

Client View

21 Properties

		Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1		\$180,000 7249 E MELROSE ST Mesa, AZ 85207 Closed / 4864190	WINDSONG AT LAS SENDAS	2001	3	2	1,372
2		\$185,000 2623 N AUGUSTINE -- Mesa, AZ 85207 Closed / 4856760	Las Sendas	2001	4	3	1,856
3		\$230,000 7702 E SIERRA MORENA ST Mesa, AZ 85207 Closed / 4822507	LAS SENDAS	1999	3	2	1,571
4		\$237,000 7245 E Nathan ST Mesa, AZ 85207 Closed / 4817456	Las Sendas	2007	3	2	1,774
5		\$238,000 3608 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 4861523	Las Sendas	1999	4	3	2,451
6		\$240,000 3521 N Desert Oasis ST Mesa, AZ 85207 Closed / 4817261	Las Sendas	1998	4	3	2,451
7		\$250,000 3333 N BRIGHTON -- Mesa, AZ 85207 Closed / 4838810	Las Sendas, Ironwood Pass Unit I at	2002	3	2	1,756
8		\$289,000 4242 N DESERTS GATE -- Mesa, AZ 85207 Closed / 4875043	Las Sendas - Mountain Gate	2001	3	2	1,756
9		\$289,000 6903 E PORTIA ST Mesa, AZ 85207 Closed / 4879605	Vintage Hills in Las Sendas	2005	4	3	2,475
10		\$300,000 7436 E Nora ST Mesa, AZ 85207 Closed / 4856179	LAS SENDAS	2002	3	2	2,276
11		\$300,000 3456 N Sonoran Hills DR Mesa, AZ 85207 Closed / 4865910	Las Sendas	2006	3	3	1,926
12		\$377,000 7151 E QUINCE ST Mesa, AZ 85207 Closed / 4857087	Granite Ridge Subdivision, Desert Vistas Unit 1 at Las Sendas	1998	5	3	2,732
13		\$395,000 7127 E Quince ST Mesa, AZ 85207 Closed / 4812559	Las Sendas	1999	4	3	2,732
14		\$402,000 3757 N PASEO DEL SOL DR Mesa, AZ 85207 Closed / 4852700	Highlands at Las Sendas	1999	4	3	2,732
15		\$429,000 3905 N HIGHVIEW -- Mesa, AZ 85207 Closed / 4856426	Las Sendas - Stonecliff	2004	3	2.5	2,309

16		\$432,500 7634 E SANDIA CIR Mesa, AZ 85207 Closed / 4822559	Las Sendas	1999	5	4	3,426
17		\$495,000 7544 E Tyndall CIR Mesa, AZ 85207 Closed / 4778312	Las Sendas	2002	5	3	3,330
18		\$545,000 3902 N PINNACLE HILLS CIR Mesa, AZ 85207 Closed / 4844827	Las Sendas	2005	5	3	3,551
19		\$670,000 8128 E VISTA CANYON ST Mesa, AZ 85207 Closed / 4847700	Las Sendas	2005	4	4.5	4,047
20		\$675,000 4158 N EL SERENO CIR Mesa, AZ 85207 Closed / 4843681	Las Sendas	2003	4	3.5	3,487
21		\$1,600,000 4343 N Sage Creek CIR Mesa, AZ 85207 Closed / 4748843	Las Sendas	2004	5	4	6,055

Prepared by Chris and
Michele Keith

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Client Report (1)

7249 E MELROSE ST Mesa, AZ 85207

\$180,000

	4864190	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,372 / County Assessor Price/SqFt: \$131.19 Year Built: 2001 Pool: Community Encoded Features: 32R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,119 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: WINDSONG AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: DURANGO Builder Name: Unknown Hun Block: 7200 E Map Code/Grid: Q42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER/MCDOWELL **Directions:** EAST ON MCDOWELL TO RIDGCREST, SOUTH TO WINDSONG GATED SUB. ON YOUR RIGHT, SOUTH TO MELROSE

Public Remarks: SHORT SALE!!!! Single Story/Split Floor Plan, 3 Bedroom, 2 Bath home in quiet community. Excellent School District, Great Location, Incredible Community Amenities!! 2 Car Garage, Open Floor Plan! Don't miss this great opportunity!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Soft Water Loop Community Features: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Dining in FR 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 Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-365 Lot Number: 36 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,247/2011 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 / \$246 / Quarterly HOA Transfer Fee: \$595	HOA Name: Las Sendas	HOA Telephone: 602-555-1212
HOA 2 Y/N: Y / \$125 / Monthly HOA 2 Transfer Fee: \$295	HOA 2 Name: Windsong	HOA 2 Telephone: 602-555-1212
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$207 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 23 Status Change Date: 02/16/2013 Close of Escrow Date: 02/15/2013 Off Market Date: 12/18/2012	List Price: \$140,000 Sold Price: \$180,000 Sold Price/SqFt: \$131.2 Loan Type: Conventional Loan Years: 30 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req Status Update: SS Offr Submtd Lendr

Listed by: Keller Williams Arizona Realty (kwaz10)

Prepared by Chris and Michele Keith


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Client Report (2)

2623 N AUGUSTINE -- Mesa, AZ 85207

\$185,000

	4856760	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,856 / County Assessor Price/SqFt: \$99.67 Year Built: 2001 Pool: Community Encoded Features: 43FR2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,346 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Maracay Hun Block: Map Code/Grid: Q25 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 from Power, S on Ridgecrest to 2nd gated entrance - Windsong Community. Take immediate left after going through the gates, then 1st right, then left on Augustine.

Public Remarks: Gated community in Las Sendas walking distance to community pool and access to Las Sendas amenities. Home features ceramic tile, built in entertainment center in family room, formal living, one bedroom and full bath downstairs/3 bedrooms up. Nice u-shaped kitchen with island, gas range and pantry. House has been very well kept and shows well. Nice curb appeal with side-entry garage.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Clubhouse/Rec Room; Community Pool; Community Spa Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Built-in Microwave; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Separate Shwr & Tub Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry 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: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-387 Lot Number: 58 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,500.98/2012 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$381	HOA Name: Las Sendas/Rossmar HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-551-4300
HOA 2 Y/N: N // Quarterly HOA 2 Transfer Fee: \$0	HOA 2 Telephone: 480-551-4300	
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrVbT; Rental OK (See Rmks)		Rec Center Fee Y/N: Y / \$0 / Annually Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: Y / \$60 / Quarterly
Ttl Mthly Fee Equiv: \$125.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:		

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 19 / 19 Status Change Date: 02/04/2013 Close of Escrow Date: 02/03/2013 Off Market Date: 12/19/2012	List Price: \$185,000 Sold Price: \$185,000 Sold Price/SqFt: \$99.68 Loan Type: SBA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Roselli Realty (rosr01)

Prepared by Chris and Michele Keith


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Client Report (3)

7702 E SIERRA MORENA ST Mesa, AZ 85207

\$230,000

	4822507	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$146.4 Year Built: 1999 Pool: Community Encoded Features: 32R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,015 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: CACTUS WREN Builder Name: BLANDFORD HOMES Hun Block: 3625 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 ON EAGLE CREST, EAST ON SADDLEBACK, SOUTH ON MT RIDGE, EAST ON SIERRA MORENA. PROPERTY ON NORTH SIDE OF THE STREET.

Public Remarks: Beautiful Starter in an awesome gated community. Vaulted Ceilings and Great Room floor plan make for a very efficient use of space! Very light and bright! Kitchen has 42" cabinets and open bar to the Living Room, bay window eat in area. Front Bedroom and Master both have bay windows as well, ideal floorplan for guests. Master Bath suite has nice walk-in closet, double sinks, and separate Tub and Shower. Very well maintained home. Extra storage in the garage. Las Sendas boast 2 community pools (one olympic lap pool), tons of great views and walking trails, as well as golf! This is an awesome place to live! Don't miss this great opportunity!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 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; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Skylight(s); Vaulted Ceiling (s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Disposal; Dishwasher Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in FR; Breakfast Room Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-041 Lot Number: 417 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$1,581.14/2011 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; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$0	HOA Name: LAS SENDAS	HOA Telephone: (480)357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 143 / 143 Status Change Date: 02/11/2013 Close of Escrow Date: 02/08/2013 Off Market Date: 02/11/2013	List Price: \$229,500 Sold Price: \$230,000 Sold Price/SqFt: \$146.4 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Realty Executives (reax16)

Client Report (4)

7245 E Nathan ST Mesa, AZ 85207

\$237,000

 <p>Sep 8, 2012 5:00 PM 33.411899, -111.367219 7245 E Nathan St., Mesa, AZ 85207, USA</p> <p>©2012 ARMLS</p>	4817456	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,774 / County Assessor Price/SqFt: \$133.6 Year Built: 2007 Pool: None Encoded Features: 32R2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,528 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford 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 Nance at the entrance to Trailridge S on M Rayen, Left on Nathan

Public Remarks: Spectacular single level single family home in gated Las Sendas community. New carpet and interior paint, move in ready. . Verification of all HOA information and school information to be completed by broker representing Buyer and Buyer.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front Flooring: Carpet	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher Master Bathroom: 3/4 Bath Master Bdrm Laundry: Inside Laundry Dining Area: Eat-in Kitchen Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: Trailridge At Las Sendas AN: 219-25-729 Lot Number: 42 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,655/2011 Ownership: Fee Simple New Financing: Cash; Conventional; FannieMae (HomePath) 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 / \$318 / Quarterly HOA Transfer Fee: \$210	HOA Name: Las Sendas	HOA Telephone: 602-957-9191
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 136 / 136 Status Change Date: 02/27/2013 Close of Escrow Date: 02/27/2013 Off Market Date: 01/25/2013	List Price: \$249,900 Sold Price: \$237,000 Sold Price/SqFt: \$133.6 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: #1 National Real Estate Network LLC (nrew01)

Prepared by Chris and
Michele Keith

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4861523	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 2,451 / Builder Price/SqFt: \$97.1 Year Built: 1999 Pool: Both Private & Community Encoded Features: 43FRDPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Golden Eagle Builder Name: Blandford Hun Block: 3600 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 into Eagles Crest, S on Mountain Ridge Road, East into Rolling Hills through gate, Right on Paseo Del Sol.

Public Remarks: Short Sale.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Separate Strge Area Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: City Light View (s); Mountain View(s); Adjacent to Wash Landscaping: Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Misting System Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Community Features: Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Windows: Sunscreen(s)	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Dining in FR Other Rooms: Family Room; Den/Office; Loft Basement Description: None Items Updated: Pool Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Sat Dish TV Ownd; 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: ROLLING HILLS AT LAS SENDAS AN: 219-20-083 Lot Number: 459 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$1,958/2011 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: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$290 / Quarterly HOA Transfer Fee: \$250	HOA Name: Las Sendas HOA	HOA Telephone: 000-000-0000
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$96.66 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 19 Status Change Date: 02/15/2013 Close of Escrow Date: 02/15/2013 Off Market Date: 02/15/2013	List Price: \$238,000 Sold Price: \$238,000 Sold Price/SqFt: \$97.1 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Bellamak Realty (belr01)

Client Report (6)

3521 N Desert Oasis ST Mesa, AZ 85207

\$240,000

	4817261 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$97.92 Year Built: 1998 Pool: Community Encoded Features: 43FRDXO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 4,969 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Golden Eagle Builder Name: Blandford 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/Thomas **Directions:** Right on Thomas that becomes Eagle Crest. Right on Saddleback, Right on Desert Oasis (Shadow Canyon) to home on left

Public Remarks: BANK APPROVED, BUYER WALKED. Great opportunity to snatch this one up. Popular Golden Eagle model. This home offers 4 bedrooms plus a loft that could be bedroom 5. Very spacious open floor plan with vaulted ceilings, tile in the right places and new carpet. Kitchen has plenty of work space with tiled counter tops. French doors open from the formal living/dining to the back yard that backs to a wash for added privacy and mountain views.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: 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: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr 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 Items Updated: Floor Yr Updated: 2009	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco; Stone 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: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-17-095 Lot Number: 247 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,953/2011 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 / \$150 / Quarterly HOA Transfer Fee: \$250	HOA Name: Las Sendas	HOA Telephone: 888-888-8888
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$50 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 142 / 142 Status Change Date: 02/23/2013 Close of Escrow Date: 02/21/2013 Off Market Date: 01/31/2013	List Price: \$240,000 Sold Price: \$240,000 Sold Price/SqFt: \$97.92 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Coldwell Banker Trails and Paths (tppp01)

Client Report (7)

3333 N BRIGHTON -- Mesa, AZ 85207

\$250,000

	4838810 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$142.36 Year Built: 2002 Pool: Community Encoded Features: 32FRDXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas, Ironwood Pass Unit I at Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Morning Dove Builder Name: UNK Hun Block: 7100 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) **Directions:** (East) on Roland through gate, (Use Code) Right on Boulder Canyon, Right on Regina, Left on Brighton to property on Stateside of street.

Public Remarks: Very nice and roomy inside Great Floor Plan! clean yard, Very nice to start a family or for already growing family

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpot Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: City Light View (s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s) 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 Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s) Accessibility Feat.: Dr/Access 32in+ Wide; Hallways 36in+ Wide; Hard/Low Nap Floors; Bath Lever Faucets; Lever Handles; Exterior Curb Cuts; Mltpl Entries/Exits	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Ranch; Santa Barbara/Tuscan Unit Style: All on One Level; Ground Level; Street Facing Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 1 AT LAS SENDAS AN: 219-19-729 Lot Number: 70 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,710/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$320 / Quarterly HOA Transfer Fee: \$250	HOA Name: Las Sendas Community	HOA Telephone: 00000000
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$106.66 Cap Impv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 90 Status Change Date: 02/06/2013 Close of Escrow Date: 02/05/2013 Off Market Date: 01/21/2013	List Price: \$264,500 Sold Price: \$250,000 Sold Price/SqFt: \$142.37 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 2 % Sellr Concess to Buy: 2 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Alpha Realty, LLC (alre001)

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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3:55 PM FBS.

Client Report (8)

4242 N DESERTS GATE -- Mesa, AZ 85207

\$289,000

	4875043	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$164.58 Year Built: 2001 Pool: Both Private & Community Encoded Features: 32FRDPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,949 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Mountain Gate Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Model: Morning Dove Builder Name: Blandford Homes Hun Block: 7700 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 **Directions:** E on Eagle Crest (Thomas), N on Deserts Gate, through gate, L at T intersection to home

Public Remarks: Remarkably clean single-level, 3-bdrm + office, 2-ba, 2-car-garage Las Sendas home w/pool in gated community. Used as 2nd home by original owner, very lightly used. Neutral colors & ceramic tile T/O. Newly-painted exterior, easy-care desert landscaping, wonderful views. Furnishings available by separate bill of sale. Las Sendas has community pools, spas, sport courts, hiking/walking trails, parks & is minutes from the Loop 202 Frwy, Sky Harbor, downtown PHX, midtown Scottsdale.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; City Light View(s); Mountain View(s) Landscaping: Gravel/Stone Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 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; Community Spa Htd; Gated Community; Golf Course Flooring: Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: MOUNTAIN GATE AT LAS SENDAS AN: 219-17-860-A Lot Number: 623 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$1,813/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$289,000 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 / \$368 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-325-8780
HOA Transfer Fee: \$350		
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$122.66
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	Rec Center Fee 2 Y/N: //	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 Status Change Date: 02/06/2013 Close of Escrow Date: 02/04/2013 Off Market Date: 01/17/2013	List Price: \$289,000 Sold Price: \$289,000 Sold Price/SqFt: \$164.58 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax92)

Client Report (9)

6903 E PORTIA ST Mesa, AZ 85207

\$289,000



4879605	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / Builder Price/SqFt: \$116.77 Year Built: 2005 Pool: Community Encoded Features: 43RDO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,500 / Builder Apx Lot Size Range: 1 - 7,500 Subdivision: Vintage Hills in Las Sendas Tax Municipality: Maricopa - CITY 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 #: 006 - Washington Elementary District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** East on Mcdowell to Ridgecrest. North to North Red Mountain. West into Vintage Hills entrance on Portia St.

Public Remarks: Traditional sale! Motivated sellers! This home is beautifully appointed. Located in the acclaimed master planned community of Las Sendas: A very short walk to the elementary school, 2 Community Pools/Spas, Tennis Courts, Soccer & Baseball fields, Golf & Hiking trails. High quality synthetic turf in backyard requires no maintenance or watering - pet safe! Enjoy the extended patio and an adjacent desert wash next to the house adding an extra buffer zone for privacy. High efficiency water softener, ceiling fans throughout, a versatile loft and just the right amount of trees for some shade and additional privacy. Kitchen boasts granite countertop, gas cook top & lots of storage. Look no further. This home is ready to move-in!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Dining in FR; Breakfast Room Other Rooms: Loft Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: 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 Energy/Green Feature: Ceiling Fan(s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: VINTAGE HILLS AT LAS SENDAS AN: 219-19-816 Lot Number: 22 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,987.32/2012 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 / \$317 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: N //	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 29 Status Change Date: 02/22/2013 Close of Escrow Date: 02/13/2013 Off Market Date: 02/22/2013	List Price: \$289,000 Sold Price: \$289,000 Sold Price/SqFt: \$116.77 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl11)



4856179	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,276 / County Assessor Price/SqFt: \$131.81 Year Built: 2002 Pool: Community Encoded Features: 32RDO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,311 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: 3 Bed 2 Bath Single Level Planned Cmty Name: Grayfox Model: Builder Name: Fulton Homes Hun Block: 7400 E Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: McDowell & 202 **Directions:** Take McDowell East Exit off 202. Turn right at Sterling and Right on Nora. Home is on the right.

Public Remarks: 3 Bed 2 Bath Las Sendas remodel home for sale 85207 is a traditional sale! The stunning remodel of this split floor plan, 2002 built home, makes it virtually brand new. All the high end finishes of a million dollar property can be found in this 3 Bed 2 Bath Las Sendas remodel home for sale 85207. Designer finishes of intricate tile work, crown molding with wide baseboards, gorgeous landscaping, virtually brand new appliances, and custom granite in kitchen and baths are just a few of the amenities of this 3 Bed 2 Bath Las Sendas remodel home for sale 85207. Move in today and enjoy the lifestyle of an award winning golf community in Las Sendas with pools, hot tubs, hiking and biking trails, children's play parks, fitness center, shopping and easy freeway access. 3 Bed 2 Bath Las Sendas home

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Grass Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa Flooring: Carpet; Stone Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub Additional Bedroom: Master Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Metal Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-480 Lot Number: 12 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,733/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$360	HOA Name: Las Sendas HOA Telephone: 602-957-9191
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 19 / 19 Status Change Date: 02/23/2013 Close of Escrow Date: 02/22/2013 Off Market Date: 01/15/2013	List Price: \$300,000 Sold Price: \$300,000 Sold Price/SqFt: \$131.81 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: Keller Williams Arizona Realty (kwaz10)

Client Report (11)

3456 N Sonoran Hills DR Mesa, AZ 85207

\$300,000



4865910	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 1,926 / County Assessor Price/SqFt: \$155.76 Year Built: 2006 Pool: Community Encoded Features: 33RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Modified floorplan Planned Cmty Name: Las Sendas Model: Hardly Lived In 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/Eagle Crest **Directions:** E to Red Mountain. S to Stone Ledge Gate at Roland. W on Roland to Sonoran Hills. N to property.

Public Remarks: Single level 3 bedroom Las Sendas home with Camelback Mountain views from your living room and backyard, Red Mountain views, city lights, and plenty of upgrades... 8' doors thru out, plantation shutters, granite counters in kitchen, portofino counters in all baths, portofino surround in master tub, raised vanities, extended covered patio, extra height for garage door and extra depth for garage, stone elevation and paver driveway, new exterior paint spring 2012, plus more. Courtyard entrance with area for morning coffee. Hardly lived in. Like new. Some furnishings available. Walk to community pool, tennis, and park. Kids can walk to school in 10 min tops! Great home and newer than most Las Sendas homes. Thanks for viewing.

Master Bedroom	22 13	Bedroom 2	11 11	Bedroom 3	12 11		
Den	11 12			Kitchen	9 17.5		
				Great Room	17.5 17.5		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Over Height Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: 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; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; 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 Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Den/Office 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: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: STONELEDGE AT LAS SENDAS AN: 219-19-761 Lot Number: 14 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,868.7/2012 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 / \$316.8 / Quarterly HOA Transfer Fee: \$0	HOA Name: Rossmar and Graham	HOA Telephone: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 58 / 60 Status Change Date: 03/01/2013 Close of Escrow Date: 02/28/2013	List Price: \$312,000 Sold Price: \$300,000 Sold Price/SqFt: \$155.76	Special Listing Cond: N/A

Off Market Date: 02/18/2013

Loan Type:	Cash
Loan Years:	0
Payment Type:	Other
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	0 \$
Closing Cost Split:	Normal - N

Listed by: DPR Realty LLC (dvpt03)

Prepared by Chris and
Michele Keith


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Client Report (12)

7151 E QUINCE ST Mesa, AZ 85207

\$377,000

	4857087 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 7 Approx SqFt: 2,732 / Builder Price/SqFt: \$137.99 Year Built: 1998 Pool: Community Encoded Features: 53FRDXO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,841 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Granite Ridge Subdivision, Desert Vistas Unit 1 at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: LAS SENDAS Model: Palo Verde Builder Name: BLANDFORD HOMES Hun Block: 7100 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 St., West on Red Mountain, North on Quartz, East on Brighton, North on Quince

Public Remarks: Gorgeous home with great curb appeal! This home features soaring ceilings, decorator paint, tile flooring, huge loft, an office, and ceiling fans. Large laundry room with built-in cabinets. Spacious family room bathed in natural light and a fireplace. Remodeled kitchen boasts beautiful granite counter tops, upgraded custom cabinets, stainless steel appliances, recessed lighting, and a large kitchen island with remodeled walk in pantry. Laundry with granite slab and custom cabinetry. Large bedrooms Master bedroom has a large walk-in closet, and a separate exit to private balcony. Master bath offers a dual vanities, and separate shower and tub. Private and spacious backyard has no neighbors behind featuring a covered patio, grassy play area, view fencing. Large 3 car garage/great location.

Master Bedroom	19 14	Bedroom 2	11 11	Bedroom 3	11 13	Bedroom 4	12 12	Bedroom 5	11 10
		Family Room	20 16	Kitchen	20 10	Dining Room	11 11	Living Room	19 15

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Den/Office; Loft Basement Description: None Items Updated: Kitchen Yr Updated: 2009; Kitchen Partial/Full: Full	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: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD AN: 219-19-417 Lot Number: 7 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,410/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Assume - No Qualify Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$319 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Monthly Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$106.33 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 51 / 51 Status Change Date: 02/02/2013 Close of Escrow Date: 02/01/2013 Off Market Date: 01/21/2013	List Price: \$379,000 Sold Price: \$377,000 Sold Price/SqFt: \$137.99 Loan Type: Conventional Loan Years: 15 Payment Type: Fixed Buyr Concess to Sell: 0 %	Special Listing Cond: N/A

Sellr Concess to Buy: 0 %
Closing Cost Split: Normal - N

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (13)

7127 E Quince ST Mesa, AZ 85207

\$395,000

	4812559 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$144.58 Year Built: 1999 Pool: Both Private & Community Encoded Features: 43FRDXPSLO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 8,700 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Granite Ridge Model: Palo Verde Builder Name: Blandford Hun Block: 1015 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:** Proceed east on Thomas to Red Mountain go right on Red Mountain then left on Quince at Granite Mountain gate. Proceed thru gate to Brighton go right on Brighton. Home is on right side in culdesac.

Public Remarks: BEAUTIFULLY MAINTAINED NOT YOUR AVERAGE PALO VERDE HOME!! UPGRADES GALORE!!!!LARGE CUL DE SAC LOT. Completely remodeled. Nothing is original and your buyers will love this traditional sale in one of the best neighborhoods in Las Sendas. Walk to school, parks and tennis! This beautiful home features a gourmet kitchen with a gas range and lots of granite. The open floor plan makes entertaining a dream and the back yard recently upgraded with flagstone finished patios and decking complete with pool, separate spa and huge custom BBQ grill complete the outdoor entertaining experience! Master suite features a private sitting room with fireplace and a beautiful view deck. Pride of ownership and a traditional sale, this home is in move in condition and won't last!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Play Pool Spa - Private: Above Ground Spa; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Border Pres/Pub Lnd; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area; Built-in BBQ 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 Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven 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; Private Toilet Room Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Full; Plmbg Yr Updated: 2008; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2008; Bath(s) Partial/Full: Full; Pool Yr Updated: 2011; Pool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Block; 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; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-19-414 Lot Number: 4 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,612/2011 Ownership: Fee Simple New Financing: Cash; VA; Conventional; Seller May Carry; Lease Purchase Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: VA Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$326 / Quarterly HOA Transfer Fee: \$300	HOA Name: Las Sendas Community	HOA Telephone: 4803578780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: Y / \$69 / Monthly Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$177.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 160 / 160 Status Change Date: 02/08/2013	List Price: \$399,900 Sold Price: \$395,000	Special Listing Cond: N/A

Close of Escrow Date: 02/08/2013
Off Market Date: 02/08/2013

Sold Price/SqFt: \$144.58
Loan Type: Cash
Loan Years: 0
Payment Type: Other
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: West USA Realty (wusa02)

Prepared by Chris and
Michele Keith

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4852700	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$147.14 Year Built: 1999 Pool: Both Private & Community Encoded Features: 43RDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,883 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Highlands at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 3700 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** Turn east into Las Sendas. Stay left and stay on Eaglecrest Dr. until you reach Mountain Ridge. Right on Moutain Ridge, then Left on Paseo del Sol (first left) into the Highlands. Home on left.

Public Remarks: This golf course lot provides the perfect setting for this resort style backyard. Beautiful pool with multiple entertainment patios, gorgeous landscaping, built in barbecue, and artificial turf make this the perfect venue for you and your guests. Inside you'll find a home decorated like a model with multiple upgrades. The master suite includes a sitting room with a see through fireplace and a private deck with spectacular city light and mountain views. The kitchen with brand new granite and huge great room are perfectly set up for entertaining. This home has been immaculately maintained and has brand new carpet just installed in April, 2010. A professional decorator has overseen every bit of the faux painting and window treatments throughout the house. This house is a must see

Master Bedroom	24 19	Bedroom 2	15 11	Bedroom 3	12 12	Bedroom 4	13 11	Living Room	14 13
		Family Room	19 16	Kitchen	14 13	Dining Room	11 11		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in FR Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS AN: 219-18-050 Lot Number: 292 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,046/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA	HOA Telephone: 480 357 8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 77 / 77	List Price: \$414,900	Special Listing Cond: N/A

Status Change Date: 03/01/2013
Close of Escrow Date: 02/28/2013
Off Market Date: 02/05/2013


Sold Price: \$402,000
Sold Price/SqFt: \$147.14
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: Red Hawk Realty (reha001)

Prepared by Chris and
Michele Keith

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	4856426	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,309 / County Assessor Price/SqFt: \$185.79 Year Built: 2004 Pool: Both Private & Community Encoded Features: 32.5RDXPS3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,147 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Stonecliff Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Model: Residence 1 Builder Name: Blandford Homes Hun Block: 8175 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 **Directions:** E on Eagle Crest (Thomas), L on Las Sendas Mountain, R on Pinnacle Ridge, R on Teton, L on Highview

Public Remarks: Bring your most discerning buyers to this immaculate, fully upgraded, turnkey Residence 1 in Stonecliff at Las Sendas. Plantation shutters, gourmet kitchen, phantom screen doors, new high-efficiency windows with a lifetime transferable warranty on parts & labor, built-in BBQ, swimming pool & spa in resort-style back yard, epoxy floors & cabinets in garage, security system...the upgrades go well beyond the usual, so please see the list of upgrades in the Documents tab, then view this home to fully appreciate its beauty & quality. In addition to all of these features, enjoy Las Sendas's hiking/walking trails, sport courts, swimming pools & spas, parks & playgrounds near shopping & restaurants, minutes from the Loop 202 Freeway, Sky Harbor Airport, downtown Phoenix, & midtown Scottsdale.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpot Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Description: None Items Updated: Pool Partial/Full: Full	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; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-127 Lot Number: 76 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,832/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$449,000 Existing 1st Loan: Treat as Free&Clear 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 / \$363 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$121 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 11 / 11 Status Change Date: 02/02/2013 Close of Escrow Date: 02/01/2013 Off Market Date: 12/11/2012	List Price: \$449,000 Sold Price: \$429,000 Sold Price/SqFt: \$185.79 Loan Type: Cash Loan Years: 0 Payment Type: Other	Special Listing Cond: N/A

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

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (16)

7634 E SANDIA CIR Mesa, AZ 85207

\$432,500



4822559	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 4 Bedrooms Plus: 5 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$126.24 Year Built: 1999 Pool: Both Private & Community Encoded Features: 54FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 9,149 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Brisas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Eagle Crest Dr. **Directions:** East on Eagle Crest to Saddleback, East to Mountain Ridge, Cross Mountain Ridge to Highland Subdivision Entrance, East through gates to Barron, North to Sandia Cir., East to the Property on the North

Public Remarks: Traditional Sale! This highly upgraded home comes complete with New 2-toned Paint, New Upgraded Custom Cabinet Treatments & Crown, New Upgraded Granite Tops, New Upgraded Carpet & Pad, New Custom Hand-Scraped Wood Flooring, New Upgraded Light Fixtures, New Exterior Built-In Barbecue unit, Upgraded Custom Pebble-tec Salt water Pool & Spa with Outdoor Fireplace all on an oversized Cul-de-Sac Lot. Your buyers will love it!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Exterior Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; 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; Near Bus Stop; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: 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 Other Rooms: Family Room Basement Description: None Items Updated: Floor Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP 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; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS AN: 219-18-081 Lot Number: 323 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,897.2/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$385	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 159 / 159 Status Change Date: 02/27/2013 Close of Escrow Date: 02/27/2013 Off Market Date: 02/27/2013	List Price: \$448,500 Sold Price: \$432,500 Sold Price/SqFt: \$126.24 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: Owner/Agent

Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

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

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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with customers or clients in any manner whatsoever.

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4778312	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,330 / County Assessor Price/SqFt: \$148.65 Year Built: 2002 Pool: Both Private & Community Encoded Features: 53RDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 14,615 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** East on Thomas/Eagle Crest up the hill to Pinnacle Point Subdivision on your right (after the Golf Course)

Public Remarks: This home has been remodeled top to bottom. Custom Canterra Stone Pillars & Fireplace, Versailles Pattern Chiseled-edge Turkish Travertine and Custom scraped Plank Natural Wood Flooring. Oversized upgraded Baseboard and Unique Door Casing. New Door Hardware. Custom treated Cabinets throughout the home with new Granite Counters throughout fitted with Kholer sinks/fixtures. New Custom Framed Master Shower with Stone Surrounds in all baths. New Custom Framed Sitting area in Master Bedroom. Upgraded Carpet & Pad. New 2-toned Paint. New Light Fixtures. Pre-wired Surround Sound. Huge Vaulted Ceilings. New Landscaping. Oversized Lot. Custom Pebble Tec Pool & Spa with built-in Barbecue, Brick Honeycomb Exterior Fireplace and Custom Planter Walls. Nicer than most Custom Homes, bring your Buyer


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Heated Horses: N Fireplace: Gas Fireplace; Firepit Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Pvt Yrd(s)/Ctryrd(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s) 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; Near Bus Stop Flooring: Carpet; Stone; Wood	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; 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; Eat-in Kitchen; Dining in LR/GR Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Full; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Full	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: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: Pinnacle Point At Las Sendas AN: 219-18-285 Lot Number: 7 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,500/2011 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 / \$318 / Quarterly HOA Transfer Fee: \$300	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Not Managed	Rec Center Fee Y/N: Y / \$0 / Annually Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 234 / 234 Status Change Date: 02/27/2013 Close of Escrow Date: 02/27/2013 Off Market Date: 02/11/2013	List Price: \$499,900 Sold Price: \$495,000 Sold Price/SqFt: \$148.65 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

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

	4844827	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 6 Approx SqFt: 3,551 / Owner Price/SqFt: \$153.48 Year Built: 2005 Pool: Community Encoded Features: 53FRDXO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 32,283 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Anasazi Builders Hun Block: N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** east on Power onto Eaglecrest for approximately 3/4 mile, past Saddleback. 1st community on east past Saddleback is Pinnacle Hills. Enter thru gate and turn right, home on right.

Public Remarks: Custom contemporary SW style home on very private lot with mature landscaping. 18 inch upgraded tile/wood/sculpted carpet. Clean lines/flat panel doors. Living and family rooms finished with gas fireplaces/stone front. Plantation shutters finish windows. Dining room is oversized with art niches. Kitchen is oversized and opens to the family room, huge eat in area, large granite island, pantry, Viking/upgraded appliances/flat panel cabinetry-darkwood. Secondary bedrooms are large with walk in closets. One shares jack/jill bath with exterior access/private sink area. View deck with citylight and Red Mountain views. Over extended covered patio. Large extended garage with cabinetry/mud room from garage. Paver driveway and desertscape landscaping. Backyard fence only utilizes 40 vs 90% of yard.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpot Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Extended Lngth Garage; Over Height Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Gas Fireplace Property Description: City Light View (s) Landscaping: 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); Balcony/Deck(s); Private Street(s); Built-in BBQ Features: No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter Master Bathroom: Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Territorial/Santa Fe; Contemporary Const - Finish: Painted; Stucco; Stone 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 Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: PINNACLE HILLS AT LAS SENDAS AN: 219-17-569 Lot Number: 5 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,316/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$20 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$319 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas HOA Prop Man Co Name: Rossmar and Graham	HOA Telephone: 4803577687
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$106.33 Cap Imprv/Impact Fee: \$ 01 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 87 / 87 Status Change Date: 02/17/2013 Close of Escrow Date: 02/15/2013 Off Market Date: 01/30/2013	List Price: \$575,000 Sold Price: \$545,000 Sold Price/SqFt: \$153.48 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A

Payment Type: Other
Buyr Concess to Sell: 0 %
Sellr Concess to Buy: 0 %
Closing Cost Split: Normal - N

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (19)

8128 E VISTA CANYON ST Mesa, AZ 85207

\$670,000

	4847700	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 4,047 / County Assessor Price/SqFt: \$165.55 Year Built: 2005 Pool: Both Private & Community Encoded Features: 44.5FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 11,050 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 8000 E Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** POWER NORTH, RT ON EAGLECREST, LT ON LAS SENDAS MOUNTAIN, LT ON STONE PEAK, RT ON E VALLEY VISTA TURNS INTO VISTA CANYON

Public Remarks: THIS BLANDFORD'S RESIDENCE #7 PLAN, OFFERS SPECTACULAR CITY VIEWS, BACKS TO PRESERVE ON A PREMIUM LOT. THIS HOME OFFERS PLENTY OF ROOM, 4 BEDROOMS, 4.5 BATHROOMS PLUS A DEN, DINING ROOM, LIVING ROOM AND LARGE OPEN KITCHEN. MANY UPGRADES IN THIS HOME, GRANITE COUNTERTOPS, UPGRADED CARPET, CABINETS, STAINLESS STEEL APPLIANCES, & BEAUTIFUL STONE WORK THROUGHOUT EXTERIOR OF THE HOME. ENJOY THE BEAUTIFUL BACKYARD WITH SWIMMING POOL AND SPA.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Border Pres/Pub Lnd; Hillside Lot; City Light View(s); 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); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop; Drink Wtr Filter Sys 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 Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Oth Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-870 Lot Number: 19 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,421/2012 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: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$113 / Monthly	HOA Name: Las Sendas	HOA Telephone: (480) 357-8780
HOA Transfer Fee: \$300		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$113
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 82 / 82 Status Change Date: 02/15/2013 Close of Escrow Date: 02/15/2013 Off Market Date: 02/06/2013	List Price: \$685,000 Sold Price: \$670,000 Sold Price/SqFt: \$165.55 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: West USA Realty (wusa06)

Prepared by Chris and
Michele Keith

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4843681	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,487 / Owner Price/SqFt: \$193.57 Guest House SqFt: 304 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43.5FRDXPQO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 11,427 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 5 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: Patten and Thomas (Eagle Crest) **Directions:** East (R) to Las Sendas Mountain; left (up hill) on Las Sendas Mtn., left at Terra Mesa, left thru Legacy Hills gate; Left on Silver Ridge; Right on El Sereno, home on cul-de-sac at end of street.

Public Remarks: Luxury, green, healthy, lovely 4 bedroom home for sale in Mesa. Cul-de-sac for privacy, 1 level, 3 car garage, casita or guest house, gated master planned community of Las Sendas. Like a fine chocolate truffle, deliciously innovative! Toxin reduced, Allergy reduced living with natural building materials and 100% organic carpeting, lots of tile, VOC free paint, and more! See the list in Documents tab. Upscale Tuscan/Santa Barbara design, courtyard, 12 foot ceilings, open great room floor plan, split bedrooms, chef's kitchen, granite countertops, island, eat in kitchen, formal dining, den, private pool and finishing touches you come to expect in a luxury Blandford home. Debut at Rio 2016 Summer Olympics by preparing in heated community LAP POOL. Golf too! Near Banner Baywood Hospital,

Master Bedroom	23 15	Bedroom 2	14 14	Bedroom 3	14 11	Dining Room	15 12	Other	15 13
		Family Room	23 17	Kitchen	24 17				
		Library	15 12						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area 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: Separate Guest House; Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; 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; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Sustainable; Tile Windows: Sunscreen(s) Accessibility Feat.: Hard/Low Nap Floors	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room Other Rooms: Family Room; Great Room; Library-Blt-in Bkcxse; Den/Office; Guest Qtrs-Sep Entrn Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Electric; 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 One Room; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Other (See Remarks) Green/Energy Cert: Energy Star Cert	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-947 Lot Number: 34 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,600/2012 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$725,000 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$368 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480.357.8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$122.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 40 / 40 Status Change Date: 02/02/2013 Close of Escrow Date: 02/01/2013 Off Market Date: 12/11/2012	List Price: \$699,000 Sold Price: \$675,000 Sold Price/SqFt: \$193.58 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Relo/Corp Aprvl Reqd
Listed by: Cactus Mountain Properties, LLC (cmpa01)		

Prepared by Chris and
Michele Keith

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	4748843	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 4 Bedrooms Plus: 8 Approx SqFt: 6,055 / Owner Price/SqFt: \$264.24 Year Built: 2004 Pool: Both Private & Community Encoded Features: 54FRDXPSAO4G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 63,219 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Private Luxury Builder Name: Custom Hun Block: 4300 N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd. and Thomas Rd. **Directions:** East on Eagle Crest Drive, left on Las Sendas Mountain Drive, Left on Terra Mesa, through Copper Canyon Gate then Left on Copper Canyon, Right on Sage Creek Cir.

Public Remarks: Luxury Estate located on the Best 1 1/2 Acre lot in Las Sendas. This Stunning Custom Home backs to the Tonto National Forest with Unbeatable Views of Red Mountain and City Lights. This Home Features all of the Finest Finishes throughout, including Hand-carved Cabinetry and Stone Details. This is truly a Rare Opportunity for the most discerning Buyer. Check out the Virtual Tour.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 4 Carport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extned Lngth Garage; Over Height Garage; Separate Strge Area; Tandem Garage Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Firepit Property Description: Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: Vaulted Ceiling(s); Central Vacuum; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone; Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets; Bidet; Other (See Remarks) Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR; Breakfast Room Other Rooms: Family Room; Great Room; Library-Bit-in Bksc; Den/Office; Bonus/Game Room; Separate Workshop; Media Room Basement Description: None	Architecture: Santa Barbara/Tuscan; Other (See Remarks) Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Recirculation Pump Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng One Room; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan(s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: Copper Canyon At Las Sendas Mountain AN: 219-18-143 Lot Number: 10 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$9,404/2012 Ownership: Fee Simple New Financing: Cash; Conventional; Seller May Carry; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$300 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA	HOA Telephone: (480) 357-8780
HOA 2 Y/N: Y / \$250 / Quarterly HOA 2 Transfer Fee: \$0	HOA 2 Name: Las Sendas HOA	HOA 2 Telephone: (480) 357-8780
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint		Rec Center Fee Y/N: N //
Ttl Mthly Fee Equiv: \$183.33		

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed

Rec Center Fee 2 Y/N: N / /
Land Lease Fee Y/N: N / \$0 /
PAD Fee Y/N: N / \$0 /

Cap Imprv/Impact Fee: \$ 0 \$
Cap Imprv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 300 / 300 Status Change Date: 02/27/2013 Close of Escrow Date: 02/26/2013 Off Market Date: 02/17/2013	List Price: \$1,650,000 Sold Price: \$1,600,000 Sold Price/SqFt: \$264.24 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: DAHL (amfr01)

Prepared by Chris and
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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