

## Client View

11 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$243,390</b> 2905 N ROWEN CIR Mesa, AZ 85207 Closed / 5204919	Las Sendas Ironwood Pass	4	2	1,794	Community	156.19 / 135.67	35	02/12/2015
2		<b>\$253,000</b> 3055 N RED MTN 84 Mesa, AZ 85207 Closed / 5214550	Las Sendas Ironwood Pass	3	2	1,756	Community	153.19 / 144.08	45	02/11/2015
3		<b>\$348,500</b> 3847 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 5184729	Las Sendas	3	2	2,226	Community	168.46 / 156.56	99	02/20/2015
4		<b>\$375,000</b> 3852 N BARRON ST Mesa, AZ 85207 Closed / 5151598	LAS SENDAS-THE HIGHLANDS	3	2	2,226	Both	175.2 / 168.46	177	02/26/2015
5		<b>\$410,000</b> 3430 N MOUNTAIN RDG 49 Mesa, AZ 85207 Closed / 5205610	Las Sendas Sonoran Heights	5	3	3,232	Both	135.83 / 126.86	273	02/25/2015
6		<b>\$584,000</b> 3607 N SONORAN HTS Mesa, AZ 85207 Closed / 5218106	SONORAN HEIGHTS UNIT 2 AT LAS SENDAS	4	3	3,841	Both	154.13 / 152.04	4	02/03/2015
7		<b>\$835,000</b> 7260 E EAGLE CREST DR 29 Mesa, AZ 85207 Closed / 5138236	Las Sendas	4	4.5	5,621	Community	155.67 / 148.55	658	02/05/2015
8		<b>\$847,000</b> 3239 N LADERA CIR Mesa, AZ 85207 Closed / 5155806	LAS SENDAS - Rock Canyon II	4	4	4,150	Community	216.6 / 204.1	174	02/09/2015
9		<b>\$1,065,000</b> 3517 N BOULDER CANYON ST Mesa, AZ 85207 Closed / 5090384	Las Sendas	4	3.5	3,739	Both	284.84 / 284.84	296	02/05/2015
10		<b>\$1,065,000</b> 8317 E VALLEY VISTA CIR Mesa, AZ 85207 Closed / 5195256	Las Sendas Mountain Pinnacle Ridge	3	3	3,833	Both	300.03 / 277.85	72	02/05/2015
11		<b>\$2,300,000</b> 4334 N DIAMOND POINT CIR Mesa, AZ 85207 Closed / 5224097	Las Sendas	5	5	7,635	Both	340.54 / 301.24	22	02/27/2015

Prepared by Chris and Michele Keith

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Client Report (1)

2905 N ROWEN CIR Mesa, AZ 85207

\$243,390

	5204919 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 2 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,794 / County Assessor <b>Price/SqFt:</b> \$135.67 <b>Year Built:</b> 1998 <b>Pool:</b> Community <b>Encoded Features:</b> 42FRDXO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 10,475 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Las Sendas Ironwood Pass <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Acacia <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 7400 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** EAST ON MCDOWELL TO RIDGECREST ~ NORTH ON RIDGECREST TO OASIS ~ EAST ON OASIS TO ROWEN ~ NORTH TO HOME

**Public Remarks:** BEAUTIFUL HOME THAT HAS BEEN WELL MAINTAINED AND CARED FOR. DIAGONAL LAY TILE THROUGHOUT FRONT LIVING ROOM AND KITCHEN AREA. SEPARATE LIVING ROOM AND FAMILY ROOM TO OPTIMIZE LIVING SPACES. KITCHEN WITH CENTER ISLAND. LOVELY MASTER BEDROOM ACCENTUATED BY BAY WINDOWS. MASTER BATH WITH SEPARATE TUB AND SHOWER AND DOUBLE SINKS. HOME SITS ON AN OVERSIZED LOT WITH RV GATE AND COVERED PATIO.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> RV Gate <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Exterior <b>Fireplace:</b> Firepit <b>Property Description:</b> Corner Lot; City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Skylight(s) <b>Community Features:</b> Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS <b>AN:</b> 219-19-629 <b>Lot Number:</b> 373 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,327/2014 <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> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316 / Quarterly <b>HOA Transfer Fee:</b> \$350	<b>HOA Name:</b> IRONWOOD PASS	<b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$105.33 <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> 35 / 35 <b>Status Change Date:</b> 02/16/2015 <b>Close of Escrow Date:</b> 02/12/2015 <b>Off Market Date:</b> 12/31/2014	<b>List Price:</b> \$280,200 <b>Sold Price:</b> \$243,390 <b>Sold Price/SqFt:</b> \$135.67 <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> Lender Owned/REO; Auction

Listed by: Cerreta Real Estate (cerr01)

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Client Report (2)

3055 N RED MTN 84 Mesa, AZ 85207

\$253,000

	5214550 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,756 / Builder <b>Price/SqFt:</b> \$144.07 <b>Year Built:</b> 1997 <b>Pool:</b> Community <b>Encoded Features:</b> 32RD2G2S <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> 8,800 / Builder <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas Ironwood Pass <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & McDowell **Directions:** McDowell East to Ridge Crest. North to Red Mountain. North West to 2nd gate Ironwood on the north side. Continue to house #84.

**Public Remarks:** Fantastic opportunity to get into the Acclaimed community of Las Sendas. Community parks, hiking/biking trails, community heated pool/spa, golf and much more. This home has a fresh coat of interior paint, offers tile throughout & low maintenance landscaping. Cul-de-sac lot located in a gated neighborhood and close to shopping & dining. Clean & Priced to sell so that you may upgrade as you see fit.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <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; Cul-De-Sac Lot <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> Covered Patio(s) <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; Workout Facility <b>Flooring:</b> Tile <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Elec; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Laundry:</b> Washer Included; Dryer Included <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> 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> Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-020 <b>Lot Number:</b> 84 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,822.9/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$317 / 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 <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; 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> \$105.66 <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> 45 / 45 <b>Status Change Date:</b> 02/12/2015 <b>Close of Escrow Date:</b> 02/11/2015 <b>Off Market Date:</b> 02/12/2015	<b>List Price:</b> \$269,000 <b>Sold Price:</b> \$253,000 <b>Sold Price/SqFt:</b> \$144.08 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: HomeSmart (crl11)

Prepared by Chris and Michele Keith

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Client Report (3)

3847 N PASEO DEL SOL -- Mesa, AZ 85207

\$348,500

	5184729 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$156.56 <b>Year Built:</b> 1999 <b>Pool:</b> Community <b>Encoded Features:</b> 32RDXO2.5G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached
	<b>Approx Lot SqFt:</b> 7,840 / 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> Highlands <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** Power & Eagle Crest **Directions:** East on Eagle Crest; Right on Saddleback; Left on Mountain Ridge; Right on Paseo Del Sol (The Highlands Gate) Straight to home on the left.

**Public Remarks:**

<b>Master Bedroom</b> 14 15	<b>Bedroom 2</b> 12 11	<b>Bedroom 3</b> 13 12	<b>Dining Room</b> 10 14
		<b>Kitchen</b> 13 14	<b>Breakfast Room</b> 11 9
		<b>Great Room</b> 25 19	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 2.5 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2.5 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; Golf Cart Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Golf Course Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Built-in BBQ <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; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bath Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <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; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> HIGHLANDS AT LAS SENDAS <b>AN:</b> 219-18-057 <b>Lot Number:</b> 299 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,669/2014 <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> Other (See Remarks) <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$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 TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> % 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 99 / 99 <b>Status Change Date:</b> 02/20/2015 <b>Close of Escrow Date:</b> 02/20/2015	<b>List Price:</b> \$375,000 <b>Sold Price:</b> \$348,500 <b>Sold Price/SqFt:</b> \$156.56	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 01/20/2015	<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: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and Michele Keith

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Client Report (4)

3852 N BARRON ST Mesa, AZ 85207

\$375,000

	5151598 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 2,226 / County Assessor <b>Price/SqFt:</b> \$168.46 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32FRDPSO2.5G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 7,895 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> LAS SENDAS- THE HIGHLANDS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sagewood <b>Builder Name:</b> Blanford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas Elementary School <b>Jr. High School:</b> Fremont Junior High School	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain High School

**Cross Streets:** POWER & THOMAS **Directions:** 3852 N. Barron St, Mesa, AZ 85207

**Public Remarks:** Complete remodel in Las Sendas. Single level 2226 square foot Sagewood model, has 3 bedrooms and a den. House has pool and Jacuzzi with brand new variable pump and brand new heater installed in 2014. New interior paint June 2014 and exterior in 2012. All the other upgrades done in the past month. House has new cabinets and vanities throughout. New stainless steel appliances. New granite throughout, new tile throughout as well as new carpet throughout. Brand new toilets. New hardware throughout. New high trim throughout. New plumbing throughout. Tile surround in both bathrooms. House is basically brand new. Too many upgrades to list. Three producing citrus trees in backyard; orange, lemon and lime.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2.5 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2.5 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener; Separate Strge Area <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View(s) <b>Landscaping:</b> Desert Back; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Soft Water Loop <b>Community Features:</b> Community Pool; Community Spa Htd	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkcke <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Full; Plmbg Yr Updated: 2014; Plmbg Partial/Full: Full; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Full	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Stucco <b>Construction:</b> Block <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>Energy/Green Feature:</b> Ceiling Fan (s); Other (See Remarks)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> HIGHLANDS AT LAS SENDAS <b>AN:</b> 219-18-063 <b>Lot Number:</b> 305 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,167/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$439,000 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> None <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

#### 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> 480-531-4300
<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); 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> \$105.33 <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> 177 / 177 <b>Status Change Date:</b> 02/26/2015 <b>Close of Escrow Date:</b> 02/26/2015 <b>Off Market Date:</b> 01/29/2015	<b>List Price:</b> \$390,000 <b>Sold Price:</b> \$375,000 <b>Sold Price/SqFt:</b> \$168.46 <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: Congress Realty, Inc. (cong01)

Prepared by Chris and Michele Keith

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Client Report (5)

3430 N MOUNTAIN RDG 49 Mesa, AZ 85207

\$410,000

	5205610 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 3 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,232 / Builder <b>Price/SqFt:</b> \$126.85 <b>Year Built:</b> 1996 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 53RDXPS3G3S <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> 9,374 / Builder <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> Las Sendas Sonoran Heights <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sunset Vista <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 & McDowell **Directions:** McDowell East to Ridge Crest. North to Mountain Ridge. (Left) NorthWest to Sonoran Heights. West thru gates to home.

**Public Remarks:** Refreshed & back on market w/ recent home improvements making this spacious home ready-to-move-in! Bring the family as you'll have 2 of the 5 bedrooms & 1 of the 3 bathrooms downstairs leaving plenty of room for guests, a home office &/or playroom. Backyard & balcony offer mountain views as well as the natural desert behind this home. Located in the acclaimed community of Las Sendas in the North East Mesa foothills. Amenities include: golf, tennis, community pools/parks, hiking/biking trails & shopping/dining at your fingertips. This one of a kind community offers an easy lock n' leave vacation destination or a full time place to call home with the family!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>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>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Upstairs <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Contemporary <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Stucco <b>Construction:</b> Block; Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 1 AT LAS SENDAS <b>AN:</b> 219-19-213 <b>Lot Number:</b> 49 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,871/2014 <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> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$317 / 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 <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$105.66 <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> 273 / 88 <b>Status Change Date:</b> 02/26/2015 <b>Close of Escrow Date:</b> 02/25/2015 <b>Off Market Date:</b> 02/26/2015	<b>List Price:</b> \$439,000 <b>Sold Price:</b> \$410,000 <b>Sold Price/SqFt:</b> \$126.86 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: HomeSmart (crl11)




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Client Report (6)

3607 N SONORAN HTS Mesa, AZ 85207

\$584,000

	5218106 Residential Single Family - Detached Closed
	<p><b>Beds/Baths:</b> 4 / 3  <b>Bedrooms Plus:</b> 4  <b>Approx SqFt:</b> 3,841 / County Assessor  <b>Price/SqFt:</b> \$152.04  <b>Year Built:</b> 1999  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 43FRDXPS3G3S  <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> 10,189 / County Assessor  <b>Apx Lot Size Range:</b> 10,001 - 12,500  <b>Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS  <b>Tax Municipality:</b> Mesa  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> BLANDFORD HOMES  <b>Hun Block:</b> 7450 E  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>	
<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas Elementary School  <b>Jr. High School:</b> Fremont Junior High School</p>	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain High School</p>

**Cross Streets:** Power & Thomas **Directions:** East on Thomas Road into Las Sendas. North on Eagle Crest, East on Saddleback St, South on Sonoran Heights

**Public Remarks:** Absolutely stunning remodel on a golf course lot in Las Sendas community. Formal Living & Dining have soaring ceilings & brand new hardwood floors. Gorgeous kitchen has new antique white cabinets with glazing & dove tail drawers with soft close. New: granite counters, travertine backsplash, GE S.S. Appliances with down draft gas cooktop, & S.S farmhouse sink. It also has a large center island/breakfast bar & opens to the family room that features a custom stone fireplace. Downstairs bed & bath with custom tile shower & glass inlay. All baths and laundry have new cabinets & tops. New: paint, travertine tile, highly upgraded carpet & pad, light & plumbing fixtures, & fans throughout. Plantation shutters throughout. New custom rod iron stairwell. Master suite offers a sitting room

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 3,501 - 4,000  <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; Separate Strge Area  <b>Pool - Private:</b> Pool - Private  <b>Spa:</b> Spa - Private  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace  <b>Property Description:</b> Golf Course Lot; Mountain View(s)  <b>Landscaping:</b> Gravel/Stone Back; Desert Front  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s)  <b>Features:</b> Vaulted Ceiling(s)  <b>Community Features:</b> Biking/Walking Path; Children's Playgrmd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course  <b>Flooring:</b> Carpet; Tile; Wood  <b>Windows:</b> Dual Pane</p>	<p><b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Master Bedroom:</b> Upstairs  <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> N  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Family Room</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> Gas Heat  <b>Utilities:</b> SRP; SW Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Energy/Green Feature:</b> Ceiling Fan (s)</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD  <b>AN:</b> 219-17-179  <b>Lot Number:</b> 115  <b>Town-Range-Section:</b> 2N-7E-30  <b>Cty Bk&amp;Pg:</b> 451-39  <b>Plat:</b>  <b>Taxes/Yr:</b> \$4,424.92/2014  <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>Possession:</b> Close of Escrow</p>

Fees & Homeowner Association Information		
<p><b>HOA Y/N:</b> Y / \$332.64 / Quarterly  <b>HOA Transfer Fee:</b> \$400</p>	<p><b>HOA Name:</b> Las Sendas</p>	<p><b>HOA Telephone:</b> 480-357-8780</p>
<p><b>HOA 2 Y/N:</b> N / /</p>		
<p><b>HOA 3 Y/N:</b> / /</p>		
<p><b>Association Fee Incl:</b> Common Area Maint  <b>Assoc Rules/Info:</b> Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / /  <b>PAD Fee Y/N:</b> N / /</p>	<p><b>Ttl Mthly Fee Equiv:</b> \$110.88  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Impv/Impt Fee 2:</b>\$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p><b>CDOM/ADOM:</b> 4 / 4  <b>Status Change Date:</b> 02/04/2015  <b>Close of Escrow Date:</b> 02/03/2015</p>	<p><b>List Price:</b> \$592,000  <b>Sold Price:</b> \$584,000  <b>Sold Price/SqFt:</b> \$152.04</p>	<p><b>Special Listing Cond:</b> Owner/Agent</p>

<b>Off Market Date:</b> 01/11/2015	<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: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and  
Michele Keith

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Client Report (7)

7260 E EAGLE CREST DR 29 Mesa, AZ 85207

\$835,000

 <p>©2014 AFMLS</p>	5138236 Residential Single Family - Detached Closed	
	<p><b>Beds/Baths:</b> 4 / 4.5  <b>Bedrooms Plus:</b> 7  <b>Approx SqFt:</b> 5,621 / County Assessor  <b>Price/SqFt:</b> \$148.55  <b>Year Built:</b> 2001  <b>Pool:</b> Community  <b>Encoded Features:</b> 44.5FRDXAO3G  <b>Exterior Stories:</b> 1  <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> 55,121 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 1.9 Acres  <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> Custom  <b>Builder Name:</b> Unknown  <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 (EAGLE CREST) **Directions:** Enter Las Sendas go 1 mile Eagle Crest to Black Rock gate. Thru gate second left to home # 29

**Public Remarks:** One of the most beautiful settings for a custom home in Las Sendas! Amazing city light & mountain views! Exquisite craftsmanship & finishing throughout home. Court yard entrance w/ patio to enjoy views for Camel Back & sunsets. Open foyer entrance to formal living/dining room. Office w/ custom built in's. Large family room with fireplace & windows framing the mountain views. Gourmet Kitchen: granite, induction cook top & custom cabinetry. Large informal dining area. Master suite has mountain views, huge walk in closet & stunning bathroom. All other bedrooms are large with their own baths. Basement has the second family/game/media room. Exercise room & bath. Large workshop with built in 'S.6'X5' walk in safe! Private backyard with layered patios, fireplace/firepit & water fountain. Amazing views.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 5,001+  <b>Garage Spaces:</b> 3  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; RV Gate  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Exterior Fireplace; Firepit  <b>Property Description:</b> Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s)  <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ  <b>Features:</b> Skylight(s); Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Water Softener Owned; Drink Wtr Filter Sys  <b>Community Features:</b> Biking/Walking Path; Children's Playgrmd; 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  <b>Windows:</b> Sunscreen(s); Dual Pane</p>	<p><b>Kitchen Features:</b> Cook Top Elec; Dishwasher; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bath 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; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar  <b>Basement Y/N:</b> Y  <b>Basement Description:</b> Walkout; Finished; Partial  <b>Sep Den/Office Y/N:</b> Y  <b>Other Rooms:</b> Family Room; Library-Blt-in Bkcs; Bonus/Game Room; Exercise/Sauna Room; Separate Workshop</p>	<p><b>Const - Finish:</b> Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron  <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; Sat Dish TV Lsd; Sat Dish Intrnt Lsd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> LA ATALAYA AT LAS SENDAS  <b>AN:</b> 219-17-302  <b>Lot Number:</b> 29  <b>Town-Range-Section:</b> 2N-7E-30  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$6,917/2013  <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> Conventional  <b>Existing 1st Ln Trms:</b>  <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 / \$318 / Quarterly  <b>HOA Transfer Fee:</b> \$0</p>	<p><b>HOA Name:</b> first service  <b>HOA Telephone:</b> 480-345-0046</p>
<p><b>HOA 2 Y/N:</b> N / /</p>	
<p><b>HOA 3 Y/N:</b> / /</p>	
<p><b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> Y / \$30 / Monthly  <b>Rec Center Fee 2 Y/N:</b> N / /</p>
	<p><b>Ttl Mthly Fee Equiv:</b> \$136  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Impv/Impt Fee 2:</b> \$0 \$</p>

		Land Lease Fee Y/N: N / /	
		PAD Fee Y/N: N / /	
Listing Dates		Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b>	658 / 210	<b>List Price:</b> \$875,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b>	02/06/2015	<b>Sold Price:</b> \$835,000	
<b>Close of Escrow Date:</b>	02/05/2015	<b>Sold Price/SqFt:</b> \$148.55	
<b>Off Market Date:</b>	01/20/2015	<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	
<i>Listed by: Realty Executives (reax15)</i>			

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 (8)

3239 N LADERA CIR Mesa, AZ 85207

\$847,000

 <p>©2014 ARMLS</p>	5155806 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 4 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 4,150 / County Assessor <b>Price/SqFt:</b> \$204.09 <b>Year Built:</b> 2007 <b>Pool:</b> Community <b>Encoded Features:</b> 44RDXO4G4S <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> 32,835 / County Assessor <b>Apx Lot Size Range:</b> 24,001 - 35,000 <b>Subdivision:</b> LAS SENDAS - Rock Canyon II <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> CUSTOM <b>Builder Name:</b> MOSAIC <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 Rd & McDowell **Directions:** EAST TO FIRST LIGHT/RIDGECREST. TURN LEFT AND FOLLOW TO 3RD GATED COMMUNITY ON RIGHT. ROCK CANYON II. THROUGH GATE, TURN LEFT AND FOLLOW AROUND TO LADERA CIRCLE. TURN RIGHT TO HOME ON LEFT..3239.

**Public Remarks:** \*INSTANT EQUITY!\*SINGLE LEVEL\*IMPECCABLE split great room plan/NO STAIRS whatsoever!\*\*3/4 acre Lot providing land for RV GARAGE or CASITA!\*Split plan W/Great Room open to Kitchen/Breakfast area!\*Play room/Game room/adjacent hallway from Kitchen!\*Full FOUR CAR GARAGE enters into short hall to Kitchen\*Laundry Room in between 3 GENEROUS SIZE bedrooms, one w/ensuite bath and 2 w/Huge Jack and Jill Bath w/separate tub/shower/toilet!\*Luxurious formal dining room/opposite entry & enormous den/office w/bar area(could double as formal LR/Piano room etc) Opposite end of home highlights storage rooms & elegant master suite complete w/sitting room/Exit to rear patio\*Master Bath/HUGE His/Her Walk-in Closet \*Travertine,Wood Floors newly polished throughout

<b>Master Bedroom</b> 16' 25'	<b>Bedroom 2</b> 14' 11'	<b>Bedroom 3</b> 14' 11'	<b>Bedroom 4</b> 13' 14'	<b>Office</b> 14' 16'
		<b>Kitchen</b> 16' 14'	<b>Dining Room</b> 15'6' 13'	
		<b>Great Room</b> 23' 24'	<b>Media Room</b> 22' 14'	
			<b>Breakfast Room</b> 12' 10'	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 4 <b>Parking Features:</b> Attch'd Gar Cabinets; 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> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Natural Desert Back; Yrd Wtring Sys Front <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); 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; Near Bus Stop <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room; Library-Blt-in Bkcke; Bonus/Game 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> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROCK CANYON AT LAS SENDAS <b>AN:</b> 219-20-273 <b>Lot Number:</b> 24 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,364.1/2013 <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> Conventional <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$332.64 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> LAS SENDAS HOA <b>HOA Prop Man Co Name:</b> First Service	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; 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 / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$110.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

		PAD Fee Y/N: N / \$0 /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
<b>CDOM/ADOM:</b>	174 / 175	<b>List Price:</b>	\$898,900	<b>Special Listing Cond:</b> N/A	
<b>Status Change Date:</b>	02/10/2015	<b>Sold Price:</b>	\$847,000		
<b>Close of Escrow Date:</b>	02/09/2015	<b>Sold Price/SqFt:</b>	\$204.1		
<b>Off Market Date:</b>	02/03/2015	<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		
<i>Listed by:</i> Realty Executives (reax92)					

Prepared by Chris and  
Michele Keith

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Client Report (9)

3517 N BOULDER CANYON ST Mesa, AZ 85207

\$1,065,000

 <p>©2014 AHMI S</p>	5090384 Residential Single Family - Detached Closed	<b>Beds/Baths:</b> 4 / 3.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,739 / County Assessor <b>Price/SqFt:</b> \$284.84 <b>Year Built:</b> 2008 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43.5RDXP3O3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 16,271 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Mountain Village <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Residence 7 <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, Right on Boulder Canyon(Mountain Village), follow to end of the street, home is on the left.

**Public Remarks:**

<b>Master Bedroom</b> 22 15	<b>Bedroom 2 Library</b> 19 17 16 14	<b>Bedroom 3 Kitchen</b> 14 12 28 13	<b>Bedroom 4 Dining Room</b> 14 12 15 13
		<b>Great Room</b> 22 22	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <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> Atch'd Gar Cabinets; Electric Door Opener <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; Gas Fireplace; Firepit <b>Property Description:</b> Golf Course Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Gazebo/Ramada; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop <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> Carpet; Stone <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Great Room; Library-Blt-in Bkce	<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> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> MOUNTAIN VILLAGE AT LAS SENDAS <b>AN:</b> 219-19-886 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$8,267/2014 <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> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 296 / 296 <b>Status Change Date:</b> 02/05/2015	<b>List Price:</b> \$1,065,000 <b>Sold Price:</b> \$1,065,000	<b>Special Listing Cond:</b> N/A



<b>Close of Escrow Date:</b> 02/05/2015	<b>Sold Price/SqFt:</b> \$284.84
<b>Off Market Date:</b> 01/16/2015	<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: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

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Client Report (10)

8317 E VALLEY VISTA CIR Mesa, AZ 85207

\$1,065,000

 <p>©2014 ARMLS</p>	5195256 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,833 / County Assessor <b>Price/SqFt:</b> \$277.85 <b>Year Built:</b> 2007 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 33RDXPSQA03G <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> 50,942 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Subdivision:</b> Las Sendas Mountain Pinnacle Ridge <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> John Kane <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 Road / Loop 202 **Directions:** N on Power Road to Thomas Rd. E to Eagle Crest Drive. N on Eagle Crest Drive to Las Sendas Mountain Drive. N to Pinnacle Ridge. Thru gate to Valley Vista Circle. East to Property at end of Cul-de-sac.

**Public Remarks:** Architectural masterpiece nestled in beautiful desert hillside setting featuring exceptional finishes and detail! Commanding views and glorious landscapes highlighted by a palette of materials second to none: honed custom-dyed block, zinc finished metals, aluminum and glass... practically maintenance free structure! Split-plan Master Suite opens to a private pool and spa and is flanked by separate guest quarters, office, roof view deck and expansive patios. Main living includes home theater, cook's kitchen w/top-end appliances, Siematic Euro Cabinets, retracting glass doors for easy entertaining. Covered patio BBQ, fireplaces, pro-misting system. Location includes luxurious lifestyle available at the prestigious Las Sendas Mountain Country Club and Championship Golf Course. HURRY!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Separate Strge Area; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; 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> Separate Guest House; Covered Patio(s); Balcony/Deck(s); Pvt Yrd(s)/Crtyrd (s); Misting System; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Fire Sprinklers; No Interior Steps; 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; Concrete; Tile; Other <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Built In Recycling; Wall Oven(s); Multiple Ovens; Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Great Room; Guest Qtrs-Sep Entrn; Media Room	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Other (See Remarks) <b>Construction:</b> Block <b>Roofing:</b> Metal <b>Fencing:</b> None <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Recirculation Pump; Electric Hot Wtr Htr <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> PINNACLE RIDGE AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-18-463 <b>Lot Number:</b> 2 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$5,350.8/2013 <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> By Agreement

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$376 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> First Service	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N / /		

HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Rental OK (See Rmks); 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: \$125.33 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:%0 %
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 72 / 72 Status Change Date: 02/06/2015 Close of Escrow Date: 02/05/2015 Off Market Date: 01/15/2015	List Price: \$1,150,000 Sold Price: \$1,065,000 Sold Price/SqFt: \$277.85 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: N/A
Listed by: AZArchitecture/Jarson & Jarson (jarj01)		

Prepared by Chris and Michele Keith

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Client Report (11)

4334 N DIAMOND POINT CIR Mesa, AZ 85207

\$2,300,000

	5224097 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 5 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 7,635 / County Assessor <b>Price/SqFt:</b> \$301.24 <b>Year Built:</b> 2006 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 55FRDXPSQA04G <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> 59,491 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Diamond Point <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Custom <b>Builder Name:</b> Micela Properties <b>Hun Block:</b> 8525 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 & Eagle Crest Drive **Directions:** East on Eagle Crest, Left on Las Sendas Mountain, Left on Diamond Point, thru gate straight to the top of the hill. Home will be on your left.

**Public Remarks:**

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Hillside Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Fire Sprinklers; 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; Stone; Wood <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room	<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>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 Avail <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DIAMOND POINT AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-35-019 <b>Lot Number:</b> 12 <b>Town-Range-Section:</b> 2N-7E-28 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$16,423/2014 <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> 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 / \$371.64 / 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 <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$123.88 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 22 / 22 <b>Status Change Date:</b> 02/27/2015 <b>Close of Escrow Date:</b> 02/27/2015	<b>List Price:</b> \$2,600,000 <b>Sold Price:</b> \$2,300,000 <b>Sold Price/SqFt:</b> \$301.24	<b>Special Listing Cond:</b> N/A

<b>Off Market Date:</b> 02/10/2015	<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: 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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