
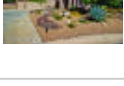


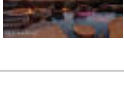



## Client View

12 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$229,000</b> 7224 E NORWOOD ST Mesa, AZ 85207 Closed / 5057362	Las Sendas	4	3	2,104	Community	108.84 / 108.84	242	12/09/2014
2		<b>\$280,000</b> 3055 N RED MTN 151 Mesa, AZ 85207 Closed / 5141035	Ironwood Pass at Las Sendas	3	2	1,571	Community	187.08 / 178.23	138	12/01/2014
3		<b>\$285,000</b> 6930 E SNOWDON ST Mesa, AZ 85207 Closed / 5197541	Las Sendas - Cobblestone	3	2	1,584	Community	189.39 / 179.92	48	12/30/2014
4		<b>\$315,000</b> 3656 N SONORAN HLS Mesa, AZ 85207 Closed / 5196150	Las Sendas	3	3	1,911	Community	172.16 / 164.84	5	12/17/2014
5		<b>\$346,000</b> 3055 N RED MTN 118 Mesa, AZ 85207 Closed / 5192478	Las Sendas at Ironwood Pass	3	2.5	2,451	Both	148.92 / 141.17	30	12/11/2014
6		<b>\$350,100</b> 7550 E ORION CIR Mesa, AZ 85207 Closed / 5155073	Las Sendas	3	2	2,369	Both	147.7 / 147.78	353	12/22/2014
7		<b>\$389,000</b> 3455 N BOULDER CANYON CIR Mesa, AZ 85207 Closed / 5178938	Las Sendas	3	2	2,257	Both	188.3 / 172.35	27	12/04/2014
8		<b>\$392,000</b> 3764 N BARRON ST Mesa, AZ 85207 Closed / 5197356	LAS SENDAS	5	3	2,732	Both	146.05 / 143.48	13	12/17/2014
9		<b>\$395,000</b> 3506 N STONE GULLY -- Mesa, AZ 85207 Closed / 5187013	Las Sendas (Grayhawk)	3	2	2,250	Both	177.78 / 175.56	19	12/05/2014
10		<b>\$550,000</b> 3546 N CANYON WASH CIR Mesa, AZ 85207 Closed / 5185569	Las Sendas	3	2.5	2,792	Both	202.36 / 196.99	18	12/05/2014
11		<b>\$615,000</b> 4054 N GOLDCLIFF CIR Mesa, AZ 85207 Closed / 5193779	Las Sendas	3	3	2,798	Both	225.13 / 219.8	26	12/09/2014
12		<b>\$1,250,000</b> 3240 N LADERA CIR Mesa, AZ 85207 Closed / 5073108	LAS SENDAS	5	4	4,446	Both	298.02 / 281.15	271	12/10/2014

Prepared by Chris and  
Michele Keith

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Client Report (1)

7224 E NORWOOD ST Mesa, AZ 85207

\$229,000

	5057362 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,104 / County Assessor <b>Price/SqFt:</b> \$108.84 <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>Encoded Features:</b> 43FRO2G2S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 4,119 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 2650 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** Power Road, East On McDowell, South on Ridgecrest to Windsong Gate, thru gate turn left then right on Norwood.

**Public Remarks:** This is the BEST DEAL in all of Las Sendas... Drastically reduced in price..This is a Pre-Inspected property and in Perfect Condition with nothing to do but move in. Location is everything in the Gated subdivision in Las Sendas. Featuring 4 Bedrooms - Guest Bedroom on main floor, 3 Bathrooms, Living Room, Family Room and Kitchen w/Granite and upgraded cabinetry, plus a Bonus/Gameroom/Loft area. With features like 3 community pools/Spas, many Tennis Courts, Jogging trails, Parks and Greenbelt areas and the Las Sendas Golf Course why look anywhere else?

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Side Vehicle Entry <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Private Street(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Bonus/Game Room	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS <b>AN:</b> 219-25-415 <b>Lot Number:</b> 86 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,415.74/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$377 / Quarterly	<b>HOA Name:</b> Rossmar and Graham	<b>HOA Telephone:</b> 480-551-4300
<b>HOA Transfer Fee:</b> \$400		
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint	<b>Rec Center Fee Y/N:</b> Y / \$0 / Annually	<b>Ttl Mthly Fee Equiv:</b> \$125.66
<b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N / /	<b>Cap Imprv/Impact Fee:</b> % 0 %
	<b>Land Lease Fee Y/N:</b> N / \$0 /	<b>Cap Impv/Impt Fee 2:</b> %0 %
	<b>PAD Fee Y/N:</b> N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 242 / 242	<b>List Price:</b> \$229,000	<b>Special Listing Cond:</b> N/A

<b>Status Change Date:</b> 12/09/2014	<b>Sold Price:</b> \$229,000
<b>Close of Escrow Date:</b> 12/09/2014	<b>Sold Price/SqFt:</b> \$108.84
<b>Off Market Date:</b> 09/29/2014	<b>Loan Type:</b> Conventional
	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 %
	<b>Selr Concess to Buy:</b> 5,000 \$
	<b>Closing Cost Split:</b> Normal - N

Listed by: HomeSmart (cril11)

Prepared by Chris and  
Michele Keith

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Client Report (2)

3055 N RED MTN 151 Mesa, AZ 85207

\$280,000

	5141035 Residential Single Family - Detached Closed
	<p><b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,571 / County Assessor  <b>Price/SqFt:</b> \$178.23  <b>Year Built:</b> 1996  <b>Pool:</b> Community  <b>Encoded Features:</b> 32RO2G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached</p> <p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School</p>
	<p><b>Approx Lot SqFt:</b> 7,800 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> Ironwood Pass at Las Sendas  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b> Ironwood Pass at Las Sendas  <b>Model:</b> Cactus Wren  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b> 7400 S  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p> <p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School</p>

**Cross Streets:** Power & McDowell **Directions:** East on McDowell, North on Ridgecrest, West on Red Mt to Quartz St to North Brighton to East Quince St to North Red Mt Rd to your new Home!!

**Public Remarks:** Gated Community in the award winning Las Sendas ! Great curb appeal. Gorgeous desert landscaping. Community pool, spa and golf course!! Dramatic foyer entry. Soaring ceiling, ceramic tile floor, upgraded lighting and plush carpet. Plantation shutters in all the right places. Gourmet kitchen boasts granite countertops, breakfast bar, stainless steel appliances and upgraded cabinetry. Dining area has bay windows and backyard views. Spacious master suite is bright and cheery with archway to private master bathroom. Stunning endless views in backyard with covered patio. Plenty of room for the pool of your dreams! Great Home & Great Location!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 1,401 - 1,600  <b>Garage Spaces:</b> 2  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 2  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Property Description:</b> North/South Exposure; Adjacent to Wash  <b>Landscaping:</b> Desert Front; Desert Back; Irrigation Front; Irrigation Back  <b>Exterior Features:</b> Covered Patio(s)  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop  <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s); Dual Pane</p>	<p><b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks  <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst  <b>Laundry:</b> Washer Included; Dryer Included; Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Great Room</p>	<p><b>Architecture:</b> Ranch; Contemporary  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Block  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval  <b>Energy/Green Feature:</b> Ceiling Fan (s)</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS  <b>AN:</b> 219-19-087  <b>Lot Number:</b> 151  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$1,896/2013  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> Close of Escrow</p>

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$0 / Monthly	<b>HOA Name:</b> Las Sendas Com.Assoc	<b>HOA Telephone:</b> 480-551-4300
<b>HOA Transfer Fee:</b> \$0		
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint	<b>Rec Center Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$0
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N / /	<b>Cap Imprv/Impact Fee:</b> % 0 %
	<b>Land Lease Fee Y/N:</b> N / \$0 /	<b>Cap Impv/Impt Fee 2:</b> % 0 %
	<b>PAD Fee Y/N:</b> N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 138 / 143	<b>List Price:</b> \$293,900	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 12/02/2014	<b>Sold Price:</b> \$280,000	
<b>Close of Escrow Date:</b> 12/01/2014	<b>Sold Price/SqFt:</b> \$178.23	
<b>Off Market Date:</b> 11/22/2014	<b>Loan Type:</b> Cash	

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

Listed by: Realty ONE Group (reog01)

Prepared by Chris and  
Michele Keith

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Client Report (3)

6930 E SNOWDON ST Mesa, AZ 85207

\$285,000

	5197541 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,584 / County Assessor <b>Price/SqFt:</b> \$179.92 <b>Year Built:</b> 2006 <b>Pool:</b> Community <b>Encoded Features:</b> 32R02G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Style:</b> Detached	<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas - Cobblestone <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Brimhall Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

Cross Streets: Power &amp; Thomas Directions:

Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Border Pres/Pub Lnd <b>Landscaping:</b> Dirt Back; Desert Front <b>Exterior Features:</b> Covered Patio (s); Pvt Yrd(s)/Crtyrd(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Gas; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room	<b>Const - Finish:</b> Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COBBLESTONE AT LAS SENDAS <b>AN:</b> 219-20-337 <b>Lot Number:</b> 17 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,827/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> By Agreement; Tenant Rights

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$360 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas Comm Asso <b>HOA Telephone:</b> 480.357.8780
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$120 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Imprv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 48 / 48 <b>Status Change Date:</b> 12/31/2014 <b>Close of Escrow Date:</b> 12/30/2014 <b>Off Market Date:</b> 12/27/2014	<b>List Price:</b> \$300,000 <b>Sold Price:</b> \$285,000 <b>Sold Price/SqFt:</b> \$179.92 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: RE/MAX Solutions (resol001)

Prepared by Chris and Michele Keith

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Client Report (4)

3656 N SONORAN HLS Mesa, AZ 85207

\$315,000

	5196150 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> <b>Beds/Baths:</b> 3 / 3  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 1,911 / County Assessor  <b>Price/SqFt:</b> \$164.84  <b>Year Built:</b> 2006  <b>Pool:</b> Community  <b>Encoded Features:</b> 33RDO2G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </td> <td> <b>Approx Lot SqFt:</b> 5,940 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Subdivision:</b> Las Sendas  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </td> </tr> <tr> <td> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </td> <td> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </td> </tr> </table>	<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,911 / County Assessor <b>Price/SqFt:</b> \$164.84 <b>Year Built:</b> 2006 <b>Pool:</b> Community <b>Encoded Features:</b> 33RDO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,911 / County Assessor <b>Price/SqFt:</b> \$164.84 <b>Year Built:</b> 2006 <b>Pool:</b> Community <b>Encoded Features:</b> 33RDO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>			
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School			

**Cross Streets:** Power & Eagle Crest Dr **Directions:** East on Eagle Crest, Left on Boulder Canyon (Cobblestone Gated Community), Left on Sonoran Hills to the home on the Right.

**Public Remarks:**

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Tile; Wood <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COBBLESTONE AT LAS SENDAS <b>AN:</b> 219-20-357 <b>Lot Number:</b> 37 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,993/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> Assume - No Qualify <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas HOA <b>HOA Prop Man Co Name:</b> 1st Svc Residential	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbBt; Rental OK (See Rmrks); Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impmt Fee 2:</b> \$0 \$ <b>Com Facilities Distr:</b> N

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 5 / 5 <b>Status Change Date:</b> 12/17/2014 <b>Close of Escrow Date:</b> 12/17/2014 <b>Off Market Date:</b> 11/11/2014	<b>List Price:</b> \$329,000 <b>Sold Price:</b> \$315,000 <b>Sold Price/SqFt:</b> \$164.84 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$	<b>Special Listing Cond:</b> N/A



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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
**DND2 ( D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.**

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Client Report (5)

3055 N RED MTN 118 Mesa, AZ 85207

\$346,000

 <p>©2014 ARMLS</p>	5192478 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 3 / 2.5  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 2,451 / County Assessor  <b>Price/SqFt:</b> \$141.16  <b>Year Built:</b> 1997  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 32.5FRDXPO3G3S  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </p> <p> <b>Approx Lot SqFt:</b> 8,792 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> Las Sendas at Ironwood Pass  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b> Ironwood Pass  <b>Planned Cmty Name:</b> Las Sendas - Ironwood Pass  <b>Model:</b> The Golden Eagle  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p>
	<p> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </p> <p> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </p>

**Cross Streets:** Power & Thomas **Directions:** E on Thomas, S (1st Rt) on N. Red Mtn Rd, follow to Ironwood Pass, Left on Ironwood Pass to Gate. Once inside gate take your second right, follow around & make first Left to home.

**Public Remarks:** Stunning home on a CUL-De-SAC LOT w/3 CAR GARAGE in Resort Style community of Las Sendas! Home features UPGRADES GALORE; from the flooring to lighting, window treatments & MORE! Upon entry is formal living room w/dining room or excellent pool table room (lighting in place). Dual sided fireplace leads into family room that is open to the kitchen. The eat in kitchen features Granite Counter tops, & Stainless steel Appliances. The lower level also has a den/office w/bathroom. Upstairs features 3 bedrooms plus LOFT! Master is spacious & has private viewing balcony to enjoy mountain/city views! ENTERTAINERS DREAM of a backyard..pebble tech pool w/slide, built in BBQ, Beehive Fireplace w/seating, artificial lawn for low maintenance living & VIEWS! Come See This Home TODAY + Las Sendas lifestyle!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 2,251 - 2,500  <b>Garage Spaces:</b> 3  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 3  <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener  <b>Pool - Private:</b> Pool - Private  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace; Exterior Fireplace  <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; City Light View(s); North/South Exposure; Borders Common Area  <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Built-in BBQ  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Near Light Rail Stop; Workout Facility  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Tile; Wood  <b>Windows:</b> Dual Pane; Vinyl Frame                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Built In Recycling; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island  <b>Master Bathroom:</b> Full Bath Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Upstairs  <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Family Room; Great Room; Loft  <b>Items Updated:</b> Floor Yr Updated: 2009; Floor Partial/Full: Partial                 </p>	<p> <b>Architecture:</b> Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration; Programmable Thmstat  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned  <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS  <b>AN:</b> 219-19-054  <b>Lot Number:</b> 118  <b>Town-Range-Section:</b> 2N-7E-31  <b>Cty Bk&amp;Pg:</b> 21919054  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,357.88/2013  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b> Non Assumable  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<p> <b>HOA Y/N:</b> Y / \$316.8 / Quarterly  <b>HOA Transfer Fee:</b> \$400                 </p>	<p> <b>HOA Name:</b> Trailhead Members Cl  <b>HOA Prop Man Co Name:</b> First Service Res                 </p>	<p> <b>HOA Telephone:</b> 480-357-9780  <b>HOA Prop Man Co Tele:</b> 480-551-4300                 </p>
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<b>HOA 2 Y/N:</b> N / /					
<b>HOA 3 Y/N:</b> / /					
<b>Association Fee Incl:</b> Common Area Maint; Street Maint; Other (See Remarks) <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt		<b>Rec Center Fee Y/N:</b> Y / \$45 / Monthly <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$150.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$ <b>Com Facilities Distr:</b> N		
Listing Dates		Pricing and Sale Info		Listing Contract Info	
<b>CDOM/ADOM:</b> 30 / 30 <b>Status Change Date:</b> 12/12/2014 <b>Close of Escrow Date:</b> 12/11/2014 <b>Off Market Date:</b> 11/28/2014		<b>List Price:</b> \$365,000 <b>Sold Price:</b> \$346,000 <b>Sold Price/SqFt:</b> \$141.17 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N		<b>Special Listing Cond:</b> N/A	
Listed by: Real Estate Brokers Intl (rebi01)					

Prepared by Chris and Michele Keith

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Client Report (6)

7550 E ORION CIR Mesa, AZ 85207

\$350,100

 <p>©2014 ARMLS</p>	5155073 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,369 / County Assessor <b>Price/SqFt:</b> \$147.78 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32FRDXPSO3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 17,384 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> The Terraces <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blanford Homes LLC <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** East on McDowell, North on Ridgecrest, East on Portia St, S on Sawyer to Orion Circle, East on Orion to your new Home!

**Public Remarks:** \*\*New price 11-9-14\*\* Granite counters throughout + home is being partialy painted inside and out. Entertainers Dream! Single Story home on a Huge PREMIUM, cul-de-sac lot with Mountain Views! No neighbors on 3 sides. Unobstructed Mountain Views in 2 directions. Gorgeous inside and out!! Fall in love with perfection. Designer color palette, plush carpet, upscale ceramic tile floor and lots of natural light. Dramatic vaulted ceilings, Architectural two-sided fireplace and upgraded lighting/ceiling fans. Double door entry to Den/Office. Stunning Chef's kitchen features breakfast bar, center island, stainless steel appliances and upgraded wood cabinetry with hardware, office nook, cozy breakfast area with backyard views, and TONS of natural light. Peaceful and serene Master Retreat,

<b>Master Bedroom</b>	<b>Bedroom 2</b>	<b>Bedroom 3</b>	<b>Bedroom 4</b>	<b>Living Room</b>
<b>Den</b>	<b>Family Room</b>	<b>Kitchen</b>	<b>Dining Room</b>	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; RV Gate <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Two Way Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/CrtYrd(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Downstairs <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DESERT VISTAS UNIT 3 AT LAS SENDAS <b>AN:</b> 219-19-497 <b>Lot Number:</b> 231 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,622/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		

<b>Association Fee Incl:</b> Common Area Maint; Street Maint		<b>Rec Center Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$105.33		
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed		<b>Rec Center Fee 2 Y/N:</b> N / /	<b>Cap Imprv/Impact Fee:</b> % 0 %		
		<b>Land Lease Fee Y/N:</b> N / /	<b>Cap Impv/Impt Fee 2:</b> %0 %		
		<b>PAD Fee Y/N:</b> N / /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
<b>CDOM/ADOM:</b>	353 / 111	<b>List Price:</b>	\$349,900	<b>Special Listing Cond:</b> N/A	
<b>Status Change Date:</b>	12/23/2014	<b>Sold Price:</b>	\$350,100		
<b>Close of Escrow Date:</b>	12/22/2014	<b>Sold Price/SqFt:</b>	\$147.78		
<b>Off Market Date:</b>	11/26/2014	<b>Loan Type:</b>	Cash		
		<b>Loan Years:</b>	0		
		<b>Payment Type:</b>	Balloon		
		<b>Buyr Concess to Sell:</b>	0 \$		
		<b>Sellr Concess to Buy:</b>	0 \$		
		<b>Closing Cost Split:</b>	Normal - N		
<i>Listed by:</i> HomeSmart (cril14)					

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
DND2 ( D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be  
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Client Report (7)

3455 N BOULDER CANYON CIR Mesa, AZ 85207

\$389,000

 <p>©2014 ARMLS</p>	5178938 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> <b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 2,257 / County Assessor  <b>Price/SqFt:</b> \$172.35  <b>Year Built:</b> 2004  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 32RDXP03G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </td> <td> <b>Approx Lot SqFt:</b> 8,391 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> Las Sendas  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> Sagewood Great Room  <b>Builder Name:</b> blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </td> </tr> <tr> <td> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </td> <td> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </td> </tr> </table>	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,257 / County Assessor <b>Price/SqFt:</b> \$172.35 <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RDXP03G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 8,391 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sagewood Great Room <b>Builder Name:</b> blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,257 / County Assessor <b>Price/SqFt:</b> \$172.35 <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RDXP03G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 8,391 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sagewood Great Room <b>Builder Name:</b> blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>			
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School			

**Cross Streets:** POWER & Thomas **Directions:** Turn into Las Sendas onto Eaglecrest. First left onto Red Mountain Rd First left onto Roland thru gate and a left at the T

**Public Remarks:** Welcome to this beautifully upgraded Sagewood with pool & view deck for city light & mountain views! Great room floor plan. Cul de sac lot. Wonderful open floor plan. Kitchen has granite counter tops, stainless steel appliances, island & informal dining area. Large great room with gas fireplace. Master suite with an amazing upgraded bathroom. Master bath has beautiful tiles shower & remodeled vanity with beautiful sinks. Walk in closet. Other two bedrooms are large with full bath. Back yard host a heated pebble tec pool. Carefree landscaping. Covered patio and view deck to enjoy city lights and mountain views! Las Sendas is a planned golf course master community. Two heated pools / Spas, tennis, huge clubhouse, many parks, fitness center and activities for all ages!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio (s); Balcony/Deck(s); Private Street (s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Downstairs <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Block <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 1 AT LAS SENDAS <b>AN:</b> 219-19-707 <b>Lot Number:</b> 48 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,726/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> First Service <b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$



Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 27 / 29 <b>Status Change Date:</b> 12/05/2014 <b>Close of Escrow Date:</b> 12/04/2014 <b>Off Market Date:</b> 10/28/2014	<b>List Price:</b> \$425,000 <b>Sold Price:</b> \$389,000 <b>Sold Price/SqFt:</b> \$172.35 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Realty Executives (reax15)

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
 DND2 ( D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be  
 shared with customers or clients in any manner whatsoever.*

4/5/2015 4:139 PM4/5/2015  
4:138 PM

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Client Report (8)

3764 N BARRON ST Mesa, AZ 85207

\$392,000

	5197356 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> <b>Beds/Baths:</b> 5 / 3  <b>Bedrooms Plus:</b> 6  <b>Approx SqFt:</b> 2,732 / Builder  <b>Price/SqFt:</b> \$143.48  <b>Year Built:</b> 1999  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 53FRDXPSO3G  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                 </td> <td> <b>Approx Lot SqFt:</b> 7,996 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b> PALO VERDE  <b>Builder Name:</b> Blandford  <b>Hun Block:</b> 7650 E  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </td> </tr> <tr> <td> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </td> <td> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </td> </tr> </table>	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 2,732 / Builder <b>Price/SqFt:</b> \$143.48 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53FRDXPSO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 7,996 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> PALO VERDE <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7650 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 2,732 / Builder <b>Price/SqFt:</b> \$143.48 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53FRDXPSO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 7,996 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> PALO VERDE <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7650 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>			
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School			

**Cross Streets:** POWER & THOMAS (EAGLE CREST) **Directions:** EAST ON EAGLE CREST TO SADDLEBACK, RIGHT TO STOP SIGN. STRAIGHT AHEAD TO THE HIGHLANDS GATE, LEFT TO HOME.

**Public Remarks:** Welcome to your new home! 5 bedrm, 3 bath home with pool in the gated golf course community of Las Sendas. 3 car garage. This 2,732 sq.ft. home comes with a gorgeous new kitchen, granite counter tops, pantry, center island and stainless steel appliances incl. gas cooking and double oven. Bathrms are remodeled with granite. Bright and open floor plan w/ vaulted ceilings. Full bedrm and full bath on the 1st floor. Ideal for guests or in-laws. The 4th and 5th bedrm are currently combined for large playrm or teenager room. All the high end appliances stay. Both ACs and the pool pump have been replaced with new high efficiency units. Enjoy the spectacular city and sun set views from your balcony. Large lot with no homes behind you. Highly rated Red Mountain school district!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Diving Pool; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Upstairs <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Spanish; Contemporary; Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> AN: 219-18-070 <b>Lot Number:</b> 312 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> Plat: <b>Taxes/Yr:</b> \$2,671/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Existing 1st Ln Trms:</b> Disclosures: Seller Disc Avail <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$106 / Monthly <b>HOA Transfer Fee:</b> \$300	<b>HOA Name:</b> Las Sendas Community <b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / \$0 /
	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info

<b>CDOM/ADOM:</b> 13 / 15	<b>List Price:</b> \$399,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 12/20/2014	<b>Sold Price:</b> \$392,000	
<b>Close of Escrow Date:</b> 12/17/2014	<b>Sold Price/SqFt:</b> \$143.48	
<b>Off Market Date:</b> 11/21/2014	<b>Loan Type:</b> VA	
	<b>Loan Years:</b> 30	
	<b>Payment Type:</b> Fixed	
	<b>Buyr Concess to Sell:</b> 0 \$	
	<b>Sellr Concess to Buy:</b> 0 \$	
	<b>Closing Cost Split:</b> Normal - N	

Listed by: Coldwell Banker Residential Brokerage (cbrb18)

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
DND2 ( D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be  
shared with customers or clients in any manner whatsoever.*

4/5/2015 4:139 PM4/5/2015  
4:138 PM

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Client Report (9)

3506 N STONE GULLY -- Mesa, AZ 85207

\$395,000

 <p>©2014 ARMLS</p>	5187013 Residential Single Family - Detached Closed
	<p> <b>Beds/Baths:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SqFt:</b> 2,250 / County Assessor  <b>Price/SqFt:</b> \$175.55  <b>Year Built:</b> 2000  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 32RDXPSO3G2S  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Style:</b> Detached                 </p> <p> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                 </p>
<p> <b>Approx Lot SqFt:</b> 10,448 / County Assessor  <b>Apx Lot Size Range:</b> 10,001 - 12,500  <b>Subdivision:</b> Las Sendas (Grayhawk)  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b> Las Sendas  <b>Planned Cmty Name:</b> Grayhawk at Las Sendas  <b>Model:</b> SAGEWOOD GREATR  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b> 7800 E  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </p> <p> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                 </p>	

**Cross Streets:** Power & Thomas **Directions:** East on Eagle Crest (Thomas), Right on Stone Gully, through Grayhawk gate to your new home on right!

**Public Remarks:** IMMACULATE single story home with 3bd/2ba and 2250sqft. Beautiful Botanical landscape with no neighbors behind. Designer color palette, ceramic tile floor, soaring ceilings and lots of natural light. Formal dining room, plantation shutters, archways to room and upgraded lighting. Dramatic vaulted ceiling, ceiling fans, glass doors to patio, media wall and cozy fireplace in family room. Great open floor plan! Stunning gourmet kitchen, granite counters, raised breakfast bar, desk/computer area and tons of cabinet space. Breakfast area with backyard views. Grand master retreat, large walk-in closet, archway to private master bathroom and patio access. PRIVATE backyard resort, sparkling heated POOL, SPA, Built-in BBQ, Covered patio and exterior fireplace with seating area. To much to list!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> <b>Approx SqFt Range:</b> 2,001 - 2,250  <b>Garage Spaces:</b> 3  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 2  <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Golf Cart Garage  <b>Pool - Private:</b> Pool - Private; Heated Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace  <b>Property Description:</b> Border Pres/Pub Lnd; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area  <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area; Built-in BBQ; Other (See Remarks)  <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Physcl Chlgd (SRmks); No Interior Steps; Water Softener Owned; Soft Water Loop  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Workout Facility  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E  <b>Accessibility Feat.:</b> Hallways 36in+ Wide; Hard/Low Nap Floors; Bath Lever Faucets                 </p>	<p> <b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Built In Recycling; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Great Room  <b>Items Updated:</b> Pool Yr Updated: 2012; Pool Partial/Full: Partial                 </p>	<p> <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned  <b>Energy/Green Feature:</b> Ceiling Fan (s)                 </p>	<p> <b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS  <b>AN:</b> 219-20-217  <b>Lot Number:</b> 455  <b>Town-Range-Section:</b> 2N-7E-32  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,928/2013  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b>  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Miscellaneous:</b> Home Warranty  <b>Possession:</b> Close of Escrow                 </p>

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$105.33 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Imprv/Impt Fee 2:</b> %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 19 / 20 <b>Status Change Date:</b> 12/06/2014 <b>Close of Escrow Date:</b> 12/05/2014 <b>Off Market Date:</b> 11/05/2014	<b>List Price:</b> \$400,000 <b>Sold Price:</b> \$395,000 <b>Sold Price/SqFt:</b> \$175.56 <b>Loan Type:</b> Cash <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Buyer - B	<b>Special Listing Cond:</b> N/A

Listed by: HomeSmart (crl11)

Prepared by Chris and Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 ( D o N of D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

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Client Report (10)

3546 N CANYON WASH CIR Mesa, AZ 85207

\$550,000

 <p>©2014 ARMLS</p>	5185569 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,792 / Appraiser <b>Price/SqFt:</b> \$196.99 <b>Year Built:</b> 2001 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32.5FRDPO2G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 9,588 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Desert Marigold <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power/Thomas **Directions:** R on Thomas(becomes Eaglecrest) follow around past Las Sendas Mountain to Grayhawk() Through gate \*Second left on Canyon Wash Circle to home on left\*

**Public Remarks:** THIS IS THE GOLF COURSE HOME YOU HAVE BEEN WAITING FOR\*AN INCREDIBLE VALUE!!Loaded w/designer details&upgrades\*Meticulously maintained\*Premium golf lot w/sunsets,city lights&mountain views\*One of a kind location\*Open&flowing floorplan\*Expansive windows\*Energy efficient\*Gourmet kitchen w/granite,travertine,prep island,breakfast bar,lots of work&storage space\*Gorgeous large Master Retreat w/views,private exit to patio,his/her vanities,soaking tub,walk in closet\*Resort backyard beyond your dreams\*Views everywhere\*Salt water pool,deep covered patio,multiple spa-like venues for dining,swimming,sunning&relaxing\*Perfect full or part time home\* Minutes to freeways,fine dining&shopping\*25 min to airport/Scottsdale\*Live the Arizona Fine Resort Lifestyle\*You deserve it\* Don't wait!

<b>Master Bedroom</b>	16 15	<b>Bedroom 2</b>	10.5 10.5	<b>Bedroom 3</b>	12.5 10.5	<b>Dining Room</b>	10 9	<b>Living Room</b>	10 9
<b>Den</b>	10.5 10.5	<b>Family Room</b>	19 13	<b>Kitchen</b>					
<b>Bonus/Game Room</b>	24 10								

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Golf Course Lot; Cul-De-Sac Lot; City Light View (s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Misting System; Childrens Play Area; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room; Bonus/Game Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Avail <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS <b>AN:</b> 219-20-183 <b>Lot Number:</b> 421 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,316/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$318.6 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480.357.8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		



<b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Rec Center Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$106.2
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N / /	<b>Cap Imprv/Impact Fee:</b> % 0 %
	<b>Land Lease Fee Y/N:</b> N / /	<b>Cap Impv/Impt Fee 2:</b> %0 %
	<b>PAD Fee Y/N:</b> N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 18 / 18	<b>List Price:</b> \$565,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 12/06/2014	<b>Sold Price:</b> \$550,000	
<b>Close of Escrow Date:</b> 12/05/2014	<b>Sold Price/SqFt:</b> \$196.99	
<b>Off Market Date:</b> 11/01/2014	<b>Loan Type:</b> Cash	
	<b>Loan Years:</b> 0	
	<b>Payment Type:</b> Other	
	<b>Buyr Concess to Sell:</b> 0 \$	
	<b>Sellr Concess to Buy:</b> 0 \$	
	<b>Closing Cost Split:</b> Normal - N	

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

Prepared by Chris and Michele Keith

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Client Report (11)

4054 N GOLDCLIFF CIR Mesa, AZ 85207

\$615,000

 <p>©2014 ARMLS</p>	5193779 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> <b>Beds/Baths:</b> 3 / 3  <b>Bedrooms Plus:</b> 4  <b>Approx SqFt:</b> 2,798 / County Assessor  <b>Price/SqFt:</b> \$219.79  <b>Year Built:</b> 2004  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 33RDXPSO3G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached                             </td> <td> <b>Approx Lot SqFt:</b> 9,737 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> Las Sendas  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b> Stone Cliff at Las Sendas  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </td> </tr> <tr> <td> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School                             </td> <td> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School                             </td> </tr> </table>	<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,798 / County Assessor <b>Price/SqFt:</b> \$219.79 <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 33RDXPSO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 9,737 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Stone Cliff at Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School
<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,798 / County Assessor <b>Price/SqFt:</b> \$219.79 <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 33RDXPSO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 9,737 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Stone Cliff at Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>			
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School			

**Cross Streets:** Power & Thomas/Eagle Crest **Directions:** E on Eagle Crest. Follow around past golf course to Las Sendas Mountain Dr. E to "Stone Cliff" entrance on right. S thru gate to Stone Cliff. E to Goldcliff Cr. N to property on the left.

**Public Remarks:** Wow! City lights, Camelback Mountain, and Red Mountain! 180 degree views! Enjoy them from your kitchen, living room, master bedroom, pool, spa, fire pit, or patio. Upgrades include: Plantation shutters, granite counters, stone back splash, sound system thru out home, remote control sunscreens, canterra stone fireplace, outdoor kitchen/bbq, swim up bar table in pool, copper plumbing, home security system, re-circ pump for quick hot water, private fenced courtyard entry with own entrance/exit to front bedroom, and more. Split floor plan. Cul de sac lot. Community offers award winning golf, restaurant, walking/biking/hiking trails, top rated elementary school, tennis courts, parks, fitness center, and more. Min from 202, 101, Scottsdale, shopping, dining, airports... doesn't get any better.

<b>Master Bedroom</b> 18'7" 18'8"	<b>Bedroom 2</b> 14'4" 11'2"	<b>Bedroom 3</b> 11'4" 10'10"	<b>Dining Room</b> 14'5" 11'6"
<b>Den</b> 13'10" 12'2"	<b>Family Room</b> 17'9" 20'9"	<b>Kitchen</b> 23'8" 20'	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit <b>Property Description:</b> City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio (s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Other (See Remarks) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane; Low-E; Mechanical Sun Shds	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y	<b>Unit Style:</b> All on One Level; No Common Walls <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Recirculation Pump; Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> STONECLIFF AT LAS SENDAS MOUNTAIN AMD <b>AN:</b> 219-35-163 <b>Lot Number:</b> 112 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,915/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$356.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$118.93 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$

<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed		<b>Land Lease Fee Y/N:</b> N / /	<b>Cap Impv/Impt Fee 2: \$0 \$</b>
		<b>PAD Fee Y/N:</b> N / /	
Listing Dates	Pricing and Sale Info	Listing Contract Info	
<b>CDOM/ADOM:</b> 26 / 27 <b>Status Change Date:</b> 12/10/2014 <b>Close of Escrow Date:</b> 12/09/2014 <b>Off Market Date:</b> 11/27/2014	<b>List Price:</b> \$629,900 <b>Sold Price:</b> \$615,000 <b>Sold Price/SqFt:</b> \$219.8 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A	
<i>Listed by:</i> DPR Realty LLC (dvpt03)			

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 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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Client Report (12)

3240 N LADERA CIR Mesa, AZ 85207

\$1,250,000

	5073108 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 4 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 4,446 / Builder <b>Price/SqFt:</b> \$281.15 <b>Year Built:</b> 2006 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 54RDXPS3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 26,654 / County Assessor <b>Apx Lot Size Range:</b> 24,001 - 35,000 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Rock Canyon II <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Allen Companies <b>Hun Block:</b> 8000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER / MCDOWELL **Directions:** E on McDowell to Ridgecrest, Left (N) on Ridgecrest to Rock Canyon II gated entrance on 3rd Rt, Rt (E) thru gate on Tuscany to Riverdale, then turn onto Ladera to home on right, sign in front.

**Public Remarks:** Exquisitely bit custom home with an abundance of high end amenities and architectural design including a 15' Disappearing Glass Wall to Backyard for indoor/outdoor living. Hand painted decor, Burdette Custom Cabinetry, Negative Edge Waterfall Pebble Tec Pool, Rooftop Terrace w/ fireplace and seating area, Putting Green + more!! Split floor plan has 3 Bdrms incl Master on one side and 2 add'l Bdrms w/ Jack & Jill on opposite side. A Chef's Dream Kitchen w/ GE Monogram Dbl Ovens, Icemaker, Beverage Fridge, 60" Gas Oven w/ Pasta Pot Filler, Giant Island, Granite Slab Counters, Butlers Station, Wet Bar & Stone Hood. Elan Home Audio System, Alarm, Central Vac. Incredible Master w/ rounded sitting area, Jetted Tub, Walk In Stone Shower w/ mult heads & rain shower & INSANE Master Closet.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Misting System; Built-in BBQ; Other (See Remarks) <b>Features:</b> Central Vacuum <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Stone; Tile <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROCK CANYON AT LAS SENDAS <b>AN:</b> 219-20-282 <b>Lot Number:</b> 33 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,844/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$375	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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<b>CDOM/ADOM:</b> 271 / 271	<b>List Price:</b> \$1,325,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 12/10/2014	<b>Sold Price:</b> \$1,250,000	
<b>Close of Escrow Date:</b> 12/10/2014	<b>Sold Price/SqFt:</b> \$281.15	
<b>Off Market Date:</b> 11/20/2014	<b>Loan Type:</b> Conventional	
	<b>Loan Years:</b> 30	
	<b>Payment Type:</b> Other	
	<b>Buyr Concess to Sell:</b> 0 \$	
	<b>Sellr Concess to Buy:</b> 0 \$	
	<b>Closing Cost Split:</b> Normal - N	

Listed by: Geneva Real Estate and Investments (grei02)

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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