

Client View

25 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$99,000 7252 E MELROSE ST Mesa, AZ 85207 Closed / 4535939	Windsong at Las Sendas	2	2	1,131	Community	98.94 / 87.53	8	03/26/2011
2		\$190,000 3055 N Red Mountain RD 151 Mesa, AZ 85207 Closed / 4523413	Ironwood Pass at Las Sendas	3	2	1,571	Community	126.67 / 120.94	39	03/17/2011
3		\$205,000 3055 N RED MOUNTAIN RD 149 Mesa, AZ 85207 Closed / 4437613	Las Sendas	3	2.5	2,150	Community	106.51 / 95.35	201	03/29/2011
4		\$205,000 7403 E NORWOOD ST Mesa, AZ 85207 Closed / 4524222	Grayfox at Las Sendas	3	2	1,762	Community	124.8 / 116.35	50	03/10/2011
5		\$214,000 7019 E ROLAND ST Mesa, AZ 85207 Closed / 4275459	Las Sendas	3	2	1,756	Both	121.87 / 121.87	478	03/10/2011
6		\$214,000 2658 N STERLING -- Mesa, AZ 85207 Closed / 4497773	Las Sendas	3	2	2,126	Community	103.48 / 100.66	73	03/02/2011
7		\$219,900 7222 E NORLAND ST Mesa, AZ 85207 Closed / 4536800	TRAILRIDGE AT LAS SENDAS MCR 824-11	4	3	1,911	None	115.07 / 115.07	4	03/21/2011
8		\$260,000 7445 E EAGLE CREST DR 1002 Mesa, AZ 85207 Closed / 4485699	CACHET AT LAS SENDAS	3	3.5	2,307	Community	121.33 / 112.7	100	03/03/2011
9		\$273,000 8048 E SANDIA CIR Mesa, AZ 85207 Closed / 4477603	ECHO CANYON AT LAS SENDAS	4	3	2,732	Private	100.99 / 99.93	111	03/18/2011
10		\$278,000 2652 N STERLING -- Mesa, AZ 85207 Closed / 4534460	LAS SENDAS	4	3	2,512	Community	115.05 / 110.67	32	03/18/2011
11		\$287,000 3114 N SAWYER CIR Mesa, AZ 85207 Closed / 4443601	Las Sendas	5	3	2,732	Both	116.76 / 105.05	171	03/11/2011
12		\$315,000 7961 E Sierra Morena CIR Mesa, AZ 85207 Closed / 4494061	LAS SENDAS - EAGLEFEATHER AT LAS SENDAS	4	2.5	2,814	Community	113.54 / 111.94	323	03/29/2011
13		\$320,000 3513 N PIEDRA CIR Mesa, AZ 85207 Closed / 4446677	Las Sendas	3	2	2,105	Both	161.05 / 152.02	185	03/31/2011
14		\$324,000 7514 E WOLF CANYON ST Mesa, AZ 85207 Closed / 4520840	LAS SENDAS	3	2.5	2,150	Both	153.95 / 150.7	0	03/29/2011
15		\$343,000 3454 N BOULDER CANYON CIR Mesa, AZ 85207 Closed / 4461103	LAS SENDAS	5	3	2,732	Both	128.05 / 125.55	165	03/28/2011
16		\$395,000 3602 N EAGLE CANYON -- Mesa, AZ 85207 Closed / 4540414	Las Sendas	3	2	2,855	Community	145.36 / 138.35	190	03/31/2011
17		\$399,000 7130 E SADDLEBACK ST 3 Mesa, AZ 85207 Closed / 4384430	Las Sendas	4	3	3,080	Private	129.55 / 129.55	229	03/11/2011
18		\$529,500 7812 E RIVERDALE CIR Mesa, AZ 85207	LAS SENDAS	4	3.5	3,648	Community	147.75 / 145.15	758	03/11/2011

		Closed / 4468858										
19		\$547,192 3750 N AVOCA ST Mesa, AZ 85207 Closed / 4529942	Las Sendas/Las Colinas	4	2.5	3,257	Both	180.84 / 168	42	03/21/2011		
20		\$550,000 4221 N HIGHVIEW -- Mesa, AZ 85207 Closed / 4475883	Las Sendas	3	2.5	3,183	Private	172.79 / 172.79	85	03/28/2011		
21		\$565,000 4202 N ARBOLES CIR Mesa, AZ 85207 Closed / 4521092	LAS SENDAS	4	2.5	3,404	Both	183.61 / 165.98	49	03/25/2011		
22		\$587,000 7829 E RIVERDALE CIR Mesa, AZ 85207 Closed / 4431391	Las Sendas	6	6.5	5,022	Both	124.43 / 116.89	171	03/04/2011		
23		\$840,000 7940 E RIVERDALE ST Mesa, AZ 85207 Closed / 4476076	ROCK CANYON II AT LAS SENDAS	7	6.5	6,160	Private	142.05 / 136.36	86	03/01/2011		
24		\$875,000 7260 E EAGLE CREST DR 14 Mesa, AZ 85207 Closed / 4153655	LAS SENDAS	3	3.75	2,869	Both	313.35 / 304.98	162	03/31/2011		
25		\$1,000,000 7112 E SUMMIT TRAIL ST Mesa, AZ 85207 Closed / 4453410	Summit at Las Sendas	5	4.5	5,295	Both	188.67 / 188.86	540	03/08/2011		

Prepared by Chris and Michele Keith


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Client Report (1)

7252 E MELROSE ST Mesa, AZ 85207

\$99,000

	4535939	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2 SF: 1,131 / County Assessor Year Built: 2002 Pool: Community EF: 22FRO2G Approx Lot SqFt: 4,059 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Windsong at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Model: Aspen Builder Name: Maracay Homes Hun Block: 2500 N Map Code/Grid: Q42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd & McDowell Rd **Directions:** East to Ridgecrest, South to Windsong Gate at Norwood, South to Raven, West on Melrose St, to property.

Public Remarks: This property is eligible under the Freddie Mac First Look Initiative through 2/25/11. A Homesteps acquired home in Windsong Las Sendas. Freddie Mac has opened escrow at Quality Title. Nice, clean, and move in ready. Low maintenance front and back yards, gated community, community pool, near the 202 Freeway. This property features 2 Bedrooms, 2 Bathrooms, + a Den. Don't forget to check the 2-Year Home Warranty available for owner occupant.

Master Bedroom	12 14	Bedroom 2	10 10	Kitchen	13 15		
Den	9 11	Family Room	13 12				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Gated Community; North/South Exposure Landscaping: Gravel/Stone Back; Natural Desert Front Complex Feature: Community Pool; Gated Community Flooring: Carpet; Vinyl	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room; Den/Office Basement Description: None	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: Other (See Remarks) Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-373 Lot Number: 44 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,048.66/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Rossmar & Graham HOA Telephone: 480-551-4300	HOA Fee/Paid: \$376.8/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 8 / 8 Close of Escrow Date: 03/26/2011 Off Market Date: 02/18/2011	List Price: \$111,900 Sold Price: \$99,000 Sold Price/SqFt: \$87.53 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 3 Closing Cost Split: Seller Assist - A	Special Listing Cond: Lender Owned Prop Status Update: Buyer Signed Bnk Add

Listed by: RE/MAX New Heights Realty (rmnh01)

Prepared by Chris and Michele Keith

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Client Report (2)

3055 N Red Mountain RD 151 Mesa, AZ 85207

\$190,000



4523413	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 1,571 / Builder Year Built: 1996 Pool: Community EF: 32R2G Approx Lot SqFt: 7,800 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Ironwood Pass at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Cactus Wren Builder Name: Blanford Hun Block: 7400 S Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/McDowell **Directions:** E on McDowell, N on Ridgecrest, W on Red Mtn, N into Ironwood Pass subdivision. #1210

Public Remarks: Award-winning Las Sendas master-planned golf community. Split 3 bedroom floorplan with greatroom. Desert oasis backyard with viewfence that backs to wash. Home is great condition, Neutral colors, granite counters, garden tub in master. Enjoy community amenities: hiking/biking trails, tennis, golf, resort style pools, children's play grounds/ball parks...and much more! Excelling schools!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Gated Community; Adjacent to Wash Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2007	Const - Finish: Stucco Construction: Block Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 219-19-087 Lot Number: 151 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,489/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$95/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 39 / 39 Close of Escrow Date: 03/17/2011 Off Market Date: 02/27/2011	List Price: \$199,000 Sold Price: \$190,000 Sold Price/SqFt: \$120.94 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

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

Prepared by Chris and Michele Keith

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Client Report (3)

3055 N RED MOUNTAIN RD 149 Mesa, AZ 85207

\$205,000

	4437613 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 SF: 2,150 / County Assessor Year Built: 1996 Pool: Community EF: 32.5FRDSO2G Approx Lot SqFt: 6,210 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Beautiful Backyard Oasis Planned Cmty Name: Model: Nighthawk Builder Name: Blandford Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** From Power, E to Ridgecrest. N on Ridgecrest to Red Mtn. N on Red Mtn. First RT into IRONWOOD PASS.

Public Remarks: Views and Location! This home has it all! Light, bright and open this home features huge vaulted ceilings, neutral tones, ceiling fans, custom draperies, and INCREDIBLE mountain views! The very PRIVATE Backyard Oasis has a view fence for that wonderful open feeling with a built in BBQ and SPA! BIG Plus! Also... Most of the yard is shaded from the afternoon Sun so you can ENTERTAIN Year Round!! Within walking distance to Las Sendas Elementary and the park, this home is truly in a fabulous location. Las Sendas Community amenities include two pools, spa's, tennis courts, and beautiful hiking trails. Owners are willing to Negotiate price for some improvements!!

Master Bedroom	16 14	Bedroom 2	12 10	Bedroom 3	12 10	Living Room	16 15
Den	11 10	Family Room	16 15	Kitchen	12 11		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Pool - Private: No Pool Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; City Light View(s); Mountain View (s); Gated Community; North/South Exposure Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Built-in BBQ Features: Skylight(s); Vaulted Ceiling (s) Complex Feature: Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Other (See Remarks) Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Loft Basement Description: None	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Tankless Ht Wtr Heat	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-085 Lot Number: 149 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,805.92/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas Community HOA Telephone: 480-357-7687	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 201 / 202 Close of Escrow Date: 03/29/2011 Off Market Date: 02/23/2011	List Price: \$229,000 Sold Price: \$205,000 Sold Price/SqFt: \$95.35 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Desert 2 Mountain Realty (ckad01)

Prepared by Chris and
Michele Keith

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Client Report (4)

7403 E NORWOOD ST Mesa, AZ 85207

\$205,000

	4524222 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 SF: 1,762 / County Assessor Year Built: 2002 Pool: Community EF: 32R2G Approx Lot SqFt: 6,618 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Grayfox at Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Azure Builder Name: Fulton Hun Block: 2800 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and McDowell **Directions:** From 202 freeway go N on Power, L. on Mcdowell, R. on Ridgecrest, L. on Norwood

Public Remarks: Great 3 bed 2 bath home in highly desired Las Sendas. Spacious split floor plan, tile throughout entire home. Beautiful kitchen that opens to great room. Stainless steel appliances. Gorgeous cherry cabinets. Las Sendas has excellent schools, community pools, sport courts, tennis courts, and a club house. Easy freeway access and close to great shopping and dining. A MUST SEE!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio Features: No Interior Steps Complex Feature: Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa Htd Add'l Property Use: None Flooring: Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Other Rooms: Great Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-538 Lot Number: 70 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,722/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$219,900 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone: 480-357-8780	HOA Fee/Paid: \$291/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 50 / 50 Close of Escrow Date: 03/10/2011 Off Market Date: 03/11/2011	List Price: \$219,900 Sold Price: \$205,000 Sold Price/SqFt: \$116.35 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Platinum Premier Realty, LLC (ppaz01)

Prepared by Chris and Michele Keith

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Client Report (5)

7019 E ROLAND ST Mesa, AZ 85207

\$214,000

	4275459 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 SF: 1,756 / County Assessor Year Built: 2003 Pool: Both Private & Community EF: 32FRDXPT2G Approx Lot SqFt: 7,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Morning Dove Builder Name: Blandford Hun Block: 3525 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Thomas & Power **Directions:** N on Thomas (Eagle Crest. R on Red Mountain, L on Roland (Tapestry Mountain) Home on the L after the gate.

Public Remarks: JUST RECIEVED THE APPROVAL LETTER AT \$214000 to close before 3/10/2010 SHORT SALE. BUYER WALKED. Gated award winning community of Las Sendas. Single story home w/pebble tec pool, waterfall & BBQ. Pvt BY w/view fence & wash, mountain views. 3 bedroom, 2 bath, formal LR/DR. Open kitchen w/ upgraded cabinets, corian counter tops. Open to family room w/gas FP. Surround system. 2 car garage w/ shelving. Las Sendas has club house, 2 heated pools/spas, parks, sport courts, tennis courts, excelling schools, close to 202, shopping & Dining.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Gas Fireplace Property Description: Golf Course Subd; Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Tennis Court(s); Sport Court(s); Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 1 AT LAS SENDAS AN: 219-19-662 Lot Number: 3 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,723/2008 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone: 480-357-8780	HOA Fee/Paid: \$271/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 478 / 479 Close of Escrow Date: 03/10/2011 Off Market Date: 02/09/2011	List Price: \$214,000 Sold Price: \$214,000 Sold Price/SqFt: \$121.87 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Short Sale Aprvl Req

Listed by: Realty Executives (reax15)

Client Report (6)

2658 N STERLING -- Mesa, AZ 85207

\$214,000



4497773 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2
SF: 2,126 / County Assessor
Year Built: 2002
Pool: Community
EF: 32RDO3G
Approx Lot SqFt: 7,595 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Fulton
Hun Block: 2800 N
Map Code/Grid: Q42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East on McDowell past Ridgecrest to next right which is Sterling. Turn South (right) on Sterling and follow it to the left and around to home on the right side of street.

Public Remarks: Traditional Sale. Popular Fulton floorplan ready for your buyer to call home. Wonderful neighborhood with proximity to freeways and excellent schools. Oversized kitchen with open greatroom and separate living room. Master bath has dual vanities, separate garden tub and shower. Lots of custom curves and niches. Walk-in closets in every bedroom. Access to the Las Sendas club house pools/spa, tennis courts, club house, etc. This home is a must see.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Tennis Court (s)</p>	<p>Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Den/Office Basement Description: None</p>	<p>Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public</p>	<p>County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-511 Lot Number: 43 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,690/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780</p>	<p>HOA Fee/Paid: \$316.8/Quarterly Association Fee Incl: Common Area Maint; Street Maint</p>	<p>Assoc Rules/Info: Prof Managed</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 73 / 73 Close of Escrow Date: 03/02/2011 Off Market Date: 02/04/2011</p>	<p>List Price: \$220,000 Sold Price: \$214,000 Sold Price/SqFt: \$100.66 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: Blue Desert Properties, LLC (bdpi01)

Prepared by Chris and Michele Keith

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Client Report (7)

7222 E NORLAND ST Mesa, AZ 85207

\$219,900

	4536800 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 SF: 1,911 / County Assessor Year Built: 2007 Pool: None EF: 43RDX2G Approx Lot SqFt: 5,508 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: TRAILRIDGE AT LAS SENDAS MCR 824-11 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD HOMES Hun Block: 2725 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: McDowell Rd & Power Rd **Directions:** From Power, East on McDowell Rd to Ridgecrest, South to 2nd Gate on Right (Nance). Once through gate take right on Raven and then Left on Norland. Home is on the North side of the road.

Public Remarks: What a fantastic opportunity to own a beautiful home in Las Sendas! This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage Financing. This property is approved for HomePath Renovation Mortgage Financing.

Master Bedroom 15' 13'	Bedroom 2 9' 9'	Bedroom 3 9' 9'	Bedroom 4 10' 10'	Living Room 17' 15'
		Kitchen 9' 6'	Dining Room 12' 11'	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Landscaping: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Formal Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Other (See Remarks)	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-761 Lot Number: 74 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,625/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Rossmar & Graham HOA Telephone: (480) 551-4370	HOA Fee/Paid: \$317/Quarterly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: \$375	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 5 Close of Escrow Date: 03/21/2011 Off Market Date: 02/16/2011	List Price: \$219,900 Sold Price: \$219,900 Sold Price/SqFt: \$115.07 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A	Special Listing Cond: Lender Owned Prop

Listed by: RE/MAX Excalibur Realty (reex02)

Prepared by Chris and Michele Keith


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Client Report (8)

7445 E EAGLE CREST DR 1002 Mesa, AZ 85207

\$260,000

	4485699	Residential	Townhouse	Closed
	Beds/Baths: 3 / 3.5 SF: 2,307 / County Assessor Year Built: 2002 Pool: Community EF: 33.5RX2G Approx Lot SqFt: 1,360 / SqFt Not Available Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Townhouse		Subdivision: CACHET AT LAS SENDAS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: CACHET Hun Block: 4000 N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & THOMAS **Directions:** 202 EAST TO POWER RD EXIT. NORTH ON POWER TO THOMAS ROAD/EAGLE CREST. EAST ON EAGLE CREST FROM POWER AND CONTINUE NORTHEAST AROUND TO EAGLE CREST GATED

Public Remarks: LOVELY GATED ENTRANCE IN PRESTIGIOUS "LAS SENDAS" GOLF COMMUNITY. WONDERFUL COMMUNITY AMENITIES- POOL, SPA, WEIGHTROOM, CONFERENCE CENTER, ETC. WONDERFUL MOUNTAIN VIEWS This is a Fannie Mae HomePath property. Purchase this property with as little as 3% down. This property is approved for Fannie Mae HomePath Mortgage financing or Fannie Mae HomePath Renovation Mortgage financing

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Golf Course Subd; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Fix-Up Needs Repair; 9+ Flat Ceilings Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s)	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths Additional Bedroom: Master Bdrm Split; 2 Master Bdrms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Description: None	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Rolled Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 219-17-609 Lot Number: 1002 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,071.88/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: CACHET @ LAS SENDAS HOA Telephone: 480-829-7400	HOA Fee/Paid: \$157/Monthly Association Fee Incl: Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 100 / 100 Close of Escrow Date: 03/03/2011 Off Market Date: 02/09/2011	List Price: \$279,900 Sold Price: \$260,000 Sold Price/SqFt: \$112.7 Loan Type: Conventional Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop Status Update: REO Apprvl Indicated; Buyer Signed Bnk Add

Listed by: 5 Stone Realty Group (fstn01)

Prepared by Chris and Michele Keith

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Client Report (9)

8048 E SANDIA CIR Mesa, AZ 85207

\$273,000

	4477603 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 SF: 2,732 / County Assessor Year Built: 2001 Pool: Private EF: 43FRDXPO3G Approx Lot SqFt: 2,400 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: ECHO CANYON AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: ECHO CANYON AT LAS SENDAS Planned Cmty Name: ECHO CANYON AT LAS SENDAS Model: Builder Name: BLANDFORD HOMES Hun Block: 8200 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas **Directions:** N. ON THOMAS TO EAGLE CREST, E. ON EAGLE CREST TO 80TH ST., LEFT ON 80TH ST. TO FIRST RIGHT/GO THRU GATE, 1ST RIGHT CURVES INTO SANDIA CIRCLE.

Public Remarks: AWARD WINNING LAS SENDAS COMMUNITY IN E. MESA WITH INCREDIBLE MOUNTAIN VIEWS CITY LIGHTS AND MORE.... THIS GREAT HOME BOASTS 4 BEDROOMS AND 3 BATHS. LARGE LOT WITH A GREAT PEBBLE TECH POOL AND LARGE SIDE YARD FOR TOYS!! HOME IS NEAR THE TRAILHEAD MEMBERS CLUB, TRAILS, BIKE PATHS, TENNIS, SWIMMING, GYM AND MORE... HOME IS ALSO LOCATED IN A CUL-DE-SAC MAKING IT SAFER FOR A FAMILY WITH SMALL CHILDREN DUE TO LESS TRAFFIC. BANK OF AMERICA PRE-QUAL LETTER REQUIRED. CASH DEALS NEED PROOF OF FUNDS. FREE CREDIT REPORT AND APPRAISAL IF FINANCED THRU B OF A.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Cul-De-Sac Lot Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS AN: 219-18-376 Lot Number: 22 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,388/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: LAS SENDAS COMMUNITY HOA Telephone: 602-288-2633	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 111 / 111 Close of Escrow Date: 03/18/2011 Off Market Date: 03/18/2011	List Price: \$275,900 Sold Price: \$273,000 Sold Price/SqFt: \$99.93 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop

Listed by: 1st USA Realty Professionals (fusa01)

Prepared by Chris and Michele Keith

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Client Report (10)

2652 N STERLING -- Mesa, AZ 85207

\$278,000

	4534460 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 SF: 2,512 / County Assessor Guest House SqFt: 0 Year Built: 2002 Pool: Community EF: 43FRDO3G Approx Lot SqFt: 7,356 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: MAIZE Builder Name: FULTON HOMES Hun Block: 2800 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** EAST ON MCDOWELL PAST RIDGECREST TO NEXT RIGHT WHICH IS STERLING. TURN SOUTH ON STERLING AND FOLLOW IT AROUND TO HOME ON RIGHT.

Public Remarks: NOT A SHORT SALE. IF PERFECTION AND STUNNING BEAUTY IS WHAT YOU WANT, LOOK NO MORE THIS IS YOUR HOME. IT HAS BEEN PROFESSIONALLY REMODELED WITH DESIGNER TOUCHES EVERYWHERE. GRANITE COUNTERTOPS IN KITCHEN AND BATHS, NEW FLOORING, NEW APPLIANCES, LIGHTS, PAINT, LANDSCAPING, SLATE FRONT AND BACK...PLAYGROUND IN WALKING DISTANCE JUST UP THE STREET. THIS HOME HAS IT ALL, PLUS ACCESS TO THE COMMUNITY POOL, TENNIS COURTS, CLUB HOUSE AND GOLF COURSE. EXIT NORTH ON RIVERCREST TO AMENITIES. MAKE THIS YOUR NEW HOME.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Golf Course; Near Bus Stop; Tennis Court(s) Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srd Snd; Pre-Wire Sat Dish; Sat Dish Intrnt Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-512 Lot Number: 44 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,733/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: LAS SENDAS HOA HOA Telephone: 480-357-8780	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$100	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Cap Imprv/Impact Fee: 100 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 32 / 32 Close of Escrow Date: 03/18/2011 Off Market Date: 03/12/2011	List Price: \$289,000 Sold Price: \$278,000 Sold Price/SqFt: \$110.67 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl01)

Client Report (11)

3114 N SAWYER CIR Mesa, AZ 85207

\$287,000

	4443601 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 SF: 2,732 / Builder Year Built: 1998 Pool: Both Private & Community EF: 53RDXP3G Approx Lot SqFt: 9,682 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: The Terraces Planned Cmty Name: Las Sendas Model: Palo Verde Builder Name: Blandford Hun Block: 7525 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East on McDowell; Left on Ridgecrest; Right on Portia Street (The Terraces) Left on Sawyer; Home will be 2nd on your Left.

Public Remarks: Entertainers backyard features fenced pebble-tec pool and spa, beehive fireplace with seating area; grass play area and covered patio. Great family floorplan with 5 bedrooms, 3 baths and a 3 car garage. Custom paint thru-out, wood blinds, upgraded tile and carpet. One bedroom and bath on the 1st floor. Master bedroom has walk out balcony with city light and mountain views. Laundry room with cabinets. Kitchen has center island with corian counters and lots of extended cabinets. Located in the Terraces within the gated community of Las Sendas. Two community pools, tennis, golf, parks & walking trails. Close to shopping, restaurants and new 202 for easy access to Sky Harbor Airport and Surrounding Phoenix.

Master Bedroom	19 14	Bedroom 2	11 11	Bedroom 3	11 13	Bedroom 4	12 12	Bedroom 5	11 10
				Kitchen	9 22	Dining Room	11 11	Living Room	19 15

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Exterior Fireplace Property Description: Golf Course Subd; Mountain View(s); Gated Community Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-525 Lot Number: 259 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,984/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 171 / 171 Close of Escrow Date: 03/11/2011 Off Market Date: 02/04/2011	List Price: \$319,000 Sold Price: \$287,000 Sold Price/SqFt: \$105.05 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails & Paths Premier Properties (tpp01)

Client Report (12)

7961 E Sierra Morena CIR Mesa, AZ 85207

\$315,000

	4494061 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 SF: 2,814 / County Assessor Year Built: 2001 Pool: Community EF: 42.5FRDX3G Approx Lot SqFt: 10,696 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: LAS SENDAS - EAGLEFEATHER AT LAS SENDAS Tax Municipality: Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 3625 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** EAST TO LIGHT (RIDGECREST)* NORTH(LEFT) TO SAYAN * WEST (LEFT) TO PIEDRA CIR * SW (LFFT) TO CANYON WASH * SOUTH (LEFT) TO SIERRA MORENA * EAST TO HOME

Public Remarks: Priced to sell move in ready home! Fully furnished! Immaculate inside and out. Features of the home include open floor plan, neutral colors throughout, beautiful kitchen with eat in area, soaring vaulted ceilings, custom shutters, oversized tile in all high traffic areas, four bedrooms, 2.5 bathrooms, easy maintenance landscaping, flagstone accents, built in BBQ, and new exterior paint (2009). All this plus located in the amazing subdivision of Las Sendas featuring golf, walking/hiking paths, and community pool. Regular seller not a short sale or REO.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; Mountain View (s); Gated Community Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Wet Bar (s); No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: EAGLEFEATHER AT LAS SENDAS AN: 219-18-209 Lot Number: 285 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: 50548 Plat: Taxes/Yr: \$2,379.44/2010 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: LAS SENDAD HOA HOA Telephone:	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 323 / 85 Close of Escrow Date: 03/29/2011 Off Market Date: 02/09/2011	List Price: \$319,500 Sold Price: \$315,000 Sold Price/SqFt: \$111.94 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: RE/MAX Alliance Group (rma101)

Client Report (13)

3513 N PIEDRA CIR Mesa, AZ 85207

\$320,000

	4446677 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 SF: 2,105 / County Assessor Year Built: 2001 Pool: Both Private & Community EF: 32RXPS3G Approx Lot SqFt: 9,134 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Grayhawk Planned Cmty Name: Las Sendas Model: Desert Willow Builder Name: Blanford Hun Block: 3500 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East to Ridgecrest, North on Ridgecrest to Grayhawk subdivision, left on Stone Gully, enter through gate, right on Piedra.

Public Remarks: Hard to find this model, its a greatroom / split floor plan with large bedrooms. Backyard is fabulous with pool, hot tub, water feature and two large patios, a true entertainers delight. Interior features soaring vaults, niches, pot shelves, gourmet kitchen with new granite countertops, all appliances incl., center island, Master bedroom is huge and the bath features separte shower and tub, large walk in closet and neutral tile. This home is CLEAN,with new carpet and fresh paint and best of all it's a traditional sale-immediate answers!

Master Bedroom 20 16	Bedroom 2 16 11	Bedroom 3 15 12	
		Kitchen 12.4 9.6	
		Great Room 19 24	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; Corner Lot; Gated Community; North/South Exposure Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Community Pool Htd; Community Spa Htd; Golf Course; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Dishwasher; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS AN: 219-20-215 Lot Number: 453 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,211/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: las sendas hoa HOA Telephone:	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 185 / 185 Close of Escrow Date: 03/31/2011 Off Market Date: 03/16/2011	List Price: \$339,000 Sold Price: \$320,000 Sold Price/SqFt: \$152.02 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Client Report (14)

7514 E WOLF CANYON ST Mesa, AZ 85207

\$324,000



4520840	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 SF: 2,150 / County Assessor Year Built: 2001 Pool: Both Private & Community EF: 32.5FRDXPSO3G Approx Lot SqFt: 13,164 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: NIGHTHAWK Builder Name: Unknown Hun Block: 3200 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER AND THOMAS **Directions:** EAST ON THOMAS (EAGLE CANYON), LEFT ON NORTH DESERT OASIS (MOUNTAIN GATE COMMUNITY), LEFT ON WOLF CANYON, HOME ON RIGHT

Public Remarks: VERY PRIVATE BACKYARD WITH SPECTACULAR MOUNTAIN AND CITY LIGHT VIEWS!! ENORMOUS BACKYARD(13,164)WITH PEBBLE TEC SALT WATER POOL, RAISED SPA WITH SPILL OVER, BEAUTIFUL WATERFALL FEATURE, EXTENDED KOOL-DECKING PATIO, AND AN ADDITIONAL SITTING AREA TO ENJOY YOUR MOUNTAIN VIEWS! THIS HOME IS ON A CUL-DE-SAC WITH BRICK FRONT, FLAGSTONE WALKWAY AND A 3 CAR GARAGE. GOURMET KITCHEN HAS GRANITE COUNTER TOPS, MAPLE CABINETS, 16" TILE AND BLACK APPLIANCES. THE MASTER BEDROOM IS VAULTED WITH WALK-IN CLOSETS AND AN EXTENDED BALCONY TO ENJOY CITY LIGHTS AND SUNSET VIEWS! ADDITIONAL FEATURES INCLUDE:3 BEDROOMS PLUS A LOFT,WATER SOFTNER,GAS FP, SECURITY SYSTEM AND WIRED FOR SURROUND SOUND

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; City Light View (s); Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area Features: Skylight(s); Vaulted Ceiling (s) Complex Feature: Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Tile	Kitchen Features: Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Loft Basement Description: None Items Updated: Pool Partial/Full: Full	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-17-789 Lot Number: 552 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,919.84/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$225/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 11 Close of Escrow Date: 03/29/2011 Off Market Date: 01/13/2011	List Price: \$331,000 Sold Price: \$324,000 Sold Price/SqFt: \$150.7 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req Status Update: SS Offr Submtd Lendr

Listed by: Crown Key Real Estate (ckre001)

Client Report (15)

3454 N BOULDER CANYON CIR Mesa, AZ 85207

\$343,000



4461103	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 SF: 2,732 / Builder Year Built: 2003 Pool: Both Private & Community EF: 53FRDXPT03G Approx Lot SqFt: 8,632 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7250 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** ENTER LAS SENDAS ON EAGLE CREST, R ON RED MOUNTAIN, LEFT ON ROLAND (THRU GATE) TAPESTRY MOUNTAIN, L ON BOULDER CANYON TO CUL DE SAC

Public Remarks: BEAUTIFUL LAS SENDAS HOME ON CUL SAC WITH POOL. 2732 SQ FT 5 BEDROOM / 3 BATH HOME. UPGRADED KITCHEN: 42" CABINETS, GRANITE COUNTERTOPS, ISLAND WITH NEW COOKTOP. BEAUTIFUL TILE. OPEN FLOOR PLAN, FAMILY ROOM HAS GAS FIREPLACE. FORMAL LIVINGROOM & DININGROOM. CUSTOM PAINT. FIRST FLOOR BEDROOM & FULL BATH. MASTER HAS PRIVATE DECK W/CITY LIGHT VIEWS.LAUNDRY W/ PANTRY & CABINETS. OVERSIZED LOT W/ PEBBLE TEC POOL & RAISED DECK PATIO. WALK TO PARKS & SCHOOL. LAS SENDAS HAS 2 COMMUNITY POOLS/SPA, TENNIS, SPORT COURTS, PARKS, FITNESS CENTER & CLUB HOUSE. EXCELLING SCHOOLS. CLOSE TO 202, SHOPPING, DINING & TONTO NATIONAL FOREST.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; City Light View (s); Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash Landscaping: Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front Exterior Features: Tennis Court(s); Sport Court(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s); Childrens Play Area Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial	Architecture: Territorial/Santa Fe Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 1 AT LAS SENDAS AN: 219-19-708 Lot Number: 49 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,386/2009 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone: 480-357-8780	HOA Fee/Paid: \$281/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$350	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center: Y Rec Center Fee Pd: Monthly Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 165 / 165 Close of Escrow Date: 03/28/2011 Off Market Date: 03/01/2011	List Price: \$349,828 Sold Price: \$343,000 Sold Price/SqFt: \$125.55 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Realty Executives (reax15)

Client Report (16)

3602 N EAGLE CANYON -- Mesa, AZ 85207

\$395,000

	4540414 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 SF: 2,855 / County Assessor Year Built: 1999 Pool: Community EF: 32FRDXO3G Approx Lot SqFt: 12,009 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 3000 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power Rd and Thomas Rd **Directions:** From US 60 & Power Rd, Left on Power Rd, Right on Eagle Crest Dr, Right on Saddleback St, Right on Eagle Canyon. Home on Right.

Public Remarks: Beautifully renovated home (2010) situated within exclusive Las Sendas Master Planned Community. Professionally remodeled kitchen features 42" chocolate maple cabinets, granite counters, SS appliances and tie flooring. High-end carpeting, custom paint & antique bronze fixtures throughout. Baths feature new tile and granite. Home boasts distinct architectural accents, cut-outs & surround sound ideal for entertaining. Large private back yard features custom rock fountain, spacious covered patio, built-in BBQ, new sod, & gorgeous views of the golf course & mountains. Bring your most discerning clients!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s); Gated Community Landscaping: Desert Front; Grass Back; Irrigation Back Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Stone; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2010; Kitchen Yr Updated: 2010; Bath (s) Yr Updated: 2010	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-156 Lot Number: 92 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,690.6/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone:	Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 190 / 25 Close of Escrow Date: 03/31/2011 Off Market Date: 03/15/2011	List Price: \$415,000 Sold Price: \$395,000 Sold Price/SqFt: \$138.35 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: PMI Scottsdale Realty (mesh01)

Prepared by Chris and Michele Keith


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Client Report (17)

7130 E SADDLEBACK ST 3 Mesa, AZ 85207

\$399,000

	4384430 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 SF: 3,080 / Owner Year Built: 1999 Pool: Private EF: 43RDXPSQ4G Approx Lot SqFt: 17,232 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Golf Colony Planned Cmty Name: Las Sendas Model: Unk Builder Name: Adobe Custom Homes Hun Block: 3800 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 040 - Glendale Elementary District High School: Red Mountain

Cross Streets: Power & Thomas **Directions:** East on Thomas (Eagle Crest), Right on Saddleback, 1st subdivision on Left. Home on the right.

Public Remarks: BACK ON MARKET. Don't miss your 2nd chance to own this beautiful adobe custom home nestled in the gated Golf Colony in Las Sendas. This open and spacious floor plan offers many designer touches throughout. Wood columns, coffered ceilings, granite countertops, travertine tile, built in entertainment center w/fire place, surround sound and much more. 4 car extended length garage. Detached 20' x 11" guest room with separate entrance. Capture the beautiful sunsets, mountain views and city lights from the view deck that overlooks the tranquil garden. Perfect for entertaining or just relaxing with built in BBQ, fire pit, salt water pebble-tec pool with water feature and spa. Award winning Las Sendas offers private 18 hole golf course, club house, work-out facility, heated pools, tennis and more

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 4 Car Garage; Extnded Lngh Garage Pool - Private: Pool - Private; Fenced Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace Property Description: Golf Course Subd; Corner Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Soft Water Loop; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Guest Qtrs-Sep Entrn Basement Description: None Items Updated: Floor Yr Updated: 2007; Floor Partial/Full: Partial	Architecture: Territorial/Santa Fe Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; Oth Elec (See Rmrks) Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-17-011 Lot Number: 3 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,712/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480.357.8780	HOA Fee/Paid: \$220/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 229 / 229 Close of Escrow Date: 03/11/2011 Off Market Date: 02/08/2011	List Price: \$399,000 Sold Price: \$399,000 Sold Price/SqFt: \$129.55 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails & Paths Premier Properties (tppp01)

Prepared by Chris and Michele Keith

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4468858	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3.5 SF: 3,648 / County Assessor Guest House SqFt: 0 Year Built: 2004 Pool: Community EF: 43.5FRDXO3G Approx Lot SqFt: 23,118 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: ROCK CANYON II Planned Cmty Name: LAS SENDAS Model: CUSTOM Builder Name: CUSTOM Hun Block: 3500 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & MCDOWELL RD **Directions:** East to Ridgecrest(light) Turn Left and follow about 1/2 mile to Rock Canyon II Gated Community on Right. Thru gates, turn Right on Riverdale.Follow to end of the cul-de-sac. Home on Right.

Public Remarks: REDUCED AGAIN!!*THIS HOME CAN BE NEGOTIATED QUICKLY DUE TO PRIVATE LENDER*THIS BUILDER'S OWN CUSTOM HOME HAS EVERYTHING AND BUILDER CAN MAKE ANY CHANGES EASILY!!*GORGEOUS MAPLE HARDWOOD FLOORS & PORCELAIN TILE(SUPERIOR TO TRAVERTINE FOR EASY CARE*NEW CARPET IN WAREHOUSE CAN BE PURCHASED CHEAP!*CHEF'S KITCHEN W/SLAB GRANITE,MAPLE CABINETS,KITCHEN-AID STAINLESS APPLIANCES+ICE MAKER*LAUNDRY ROOM HAS LARGE CENTER ISLAND+2 BUILT IN DESKS*STORAGE GALORE IN THIS HOME IN PANTRY AND EXTRA ROOMS/MUD ROOM*EPOXY FLOOR&GARAGE CABINETS IN 3 CAR GARAGE*FAMILY ROOM HAS NEW CARPET*GRASSY BACKYARD W/PLANS DRAWN FOR AMAZING HEATED POOL & SPA!*ROOF DECK HAS 180 DEGREE VIEWS OF MTNS/CITY LIGHTS*LAS SENDAS HAS 2 COMMUNITY POOLS/TENNIS/GOLF/BIKING TRAILS/25 MIN. TO SKY HARBOR AIRPORT!!

Master Bedroom	19 22	Bedroom 2	13 12	Bedroom 3	15 12	Bedroom 4	16 10	Living Room	13 13
Den	11 11	Family Room	22 20	Kitchen	17 15	Dining Room	14 10		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Parking: 3 Car Garage; Over Height Garage; Extnded Lngth Garage; Side Vehicle Entry; Electric Door Opener; Atch'd Gar Cabinets; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas Fireplace; Firepit Property Description: Golf Course Subd; Cul-De-Sac Lot; City Light View (s); Mountain View(s); Gated Community Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Add'l Property Use: None Flooring: Carpet; Tile; Wood	Kitchen Features: Disposal; Dishwasher; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: Concrete Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; 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 Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; R-Value Upgrades	County Code: Maricopa Legal Subdivision: ROCK CANYON AT LAS SENDAS AN: 219-20-312 Lot Number: 63 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$4,779/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail Miscellaneous: Home Warranty Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone: 480 357-8780	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info

CDOM/ADOM: 758 / 332
Close of Escrow Date: 03/11/2011
Off Market Date: 03/04/2011

List Price: \$539,000
Sold Price: \$529,500
Sold Price/SqFt: \$145.15
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Pnts Pd By Buyer: 1
Pnts Pd By Seller: 0
Closing Cost Split: Seller Assist - A

Special Listing Cond: Short Sale Aprvl Req

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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Client Report (19)

3750 N AVOCA ST Mesa, AZ 85207

\$547,192

	4529942	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 SF: 3,257 / County Assessor Year Built: 1999 Pool: Both Private & Community EF: 42.5FRDXPSO3G Approx Lot SqFt: 15,200 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas/Las Colinas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Nu Vista Hun Block: 7475 E Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** East on Thomas/Eagle Crest, Right on Saddleback to The Preserve (3rd Gate) on left at Avery Street, thru gate left to home.

Public Remarks: Custom home in gated community of The Preserve at Las Sendas. This home is a '10' & priced to sell! Highly upgraded & like new. Gourmet kitchen w/4 burner Viking Range & convection oven. Blt-in refrigerator, maple cabinets & granite counters. Travertine w/custom tile inlays. Designer fixtures, lighting, shutters, window coverings & paint. Hickory wood plank floor & stacked stone FP in Fam Rm. Huge mstr suite, sitting room, walk-in closet & jetted tub. Beautiful formal living & dining rm. Walls of windows frame the Mt. Views & very private professionally redesigned Resort Backyard. Heated Salt-Water Pebble tec Spa & pool w/waterfall plus Aqua Link programmable system. Patio & firepit seating, expansive kool decking, Ramada w/blt-in BBQ & new tile counter. New lighting & fans outside.

Master Bedroom	25 17	Bedroom 2	13 12	Bedroom 3	15 12	Bedroom 4	13 13	Living Room	17 15
		Family Room	22 17	Kitchen	21 16	Dining Room	15 15		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Side Vehicle Entry; Electric Door Opener; Attch'd Gar Cabinets Pool - Private: Pool - Private; Diving Pool; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Golf Course Subd; Mountain View(s); Gated Community Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Gazebo/Ramada; Private Street(s); Pvt Yrd(s)/Crttyrd(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Carpet; Stone; Tile; Wood</p>	<p>Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2004; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Partial; Pool Yr Updated: 2010; Pool Partial/Full: Partial</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng One Room; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: LAS COLINAS AT LAS SENDAS AN: 219-17-357 Lot Number: 30 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,149/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Rossmar & Graham HOA Telephone: 480-551-4300	HOA Fee/Paid: \$317/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$375	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVtBt; Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 42 / 42 Close of Escrow Date: 03/21/2011 Off Market Date: 03/14/2011	List Price: \$589,000 Sold Price: \$547,192 Sold Price/SqFt: \$168 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Russ Lyon Sothebys Intl Realty (lyon25)

Client Report (20)

4221 N HIGHVIEW -- Mesa, AZ 85207

\$550,000

	4475883 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 SF: 3,183 / County Assessor Year Built: 2005 Pool: Private EF: 32.5FRDPO3G Approx Lot SqFt: 12,316 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 4200 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East on McDowell from Power to Ridgecrest, north to Las Sendas Mountain Dr, east to Stone Peak, north through the gate at Granite Preserve, east on Valley Vista which turns into Highview.

Public Remarks: Beautiful, model-perfect home with huge paved courtyard and city light views in the front and mountain and national forest views in the private backyard. Large, open kitchen boasts huge island, slab granite and professional gas cook top. 12' ceilings with wood beams, formal dining room, huge floor to ceiling built-in book shelves and upgrades throughout. Large master bedroom and bath with garden tub, walk-in shower and his and hers walk-in closets. Three car garage with built-in cabinets and epoxy floor. Backyard has nice pebble tec pool with waterfall, built-in bbq and fireplace. This home shows like a resort, you will not be disappointed!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Extned Lngth Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; Golf Course Subd; City Light View(s); Mountain View(s); Gated Community Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Gated Community; Golf Course; Tennis Court (s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room; Library-Blt-in Bkcase; Bonus/Game Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-873 Lot Number: 22 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,941.7/2010 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$339/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 85 / 85 Close of Escrow Date: 03/28/2011 Off Market Date: 01/06/2011	List Price: \$550,000 Sold Price: \$550,000 Sold Price/SqFt: \$172.79 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Short Sale Aprvl Req

Listed by: Green Street Realty LLC (grsr01)

Prepared by Chris and Michele Keith


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Client Report (21)

4202 N ARBOLES CIR Mesa, AZ 85207

\$565,000

	4521092 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 SF: 3,404 / County Assessor Year Built: 2004 Pool: Both Private & Community EF: 42.5FRDPSO2G Approx Lot SqFt: 15,139 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: GRANITE PRESERVE Planned Cmty Name: LAS SENDAS Model: MODEL #5 Builder Name: BLANDFORD HOMES Hun Block: 200 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** East on Eagle Crest, Left on Las Sendas Mountain, Left on Stone Peak (Granite Preserve Gate), Right On Valley Vista , Left on Arboles Circle

Public Remarks: * PRICE REDUCED! * BANK OWNED * SOLD AS-IS! * Model #5 In Granite Preserve @ Las Sendas * This Home Is Missing The Oven/Range, Refrigerator & Dishwasher. Also Missing Are Most Of The Light Fixtures And All Of The Plantation Shutters Have Been Removed By The Previous Owner! The Backyard Has A BBQ Island, But The Viking BBQ & Refrigerator Have Been Removed. The Bank Is Ready To Sell This Home For Well Under Market Value!

Master Bedroom	22 15	Bedroom 2	14 12	Bedroom 3	14 12	Dining Room	15 13
Den	16 14	Family Room	23 22	Kitchen	27 13		
Bonus/Game Room	20 10						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 2 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Other (See Remarks) Property Description: Golf Course Subd; Cul-De-Sac Lot; Gated Community Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Gazebo/Ramada; Private Street(s); Pvt Yrd(s)/CrtYrd(s); Built-in BBQ Features: Fix-Up Needs Repair; 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Carpet; Stone	Kitchen Features: Gas Stub for Range; Disposal; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office; Bonus/Game Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-898 Lot Number: 47 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,180/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA Fee/Paid: \$368/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$365	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 Close of Escrow Date: 03/25/2011 Off Market Date: 03/10/2011	List Price: \$625,000 Sold Price: \$565,000 Sold Price/SqFt: \$165.98 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop

Listed by: Coldwell Banker Trails & Paths Premier Properties (tppp01)

Prepared by Chris and
Michele Keith


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Client Report (22)

7829 E RIVERDALE CIR Mesa, AZ 85207

\$587,000

	4431391 Residential Single Family - Detached Closed	
	Beds/Baths: 6 / 6.5 SF: 5,022 / County Assessor Guest House SqFt: 1,200 Year Built: 2005 Pool: Both Private & Community EF: 66.5RDXPSQO4G Approx Lot SqFt: 26,250 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: ROCK CANYON Planned Cmty Name: Las Sendas Model: GUEST QUARTERS Builder Name: CUSTOM Hun Block: 7500 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** East on McDowell, North on Ridgecrest. Third right into Rock Canyon II.

Public Remarks: W@W! L@K at This feature loaded home in Las Sendas - Priced to sell! This captivating home is ready for new owners. Check out the Guest House, media/game room, basement, travertine, granite, alder cabinetry, pool, spa, large covered patio, fireplace, built in BBQ area, City lights & Mountain Views! Buyers to verify all material facts & figures! This is NOT a short sale - we get answers FAST!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Parking: 4 Car Garage; Extnded Lngth Garage; Side Vehicle Entry; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace Property Description: Golf Course Subd; City Light View(s); Mountain View (s); Gated Community; North/South Exposure Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone; Wood	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; 2 Master Bdrms; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Den/Office; Basement; Guest Qtrs-Sep Entrn; Media Room Basement Description: Finished; Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Built-Up; Partial Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntrwk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: ROCK CANYON AT LAS SENDAS AN: 219-20-307 Lot Number: 58 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$7,125/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Miscellaneous: Home Warranty Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas Community HOA Telephone: 480-829-7400	HOA Fee/Paid: \$246/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Prof Managed	Rec Center: Y Rec Center Fee: \$0 Cap Imprv/Impact Fee: NO Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 171 / 171 Close of Escrow Date: 03/04/2011 Off Market Date: 02/25/2011	List Price: \$624,900 Sold Price: \$587,000 Sold Price/SqFt: \$116.89 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop

Listed by: Desert 2 Mountain Realty (ckad01)

Client Report (23)

7940 E RIVERDALE ST Mesa, AZ 85207

\$840,000

	4476076 Residential Single Family - Detached Closed	
	Beds/Baths: 7 / 6.5 SF: 6,160 / County Assessor Year Built: 2007 Pool: Private EF: 76.5FRDXPSQNO4G Approx Lot SqFt: 39,399 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: ROCK CANYON II AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: ELEMENT HOMES Hun Block: 3400 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER & THOMAS **Directions:** E ON THOMAS, N ON EAGLE CREST, FOLLOW AROUND & TURN LEFT ON TUSCANY, LEFT ON RIVERDALE

Public Remarks: SPECTACULAR CUSTOM BUILD IN PRESTIGIOUS ROCK CANYON @ LAS SENDAS. HIGHLY UPGRADED, 7 BDR, 6.5 BA & MEDIA ROOM. LARGE BASEMENT. UPGRADED CABINETRY, GRANITE COUNTERTOPS T/O. HIGH-END APPLIANCES. TRAVERTINE TILE. ALDER DOORS. LOW E WINDOWS. SURROUND SOUND & SPEAKERS. HOME ELECTRONIC SYSTEM. WIRELESS ENTRY. CENTRAL VAC. SECURITY SYSTEM. 12'-18' CEILINGS. HEATED JETTED TUB. WORKOUT ROOM W/ SPORT FLOOR. OVERSIZED 4 CAR GARAGE W/ STORAGE, CLOSETS, EPOXY, A/C & WORK ROOM. PROFESSIONALLY L/S FRONT & BACK. SUPER ENERGY EFFICIENT. PEBBLE TEC POOL & SPA W/ WATERFALL. BUILT-IN BBQ & FIRE PIT. PRIVATE OVERSIZED LOT. 2 DECKS. BREATHTAKING VIEWS. Current appraisal came in at 975K.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Parking: 4 Car Garage; Extnded Lngh Garage; Electric Door Opener; Atch'd Gar Cabinets; Separate Strge Area Pool - Private: Pool - Private Spa: Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Firepit Property Description: Golf Course Subd; Gated Community; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Misting System; Built-in BBQ Features: 9+ Flat Ceilings; Wet Bar(s); Intercom; Soft Water Loop Complex Feature: Gated Community; Golf Course Flooring: Carpet; Stone; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Refrigerator; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office; Basement; Bonus/Game Room; Guest Qtrs-Sep Entrn Basement Description: Finished; Full	Const - Finish: Stucco Construction: Frame - Wood Construction Status: Under Construction Roofing: Partial Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: ROCK CANYON AT LAS SENDAS AN: 219-20-269 Lot Number: 20 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$7,681/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Miscellaneous: Home Warranty Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: /Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 86 / 86 Close of Escrow Date: 03/01/2011 Off Market Date: 02/20/2011	List Price: \$875,000 Sold Price: \$840,000 Sold Price/SqFt: \$136.36 Loan Type: Conventional Loan Years: 30 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Realty One Group (reog01)

Client Report (24)

7260 E EAGLE CREST DR 14 Mesa, AZ 85207

\$875,000

	4153655 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3.75 SF: 2,869 / Builder Year Built: 2000 Pool: Both Private & Community EF: 33.75RXP3L3G Approx Lot SqFt: 23,444 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: BLACK ROCK Planned Cmty Name: LAS SENDAS Model: CUSTOM Builder Name: NU-VISTA Hun Block: 200 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER AND THOMAS **Directions:** EAST ON THOMAS (EAGLE CREST) TO BLACK ROCK ENTRANCE ON YOUR LEFT.

Public Remarks: * SELLER FINANCING AVAILABLE, NO BANK NEEDED, LOW DOWNPAYMENT & EASY TO QUALIFY! PRICE REDUCED! ** YOU KNOW YOU ARE IN AZ WHEN YOU STEP INTO THIS BEAUTIFUL CUSTOM SINGLE STORY SANTA FE TREASURE W/SPECTACULAR VIEWS OF RED MOUNTAIN & TONTO NATIONAL FOREST. SITUATED ON APPROX 1/2 ACRE LOT W/CUSTOM HEATED POOL, SPA, BBQ, FIREPIT & VIEW DECK ALL BEHIND THE GATES OF 'BLACK ROCK'. SEDONA LIKE VIEWS FROM THE MOMENT YOU ENTER THE COMMUNITY. INCREDIBLE ATTENTION TO DETAIL W/BEHIVE FIREPLACES, BEAMED CEILINGS, PAVER TILES, WALK-IN SLATE SHOWER, GOURMET KITCHEN W/VIKING APPLIANCES LEADED & BEAVLED GLASS. LAS SENDAS OFFERS COMMUNITY POOLS, SPAS, TENNIS, HIKING & BIKING TRAILS & AWARD WINNING GOLF, ALL ONLY 20 MIN FROM PHX & SCOTTSDALE. ALL FURNITURE INCLUDED! ALSO FOR LEASE @ \$2,750/MONTH

Master Bedroom 18 18	Bedroom 2 18 13	Bedroom 3 15 15	
	Family Room 28 18	Kitchen 28 15	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Extned Lngh Garage; Side Vehicle Entry; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace Property Description: Golf Course Subd; City Light View(s); Mountain View (s); Gated Community; North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Stone	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: LA ATALAYA AT LAS SENDAS AN: 219-17-287 Lot Number: 14 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,999/2008 Ownership: Fee Simple New Financing: Cash; Conventional; Also for Rent Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: LAS SENDAS HOA Telephone: 40-357-8780	HOA Fee/Paid: \$270/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 162 / 162 Close of Escrow Date: 03/31/2011 Off Market Date: 03/23/2011	List Price: \$899,000 Sold Price: \$875,000 Sold Price/SqFt: \$304.98 Loan Type: Carryback Loan Years: 30 Payment Type: Fixed	Special Listing Cond: Owner/Agent


Pnts Pd By Buyer: 0
Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails & Paths Premier Properties (tppp01)

Prepared by Chris and
Michele Keith

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	4453410 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 4.5 SF: 5,295 / Owner Year Built: 2005 Pool: Both Private & Community EF: 54.5RDXPSQO4G Approx Lot SqFt: 42,169 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Level: 3 or More Levels Dwelling Type: Single Family - Detached	Subdivision: Summit at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas - The Summit Planned Cmty Name: Las Sendas Model: Kempton Fuller Desig Builder Name: Kelly Painter Hun Block: 4000 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas, (Eagle Crest) **Directions:** E. on Thomas to Summit Subdivision, (On Left), Enter through Gate, first left is Summit Trail. See Realtor Remarks for Gate Code.

Public Remarks: Magnificent Estate built into this choice cascading site. Enjoy beautiful AZ sunsets & exceptional views. Incredible quality craftsmanship and finishing throughout! Enhanced by Virginia hardwood & slate floors, Venetian plaster interior, hand-crafted solid oak doors, pillars, groin vaulted halls, murals, & stained glass. Gourmet kitchen has huge island w/brkfst bar, rich oak cabinetry, high-end appliances, tile counters, generous pantry, & bay window eating area w/peaceful views. Greatroom has Abt 1825 France rosewood fp mantel, depicting Mary, Queen of Scots life. Master suite has crescent bay window w/breathtaking views, beamed ceilings, jet tub, 2 vanities, huge closet+cedar closet. Lush yard, lots of patio space, a barbecue center, fenced pool, spa, and a green lawn. 4 bay garage.

Master Bedroom	22 16	Bedroom 2	16 15	Bedroom 3	17 17	Bedroom 4	16 14	Bedroom 5	16 11
Den	12 14			Kitchen	28 16	Dining Room	18 16		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Parking: 4 Car Garage; Over Height Garage; Extnded Lngth Garage; Side Vehicle Entry; Rear Vehicle Entry; Electric Door Opener; Attch'd Gar Cabinets RV Parking: RV Parking Pool - Private: Pool - Private; Fenced Pool; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Hillside Lot; Corner Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); Central Vacuum; Water Softener Owned; Drink Wtr Filter Sys; Furnished(See Rmrks) Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Stone; Wood	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room; Library-Blt-in Bkscse; Den/Office; Guest Qtrs-Sep Entrn; Separate Workshop Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: SUMMIT AT LAS SENDAS AN: 219-17-908 Lot Number: 28 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$8,142.6/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$265	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 540 / 174 Close of Escrow Date: 03/08/2011 Off Market Date: 02/20/2011	List Price: \$999,000 Sold Price: \$1,000,000 Sold Price/SqFt: \$188.86 Loan Type: Cash Loan Years: 0 Payment Type: Other	Special Listing Cond: N/A

Pnts Pd By Buyer: 0
Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Listed by: Mesa Verde Real Estate (mvre01)

Prepared by Chris and Michele Keith

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DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

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