqFt:</b> 7,135 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS  <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  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p>	
<p> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </p>	

**Cross Streets:** Power & McDowell **Directions:** E. on McDowell, N. on Ridgecrest, First right E. on Oasis into Silverhawk gated subdivision, N. on Odessa to house on right.

**Public Remarks:** Original owner, popular Golden Eagle floor plan in award winning Las Sendas. As you enter the grand foyer you are greeted by an elegant formal living room & dining room with a two-way gas fireplace to the large family room. Large eat in kitchen with a center island, a ton of cabinet, counter and pantry space with a lovely picture window with a view of the backyard. Bedroom on first floor near newly updated bathroom with shower. Upstairs features 2 spacious bedrooms with a jack and jill bathroom and a spacious master bedroom suite, offers separate tub and shower, dual vanities & walk-in closet and the loft was converted to a large office. Washer, Dryer & refrigerator included. This beautiful home is priced to sell but need 24 hours heads up before showing.

<b>Master Bedroom</b> 17-0 13-0	<b>Bedroom 2</b> 11-0 11-10	<b>Bedroom 3</b> 12-0 11-8	<b>Bedroom 4</b> 10-0 10-0	<b>Living Room</b> 15-0 12-6
	<b>Family Room</b> 15-0 14-8	<b>Kitchen</b> 18-0 10-0	<b>Dining Room</b> 12-4 11-0	<b>Office</b> 15-4 11-0

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>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Electric Door Opener  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> Two Way Fireplace  <b>Property Description:</b> North/South Exposure  <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); Pvt Yrd(s)/Crtyrd(s)  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; 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; Workout Facility  <b>Flooring:</b> Carpet; Tile; Vinyl  <b>Windows:</b> Sunscreen(s); Dual Pane                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; 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> Washer Included; Dryer Included; 220 V Dryer Hookup; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Family Room  <b>Items Updated:</b> Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial                 </p>	<p> <b>Architecture:</b> Other (See Remarks)  <b>Const - Finish:</b> Stucco  <b>Construction:</b> Frame - Wood  <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 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); Multi-Zones                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS MCR 462-01  <b>AN:</b> 219-19-595  <b>Lot Number:</b> 339  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,707/2015  <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&amp;Clear  <b>Existing 1st Ln Trms:</b> Non Assumable  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> By Agreement; 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 HOA  <b>HOA Prop Man Co Name:</b> First Service                 </p>	<p> <b>HOA Telephone:</b> 4803578780  <b>HOA Prop Man Co Tele:</b> 4805514300                 </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); Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed                 </p>	<p> <b>Rec Center Fee Y/N:</b> Y / \$0 / Monthly  <b>Rec Center Fee 2 Y/N:</b> Y / \$0 / Monthly  <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 Imprv/Impf Fee 2:</b> \$0 \$                 </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> <b>CDOM/ADOM:</b> 289 / 144  <b>Status Change Date:</b> 01/27/2017  <b>Close of Escrow Date:</b> 01/27/2017  <b>Off Market Date:</b> 01/27/2017                 </p>	<p> <b>List Price:</b> \$299,900  <b>Sold Price:</b> \$289,000  <b>Sold Price/SqFt:</b> \$117.91  <b>Loan Type:</b> Conventional                 </p>	<p> <b>Special Listing Cond:</b> N/A                 </p>



<b>Loan Years:</b>	30
<b>Payment Type:</b>	Fixed
<b>Buyr Concess to Sell:</b>	0 \$
<b>Sellr Concess to Buy:</b>	6,000 \$
<b>Closing Cost Split:</b>	Seller Assist - A

Listed by: Long Realty Partners (lore001)

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 o t 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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA

Client Report (5)

3358 N BRIGHTON --, Mesa, AZ 85207

\$295,000

	5502776 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,150 / County Assessor <b>Price/SqFt:</b> \$137.2 <b>Year Built:</b> 2003 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32.5FRDXO3G <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> 7,940 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <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> Nighthawk <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

**Cross Streets:** Power & Thomas **Directions:** Go east on Eagle Crest, take first right on to Red Mountain. First left on Roland. Thru gate first right then first right again to home.

**Public Remarks:** Beautifully upgraded home w/ CITY LIGHT & CAMELBACK MOUNTAIN views in the GATED & GOLF COURSE community of Las Sendas. Rare Nighthawk model w/ 3 car garage.Vaulted ceiling, travertine flooring, commercial outdoor lighting & speakers throughout home. Formal living / dining room.Bight kitchen has granite counter tops,all appliances, under counter lighting & pantry all open to family room w/ gas FP. Lg windows overlooking nicely landscaped backyard. Nice loft for office / play room. Master has huge walk in closet w/ full bath & deck w/ travertine flooring to watch the sunsets, city lights and mountains. Very special view. Covered patio w/ carefree landscaping on this large lot. Garage has newly epoxy flooring & built in storage. Walk to the community pool, tennis & school. Close to 202!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Corner Lot; 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; Irrigation Front; Irrigation 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; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops <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> Separate Bdrmm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Loft	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels; Street Facing <b>Const - Finish:</b> 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 <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Sat Dish; 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> <b>AN:</b> 219-19-670 <b>Lot Number:</b> 11 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,357/2015 <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> \$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); NoVsbble TrkTrlrVvBt; Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; 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> \$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> 63 / 68 <b>Status Change Date:</b> 01/21/2017 <b>Close of Escrow Date:</b> 01/20/2017	<b>List Price:</b> \$299,999 <b>Sold Price:</b> \$295,000 <b>Sold Price/SqFt:</b> \$137.21	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 12/06/2016	<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: Realty Executives (reax15)

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 o t 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.**

02/06/2017 11:05 © 2017 ARMLS and  
AM FBS.  
DMCA

Client Report (6)

3550 N DESERT OASIS LN, Mesa, AZ 85207

\$315,000

	5473728	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,150 / County Assessor <b>Price/SqFt:</b> \$146.51 <b>Year Built:</b> 1998 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32.5RDXPO2G2S <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> 7,632 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <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:** N Power Road & Eagle Creek Dr.(Thomas) **Directions:** East on Eagle Creek Dr (Thomas)\*East on Saddleback Street\*South on Desert Oasis, through gate. See Gate Code

**Public Remarks:** Desert Oasis – the street name says it all ! Enjoy resort-style living in this beautiful home that backs to the golf course in the sought after Las Sendas gated community. The location of this large lot allows much more privacy than most homes on the course, with a wash area along one side, mature desert landscaping and a substantial set back from the fairway. Entertainer's back yard features pebble-tec pool with waterfall, beehive fireplace with seating and flagstone deck. Enjoy the beautiful backdrop of mountain views, manicured greens and Arizona desert. Open floor plan features soaring vaulted ceilings upon entering, and tons of glass overlooking the incredible back yard. Master suite features a walk out balcony with million dollar views. Don't settle - best location in Las Sendas.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <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 <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm <b>Property Description:</b> Golf Course Lot <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s) <b>Community Features:</b> Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Refrigerator; Pantry; Walk-in Pantry; Non-laminate Counter <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Loft	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <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>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 3 AT LAS SENDAS AMD <b>AN:</b> 219-17-089 <b>Lot Number:</b> 241 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,032/2015 <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> 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 Prop Man Co Name:</b> First Service Res	<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> 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> 172 / 172 <b>Status Change Date:</b> 01/09/2017 <b>Close of Escrow Date:</b> 01/03/2017 <b>Off Market Date:</b> 01/09/2017	<b>List Price:</b> \$330,000 <b>Sold Price:</b> \$315,000 <b>Sold Price/SqFt:</b> \$146.51 <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: HomeSmart (crl04)

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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS,  
DMCA

Client Report (7)

3060 N RIDGECREST -- 66, Mesa, AZ 85207

\$329,000

	5442018 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$147.8 <b>Year Built:</b> 1997 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 42RDPO2.5G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached <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>Approx Lot SqFt:</b> 8,032 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> SAGEWOOD <b>Builder Name:</b> BLANDFORD <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b> <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, RIGHT ON EAGLECREST, RIGHT ON RED MOUNTAIN, LEFT ON RIDGECRET, ENTER INTO "DESERT VISTA" COMMUNITY ON THE LEFT, LOOK FOR #66

**Public Remarks:** BEAUTIFUL SINGLE LEVEL HOME IN GATED GOLF COURSE COMMUNITY. PRIVATE BACKYARD INCLUDING A PEBBLE-TEC POOL, WATER FEATURE, GREEN GRASS AREA AND LUSH LANDSCAPING. BRAND NEW CARPET INSTALLED 5/11/16. NICE KITCHEN WITH CENTER ISLAND, STATIONARY DESK, LOTS OF CABINETS, BREAKFAST BAR AND BREAKFAST ROOM. MASTER BEDROOM FEATURES DOUBLE SINKS, SEPARATE SHOWER AND TUB, WALK-IN CLOSET AND SLIDER DOOR. FORMAL LIVING, DINING AND FAMILY ROOM. LAUNDRY ROOM HAS BUILT-IN CABINETS AND A SINK. 2.5 CAR GARAGE WITH BUILT-IN CABINETS. ADDITIONAL FEATURES INCLUDE: WATER SOFTENER, R/O AND SHUTTERS THROUGHOUT.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2.5 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2.5 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; 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 <b>Flooring:</b> Carpet; Laminate <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Non- laminate Counter; Kitchen Island <b>Master Bathroom:</b> 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <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> 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> 3+ Exist Tele Lines; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 <b>AN:</b> 219-19-264 <b>Lot Number:</b> 66 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,827/2015 <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 <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> By Agreement

**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 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); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); 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> 214 / 214 <b>Status Change Date:</b> 01/23/2017 <b>Close of Escrow Date:</b> 01/19/2017 <b>Off Market Date:</b> 12/12/2016	<b>List Price:</b> \$339,000 <b>Sold Price:</b> \$329,000 <b>Sold Price/SqFt:</b> \$147.8 <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 (reax92)

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.

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS,  
DMCA

Client Report (8)

7429 E ODESSA ST, Mesa, AZ 85207

\$340,000

	5537058 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 4 / 3  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 2,451 / County Assessor  <b>Price/SqFt:</b> \$138.71  <b>Year Built:</b> 1998  <b>Pool:</b> Private Only  <b>Encoded Features:</b> 43RDPO3G  <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>
<p> <b>Approx Lot SqFt:</b> 7,131 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Las Sendas in Mesa AZ  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> GOLDEN EAGLE  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b> 7500 E  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p> <p> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </p>	

**Cross Streets:** McDowell Rd & Ridgecrest **Directions:** Head north on Ridgecrest toward Oasis St, Turn right at the 1st cross street onto Oasis St, Turn left onto Odessa St. Property is located on the right.

**Public Remarks:** Incredible opportunity to own a 4 bed, 3 bath property located in Las Sendas in Mesa! This lavish 2 story home features a diving pool with heater and solar cover, new light fixtures, low maintenance desert landscaping, charming curb appeal 3 car garage with epoxy floor, unique bike storage system, built-in cabinets, vaulted ceilings, a loft, balcony, and neutral paint. The luxurious kitchen offers ample cabinet and counter space, pantry, gorgeous granite countertops, and a lovely breakfast bar. The immaculate master bedroom boasts a private balcony entry, a full bath with his and her sinks, separate tub and step-in shower, and a spacious walk-in closet. The low maintenance backyard features a covered patio, paved seating area, miniature golf course, and a huge sparkling blue diving pool.

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>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> Pool - Private; Diving Pool; Heated Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Property Description:</b> Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash  <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s)  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Water Softener Owned  <b>Community Features:</b> Biking/Walking Path; Gated Community; Golf Course  <b>Flooring:</b> Carpet; Concrete; Tile  <b>Windows:</b> Sunscreen(s); Dual Pane                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks  <b>Master Bedroom:</b> Upstairs  <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> N  <b>Other Rooms:</b> Great Room; Loft  <b>Items Updated:</b> Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial; Pool Yr Updated: 2011; Pool Partial/Full: Full                 </p>	<p> <b>Unit Style:</b> Two Levels  <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> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval  <b>Energy/Green Feature:</b> Ceiling Fan (s)                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> LOT 330 IRONWOOD PASS UNIT 4 AT LAS SENDAS  <b>AN:</b> 219-19-586  <b>Lot Number:</b> 330  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,710/2016  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; 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> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$333 / 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 <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$111 <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> 29 / 29 <b>Status Change Date:</b> 01/21/2017 <b>Close of Escrow Date:</b> 01/20/2017 <b>Off Market Date:</b> 01/14/2017	<b>List Price:</b> \$344,950 <b>Sold Price:</b> \$340,000 <b>Sold Price/SqFt:</b> \$138.72 <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>Special Listing Cond:</b> N/A



Closing Cost Split: Normal - N

Listed by: Phoenix View Realty (phvi001)

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 o t 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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA

Client Report (9)

6931 E SIERRA MORENA CIR, Mesa, AZ 85207

\$365,000

 <p>2016 ARMLS</p>	5528543 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 4 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,006 / County Assessor <b>Price/SqFt:</b> \$121.42 <b>Year Built:</b> 2007 <b>Pool:</b> None <b>Encoded Features:</b> 44RO2G <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> 7,923 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> COBBLESTONE 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 <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 **Directions:** Enter Las Sendas at Power and Thomas. Proceed to Cobblestone subdivision which is first subdivision on left about .25 mile up Eagle Crest.

**Public Remarks:** Beautiful home in the Cobblestone community of Las Sendas. This gated neighborhood is just steps away from some of the best mountain biking trails the valley has to offer. Don't miss this 4 bedroom, plus den home. Upgraded kitchen with gas cooktop and granite counters. Large open great room. Full bedroom, bathroom and den on 1st floor. Master suite has the optional sitting room, large walk-in closet and private walk-out deck. Guest bedrooms all have walk-in closets. Oversized culdesac lot with direct mountain views. This is a must see home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <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; City Light View(s); Mountain View (s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Grass Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> 9+ Flat Ceilings <b>Flooring:</b> Carpet; Tile; Other <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Other (See Remarks) <b>Master Bedroom:</b> Upstairs <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> 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	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Energy/Green Feature:</b> HERS Rating Y/N: N	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COBBLESTONE AT LAS SENDAS MCR 781-27 <b>AN:</b> 219-20-371 <b>Lot Number:</b> 51 <b>Town-Range-Section:</b> 2N-7E-30 <b>City Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,310/2016 <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> Non Assumable <b>Disclosures:</b> Agency Discl Req; Other (See Remarks) <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> Rossmar and Graham <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> 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 Imprv/Impt Fee 2:</b> \$0 \$
---	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 58 / 58 <b>Status Change Date:</b> 01/27/2017 <b>Close of Escrow Date:</b> 01/26/2017 <b>Off Market Date:</b> 01/19/2017	<b>List Price:</b> \$369,900 <b>Sold Price:</b> \$365,000 <b>Sold Price/SqFt:</b> \$121.42 <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 ONE Group (reog02)

Client Report (10)

7756 E ROLAND CIR, Mesa, AZ 85207

\$385,000

	5513427 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,574 / County Assessor <b>Price/SqFt:</b> \$149.57 <b>Year Built:</b> 2001 <b>Pool:</b> Community Only <b>Encoded Features:</b> 42.5FRDS3G <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> 10,794 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <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:** McDowell Rd / Power Rd **Directions:** East on McDowell to Ridgecrest, North to Grayhawk gate, Riverdale St. Thru gate turn right and go North to Roland Circle.

**Public Remarks:** WOW!! Immaculate single story on quiet cul-de-sac. So many lovely features including easy care landscaping, lots of newer large tile t/out. Kitchen/Fam Rm open, room for kit table. Neutral Corian counters & upgraded quality oak cabinets. Living/Dining can be configured to meet your needs. This 4 bedroom, 2.5 bath home has split master, den off entry is 4th bedroom (has a closet). Master w/ sep tub/snail shower, beautiful tile work, lrg w/in closet, split vanities. Beds 2&3 are nice sized. Enjoy the AZ weather on the covered patio-landscape lighting. Room for pool!! So well cared for and maintained!! New water heater 1/2016, RO and water softener updated 2015.

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; RV Gate <b>Pool - Private:</b> No Pool <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Laminate; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; 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 <b>Laundry:</b> Washer Included; Dryer Included <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: 2016; Floor Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> 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>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> GRAYHAWK AT LAS SENDAS MCR 505-47 <b>AN:</b> 219-20-153 <b>Lot Number:</b> 391 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,204.58/2016 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>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> \$155	<b>HOA Name:</b> Las Sendas HOA <b>HOA Prop Man Co Name:</b> 1st Service Resident	<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> NoVsble TrkTrlrRvBt; 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 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 76 / 76 <b>Status Change Date:</b> 02/01/2017 <b>Close of Escrow Date:</b> 01/31/2017 <b>Off Market Date:</b> 01/03/2017	<b>List Price:</b> \$400,000 <b>Sold Price:</b> \$385,000 <b>Sold Price/SqFt:</b> \$149.57 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$	<b>Special Listing Cond:</b> N/A

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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
**DND2 ( D o N of 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.**

02/06/2017 11:05 © 2017 ARMLS and  
AM FBS.  
DMCA

Client Report (11)

8148 E SIENNA ST, Mesa, AZ 85207

\$410,000

	5073903 Residential Single Family - Detached Closed	<b>Approx Lot SqFt:</b> 10,625 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Echo Canyon @ Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Saguario <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Beds/Baths:</b> 5 / 4 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,427 / County Assessor <b>Price/SqFt:</b> \$119.63 <b>Year Built:</b> 2002 <b>Pool:</b> Community Only <b>Encoded Features:</b> 54FRDL3G3S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<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

**Cross Streets:** Power and McDowell **Directions:** East on McDowell to Ridgecrest, left to 80th Street, Right to Echo Canyon gate. Go through gate, home on left

**Public Remarks:** Reduced! Very nice five bedroom, four bath home with a three car garage and private back yard with mountain views. A deck off the master bedroom/sitting room. Three bedrooms have walk in closets. Family room and living room are wired with surround sound. Fully landscaped and an RV gate. Owner is a licensed real estate agent in Arizona. Also for rent.

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> 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> Mountain View(s); North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; 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; Linoleum; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Walk-in Pantry; 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> Upstairs; Downstairs <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; 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 <b>Items Updated:</b> Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> 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> Pre-Wire Srnd Snd; Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ECHO CANYON PHASE 1 AT LAS SENDAS <b>AN:</b> 219-18-420 <b>Lot Number:</b> 66 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,246/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional; Lease Purchase; Also for Rent <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 / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$381	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); 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> \$105.6 <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> 86 / 86 <b>Status Change Date:</b> 01/18/2017 <b>Close of Escrow Date:</b> 01/17/2017 <b>Off Market Date:</b> 05/18/2014	<b>List Price:</b> \$410,000 <b>Sold Price:</b> \$410,000 <b>Sold Price/SqFt:</b> \$119.64 <b>Loan Type:</b> Rent/Lease <b>Loan Years:</b> 30 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Selr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Owner/Agent

Listed by: HomeSmart (crl11)

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 o t 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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA

Client Report (12)

3708 N Piedra --, Mesa, AZ 85207

\$425,000

 <p>2016 ARMLS</p>	5533430 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 3.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,835 / County Assessor <b>Price/SqFt:</b> \$149.91 <b>Year Built:</b> 2001 <b>Pool:</b> Community Only <b>Encoded Features:</b> 33.5FRD3G <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> 11,697 / 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 <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:** East on Thomas (Eaglecrest) Right on Sayan (Entrance to Eagle Feather) Left on Piedra to home on right.

**Public Remarks:** Beautiful single story home located on a corner lot in the prestigious gated golf course community of Las Sendas. Sought after floor plan, very few built. Open and spacious split floor plan, expansive windows, arches and nooks add style and elegance. Large kitchen with Viking gas cook top, sub zero fridge, kitchen island and huge breakfast bar opens to breakfast room w/bay windows, family room, formal dining. New carpet, A/C, water filtration system, interior and exterior paint. Bose surround system. Relax in oversized, low maintenance backyard w/SS built-in BBQ and fire pit. Garage 23' deep 30' wide, 12' ceilings. Las Sendas offers award winning golf course, 2 pools, tennis courts, parks, hiking & biking. Just 20 minutes to Sky Harbor airport, 20 mins to Scottsdale. A MUST SEE!

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> Attch'd Gar Cabinets; Extnded Lngth Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Fireplace <b>Property Description:</b> Corner Lot; North/South Exposure; Adjacent to Wash <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); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Near Bus Stop <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Pantry; 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 <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included <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; Ht/Cool Yr Updated: 2015; Ht/Cool Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-229 <b>Lot Number:</b> 305 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,431/2016 <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>Miscellaneous:</b> Home Warranty <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 Prop Man Co Name:</b> First Service Reside	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-357-7687
<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	<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> 51 / 51 <b>Status Change Date:</b> 01/27/2017 <b>Close of Escrow Date:</b> 01/27/2017 <b>Off Market Date:</b> 01/27/2017	<b>List Price:</b> \$434,500 <b>Sold Price:</b> \$425,000 <b>Sold Price/SqFt:</b> \$149.91 <b>Loan Type:</b> Conventional	<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: 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.*  
**DND2 ( D o N o t 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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA



Client Report (13)

7345 E SUGARLOAF --, Mesa, AZ 85207

\$488,000

 <p>2016 ARMLS</p>	5534367 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> <b>Beds/Baths:</b> 3 / 2.5  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 3,161 / County Assessor  <b>Price/SqFt:</b> \$154.38  <b>Year Built:</b> 2000  <b>Pool:</b> Community Only  <b>Encoded Features:</b> 32.5RDXO3G3S  <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> 16,400 / County Assessor  <b>Apx Lot Size Range:</b> 15,001 - 18,000  <b>Subdivision:</b> LAS SENDAS - Custom  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b>  <b>Builder Name:</b> Custom build  <b>Hun Block:</b>  <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> 3 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 3,161 / County Assessor <b>Price/SqFt:</b> \$154.38 <b>Year Built:</b> 2000 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32.5RDXO3G3S <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> 16,400 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Subdivision:</b> LAS SENDAS - Custom <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Custom build <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>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 3,161 / County Assessor <b>Price/SqFt:</b> \$154.38 <b>Year Built:</b> 2000 <b>Pool:</b> Community Only <b>Encoded Features:</b> 32.5RDXO3G3S <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> 16,400 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Subdivision:</b> LAS SENDAS - Custom <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Custom build <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 Eaglecrest, Right on Saddleback, Left at The Preserve. Enter gate code, then once in turn left to home.

**Public Remarks:** A REMODELED CUSTOM WITH A TRUE GREAT ROOM PLAN!! THE BEST VALUE IN LAS SENDAS!! ALL NEW flooring /paint / ovens/ dishwasher/wine fridge /fixtures/ etc. This home was very well built w/ 14 ft ceilings, beautiful slab granite counters and a \$40k Burdett cabinet package!!! Gourmet kitchen with island, wall ovens, breakfast bar and wine fridge. Formal dining room is perfect for guests! The spacious master bedroom is a wonderful retreat with 3-way fireplace, sitting room/office, crown molding and spa-like bath with large tub, walk-in shower, and ENORMOUS WALK-IN CLOSET. THE GARAGE IS AWESOME W/ EXTRA DEPTH, CABINETS and utility sink! You get all of this along with a tranquil backyard with low maintenance AND a custom fountain out back to enjoy your coffee or BB

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> Attch'd Gar Cabinets; Electric Door Opener; Separate Strge Area <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace <b>Property Description:</b> Corner Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <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> N <b>Other Rooms:</b> Great Room	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Partial <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> LAS COLINAS AT LAS SENDAS MCR 463-42 <b>AN:</b> 219-17-350 <b>Lot Number:</b> 23 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,234/2015 <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> 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> \$0	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> First Service	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</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; Sep RV Prkng Avail; 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> 187 / 187 <b>Status Change Date:</b> 01/24/2017 <b>Close of Escrow Date:</b> 01/23/2017 <b>Off Market Date:</b> 01/05/2017	<b>List Price:</b> \$499,000 <b>Sold Price:</b> \$488,000 <b>Sold Price/SqFt:</b> \$154.38 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0	<b>Special Listing Cond:</b> N/A; Owner/Agent

<b>Payment Type:</b>	Other
<b>Buyr Concess to Sell:</b>	0 \$
<b>Selr 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

*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.**

02/06/2017 11:05 AM © 2017 ARMLS and  
FBS.  
DMCA