

## Client View

25 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$99,000</b> 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		<b>\$190,000</b> 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		<b>\$205,000</b> 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		<b>\$205,000</b> 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		<b>\$214,000</b> 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		<b>\$214,000</b> 2658 N STERLING -- Mesa, AZ 85207 Closed / 4497773	Las Sendas	3	2	2,126	Community	103.48 / 100.66	73	03/02/2011
7		<b>\$219,900</b> 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		<b>\$260,000</b> 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		<b>\$273,000</b> 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		<b>\$278,000</b> 2652 N STERLING -- Mesa, AZ 85207 Closed / 4534460	LAS SENDAS	4	3	2,512	Community	115.05 / 110.67	32	03/18/2011
11		<b>\$287,000</b> 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		<b>\$315,000</b> 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		<b>\$320,000</b> 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		<b>\$324,000</b> 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		<b>\$343,000</b> 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		<b>\$395,000</b> 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		<b>\$399,000</b> 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		<b>\$529,500</b> 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		<b>\$547,192</b> 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		<b>\$550,000</b> 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		<b>\$565,000</b> 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		<b>\$587,000</b> 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		<b>\$840,000</b> 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		<b>\$875,000</b> 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		<b>\$1,000,000</b> 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	
	<b>Beds/Baths:</b> 2 / 2 <b>SF:</b> 1,131 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>EF:</b> 22FRO2G <b>Approx Lot SqFt:</b> 4,059 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Windsong at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> <b>Model:</b> Aspen <b>Builder Name:</b> Maracay Homes <b>Hun Block:</b> 2500 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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.

<b>Master Bedroom</b>	12 14	<b>Bedroom 2</b>	10 10	<b>Kitchen</b>	13 15		
<b>Den</b>	9 11	<b>Family Room</b>	13 12				

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

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> 480-551-4300	<b>HOA Fee/Paid:</b> \$376.8/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 8 / 8 <b>Close of Escrow Date:</b> 03/26/2011 <b>Off Market Date:</b> 02/18/2011	<b>List Price:</b> \$111,900 <b>Sold Price:</b> \$99,000 <b>Sold Price/SqFt:</b> \$87.53 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 3 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Lender Owned Prop <b>Status Update:</b> 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
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,571 / Builder <b>Year Built:</b> 1996 <b>Pool:</b> Community <b>EF:</b> 32R2G <b>Approx Lot SqFt:</b> 7,800 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Ironwood Pass at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Cactus Wren <b>Builder Name:</b> Blanford <b>Hun Block:</b> 7400 S <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Parking:</b> 2 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Golf Course Subd; Gated Community; Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s) <b>Complex Feature:</b> Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2007	<b>Const - Finish:</b> Stucco <b>Construction:</b> Block <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-19-087 <b>Lot Number:</b> 151 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,489/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$95/Monthly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 39 / 39 <b>Close of Escrow Date:</b> 03/17/2011 <b>Off Market Date:</b> 02/27/2011	<b>List Price:</b> \$199,000 <b>Sold Price:</b> \$190,000 <b>Sold Price/SqFt:</b> \$120.94 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> 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	
	<b>Beds/Baths:</b> 3 / 2.5 <b>SF:</b> 2,150 / County Assessor <b>Year Built:</b> 1996 <b>Pool:</b> Community <b>EF:</b> 32.5FRDSO2G <b>Approx Lot SqFt:</b> 6,210 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Beautiful Backyard Oasis <b>Planned Cmty Name:</b> <b>Model:</b> Nighthawk <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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!!

<b>Master Bedroom</b>	16 14	<b>Bedroom 2</b>	12 10	<b>Bedroom 3</b>	12 10	<b>Living Room</b>	16 15
<b>Den</b>	11 10	<b>Family Room</b>	16 15	<b>Kitchen</b>	12 11		

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

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> Las Sendas Community <b>HOA Telephone:</b> 480-357-7687	<b>HOA Fee/Paid:</b> \$288/Quarterly <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 201 / 202 <b>Close of Escrow Date:</b> 03/29/2011 <b>Off Market Date:</b> 02/23/2011	<b>List Price:</b> \$229,000 <b>Sold Price:</b> \$205,000 <b>Sold Price/SqFt:</b> \$95.35 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> 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	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,762 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>EF:</b> 32R2G <b>Approx Lot SqFt:</b> 6,618 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Grayfox at Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Azure <b>Builder Name:</b> Fulton <b>Hun Block:</b> 2800 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Parking:</b> 2 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio <b>Features:</b> No Interior Steps <b>Complex Feature:</b> Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa Htd <b>Add'l Property Use:</b> None <b>Flooring:</b> Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Other Bdrm Split <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Dining in LR/GR <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-538 <b>Lot Number:</b> 70 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,722/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$219,900 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

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

Listed by: Platinum Premier Realty, LLC (ppaz01)

Prepared by Chris and Michele Keith

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

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Client Report (5)

7019 E ROLAND ST Mesa, AZ 85207

\$214,000

	4275459 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,756 / County Assessor <b>Year Built:</b> 2003 <b>Pool:</b> Both Private & Community <b>EF:</b> 32FRDXPT2G <b>Approx Lot SqFt:</b> 7,500 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Morning Dove <b>Builder Name:</b> Blandford <b>Hun Block:</b> 3525 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Parking:</b> 2 Car Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Gas Fireplace <b>Property Description:</b> Golf Course Subd; Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Tennis Court(s); Sport Court(s); Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area; Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys <b>Complex Feature:</b> 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) <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Architecture:</b> Territorial/Santa Fe <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 1 AT LAS SENDAS <b>AN:</b> 219-19-662 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,723/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b> 480-357-8780	<b>HOA Fee/Paid:</b> \$271/Quarterly <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 478 / 479 <b>Close of Escrow Date:</b> 03/10/2011 <b>Off Market Date:</b> 02/09/2011	<b>List Price:</b> \$214,000 <b>Sold Price:</b> \$214,000 <b>Sold Price/SqFt:</b> \$121.87 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Buyer - B	<b>Special Listing Cond:</b> 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
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,126 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>EF:</b> 32RDO3G <b>Approx Lot SqFt:</b> 7,595 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Fulton <b>Hun Block:</b> 2800 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Parking:</b> 3 Car Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Complex Feature:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Tennis Court (s)	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Great Room; Den/Office <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-511 <b>Lot Number:</b> 43 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,690/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

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

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

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

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

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> (480) 551-4370	<b>HOA Fee/Paid:</b> \$317/Quarterly <b>Association Fee Incl:</b> Common Area Maint <b>HOA Transfer Fee Amt:</b> \$375	<b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 4 / 5 <b>Close of Escrow Date:</b> 03/21/2011 <b>Off Market Date:</b> 02/16/2011	<b>List Price:</b> \$219,900 <b>Sold Price:</b> \$219,900 <b>Sold Price/SqFt:</b> \$115.07 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> 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
<b>Beds/Baths:</b> 3 / 3.5 <b>SF:</b> 2,307 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>EF:</b> 33.5RX2G <b>Approx Lot SqFt:</b> 1,360 / SqFt Not Available <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Townhouse		<b>Subdivision:</b> CACHET AT LAS SENDAS <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> CACHET <b>Hun Block:</b> 4000 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Parking:</b> 2 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Golf Course Subd; City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Private Street(s) <b>Features:</b> Fix-Up Needs Repair; 9+ Flat Ceilings <b>Complex Feature:</b> 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)	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths <b>Additional Bedroom:</b> Master Bdrm Split; 2 Master Bdrms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Dining in LR/GR <b>Basement Description:</b> None	<b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Rolled <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-17-609 <b>Lot Number:</b> 1002 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,071.88/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> CACHET @ LAS SENDAS <b>HOA Telephone:</b> 480-829-7400	<b>HOA Fee/Paid:</b> \$157/Monthly <b>Association Fee Incl:</b> Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 100 / 100 <b>Close of Escrow Date:</b> 03/03/2011 <b>Off Market Date:</b> 02/09/2011	<b>List Price:</b> \$279,900 <b>Sold Price:</b> \$260,000 <b>Sold Price/SqFt:</b> \$112.7 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned Prop <b>Status Update:</b> 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	
	<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,732 / County Assessor <b>Year Built:</b> 2001 <b>Pool:</b> Private <b>EF:</b> 43FRDXPO3G <b>Approx Lot SqFt:</b> 2,400 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> ECHO CANYON AT LAS SENDAS <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> ECHO CANYON AT LAS SENDAS <b>Planned Cmty Name:</b> ECHO CANYON AT LAS SENDAS <b>Model:</b> <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 8200 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Parking:</b> 3 Car Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ECHO CANYON PHASE 1 AT LAS SENDAS <b>AN:</b> 219-18-376 <b>Lot Number:</b> 22 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,388/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

## Homeowner Association Information

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

Listed by: 1st USA Realty Professionals (fusa01)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
 DND2 (D o N o 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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8:59 PM

Client Report (10)

2652 N STERLING -- Mesa, AZ 85207

\$278,000

	4534460 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,512 / County Assessor <b>Guest House SqFt:</b> 0 <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>EF:</b> 43FRDO3G <b>Approx Lot SqFt:</b> 7,356 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> MAIZE <b>Builder Name:</b> FULTON HOMES <b>Hun Block:</b> 2800 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Parking:</b> 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Golf Course Subd <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Irrigation Front; Irrigation Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned <b>Complex Feature:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Golf Course; Near Bus Stop; Tennis Court(s) <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Built-in Microwave <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Smd Snd; Pre-Wire Sat Dish; Sat Dish Intrnt Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-512 <b>Lot Number:</b> 44 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,733/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

## Homeowner Association Information

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

Listed by: HomeSmart (crl01)

Client Report (11)

3114 N SAWYER CIR Mesa, AZ 85207

\$287,000



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

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

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

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$288/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 171 / 171 <b>Close of Escrow Date:</b> 03/11/2011 <b>Off Market Date:</b> 02/04/2011	<b>List Price:</b> \$319,000 <b>Sold Price:</b> \$287,000 <b>Sold Price/SqFt:</b> \$105.05 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> 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	
	<b>Beds/Baths:</b> 4 / 2.5 <b>SF:</b> 2,814 / County Assessor <b>Year Built:</b> 2001 <b>Pool:</b> Community <b>EF:</b> 42.5FRDX3G <b>Approx Lot SqFt:</b> 10,696 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> LAS SENDAS - EAGLEFEATHER AT LAS SENDAS <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 3625 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Parking:</b> 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm; Gas Fireplace <b>Property Description:</b> Golf Course Subd; Cul-De-Sac Lot; Mountain View (s); Gated Community <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); Wet Bar (s); No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Complex Feature:</b> Biking/Walking Path; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Tennis Court(s) <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> EAGLEFEATHER AT LAS SENDAS <b>AN:</b> 219-18-209 <b>Lot Number:</b> 285 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> 50548 <b>Plat:</b> <b>Taxes/Yr:</b> \$2,379.44/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

## Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> LAS SENDAD HOA <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$288/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 323 / 85 <b>Close of Escrow Date:</b> 03/29/2011 <b>Off Market Date:</b> 02/09/2011	<b>List Price:</b> \$319,500 <b>Sold Price:</b> \$315,000 <b>Sold Price/SqFt:</b> \$111.94 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> 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	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,105 / County Assessor <b>Year Built:</b> 2001 <b>Pool:</b> Both Private & Community <b>EF:</b> 32RXPS3G <b>Approx Lot SqFt:</b> 9,134 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Grayhawk <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Desert Willow <b>Builder Name:</b> Blanford <b>Hun Block:</b> 3500 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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!

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

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

## Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> las sendas hoa <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$288/Quarterly <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 185 / 185 <b>Close of Escrow Date:</b> 03/31/2011 <b>Off Market Date:</b> 03/16/2011	<b>List Price:</b> \$339,000 <b>Sold Price:</b> \$320,000 <b>Sold Price/SqFt:</b> \$152.02 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> 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
<b>Beds/Baths:</b> 3 / 2.5 <b>SF:</b> 2,150 / County Assessor <b>Year Built:</b> 2001 <b>Pool:</b> Both Private & Community <b>EF:</b> 32.5FRDXPSO3G <b>Approx Lot SqFt:</b> 13,164 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> NIGHTHAWK <b>Builder Name:</b> Unknown <b>Hun Block:</b> 3200 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Parking:</b> 3 Car Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> 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 <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area <b>Features:</b> Skylight(s); Vaulted Ceiling (s) <b>Complex Feature:</b> Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community <b>Flooring:</b> Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Family Room; Loft <b>Basement Description:</b> None <b>Items Updated:</b> Pool Partial/Full: Full	<b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-17-789 <b>Lot Number:</b> 552 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,919.84/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$225/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 11 <b>Close of Escrow Date:</b> 03/29/2011 <b>Off Market Date:</b> 01/13/2011	<b>List Price:</b> \$331,000 <b>Sold Price:</b> \$324,000 <b>Sold Price/SqFt:</b> \$150.7 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req <b>Status Update:</b> 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	
	<b>Beds/Baths:</b> 5 / 3 <b>SF:</b> 2,732 / Builder <b>Year Built:</b> 2003 <b>Pool:</b> Both Private & Community <b>EF:</b> 53FRDXPT03G <b>Approx Lot SqFt:</b> 8,632 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7250 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Parking:</b> 3 Car Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Golf Course Subd; Cul-De-Sac Lot; City Light View (s); Mountain View(s); Gated Community; North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front <b>Exterior Features:</b> Tennis Court(s); Sport Court(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop <b>Complex Feature:</b> 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) <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial	<b>Architecture:</b> Territorial/Santa Fe <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 1 AT LAS SENDAS <b>AN:</b> 219-19-708 <b>Lot Number:</b> 49 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,386/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> FHA <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b> 480-357-8780	<b>HOA Fee/Paid:</b> \$281/Quarterly <b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>HOA Transfer Fee Amt:</b> \$350	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	<b>Rec Center:</b> Y <b>Rec Center Fee Pd:</b> Monthly <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 165 / 165 <b>Close of Escrow Date:</b> 03/28/2011 <b>Off Market Date:</b> 03/01/2011	<b>List Price:</b> \$349,828 <b>Sold Price:</b> \$343,000 <b>Sold Price/SqFt:</b> \$125.55 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Buyer - B	<b>Special Listing Cond:</b> 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	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,855 / County Assessor <b>Year Built:</b> 1999 <b>Pool:</b> Community <b>EF:</b> 32FRDXO3G <b>Approx Lot SqFt:</b> 12,009 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 3000 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Parking:</b> 3 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Golf Course Lot; Mountain View(s); Gated Community <b>Landscaping:</b> Desert Front; Grass Back; Irrigation Back <b>Exterior Features:</b> Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); No Interior Steps <b>Complex Feature:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Stone; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2010; Kitchen Yr Updated: 2010; Bath (s) Yr Updated: 2010	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD <b>AN:</b> 219-17-156 <b>Lot Number:</b> 92 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,690.6/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

## Homeowner Association Information

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

Listed by: PMI Scottsdale Realty (mesh01)

Prepared by Chris and Michele Keith

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

Wednesday, April 06, 2011 © 2011 MLS and FBS.  
 8:59 PM

Client Report (17)

7130 E SADDLEBACK ST 3 Mesa, AZ 85207

\$399,000



4384430	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 3,080 / Owner <b>Year Built:</b> 1999 <b>Pool:</b> Private <b>EF:</b> 43RDXPSQ4G <b>Approx Lot SqFt:</b> 17,232 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Golf Colony <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Unk <b>Builder Name:</b> Adobe Custom Homes <b>Hun Block:</b> 3800 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 040 - Glendale Elementary District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Parking:</b> 4 Car Garage; Extnded Lngh Garage <b>Pool - Private:</b> Pool - Private; Fenced Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace <b>Property Description:</b> Golf Course Subd; Corner Lot; City Light View(s); Mountain View(s); Gated Community; North/South Exposure <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Soft Water Loop; Drink Wtr Filter Sys <b>Complex Feature:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Great Room; Guest Qtrs-Sep Entrn <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2007; Floor Partial/Full: Partial	<b>Architecture:</b> Territorial/Santa Fe <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; Oth Elec (See Rmrks) <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-17-011 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,712/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

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

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



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

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

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

**Homeowner Association Information**

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

**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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with customers or clients in any manner whatsoever.*

Wednesday, April 06, 2011 © 2011 MLS and  
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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.

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

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

## Homeowner Association Information

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


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	
	<b>Beds/Baths:</b> 3 / 2.5 <b>SF:</b> 3,183 / County Assessor <b>Year Built:</b> 2005 <b>Pool:</b> Private <b>EF:</b> 32.5FRDPO3G <b>Approx Lot SqFt:</b> 12,316 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> 4200 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Parking:</b> 3 Car Garage; Extned Lngth Garage; Electric Door Opener; Atch'd Gar Cabinets <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Golf Course Subd; City Light View(s); Mountain View(s); Gated Community <b>Landscaping:</b> Desert Front; Desert Back; Grass Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Complex Feature:</b> Biking/Walking Path; Clubhouse/Rec Room; Gated Community; Golf Course; Tennis Court (s) <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> 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 <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkcase; Bonus/Game Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD <b>AN:</b> 219-18-873 <b>Lot Number:</b> 22 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,941.7/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

## Homeowner Association Information

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

Listed by: Green Street Realty LLC (grsr01)

Prepared by Chris and Michele Keith


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

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Client Report (21)

4202 N ARBOLES CIR Mesa, AZ 85207

\$565,000

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

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

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

## Homeowner Association Information

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

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

Prepared by Chris and  
Michele Keith


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

Wednesday, April 06, 2011 © 2011 MLS and  
8:59 PM FBS.

Client Report (22)

7829 E RIVERDALE CIR Mesa, AZ 85207

\$587,000

	4431391 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 6 / 6.5 <b>SF:</b> 5,022 / County Assessor <b>Guest House SqFt:</b> 1,200 <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>EF:</b> 66.5RDXPSQO4G <b>Approx Lot SqFt:</b> 26,250 / County Assessor <b>Apx Lot Size Range:</b> 24,001 - 35,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> ROCK CANYON <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> GUEST QUARTERS <b>Builder Name:</b> CUSTOM <b>Hun Block:</b> 7500 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 5,001+ <b>Parking:</b> 4 Car Garage; Extnded Lngth Garage; Side Vehicle Entry; Electric Door Opener; Atch'd Gar Cabinets <b>Pool - Private:</b> Pool - Private; Fenced Pool; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Golf Course Subd; City Light View(s); Mountain View (s); Gated Community; North/South Exposure <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Complex Feature:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets <b>Additional Bedroom:</b> 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 <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Den/Office; Basement; Guest Qtrs-Sep Entrn; Media Room <b>Basement Description:</b> Finished; Full	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Built-Up; Partial Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROCK CANYON AT LAS SENDAS <b>AN:</b> 219-20-307 <b>Lot Number:</b> 58 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$7,125/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> Las Sendas Community <b>HOA Telephone:</b> 480-829-7400	<b>HOA Fee/Paid:</b> \$246/Quarterly <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Prof Managed	<b>Rec Center:</b> Y <b>Rec Center Fee:</b> \$0 <b>Cap Imprv/Impact Fee:</b> NO <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 171 / 171 <b>Close of Escrow Date:</b> 03/04/2011 <b>Off Market Date:</b> 02/25/2011	<b>List Price:</b> \$624,900 <b>Sold Price:</b> \$587,000 <b>Sold Price/SqFt:</b> \$116.89 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> 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	
	<b>Beds/Baths:</b> 7 / 6.5 <b>SF:</b> 6,160 / County Assessor <b>Year Built:</b> 2007 <b>Pool:</b> Private <b>EF:</b> 76.5FRDXPSQNO4G <b>Approx Lot SqFt:</b> 39,399 / County Assessor <b>Apx Lot Size Range:</b> 35,001 - 43,559 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> ROCK CANYON II AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> ELEMENT HOMES <b>Hun Block:</b> 3400 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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
<b>Approx SqFt Range:</b> 5,001+ <b>Parking:</b> 4 Car Garage; Extnded Lngh Garage; Electric Door Opener; Atch'd Gar Cabinets; Separate Strge Area <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Firepit <b>Property Description:</b> Golf Course Subd; Gated Community; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Misting System; Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Wet Bar(s); Intercom; Soft Water Loop <b>Complex Feature:</b> Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Tile	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Refrigerator; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Den/Office; Basement; Bonus/Game Room; Guest Qtrs-Sep Entrn <b>Basement Description:</b> Finished; Full	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Under Construction <b>Roofing:</b> Partial Tile; Foam <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROCK CANYON AT LAS SENDAS <b>AN:</b> 219-20-269 <b>Lot Number:</b> 20 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$7,681/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> By Agreement

## Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> /Quarterly <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 86 / 86 <b>Close of Escrow Date:</b> 03/01/2011 <b>Off Market Date:</b> 02/20/2011	<b>List Price:</b> \$875,000 <b>Sold Price:</b> \$840,000 <b>Sold Price/SqFt:</b> \$136.36 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Buyer - B	<b>Special Listing Cond:</b> 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	
	<b>Beds/Baths:</b> 3 / 3.75 <b>SF:</b> 2,869 / Builder <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>EF:</b> 33.75RXP3L3G <b>Approx Lot SqFt:</b> 23,444 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> BLACK ROCK <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> CUSTOM <b>Builder Name:</b> NU-VISTA <b>Hun Block:</b> 200 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> 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

<b>Master Bedroom</b> 18 18	<b>Bedroom 2</b> 18 13	<b>Bedroom 3</b> 15 15	
	<b>Family Room</b> 28 18	<b>Kitchen</b> 28 15	

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

#### Homeowner Association Information

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


<b>Pnts Pd By Buyer:</b> 0
<b>Pnts Pd By Seller:</b> 0
<b>Closing Cost Split:</b> Normal - N

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

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

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

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

#### Homeowner Association Information

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

<b>Pnts Pd By Buyer:</b> 0
<b>Pnts Pd By Seller:</b> 0
<b>Closing Cost Split:</b> Normal - N

Listed by: Mesa Verde Real Estate (mvre01)

Prepared by Chris and  
Michele Keith

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