

Client View

23 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$162,000 7522 E ODESSA CIR Mesa, AZ 85207 Closed / 4599730	LAS SENDAS	3	2.5	1,698	Private	100.12 / 95.41	183	02/17/2012
2		\$180,000 7445 E Eagle Crest DR 1111 Mesa, AZ 85207 Closed / 4530488	Cachet at Las Sendas	2	2	1,347	Community	140.31 / 133.63	365	02/29/2012
3		\$186,000 3055 N RED MOUNTAIN -- 171 Mesa, AZ 85207 Closed / 4627227	IRONWOOD PASS UNIT 2 AT LAS SENDAS	3	2	1,571	Community	121.58 / 118.4	387	02/09/2012
4		\$201,500 7644 E REGINA ST Mesa, AZ 85207 Closed / 4695609	ROLLING HILLS AT LAS SENDAS	3	2	1,571	Both	139.97 / 128.26	15	02/03/2012
5		\$205,000 6861 E PEARL ST Mesa, AZ 85207 Closed / 4641348	Las Sendas - Vintage Hills	4	3	1,911	Community	114.6 / 107.27	117	02/13/2012
6		\$235,000 7336 E NORWOOD ST Mesa, AZ 85207 Closed / 4678207	LAS SENDAS	3	2	2,126	Community	121.83 / 110.54	62	02/17/2012
7		\$242,000 7163 E NORA ST Mesa, AZ 85207 Closed / 4678305	Trailridge at Las Sendas	4	4	2,835	Community	85.36 / 85.36	76	02/27/2012
8		\$245,000 6935 E SNOWDON ST Mesa, AZ 85207 Closed / 4680356	Las Sendas	4	3	2,475	None	101.01 / 98.99	93	02/24/2012
9		\$259,000 3654 N DESERT OASIS -- Mesa, AZ 85207 Closed / 4698434	Las Sendas	3	2.5	1,698	Community	158.95 / 152.53	35	02/14/2012
10		\$264,500 3503 N BARRON ST Mesa, AZ 85207 Closed / 4588253	Las Sendas	4	3	2,450	Both	110.16 / 107.96	218	02/23/2012
11		\$277,000 7342 E RED HAWK ST Mesa, AZ 85207 Closed / 4596518	Las Sendas	5	3	3,232	Both	88.46 / 85.71	170	02/10/2012
12		\$277,500 4265 N STARRY PASS Mesa, AZ 85207 Closed / 4702080	Mountain Gate At Las Sendas	3	2	1,794	Private	163.6 / 154.68	10	02/29/2012
13		\$290,000 3913 N SONORAN HILLS ST Mesa, AZ 85207 Closed / 4660696	Las Sendas	5	3	3,233	Both	91.25 / 89.7	429	02/14/2012

14		\$320,000 3835 N STONE POINT CIR Mesa, AZ 85207 Closed / 4666953	Las Sendas	5	3	3,330	Both	105.08 / 96.1	757	02/17/2012
15		\$325,000 6915 E Upper Trail CIR Mesa, AZ 85207 Closed / 4688678	Sonoran Hills	4	2.5	2,827	Private	118.5 / 114.96	41	02/08/2012
16		\$380,000 3060 N RIDGECREST -- 154 Mesa, AZ 85207 Closed / 4699058	DESERT VISTAS @ LAS SENDAS	5	3	2,732	Both	138.73 / 139.09	5	02/17/2012
17		\$380,250 8023 E Teton CIR Mesa, AZ 85207 Closed / 4711757	Las Sendas	2	2.5	2,309	Community	164.57 / 164.68	3	02/24/2012
18		\$390,000 4053 N SONORAN HILLS -- Mesa, AZ 85207 Closed / 4672699	Las Sendas	3	2.5	2,827	Both	141.46 / 137.96	110	02/24/2012
19		\$429,000 7558 E Pearl CIR Mesa, AZ 85207 Closed / 4706976	Las Sendas	6	4	3,426	Private	125.22 / 125.22	11	02/22/2012
20		\$720,000 7932 E Legacy Hills CIR Mesa, AZ 85207 Closed / 4681912	Las Sendas	4	4.5	4,047	Both	194.96 / 177.91	44	02/02/2012
21		\$737,000 4238 N BOULDER CANYON CYN Mesa, AZ 85207 Closed / 4683436	Las Sendas - The Summit	3	3.5	3,395	Both	247.13 / 217.08	54	02/23/2012
22		\$760,000 7130 E SADDLEBACK ST 24 Mesa, AZ 85207 Closed / 4561099	Las Sendas - Golf Colony	7	7.5	6,016	Both	137.13 / 126.33	322	02/15/2012
23		\$775,000 7260 E EAGLE CREST DR 42 Mesa, AZ 85207 Closed / 4673722	Las Sendas/Black Rock	4	4.5	4,871	Both	164.22 / 159.1	75	02/23/2012

Prepared by Chris and
Michele Keith

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Client Report (1)

7522 E ODESSA CIR Mesa, AZ 85207

\$162,000



4599730	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Approx SqFt: 1,698 / County Assessor Year Built: 1998 Pool: Private Encoded Features: 32.5RP2G Approx Lot SqFt: 7,130 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS SHORT SALE Planned Cmty Name: SILVERHAWK Model: Builder Name: BLANDFORD HOMES Hun Block: 7500 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER/MCDOWELL **Directions:** EAST ON MCDOWELL, NORTH ON RIDGECREST, EAST AT OASIS (SILVERHAWK GATE ENTRANCE), CONTINUE EAST ON OASIS, NORTH ON ODESSA.

Public Remarks: SHORT SALE with NO WAITING. Buyer dropped out after 4 months! Short window of opportunity - qualified buyer can step right in !! Highly desirable, gated, mountain community, 3BR, 2 1/2 Baths, Great Room with patio and pool. Recently approved FHA short sale! DON'T MISS. This home was over \$325K.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio; Gazebo/Ramada Features: Skylight(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS AN: 219-19-604 Lot Number: 348 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,639/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$330 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA Telephone: (480) 357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 183 / 184 Status Change Date: 02/17/2012 Close of Escrow Date: 02/17/2012 Off Market Date: 01/09/2012	List Price: \$170,000 Sold Price: \$162,000 Sold Price/SqFt: \$95.41 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Approved SS; Pre-Foreclosure

Listed by: Nextage Property Solutions (irpi06)



4530488	Residential	Townhouse	Closed
Beds/Baths: 2 / 2 Approx SqFt: 1,347 / County Assessor Year Built: 2001 Pool: Community Encoded Features: 22FRDX1G Approx Lot SqFt: 2,000 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse		Subdivision: Cachet at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Cachet Model: Builder Name: Cachet Hun Block: 4000 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power / Thomas (EAGLE CREST) **Directions:** East up the mountain / turn right into gates of cachet / left after gate / follow bend to building #33.

Public Remarks: 100% TURN KEY traditional sale! Everything included! This move in ready Heritage model is clean and professionally decorated. Upgrades include flat top range, upgraded cabs, wood blinds, custom paint and upgraded carpet. Two large bedrooms, two walk out decks, family room w/built in entertainment niche w/fireplace. Kitchen w/bar top & plenty of cabs. 1 car garage. Gated Community offers heated pools and spas and workout center. Drive up the mtn to play tennis & relax at the trailhead center lodge. Come and see the beauty of this hill top luxury condo & immaculate master planned community, not to mention the hiking trails and sunsets. Thanks for showing.

Master Bedroom	14	14	Bedroom 2	13	11	Dining Room	12	12
			Family Room	15	12			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 1 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Hillside Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Gravel/Stone Front Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: 9+ Flat Ceilings Community Features: Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines	County Code: Maricopa Legal Subdivision: AN: 219-17-718 Lot Number: 1111 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,396/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement


Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$203 / Monthly HOA Transfer Fee: \$150 HOA Name: PMG HOA Telephone:	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$316 / Quarterly HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Garbage Collection; Cable or Satellite; Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 365 / 365 Status Change Date: 03/01/2012 Close of Escrow Date: 02/29/2012 Off Market Date: 02/01/2012	List Price: \$189,000 Sold Price: \$180,000 Sold Price/SqFt: \$133.63 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty ONE Group (reog04)

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	4627227 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,571 / County Assessor Year Built: 1996 Pool: Community Encoded Features: 32FRO2G2S Approx Lot SqFt: 6,225 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDHOMES Hun Block: 3000 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER AND MCDOWELL **Directions:** EAST ON MCDOWELL TO RIDGECREST GO NORTH TO RED MTN TURN LEFT GOING TO 2ND GATE IRONWOOD PASS WHEN YOU GET TO THE "T" GO TO THE RIGHT AND FOLLOW STREET TO HOME

Public Remarks: THIS BEAUTIFUL HOME IS NOT A SHORT SALE NOT A LENDER OWNED. YOU CAN HAVE ANSWERS IN HOURS NOT DAYS. GREAT MESA LOCATION, GATED COMMUNITY WITH SPACIOUS DESERT VIEWS. THIS FRESHLY PAINTED HOME, UPGRADED KITCHEN CABINETS, CERAMIC TILE HAS LARGE MASTER BEDROOM WITH SEPARATE TUB/SHOWER. COMMUNITY PARKS NEARBY, WITH GREAT LAS SENDAS AMENITIES OF GOLF, POOLS, SPAS, PLAYGROUNDS, TENNIS AND BASKETBALL COURTS, TRAILS TO HIKE, AND SO MUCH MORE.. WILL NOT LAST LONG. PLEASE CALL LISTING AGENT FOR ANY INFORMATION.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room; Great Room Basement Description: None	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-107 Lot Number: 171 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,719/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 387 / 173 Status Change Date: 02/10/2012 Close of Escrow Date: 02/09/2012 Off Market Date: 01/27/2012	List Price: \$191,000 Sold Price: \$186,000 Sold Price/SqFt: \$118.4 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax23)

Client Report (4)

7644 E REGINA ST Mesa, AZ 85207

\$201,500



4695609	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 1,571 / County Assessor Year Built: 1999 Pool: Both Private & Community Encoded Features: 32RP2G Approx Lot SqFt: 8,215 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: ROLLING HILLS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: Builder Name: Unknown Hun Block: 3000 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: McDowell & Power **Directions:** Exit McDowell Rd from 202 North, right on Mcdowell, 1st left on Ridgecrest, Left on Mountain Ridge, 1st Left on Regina through gate and property is on the left.

Public Remarks: This fantastic home is located in the a gated community in Beautiful Las Sendas. The 3 bedroom 2 bathroom open floor plan is complete with a pool and mountain views that backs to a greenbelt. This one is a must see.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Community Features: Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-096 Lot Number: 472 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$1,780.52/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$319 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 Status Change Date: 02/04/2012 Close of Escrow Date: 02/03/2012 Off Market Date: 01/18/2012	List Price: \$219,900 Sold Price: \$201,500 Sold Price/SqFt: \$128.26 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Lender Owned/REO Status Update: REO Apprvl Indicated

Listed by: Century 21-Towne & Country (matt01)

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	4641348 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Approx SqFt: 1,911 / County Assessor Year Built: 2005 Pool: Community Encoded Features: 43RD2G Approx Lot SqFt: 6,030 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Las Sendas - Vintage Hills Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 3020 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: McDowell and Power **Directions:** East on McDowell to Ridgecrest, N on Ridgecrest, Left on Red Mtn to Gates at Portia on the left(next to elementary school)- through gates, immediate left to Pearl and to property.

Public Remarks: Short Sale - Great Property in the perfect East Mesa Community of Las Sendas. Beautiful Tuscan homes in gated neighborhoods - this one is right next to the elementary school and right near the community Pool and Park. Paths for running and biking throughout. House has 4 bedrooms and 3 full baths, granite kitchen with top of the line appliances, backs to private open area. This house is clean and move-in ready!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure; Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: VINTAGE HILLS AT LAS SENDAS AN: 219-19-846 Lot Number: 52 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,972/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$270 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas - AAM HOA Telephone: (480) 357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 117 / 117 Status Change Date: 02/13/2012 Close of Escrow Date: 02/13/2012 Off Market Date: 12/29/2011	List Price: \$219,000 Sold Price: \$205,000 Sold Price/SqFt: \$107.27 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Friedman Realty AZ, LLC (debi01)

Prepared by Chris and Michele Keith

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Client Report (6)

7336 E NORWOOD ST Mesa, AZ 85207

\$235,000



4678207	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 2,126 / County Assessor Year Built: 2001 Pool: Community Encoded Features: 32FRDXO3G Approx Lot SqFt: 8,451 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: Builder Name: FULTON Hun Block: Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER/MCDOWELL **Directions:** E. ON MCDOWELL, S. ON RIDGECREST, E. ON NORWOOD, TO HOME. NORWOOD IS THE 3RD. STREET ON LEFT SOUTH OF RIDGECREST

Public Remarks: *****LAS SENDAS!!*****NEED I SAY MORE??***** COMMUNITY POOLS, SPAS, TENNIS COURTS, PARKS AND TRAILS IN HIGHLY UPGRADED HOME. BRAND NEW CARPET, 2 TONE PAINT, WOOD AND SLATE FLOORING, CORIAN COUNTER TOPS, JENN-AIR WALL OVEN MICRO, GAS COOKTOP, 2 KITCHEN SKYLIGHTS, 42" MAPLE CABINETS, PANTRY, ROLL OUT DRAWERS, SOFT WATER LOOP, BUILT IN ENTERTAINMENT NICHE, GAS FIREPLACE IN FAMILY ROOM, WALKIN CLOSETS IN ALL BEDROOMS, EPOXY FLOORING IN GARAGE. HUGE BACKYARD, ALL THIS ON A CORNER LOT, ACROSS FROM A GREEN BELT.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Natural Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s) Features: Skylight(s); Vaulted Ceiling (s); Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool Htd; Community Spa Htd Add'l Property Use: None Flooring: Carpet; Stone; Wood	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-581 Lot Number: 113 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,903/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 62 / 62 Status Change Date: 02/18/2012 Close of Escrow Date: 02/17/2012 Off Market Date: 01/18/2012	List Price: \$259,000 Sold Price: \$235,000 Sold Price/SqFt: \$110.54 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: West USA Realty (wusa04)

 <p>©2011 ARMLS</p>	4678305 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4 Approx SqFt: 2,835 / County Assessor Year Built: 2007 Pool: Community Encoded Features: 44FRO3G Approx Lot SqFt: 5,100 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Subdivision: Trailridge at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 6900 E Map Code/Grid: M34 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East On McDowell, turn South on Ridgecrest in the community, 1st right on Raven, take 1st right, left on Nathan, Right on Nora to the Home.

Public Remarks: Beautifully appointed Blandford home in the gated community of Trailridge at Las Sendas. All of the driveways & exterior ledge stone accents are done in a Cobblestone. The Kitchen is beautiful with Granite counter tops, upgraded Cherry cabinetry, stainless steel appliances & abundant use of Tile flooring in downstairs living areas. Full Bedroom and adjoining Bathroom downstairs for convenience as well as 4 more bedrooms upstairs! Great Community Facilities available including a Community Pool! Amazing Short Sale Opportunity!!! We don't just list them ... we also CLOSE THEM!!! Don't miss this home! All offers are contingent upon an agreement between the seller and sellers lender.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Grass Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s); Childrens Play Area Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-744 Lot Number: 57 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,130/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$360 HOA Name: Las Sendas HOA Telephone: (480)357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; Prof Managed	Rec Center: Y Rec Center Fee: \$0 Cap Imprv/Impact Fee: Unknown Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 76 / 77 Status Change Date: 02/28/2012 Close of Escrow Date: 02/27/2012 Off Market Date: 02/13/2012	List Price: \$242,000 Sold Price: \$242,000 Sold Price/SqFt: \$85.36 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 1 Closing Cost Split: Seller Assist - A	Special Listing Cond: Short Sale Aprvl Req; Lender Approved SS Status Update: SS Offr Submtd Lendr

Listed by: Keller Williams Realty East Valley (kwev01)

Client Report (8)

6935 E SNOWDON ST Mesa, AZ 85207

\$245,000



4680356	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Approx SqFt: 2,475 / County Assessor Year Built: 2006 Pool: None Encoded Features: 43RD XO3G Approx Lot SqFt: 5,728 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Cobblestone Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 3800 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** East on Thomas which becomes Eagle Crest, 1st gate on left into Cobblestone, Right onto Sonoran Hills, Right onto Snowdon St to home on Right.

Public Remarks: This home is immaculate and move in ready. Paved driveway, courtyard and patio with stone front add elegance and style. Open and spacious floor plan offers formal living/dining, large kitchen with granite and beautiful upgraded cabinets offer plenty of storage. Family room has see through fireplace. Bedroom and full bath downstairs. Large master, jack n Jill and large loft upstairs. Upgraded fixtures, wrought iron banisters, vaulted ceilings and large windows throughout. . Beautiful back yard with grass, gas fire pit and water feature. Gas and electric stubs ready for BBQ. Las Sendas offers swimming pools, tennis courts, restaurants, golf course and more. A must see!!!

Master Bedroom	17	13	Bedroom 2	11	11	Bedroom 3	12	12	Bedroom 4	10	10	Living Room	15	13
			Family Room	15	15	Kitchen	18	10	Dining Room	13	12			
			Loft	10	10									

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Gas Fireplace; Firepit Property Description: Mountain View (s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Water Softener Lease Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Cist; Othr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Loft Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: COBBLESTONE AT LAS SENDAS AN: 219-20-331 Lot Number: 11 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,152/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 93 / 94 Status Change Date: 02/24/2012 Close of Escrow Date: 02/24/2012 Off Market Date: 02/24/2012	List Price: \$250,000 Sold Price: \$245,000 Sold Price/SqFt: \$98.99 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

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

Prepared by Chris and Michele Keith

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4698434	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Approx SqFt: 1,698 / County Assessor Year Built: 1997 Pool: Community Encoded Features: 32.5RXO2G Approx Lot SqFt: 6,935 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Red Hawk Builder Name: Blandford Homes Hun Block: 7550 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Road & Thomas/Eagle Crest **Directions:** East at Power Rd. & Thomas (Thomas turns into Eagle Crest) to Saddleback St., east (right) to N. Desert Oasis (Shadow Canyon subdivision), turn south through gate; home on right on golf course lot.

Public Remarks: Lovely NE Mesa home for sale on Las Sendas golf course in gated community. Three bedrooms two plus bathrooms ON GOLF COURSE in award winning master planned community of Las Sendas in NE Mesa. Mountain VIEWS city light VIEWS and golf course VIEWS. Beautiful well maintained home, never a rental. Master bedroom w/attached full bathroom, walk-in shower, separate tub, 2 sinks. Kitchen breakfast bar, dining area, large living room/great room, many closets. Zeta Rod green technology for home water conditioning using no salt. Designer paint & window treatments, tile, 2 fireplaces. Extended length garage w/extra width for toys and storage. Tennis, parks, 2 heated pools & spas, golf, health club, hike, bike, walk; near Banner Baywood Heart Hospital, Loop 202, Boeing, Las Sendas Elementary.

Master Bedroom	16 14	Bedroom 2	12 10	Bedroom 3	11 10	Living Room	21 21
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extned Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Balcony/Deck (s); Private Street(s) Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Accessibility Feat.: Lever Handles	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None Items Updated: Plmbg Yr Updated: 2008; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2004; Ht/Cool Partial/Full: Partial	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Engy Star Appliances	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-073 Lot Number: 225 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,899/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas Comm. HOA Telephone: 480-357-8780 HOA Prop Man Co Name: Rossmar & Graham HOA Prop Man Co Tele: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 35 / 35 Status Change Date: 02/15/2012 Close of Escrow Date: 02/14/2012 Off Market Date: 02/13/2012	List Price: \$269,900 Sold Price: \$259,000 Sold Price/SqFt: \$152.53 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: Cactus Mountain Properties, LLC (cmpa01)

Prepared by Chris and
Michele Keith


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Client Report (10)

3503 N BARRON ST Mesa, AZ 85207

\$264,500

	4588253 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Approx SqFt: 2,450 / Builder Year Built: 1999 Pool: Both Private & Community Encoded Features: 43FRDPO3G Approx Lot SqFt: 6,485 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Hun Block: 7650 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and McDowell **Directions:** East on McDowell, North on Ridgecrest, left on Mountain Ridge to 1st gate on the right (Rolling Hills/Regina), Left on Barron.

Public Remarks: WAS THIS HOME EVER LIVED IN??? Truly exceptional home in one of the most highly desired award winning communities in the state. This home sits on a premium lot in a gated community surrounded by mountain views and a golf course. Exterior features a crystal clear pebble tec pool with a waterfall, mature easy to maintain landscaping, and an R.V. gate. Interior features all of your desired upgrades. Granite counters in Kitchen and all baths, stainless steel appliances, large tile in all the right places. Home is close to shopping, entertainment and major freeways.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: Skylight(s) Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Loft Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-100 Lot Number: 476 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$1,891/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$207 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 218 / 218 Status Change Date: 02/23/2012 Close of Escrow Date: 02/23/2012 Off Market Date: 01/24/2012	List Price: \$269,900 Sold Price: \$264,500 Sold Price/SqFt: \$107.96 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Majestic Real Estate & Investments, Inc. (roe001)

Prepared by Chris and
Michele Keith

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4596518	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Approx SqFt: 3,232 / County Assessor Year Built: 1998 Pool: Both Private & Community Encoded Features: 53FRDXP3G Approx Lot SqFt: 9,357 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 3525 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: ***Power Road and Thomas Road (turns into Eagle Cr **Directions:** *** North to Saddleback St. East to Eagle Canyon. South to Red Hawk St. East to home on left.

Public Remarks: ***GOLF COURSE COMMUNITY. Graceful spaces & elegant finishes captivate your attention upon entry. Beautiful hardwood/tile floors, soaring ceilings, softly arched passageways, bay windows & designer paints. Open floor plan with formal living/dining rooms & huge family room with lots of windows & gas fireplace. Kitchen has vaulted ceilings, Oak cabinetry, Corian counters, center island, gas cooktop, built-in oven, desk & pantry. Breakfast nook has slider to the patio & overlooks the family room. Double-door master suite has a view balcony, walk-in closet, dual sinks, oval tub with window & walk-in shower. Mountain views, two covered patios, speakers, pool & shade trees. Three car garage. N/S exposure. Gated community has walking paths, clubhouse, tennis, pool & spa. Gorgeous. As is.

Master Bedroom	16	13	Bedroom 2	14	11	Bedroom 3	14	10	Bedroom 4	11	11	Bedroom 5	10	10
			Family Room	26	10	Kitchen	18	14	Dining Room	12	8	Living Room	14	12

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; RV Gate; RV Parking Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Laundry; Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course	Kitchen Features: Cook Top Gas; Dishwasher; Built-in Microwave; Wall Oven(s); Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-236 Lot Number: 172 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,509/2010 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas Comm Asso HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 170 / 170 Status Change Date: 02/20/2012 Close of Escrow Date: 02/10/2012 Off Market Date: 01/03/2012	List Price: \$285,900 Sold Price: \$277,000 Sold Price/SqFt: \$85.71 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: Those Callaways (cala01)



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4702080	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 1,794 / County Assessor Year Built: 2001 Pool: Private Encoded Features: 32FRPS3G Approx Lot SqFt: 9,638 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: Mountain Gate At Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** North on Power, East on Eagle Crest, North on Deserts Gate, East on Western Hills, North on Starry Pass to YOUR new home!

Public Remarks: The stars are aligned in your favor because this home on Starry Pass is absolutely amazing! This gorgeous 3 bedroom, 2 bath home is bursting full of upgrades! Gorgeous wood, tile, and BRAND NEW carpeted floor and paint throughout this amazing floor plan! Stunning living room with plantation shutters is the ideal space for formal entertaining and open kitchen and family room lead to a sensational backyard. Here you will find an amazing pool and spa, covered patio, desert landscaping, and picturesque mountain views. The master bedroom is fit for a king! Spa like master bath is exquisite! Tile surround shower will have you singing! There is so much more to see! Your dream home awaits! Purchase property for as little as 3% down, property approved for Seller's Special Financing

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: No Fireplace Property Description: Mountain View (s) Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Gated Community	Kitchen Features: Range/Oven Gas; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: MOUNTAIN GATE AT LAS SENDAS AN: 219-17-815 Lot Number: 578 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,270.22/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; FannieMae (HomePath) Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 10 / 23 Status Change Date: 03/05/2012 Close of Escrow Date: 02/29/2012 Off Market Date: 01/26/2012	List Price: \$293,500 Sold Price: \$277,500 Sold Price/SqFt: \$154.68 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: JK Realty (jkj101)

Prepared by Chris and Michele Keith

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	4660696 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Approx SqFt: 3,233 / County Assessor Year Built: 1999 Pool: Both Private & Community Encoded Features: 53FRDXPS3G Approx Lot SqFt: 18,230 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Sonoran Hills Planned Cmty Name: Model: Sunset Vista Builder Name: Blandford Hun Block: 7400 E Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Eagle Crest and Power Rd **Directions:** R. on Eagle Crest to Sonoran Hills entrance to Property

Public Remarks: Buyer couldn't qualify and the bank has approved the list price! Beautiful home with updated cabinets, paint, flooring. 2 bedrooms are downstairs, perfect for 'Mother-in-Law', Big Master and 3 more bedrooms up stairs. All appliances except the fridge and w/d are there. Great neighborhood! Huge backyard with diving pool! Home prices in the valley going up so now is the time if you want to buy in Las Sendas!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); Central Vacuum Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile; Wood	Kitchen Features: Disposal; Dishwasher; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Kitchen Yr Updated: 2005; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2005; Bath (s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HILLS ESTATES AN: 219-17-420 Lot Number: 58 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,932/2011 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / Quarterly HOA Transfer Fee: \$317 HOA Name: Las Sendas HOA HOA Telephone: 602-906-4940	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 429 / 125 Status Change Date: 02/15/2012 Close of Escrow Date: 02/14/2012 Off Market Date: 02/15/2012	List Price: \$295,000 Sold Price: \$290,000 Sold Price/SqFt: \$89.7 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 2 Pnts Pd By Seller: 2 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Arizona Realty Advisors (azad01)

Prepared by Chris and Michele Keith

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4666953	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Approx SqFt: 3,330 / County Assessor Year Built: 2002 Pool: Both Private & Community Encoded Features: 53FRDPSO3G Approx Lot SqFt: 12,331 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Hun Block: 8000 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd. McDowell **Directions:** East on McDowell, North on Ridgecrest to Walking Stick Gate, North on Echo Canyon, Left on Seinna, Right on Stone Point.

Public Remarks: Galaxy floor plan. Wonderful master with a bay window looking out at high desert landscape. Enjoy golf, community pools and tennis. Get your kids active in swim and tennis teams or just enjoy the many nature trail hikes. Kitchen designed to entertain those BIG pool parties. Double ovens and wonderful layout to great room. Split floor plan with oversized three car garage. This house has just enough upgrades to feel stately and enough charm to be home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate; RV Parking Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: Skylight(s); Vaulted Ceiling (s); 9+ Flat Ceilings Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office; Bonus/Game Room Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Smart Home System Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS AN: 219-18-435 Lot Number: 81 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,119/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$243 / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 757 / 660 Status Change Date: 02/20/2012 Close of Escrow Date: 02/17/2012 Off Market Date: 02/20/2012	List Price: \$349,900 Sold Price: \$320,000 Sold Price/SqFt: \$96.1 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req; Owner/Agent

Listed by: Choice One Properties (chop01)

Client Report (15)

6915 E Upper Trail CIR Mesa, AZ 85207

\$325,000

	4688678 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Approx SqFt: 2,827 / County Assessor Year Built: 2000 Pool: Private Encoded Features: 42.5FRDXPS3G Approx Lot SqFt: 15,645 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Sonoran Hills Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Homes Hun Block: 3825 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas(Eagle Crest) **Directions:** E to Sonoran Hills gate. N to Upper Trail. W to home.

Public Remarks: Great house, popular Sonoran floorplan with many upgrades. Professionally landscaped front and large backyard with pool. Award-winning Las Sendas Golf Community.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio (s) Features: Skylight(s); Vaulted Ceiling (s); Other (See Remarks) Community Features: Community Spa; Community Spa Htd; Gated Community	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshdr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None Items Updated: Pool Partial/Full: Full	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat; Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng One Room; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 219-17-376 Lot Number: 14 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,006/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 41 / 54 Status Change Date: 02/09/2012 Close of Escrow Date: 02/08/2012 Off Market Date: 01/23/2012	List Price: \$335,000 Sold Price: \$325,000 Sold Price/SqFt: \$114.96 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

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

Prepared by Chris and Michele Keith

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4699058	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Approx SqFt: 2,732 / County Assessor Year Built: 1997 Pool: Both Private & Community Encoded Features: 53FRDXPSO3G Approx Lot SqFt: 7,723 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: DESERT VISTAS @ LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: 7350 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and McDowell **Directions:** East on McDowell, left on Ridgcrest to Desert Vistas subdivision on the left. Through gate & follow signs to home.

Public Remarks: Must see! Beautiful upgraded Paloverde model in Las Sendas on the golf course! This home has granite, new carpet, heated pool & spa, mountain & city light views. The backyard is perfect for pets & kids! Featuring 5 bedrooms, 3 full baths with a bedroom downstairs. Las Sendas offers walking trails, sport courts, parks, golf, community pools & spas, excellent schools & close to the 202 freeway. Minutes from Sky Harbor Airport, Scottsdale, Phoenix & Saguaro Lake. Buyer to verify all measurements & figures. Murphy bed, curtains & rods in medium bedroom & patio TV do not convey.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Fireplace Property Description: Golf Course Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Pvt Yrd(s)/Crtyrd (s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Partial	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS AN: 219-19-352 Lot Number: 154 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,694.64/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5 Status Change Date: 02/18/2012 Close of Escrow Date: 02/17/2012 Off Market Date: 01/15/2012	List Price: \$379,000 Sold Price: \$380,000 Sold Price/SqFt: \$139.09 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax92)

Prepared by Chris and Michele Keith

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	4711757 Residential Single Family - Detached Closed
	Beds/Baths: 2 / 2.5 Approx SqFt: 2,309 / County Assessor Year Built: 2004 Pool: Community Encoded Features: 22.5RDXO3G2S Approx Lot SqFt: 8,152 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
©2012 ARMLS	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 8800 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and Thomas **Directions:** E on Thomas which is Eagle Crest. Continue on Eagle Crest to Las Sendas Mountain Dr, turn left. Turn rt on El Sereno into Stonecliff. Left on Stonecliff Cir. Follow to Teton Cir, turn rt.Home on left

Public Remarks: Immaculate Tuscan home featuring split master bedrooms plus a den. Formal dining room opens to the spacious great room. Gourmet kitchen has a gas cooktop, gas and convection range and microwave. Granite counters, large island as well as eat in kitchen. Large backyard with grass, mature trees, mountain view and backs up to common area. Close to the clubhouse where you can enjoy the use of the pool and tennis courts. New gas hot water tank, newly painted inside and out!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks; 2 Master Baths Additional Bedroom: Master Bdrm Split; 2 Master Bdrms; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: Stonecliff At Las Sendas Mountain Amd AN: 219-35-096 Lot Number: 45 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,780/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: Y HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: unknown Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 Status Change Date: 02/25/2012 Close of Escrow Date: 02/24/2012 Off Market Date: 02/07/2012	List Price: \$380,000 Sold Price: \$380,250 Sold Price/SqFt: \$164.68 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths Premier Propertie (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 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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4672699	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Approx SqFt: 2,827 / County Assessor Year Built: 2000 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO3G Approx Lot SqFt: 19,215 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** East on Thomas Rd. from Power Rd., Thomas turns into Eagle Crest Dr., Eagle Crest to Teton on left, through Teton Gate to Sonoran Hills, Right on Sonoran Hills to home.

Public Remarks: Gorgeous Blandford Sonoran model with loads of upgrades, shows like a model home, features include upgraded tile flooring, island kitchen, high end 42" cabinets w/pull out shelving, stainless steel appliances. 3 bedrooms and a separate den with floor to ceiling built-ins and a cherry desk. Neutral decor throughout, custom window treatments with custom shutters on many windows. Very large private backyard with mature landscaping, pool and separate spa. Built-in BBQ. Spacious 3 car garage with extra high ceilings. Several Solatube skylights and recessed lighting throughout. Motorized louvered rear patio cover. full cabinets in laundry room. Upgraded custom light fixtures. New water heater. Not a short sale, not bank owned, just a well cared for owner occupied home.

Master Bedroom	22 14	Bedroom 2	13 12	Bedroom 3	12 11	Dining Room	17 11	Living Room	22 14
Den	13 11	Family Room	17 16	Kitchen	15 10				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s) Features: Skylight(s); Vaulted Ceiling (s); No Interior Steps Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HILLS ESTATES AN: 219-17-367 Lot Number: 5 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,859/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$105 / Monthly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 110 / 111 Status Change Date: 02/24/2012 Close of Escrow Date: 02/24/2012 Off Market Date: 02/24/2012	List Price: \$399,900 Sold Price: \$390,000 Sold Price/SqFt: \$137.96 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (cril02)



4706976	Residential	Single Family - Detached	Closed
Beds/Baths: 6 / 4 Approx SqFt: 3,426 / County Assessor Year Built: 1998 Pool: Private Encoded Features: 64FRDXPS3G Approx Lot SqFt: 13,513 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: I AM GORGEOUS INSIDE! Planned Cmty Name: Model: Saguaro Builder Name: Blandford Hun Block: 3050 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and McDowell **Directions:** North on Ridgcrest, East on Portia Street (The Terraces), South on Sawyer Street, East on Pearl Circle.

Public Remarks: NOT A SHORT SALE OR BANK OWNED * New Finishes Make this Home Gorgeous & Move in Ready * 6 BR, 4 BA Situated on Cul de Sac Lot * Huge Backyard w/ Picture Perfect Mtn Views, Oversized Heated Pool and Spa, Firepit, Grassy Area, Side Yard Extended Surface w/ Trampoline * Kitchen Features Upgraded Cabinetry, Tile Backsplash, Custom Vent Hood, 5-Burner Gas Cooktop, Built-in Convection Oven/Micro & Oven, Granite Counters, Desk and Eat-At Island * Spacious & Inviting Family Room includes B-fast Bar, and Stone Trimmed Fireplace * Master Suite w/ Custom Marble Shower and Granite Deck Tub, His/Her Walk-in Closets * Upstairs Laundry Room & an Oversized, Downstairs Laundry/Craft Room (a one of a kind feature!) * Lots of Storage * Soaring Ceilings * 3-Car Garage, Epoxy Floor * SIMPLY A BEAUTIFUL HOME *

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; Corner Lot; Mountain View(s); Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Stacked Washer/Dryer; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Full; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Full; Pool Yr Updated: 2012; Pool Partial/Full: Partial	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-513 Lot Number: 247 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,493.85/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$365 HOA Name: Las Sendas Community HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 11 / 14 Status Change Date: 02/23/2012 Close of Escrow Date: 02/22/2012 Off Market Date: 02/06/2012	List Price: \$429,000 Sold Price: \$429,000 Sold Price/SqFt: \$125.22 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: Buy and Sell Smart Realty LLC (buan001)



4681912	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 4.5 Approx SqFt: 4,047 / County Assessor Year Built: 2004 Pool: Both Private & Community Encoded Features: 44.5RDXPSO3G Approx Lot SqFt: 15,292 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Legacy Hills @ Las Sendas Planned Cmty Name: Las Sendas Model: Residence 7 Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** Thomas becomes East Eaglecrest Dr. Follow past the golf club, then left onto Las Sendas Mountain Drive. Left on Terra Mesa, left into Legacy Hills Gate and then turn right onto Legacy Hills Circle.

Public Remarks: Amenities of a custom home flourish in this builder's personal home built in the award winning community of Las Sendas which offers hiking, biking trails, heated pools and spas, tennis courts, golf, city and mountain views. This immaculately maintained home features a theatre room complete with 103" screen, alder cabinets and crown molding. The Oversized courtyard spaciously leads to the custom metal and glass front door. Clay tile roof with heavy mud set, an oversized kitchen island, Wolf stainless steel appliances, sub zero refrigerator as well as a sub zero under counter refrigerator, an icemaker, ceiling beams, outside shower, electronic air cleaner, misting system on home and around pool, extra deep garage. Home backs to customs and has an outstanding view of Red Mountain.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Frnt; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Gazebo/Ramada; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Misting System; Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Library-Blt-in Bkcase; Den/Office; Media Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile; Other (See Remarks) Fencing: View/Wrought Iron; Block; Other (See Remarks) Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Electric; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; Recirculation Pump	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-965 Lot Number: 52 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,762.2/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$367.8 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas Community HOA Telephone: 480-357-8780 HOA Prop Man Co Name: Rossmar & Graham HOA Prop Man Co Tele: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 44 / 44 Status Change Date: 02/04/2012 Close of Escrow Date: 02/02/2012	List Price: \$789,000 Sold Price: \$720,000 Sold Price/SqFt: \$177.91	Special Listing Cond: Owner/Agent

Off Market Date: 01/11/2012


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

Listed by: Realty Executives (reax15)

Prepared by Chris and
Michele Keith

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	4683436 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3.5 Approx SqFt: 3,395 / Builder Year Built: 2003 Pool: Both Private & Community Encoded Features: 33.5RXPASAO2S3G Approx Lot SqFt: 44,021 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Subdivision: Las Sendas - The Summit Tax Municipality: Mesa Marketing Name: Las Sendas - The Summit Planned Cmty Name: Las Sendas Model: Custom Builder Name: Custom Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and Thomas - **Directions:** east on Thomas turns into Eaglecrest - stay on Eaglecrest for approximately 1.2 miles until you see the neighborhood of THE SUMMIT on north/left side of Eaglecrest.

Public Remarks: Welcome to the Southwest! Custom beauty in Las Sendas with city light and mountain views and privacy with large open area behind home. Very complete home with custom alder cabinetry/doors/wood work and tile work throughout. Phenomenal floorplan with large great room opening to gourmet kitchen with large eat in area, walk in and butlers pantry, granite slab, custom cabinetry in kitchen with extensive upgrades and appliances. Large great room with custom cabinetry, gas fireplace, coffered and wood beamed ceilings. Three bedrooms each with private en suite. Guest room with private courtyard. Huge laundry room with multitude of storage. Oversized garage/epoxy/built in's and private storage room w/in. Barely lived in home used as second residence - move in condition. Views and privacy prevail.

Master Bedroom	18 15	Bedroom 2	15 14	Bedroom 3	15 16		Other	10 15	
				Kitchen	20 18				
				Great Room	25 20				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Detached; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: Corner Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio (s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s); Built-in BBQ Features: No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Accessibility Feat.: Bath Grab Bars	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room Basement Description: None	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile; Foam Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: SUMMIT AT LAS SENDAS AN: 219-17-931 Lot Number: 51 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,539/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$20 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$319 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 54 Status Change Date: 02/24/2012 Close of Escrow Date: 02/23/2012 Off Market Date: 01/24/2012	List Price: \$839,000 Sold Price: \$737,000 Sold Price/SqFt: \$217.08 Loan Type: Conventional	Special Listing Cond: N/A

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

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (22)

7130 E SADDLEBACK ST 24 Mesa, AZ 85207

\$760,000



4561099	Residential	Single Family - Detached	Closed
Beds/Baths: 7 / 7.5 Approx SqFt: 6,016 / Owner Year Built: 2000 Pool: Both Private & Community Encoded Features: 77.5FRDXPQO4G Approx Lot SqFt: 14,941 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas - Golf Colony Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Custom Hun Block: 3800 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER/EAGLE CREST **Directions:** North on Power, Right on Eagle Crest, Right on Saddleback, Left into Golf Colony.

Public Remarks: Mountain & golf course views! Incredible views inside & out. Very open floor plan. Chef's delight kitchen w/dual ovens & dishwashers, top of the line appliances, tons of cabinets, work station, center island/breakfast bar, walk-in pantry, & spacious breakfast area opening into the family room w/lg view window, rock fireplace, & secluded niche adjacent to the butler's pantry/wet bar. Grand Foyer w/sweeping staircase, dramatic coffered ceiling, formal living & dining areas. Elegant master suite w/sitting area, private exit to patio, fireplace, & lavish bathroom. Fabulous office w/bath, upstairs loft w/kitchenette. Professionally landscaped grounds, entertainment area with fireplace, outdoor kitchen sparkling swimming pool, 4- car garage. Casita w/bedroom, bath, kitchenette and laundry.

Master Bedroom	22	21	Bedroom 2	13	14	Bedroom 3	12	14	Bedroom 4	13	12	Bedroom 5	12	16
			Family Room	31	20				Dining Room	16	12	Living Room	28	23

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 4 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Exterior Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Separate Guest House; Patio; Balcony/Deck(s); Pvt Yrd (s)/CrtYrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Guarded Entry; Near Bus Stop Flooring: Carpet; Stone; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry; Other (See Remarks) Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room Other Rooms: Family Room; Library-Blt -in Bkcase; Bonus/Game Room; Loft; Guest Qtrs-Sep Entrn; Exercise/Sauna Room Basement Description: None Items Updated: Floor Yr Updated: 2004; Pool Yr Updated: 2009	Architecture: Santa Barbara/Tuscan Unit Style: Three or More Levels Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Concrete; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntnwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: GOLF COLONY AT LAS SENDAS AN: 219-17-032 Lot Number: 24 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,959.46/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed; Self Managed	Cap Imprv/Impact Fee: 0.00 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 322 / 322 Status Change Date: 02/16/2012 Close of Escrow Date: 02/15/2012 Off Market Date: 02/16/2012	List Price: \$825,000 Sold Price: \$760,000 Sold Price/SqFt: \$126.33 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Russ Lyon Sotheby's International Realty (lyon18)

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.

Wednesday, March 14, 2012 © 2012 ARMLS and FBS.
8:37 AM



4673722	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 4.5 Approx SqFt: 4,871 / Builder Year Built: 2005 Pool: Both Private & Community Encoded Features: 44.5RDXPO4G6S Approx Lot SqFt: 26,245 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Subdivision: Las Sendas/Black Rock Tax Municipality: Maricopa - COUNTY Marketing Name: Trophy Home Planned Cmty Name: Model: Builder Name: Custom Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER/THOMAS-EAGLE CREST DR. **Directions:** FROM HIGHWAY 202 TURN NORTH ON POWER. TURN RIGHT ON EAGLE CREST DR-THOMAS. TURN LEFT INTO BLACK ROCK. TURN LEFT AND FOLLOW THE ROAD TO THE END OF THE CUL-DE-SAC.

Public Remarks: Spectacular city lights & mountain views from the one and only Villa at Black Rock! Block construction, travertine and high-end carpet. Built with entertaining in mind! Leave your guests in awe, as they discover the Villa nestled in a very private cul-de-sac setting built into the mountainside. Gourmet chefs kitchen boasts slab granite, pro grade SS appliances and dumbwaiter. Large FR has a stunning FP and window seat for gazing at Red Mountain. All BR's w/walk in closets & own baths. 5-star master suite w/fireplace, large jetted tub & walk-in shower and views galore. Backyard features glorious cobalt blue pool and inspiring water features in a courtyard setting with large grass area for entertaining as guests are mesmerized by the city lights. Must see to believe, especially at dusk.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 4 Carport Spaces: 0 Slab Parking Spaces: 6 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Balcony/Deck (s); Private Street(s); Pvt Yrd(s)/Crttyrd (s); Childrens Play Area Features: Vaulted Ceiling(s); Wet Bar (s); Soft Water Loop Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Stone	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Tubs with Jets Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal Other Rooms: Great Room; Den/Office; Bonus/Game Room Basement Description: Walkout; Finished Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Building Style: Clustered Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Block Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat; Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: LA ATALAYA AT LAS SENDAS AN: 219-17-315 Lot Number: 42 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$6,643/2011 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$288 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 75 / 75 Status Change Date: 02/24/2012 Close of Escrow Date: 02/23/2012 Off Market Date: 01/22/2012	List Price: \$799,900 Sold Price: \$775,000 Sold Price/SqFt: \$159.1 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: HomeSmart (crl102)