












Client View

24 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$165,000 7445 E EAGLE CREST DR 1140 Mesa, AZ 85207 Closed / 4614850	Cachet at Las Sendas	2	2	1,388	Community	126.08 / 118.88	381	03/15/2012
2		\$172,000 7234 E MANNING ST Mesa, AZ 85207 Closed / 4700410	Windsong at Las Sendas	4	3	1,605	Community	109.03 / 107.17	120	03/21/2012
3		\$188,500 7445 E EAGLE CREST DR 1114 Mesa, AZ 85207 Closed / 4706568	Cachet At Las Sendas	2	2.5	1,659	Community	119.95 / 113.62	36	03/20/2012
4		\$200,000 3055 N RED MOUNTAIN -- 191 Mesa, AZ 85207 Closed / 4634580	Ironwood Pass Unit 2 at Las Sendas	3	2.5	2,150	Both	93.02 / 93.02	25	03/30/2012
5		\$212,000 3639 N MORNING DOVE -- Mesa, AZ 85207 Closed / 4672852	Las Sendas	3	2	1,756	Both	122.44 / 120.73	94	03/16/2012
6		\$222,000 2958 N AVOCA CIR Mesa, AZ 85207 Closed / 4707824	Ironwood Pass- Las Sendas	4	2	1,794	None	128.15 / 123.75	55	03/21/2012
7		\$239,990 7349 E Northridge CIR Mesa, AZ 85207 Closed / 4721261	Las Sendas	3	2	1,762	Private	136.2 / 136.2	22	03/01/2012
8		\$244,000 3055 N RED MOUNTAIN RD 162 Mesa, AZ 85207 Closed / 4697553	LAS SENDAS	4	3	2,451	Community	111.18 / 99.55	50	03/21/2012
9		\$245,000 7432 E ODESSA ST Mesa, AZ 85207 Closed / 4681899	Las Sendas - Silverhawke	3	2	1,756	Community	142.31 / 139.52	90	03/23/2012
10		\$245,000 3552 N SONORAN HLS Mesa, AZ 85207 Closed / 4706244	Stoneledge at Las Sendas	3	3	1,926	Community	132.35 / 127.21	25	03/06/2012
11		\$245,000 7563 E Wolf Canyon ST Mesa, AZ 85207 Closed / 4712784	Las Sendas	3	2	1,756	Both	142.31 / 139.52	3	03/29/2012
12		\$252,500 3055 N RED MOUNTAIN -- 127 Mesa, AZ 85207 Closed / 4713060	Las Sendas	3	2.5	2,150	Both	120.93 / 117.44	1	03/01/2012
13		\$280,000 3704 N SONORAN HILLS -- Mesa, AZ 85207 Closed / 4686141	Las Sendas	4	4	2,835	Community	97 / 98.77	92	03/07/2012

14		\$285,000 7025 E ROLAND ST Mesa, AZ 85207 Closed / 4641909	LAS SENDAS	3	2	1,571	Both	190.32 / 181.41	148	03/08/2012
15		\$310,000 3533 N EAGLE CANYON -- Mesa, AZ 85207 Closed / 4689312	Sonoran Heights	3	2	2,757	Private	116.03 / 112.44	41	03/28/2012
16		\$375,000 3430 N Mountain RDG 46 Mesa, AZ 85207 Closed / 4712100	Las Sendas	5	3	3,232	Both	120.36 / 116.03	8	03/12/2012
17		\$415,000 3846 N Desert Oasis CIR Mesa, AZ 85207 Closed / 4717537	Las Sendas	3	3	3,655	Both	113.54 / 113.54	32	03/20/2012
18		\$417,000 7565 E Torrey Point ST Mesa, AZ 85207 Closed / 4725292	Las Sendas	5	3	3,655	Both	116.83 / 114.09	7	03/29/2012
19		\$429,900 7260 E EAGLE CREST DR 2 Mesa, AZ 85207 Closed / 4672209	Las Sendas/ Black Rock	3	4	2,942	Community	146.13 / 146.13	118	03/28/2012
20		\$450,000 7429 E SUGARLOAF ST Mesa, AZ 85207 Closed / 4640811	LAS SENDAS	4	3	3,040	Community	161.18 / 148.03	389	03/30/2012
21		\$540,000 7943 E LEGACY HILLS CIR Mesa, AZ 85207 Closed / 4662291	Las Sendas	3	2.5	3,404	Community	161.22 / 158.64	115	03/15/2012
22		\$540,000 7130 E Saddleback ST 52 Mesa, AZ 85207 Closed / 4691620	Las Sendas- Golf Colony	4	3.5	3,329	Both	178.28 / 162.21	86	03/20/2012
23		\$570,000 4157 N STONE PEAK CIR Mesa, AZ 85207 Closed / 4693886	Las Sendas	4	3.5	3,681	Both	160.26 / 154.85	126	03/15/2012
24		\$720,000 7260 E EAGLE CREST DR 24 Mesa, AZ 85207 Closed / 4702662	Las Sendas	4	4.5	3,468	Both	210.21 / 207.61	35	03/15/2012

Prepared by Chris and
Michele Keith

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Client Report (1)

7445 E EAGLE CREST DR 1140 Mesa, AZ 85207

\$165,000

	4614850	Residential	Townhouse	Closed
	Beds/Baths: 2 / 2 Approx SqFt: 1,388 / County Assessor Year Built: 2003 Pool: Community Encoded Features: 22RX2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse		Approx Lot SqFt: 1,573 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cachet at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Gorgeous Builder Name: Cachet Hun Block: 4000 N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** E on Eagle Crest approx one mile to Cachet Community on right side of road. Enter gate and turn left and then your first right!**TRADITIONAL SELLER**

Public Remarks: BACK ON MARKET! TRADITIONAL SELLER! Luxury townhome in popular Las Sendas Community known for its gorgeous views & beautiful homes! This highly upgraded home has granite countertops, raised panel hickory cabinets, plantation shutters, tiled shower, 2 walk out balconies, cabinets in TWO car garage, fireplace & more! The home is spotless clean! Cachet Development is a gated community & is adjacent to Las Sendas Golf Course a top 50 golf course in the nation! Residents enjoy heated community pool/spa, clubhouse & gym as well as Las Sendas amenities including 2 Olympic size pools, spas, tennis courts, hiking trails, parks, athletic club & more. Community close to 202 freeway! You won't find a nicer place at such a great price in all of Las Sendas. Quick and easy responses! Show and sel

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: Fireplace Living Rm; Gas Fireplace Property Description: Corner Lot Landscaping: None Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: 9+ Flat Ceilings; Fire Sprinklers Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-747 Lot Number: 1140 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,471/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$203 / Monthly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Exterior Mnt of Unit; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Y/N: Y Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$316 / Quarterly Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 381 / 381 Status Change Date: 03/16/2012 Close of Escrow Date: 03/15/2012 Off Market Date: 02/09/2012	List Price: \$175,000 Sold Price: \$165,000 Sold Price/SqFt: \$118.88 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: RE/MAX Homes & Investments (mgee01)

Prepared by Chris and
Michele Keith

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Client Report (2)

7234 E MANNING ST Mesa, AZ 85207

\$172,000



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4700410 Residential Single Family - Detached Closed

Beds/Baths: 4 / 3
Approx SqFt: 1,605 / Builder
Year Built: 2002
Pool: Community
Encoded Features: 43FR2G2S
Exterior Stories: 2
of Interior Levels: 2
Dwelling Type: Single Family - Detached

Approx Lot SqFt: 4,016 / County Assessor
Apx Lot Size Range: 1 - 7,500
Subdivision: Windsong at Las Sendas
Tax Municipality: Mesa
Marketing Name:
Planned Cmty Name:
Model: Santa Fe
Builder Name: MARACAY HOMES
Hun Block: 7200 E
Map Code/Grid: Q25
Bldg Number:

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

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

Cross Streets: Power & McDowell **Directions:** Power Rd (N) to (E) on McDowell to (S) on Ridgecrest to Windsong on (R) thru gate (L) on Raven (R) on Manning to home on (R)

Public Remarks: This is it you have found your new home. Spacious bedrooms open floorplan, very large backyard overlooking the pool and greenbelt/park area, with view fencing that provides for a wonderful open-space feeling. Come see this move in ready home that is waiting for you to call it home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Natural Desert Front; Natural Desert Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: Skylight(s); Vaulted Ceiling (s); Other (See Remarks) Community Features: Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile</p>	<p>Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Room Other Rooms: Family Room Basement Description: None</p>	<p>Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws</p>	<p>County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-401 Lot Number: 72 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,311.06/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$376.8 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas Community HOA Telephone: 480-357-8780</p>	<p>HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:</p>	<p>Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed</p>	<p>Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 120 / 120 Status Change Date: 03/26/2012 Close of Escrow Date: 03/21/2012 Off Market Date: 02/13/2012</p>	<p>List Price: \$175,000 Sold Price: \$172,000 Sold Price/SqFt: \$107.17 Loan Type: FHA Loan Years: 30 Payment Type: Other Pnts Pd By Buyer: 3 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A</p>	<p>Special Listing Cond: Lender Owned/REO</p>

Listed by: Excellent Equities, LLC (rmee01)

Prepared by Chris and Michele Keith

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Client Report (3)

7445 E EAGLE CREST DR 1114 Mesa, AZ 85207

\$188,500



4706568	Residential	Townhouse	Closed
Beds/Baths: 2 / 2.5 Approx SqFt: 1,659 / County Assessor Year Built: 2001 Pool: Community Encoded Features: 22.5RXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse		Approx Lot SqFt: 90 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cachet At Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Cachet Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** North on Power, East on Eagle Crest, South on Boulder Canyon to YOUR new home!

Public Remarks: Wowza! You'll be eager to see this amazing townhome in the highly desirable community of Las Sendas in Mesa! Fabulous 2 bed/2.5 bath floor plan boasts amazing upgrades! Enjoy soaring high ceilings, gorgeous tiled flooring, and phenomenal curb appeal! Family room brings in plenty of natural light and features a warm and inviting fireplace along with built in shelving. Fantastic kitchen is equipped with sleek black appliances and plenty of cabinetry. You'll love the office area, it's time to focus on you and your own interests! Take time to enjoy the master as well, along with the relaxing upstairs balcony! This fabulous gated community features pool/spa, fitness, tennis, golfing, and soo much more! Purchase property for as little as 3% down, property approved for Seller's Special Financing.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Mountain View (s) Landscaping: Desert Front Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Breakfast Room Other Rooms: Den/Office Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block; Partial Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-721 Lot Number: 1114 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,292.28/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; FannieMae (HomePath) Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$203.2 / Monthly HOA Transfer Fee: HOA Name: PMG HOA Telephone: 480-829-7400	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 36 / 36 Status Change Date: 03/21/2012 Close of Escrow Date: 03/20/2012 Off Market Date: 03/01/2012	List Price: \$199,000 Sold Price: \$188,500 Sold Price/SqFt: \$113.62 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 1 Closing Cost Split: Seller Assist - A	Special Listing Cond: Lender Owned/REO

Listed by: JK Realty (jkl01)

Prepared by Chris and
Michele Keith

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Client Report (4)

3055 N RED MOUNTAIN -- 191 Mesa, AZ 85207

\$200,000



4634580	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Approx SqFt: 2,150 / County Assessor Year Built: 1997 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,469 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Ironwood Pass Unit 2 at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/Thomas **Directions:** E on Thomas(Eagle Crest)from Power/S on Red Mountain to Ironwood Pass Gate on your left which is across the street from Las Sendas School. Once thru gate go straight back, turn R at the end to #191.

Public Remarks: This is a great price for a home this size with a pool in Las Sendas. Backs to natural desert wash w/view fencing. Tile floors thruout downstairs & in upstairs baths. Carpet upstairs does need to be replaced. Plantation shutters all windows. Upstairs A/C (Carrier) replaced 2007. New Sand filter 2008. New top of the line Kenmore Refrig, Washer & Gas Dryer is for sale separately outside of escrow. Loft has built in cherrywood computer desk & bookcases. Upgraded wood railing on the stairs. Balcony off Master BR. Laundry room has built in cabinets & extra wide garage has lots of storage shelving that stays. Gorgeous bkyd w/mature landscaping, gas heated pool & spa which is being professionally maintained. Closet doors to BR3 are in the garage along w/extra floor tile.

Master Bedroom	16 14	Bedroom 2	13 10	Bedroom 3	13 10	Dining Room	11 10	Living Room	16 14
		Family Room	18 15						
		Loft	11 10						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View (s); Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Loft Basement Description: None Items Updated: Ht/Cool Yr Updated: 2007; Ht/Cool Partial/Full: Partial	Const - Finish: Stucco Construction: Block Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-127 Lot Number: 191 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 409-50 Plat: Taxes/Yr: \$1,752/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317 / Quarterly HOA Transfer Fee: HOA Name: Rossmar & Graham HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Club, Membership Opt; Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 25 Status Change Date: 03/31/2012 Close of Escrow Date: 03/30/2012 Off Market Date: 09/20/2011	List Price: \$200,000 Sold Price: \$200,000 Sold Price/SqFt: \$93.02 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 3 Closing Cost Split: Seller Assist - A	Special Listing Cond: Short Sale Aprvl Req

Listed by: RE/MAX Homes & Investments (mgee01)

Prepared by Chris and
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4672852	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 1,756 / County Assessor Year Built: 1998 Pool: Both Private & Community Encoded Features: 32FRDPS2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,251 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7600 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** Power & McDowell, north on Power to Thomas. Right to Las Sendas. Right on Saddleback, Right on Desert Oasis (Shadow Canyon subdivision). Pass thru the gate make a left to Morning Dove.

Public Remarks: Honey stop the car! This is a lovely home with formal areas in the front. Large open kitchen to family room with island, granite counter tops, gas stove. The backyard is an oasis with heated pool & spa, gas fireplace and seating area. Very private. It also has remote control shades on the covered patio. The master bedroom has a separate tub & shower, 2 closets. The property has been freshly painted. RV Gate. Garage has a sink, R/O system, and built in cabinets. You will not be disappointed. Best of all it is a regular Sale. YEAH!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Exterior Fireplace Landscaping: Natural Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Community Pool; Gated Community; Golf Course Flooring: Carpet; Laminate; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-116 Lot Number: 268 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,853.98/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$280 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 94 / 94 Status Change Date: 03/17/2012 Close of Escrow Date: 03/16/2012 Off Market Date: 02/15/2012	List Price: \$215,000 Sold Price: \$212,000 Sold Price/SqFt: \$120.73 Loan Type: VA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Realty Sonoran Living (kwaf01)

Prepared by Chris and Michele Keith


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Client Report (6)

2958 N AVOCA CIR Mesa, AZ 85207

\$222,000

	4707824 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Approx SqFt: 1,794 / County Assessor Year Built: 1998 Pool: None Encoded Features: 42RSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 15,804 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: Ironwood Pass- Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: McDowell and Loop 202 **Directions:** Mcdowell East to Ridgecrest. North on Ridgecrest to first right onto, onto Oasis Street. First left, onto Odessa Street. First left onto Avoca. Straight to Cul-de-Sac and your new home.

Public Remarks: Not a Short Sale or REO. Beautiful 4 bed 2 bath home in desirable Las Sendas neighborhood. Home sits on desert landscaped DOUBLE LOT! Yard also features large covered patio and built in Hot Tub. Eat-in kitchen features refinished cabinets, island and open to family room. Large master bedroom and ensuite with his and her sinks and great views of backyard. Large 3 car garage includes built in storage and extra exterior storage unit. This home truly is it's own oasis.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 3 Pool - Private: No Pool Spa: Spa - Private; Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; City Light View(s) Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Community Features: Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen Other Rooms: Den/Office Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Security Sys Owned	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS AN: 219-19-619 Lot Number: 363 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,303/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 55 / 56 Status Change Date: 03/22/2012 Close of Escrow Date: 03/21/2012 Off Market Date: 03/22/2012	List Price: \$229,900 Sold Price: \$222,000 Sold Price/SqFt: \$123.75 Loan Type: VA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 2 Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: Epic Realty (epik01)

Prepared by Chris and Michele Keith


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Client Report (7)

7349 E Northridge CIR Mesa, AZ 85207

\$239,990

	4721261 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,762 / County Assessor Year Built: 2002 Pool: Private Encoded Features: 32RXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 8,691 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Grayfox at Las Sendas Model: Builder Name: Fulton Homes Hun Block: 2800 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: McDowell & 202 **Directions:** EAST ON MCDOWELL FROM POWER TO RIDGECREST. SOUTH ON RIDGECREST. LEFT ON NORTHRIDGE. 3RD HOUSE ON RIGHT

Public Remarks: This beautiful 3/2 1762 sq ft single story, split floorplan in the highly desired community of Las Sendas is waiting for you. You'll have an entertainers backyard and interior stone work that will impress any guest. Your new home features new granite countertops, stainless steel appliances and upgraded maple cabinets. The sparkling pool surrounded by flagstone, new built in BBQ, trellis and outdoor fireplace provides amazing outdoor living. NOTE: All backyard landscape features are dry.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpot Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Exposure Property Description: North/South Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None Items Updated: Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-584 Lot Number: 116 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,793/2011 Ownership: Fee Simple New Financing: Cash; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$0 HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 23 Status Change Date: 03/02/2012 Close of Escrow Date: 03/01/2012 Off Market Date: 02/25/2012	List Price: \$239,990 Sold Price: \$239,990 Sold Price/SqFt: \$136.2 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Solutions Real Estate (solu01)

Prepared by Chris and Michele Keith

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Client Report (8)

3055 N RED MOUNTAIN RD 162 Mesa, AZ 85207

\$244,000



4697553	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Approx SqFt: 2,451 / County Assessor Year Built: 1997 Pool: Community Encoded Features: 43RDXO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,910 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER RD AND MCDOWELL **Directions:** East on McDowell, North on Ridgecrest, West on Red Mountain Rd, Right into Ironwood Pass, through gate, right to #162.

Public Remarks: Beautiful home in gated Las Sendas Community. Amazing City and mountain views, backs to the edge of the park, this home features 4 bedrooms, 3 bath, 2 way fireplace, loft, covered patio and balcony. Las Sendas offers amenities of Golf, Pools, Spa, Playground, Trails, Work out facility, Tennis. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage or HomePath Renovation Mortgage Financing. Contact agent for more information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: Two Way Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone	Kitchen Features: Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room; Loft Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-098 Lot Number: 162 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,993.64/2011 Ownership: Fee Simple New Financing: Cash; Conventional; FannieMae (HomePath) Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req; None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone: 480-551-4300 HOA Prop Man Co Name: Rossmar & Graham	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 50 / 44 Status Change Date: 03/23/2012 Close of Escrow Date: 03/21/2012 Off Market Date: 02/19/2012	List Price: \$272,500 Sold Price: \$244,000 Sold Price/SqFt: \$99.55 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO Status Update: Buyer Signed Bnk Add

Listed by: Desert 2 Mountain Realty (ckad01)

Prepared by Chris and Michele Keith


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Client Report (9)

7432 E ODESSA ST Mesa, AZ 85207

\$245,000

	4681899 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,756 / Builder Year Built: 1999 Pool: Community Encoded Features: 32FR3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,125 / Builder Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas - Silverhawke Tax Municipality: Maricopa - COUNTY Marketing Name: Silverhawke Planned Cmty Name: Las Sendas Model: Morning Dove Builder Name: Blandford Hun Block: 2450 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power Rd & McDowell Rd **Directions:** East on McDowell Rd. North on Ridgecrest to Silverhawke (1st entrance on the right) straight thru the gate. North on Odessa to 7432. 5th house on the left.

Public Remarks: NOT A SHORT SALE! Original Owner. Beautiful Morning Dove model located in the award winning community of Las Sendas. This house is situated on a large corner lot with a 3 car garage. 3 bedrooms, 2 baths, formal LR/DR. Master bedroom features walk-closet, an additional closet and a bay window. Master bath has a larger soaking tub. Open kitchen and family room. 3" plantation shutters through out most of the house. Newer exterior paint and water heater. Las Sendas offers 2 community pools, tennis, golf, parks and walking paths. Close to schools, freeway, shopping and restaurants.

Master Bedroom	13 16	Bedroom 2	10 10	Bedroom 3	10 10	Dining Room	incl in LR	Living Room	25 16
		Family Room	14 18	Kitchen	15 16				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/CrtYrd(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Linoleum; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room Basement Description: None	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Engy Star Appliances	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS AN: 219-19-624 Lot Number: 368 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,492/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$360 HOA Name: Las Sendas HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Y/N: Y Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 90 Status Change Date: 03/24/2012 Close of Escrow Date: 03/23/2012 Off Market Date: 02/26/2012	List Price: \$249,900 Sold Price: \$245,000 Sold Price/SqFt: \$139.52 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Like Luxury Properties LLC (llp101)

Client Report (10)

3552 N SONORAN HLS Mesa, AZ 85207

\$245,000

	4706244 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3 Approx SqFt: 1,926 / County Assessor Year Built: 2006 Pool: Community Encoded Features: 33RDX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 5,926 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Stoneledge at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Stoneledge at Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

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Cross Streets: Power & Thomas **Directions:** East on Eagle Crest (Thomas), South on Red Mountain, West on Roland (1st community entrance) North on Sonoran Hills to home on West side.

Public Remarks: Absolutely gorgeous home nestled in the foothills of Las Sendas - 3 spacious bedrooms, formal dining/den, highly upgraded hardwood flooring takes you throughout this well appointed home. Kitchen features roll out shelving, spacious tiled countertop, heavily ornate doors and lighting fixtures & a cozy gas fireplace for those cool spring evenings! Master suite is a truly relaxing retreat. Community features hiking trails, award winning golf course & clubhouse, community pool, community multipurpose facility & tennis courts. Avoid the short sale drama - quick close is available on this corporate owned home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: City Light View (s); Mountain View(s) Landscaping: Desert Front; Natural Desert Back; Auto Timer H2O Front Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Carpet; Wood	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: STONELEDGE AT LAS SENDAS AN: 219-19-771 Lot Number: 24 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,984.46/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: Rossmar & Graham HOA Telephone: 480-551-4304	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 25 Status Change Date: 03/07/2012 Close of Escrow Date: 03/06/2012 Off Market Date: 02/18/2012	List Price: \$254,900 Sold Price: \$245,000 Sold Price/SqFt: \$127.21 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO Status Update: REO Apprvl Indicated; Buyer Signed Bnk Add

Listed by: American Associates (praa01)

Prepared by Chris and Michele Keith

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4712784	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 1,756 / County Assessor Year Built: 2001 Pool: Both Private & Community Encoded Features: 32FRDXP2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,450 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: 3600 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd and Thomas Rd **Directions:** Turn onto Eagle Crest, drive to Desert Oasis (Mountain Gate entrance Gate #37). Left through gate, home is on the left side next to common area.

Public Remarks: Enjoy the masterplanned community of Las Sendas in NE Mesa. A security door and front sitting area greet you as you enter this well maintained property with easy care landscape. Granite kitchen countertops with pull out shelves, a gas range, gas fireplace in the family room, surround sound inside and outside, service door to sideyard, water softener, a sparkling pool with a waterfall, wood fireplace and BBQ in the backyard along with a sitting area that has peaceful mountain views. Home faces North/ South and borders a common area. Easy care artificial grass in the back with desert landscape....green and easy! Lots of pool decking and plenty of entertaining space..make this your new home in the sun!

Master Bedroom	Bedroom 2 Family Room	Bedroom 3 Kitchen	Dining Room	Living Room
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front Exterior Features: Covered Patio(s); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Mountain Gate At Las Sendas AN: 219-17-783 Lot Number: 546 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,058/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$315 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 Status Change Date: 03/30/2012 Close of Escrow Date: 03/29/2012 Off Market Date: 02/10/2012	List Price: \$249,900 Sold Price: \$245,000 Sold Price/SqFt: \$139.52 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (12)

3055 N RED MOUNTAIN -- 127 Mesa, AZ 85207

\$252,500

	4713060 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Approx SqFt: 2,150 / County Assessor Year Built: 1996 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 5,454 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 0 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and Thomas **Directions:** E on Ridgecrest/Thomas; Right on Red Mountain; Left across from Las Sendas Elementary School into Ironwood Pass; through gate to house #127

Public Remarks: This home has it all! Your very own resort awaits! Come relax in the new pebblesheen pool and 8 person spa! Pool is remote controlled with in floor vacuums, baja step, and water fall. 3 bed plus loft, 2.5 bath home has 20" tile in high traffic areas, neutral carpet, updated fixtures and granite counters-light, open, and clean throughout! Plus this property is nestled in the foothills of Las Sendas- an award winning Golf Course community; walking distance to two parks, near the top rated elementary school; convenient access to 2 community pools; tennis facilities; and miles of trails! Save the hassle and eliminate the risk of dealing with a distressed property! This traditional sale is a true desert oasis!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Loft Basement Description: None Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Partial; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial; Pool Yr Updated: 2009	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-063 Lot Number: 127 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,094/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmks); NoVsble TrkTrlrVt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1 Status Change Date: 03/02/2012 Close of Escrow Date: 03/01/2012 Off Market Date: 02/09/2012	List Price: \$260,000 Sold Price: \$252,500 Sold Price/SqFt: \$117.44 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: N/A; Owner/Agent

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and
Michele Keith

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4686141	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 4 Approx SqFt: 2,835 / County Assessor Year Built: 2007 Pool: Community Encoded Features: 44FRXO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Cobblestone Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Eagle Crest **Directions:** East on Eagle Crest; Left on Boulder Canyon; Lef on Sonoran Hills to home on Right.

Public Remarks: Beautiful Tuscan style home in Las Sendas Golf Community with sunset and mountain views. Paved driveway with pavers continuing through the courtyard and onto the back patio and seating area. This home has warm neutral colors throughout and offers a spacious floor plan with den and full bath downstairs; huge kitchen will delight any chef with gourmet stainless steel appliance and gas stove, ample granite counter tops and rich 42" cabinets. Large kitchen island. Elegant bay window surrounds the breakfast room and opens to the family room with gas fireplace. Large master w/covered patio and mountain views. Bedroom 2 has on suite w/walk in closet, Jack n Jill bedrooms 3 and 4. All bedrooms are oversized. Professionally landscaped back yard w/pavers and raised seating area. A MUST SEE

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: COBBLESTONE AT LAS SENDAS AN: 219-20-355 Lot Number: 35 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,353/2011 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$317 / Quarterly HOA Transfer Fee: \$375 HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 92 / 92 Status Change Date: 03/09/2012 Close of Escrow Date: 03/07/2012 Off Market Date: 03/08/2012	List Price: \$275,000 Sold Price: \$280,000 Sold Price/SqFt: \$98.77 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

Client Report (14)

7025 E ROLAND ST Mesa, AZ 85207

\$285,000

	4641909 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,571 / County Assessor Year Built: 2003 Pool: Both Private & Community Encoded Features: 32FRPT02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,373 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: LAS SENDAS Model: Cactus Wren Builder Name: Blandford Hun Block: 3525 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** Turn onto Eagle Crest, first R on Red Mountain, first L on Roland (Tapestry Mountain) home on the R

Public Remarks: This is an exceptional home, move in ready! Located within the award winning gated community of Las Sendas. Single story! 3 bedroom, 2 bath greatroom floor plan. Upgrades within this home include the following: Granite counter tops, upgraded cabinets, stainless steal appliances. Tile flooring including family room & Plantation shutters! Beautiful pebble tec pool with patios, very private with wonderful mountain views. Garage has epoxy flooring & storage. Las Sendas is a masterplanned community with 2 pools / spas, tennis & sport courts, parks, fitness center & lots of activities for the 1 to 100 year old. Close to the 202, Boeing, shopping & dining! Excelling schools.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Pvt Tennis Court(s); Sport Court(s); Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 1 AT LAS SENDAS AN: 219-19-663 Lot Number: 4 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,587/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA; VA; Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / Quarterly HOA Transfer Fee: \$375 HOA Name: Las Sendas HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 148 / 153 Status Change Date: 03/09/2012 Close of Escrow Date: 03/08/2012 Off Market Date: 02/01/2012	List Price: \$299,000 Sold Price: \$285,000 Sold Price/SqFt: \$181.41 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax15)

Prepared by Chris and
Michele Keith


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Client Report (15)

3533 N EAGLE CANYON -- Mesa, AZ 85207

\$310,000

	4689312 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Approx SqFt: 2,757 / County Assessor Year Built: 1998 Pool: Private Encoded Features: 32RDXP3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 9,296 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Sonoran Heights Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford Hun Block: 7350 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER & MCDOWELL **Directions:** From McDowell go north on Power, East on Eagle Crest, East on Saddleback, South on Eagle Canyon to Property

Public Remarks: Spectacular Home in Sonoran Heights! Home features a split floor plan with expansive tile flooring and carpet in the bedrooms. Your master bedroom suite includes a large walk in closet, garden tub, separate shower, double sinks and private entrance to the backyard. The kitchen features tile counter, gas range, island and pantry. The backyard is an entertainers dream featuring a private pool, bee hive fireplace, BBQ, and cover patio.

Master Bedroom	23 14	Bedroom 2	13 11	Bedroom 3	13 11	Dining Room	18 10	Living Room	18 15
Den	14 13	Family Room	17 17	Kitchen	15 9				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace Landscaping: Desert Front Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-234 Lot Number: 170 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,678.1/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: HOA Name: Rossmar & Graham HOA Telephone: 480-551-4300	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 41 / 41 Status Change Date: 03/28/2012 Close of Escrow Date: 03/28/2012 Off Market Date: 01/24/2012	List Price: \$319,900 Sold Price: \$310,000 Sold Price/SqFt: \$112.44 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: Re/Max Diamond (redi001)

Prepared by Chris and Michele Keith

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Client Report (16)

3430 N Mountain RDG 46 Mesa, AZ 85207

\$375,000



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4712100 Residential Single Family - Detached Closed

Beds/Baths: 5 / 3
Approx SqFt: 3,232 / County Assessor
Year Built: 1996
Pool: Both Private & Community
Encoded Features: 53FRDXPS3G
Exterior Stories: 2
of Interior Levels: 3
Dwelling Type: Single Family - Detached

Approx Lot SqFt: 9,383 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas
Model: Sunset Vista
Builder Name: Blandford Homes
Hun Block: 7600 E
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: Power and McDowell **Directions:** East on McDowell, Left on Ridgecrest, Left on Mountain Ridge, Left at Sonoran Heights Gate, First house on right. #46.

Public Remarks: Awesome 5 bedroom/3 bath home located on the 13th fairway of Las Sendas Golf Course. Lovingly updated and cared for. Spectacular views from rear yard and master suite patio. Home features Travertine Tile throughout, and newer neutral carpet. Recent kitchen update includes Granite Counters, and Stainless Steel Appliances. Kitchen opens to huge Family Room. Master suite located upstairs. Large balcony from Master allows expansive view of golf course, and mountains beyond. Homes rear yard offers all that can be desired. Sparkling pebble-tec pool and spa, multi level decking, built in bbq, and 2 covered patios. Only 1 neighbor to west of this home, allowing for additional privacy to outdoor entertaining. Must see!!

Master Bedroom	18 15	Bedroom 2	13 13	Bedroom 3	17 12	Bedroom 4	13 11	Bedroom 5	11 11
		Family Room	34 17	Kitchen	15 10	Dining Room	12 10	Living Room	15 13

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone</p>	<p>Kitchen Features: Range/Oven Gas; Cook Top Gas; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Full; Kitchen Yr Updated: 2011; Kitchen Partial/Full: Partial</p>	<p>Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)</p>	<p>County Code: Maricopa Legal Subdivision: Sonoran Heights Unit 01 At Las Sendas AN: 219-19-210 Lot Number: 46 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,070/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780</p>	<p>HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:</p>	<p>Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>Rec Center Y/N: Y Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 8 / 8 Status Change Date: 03/13/2012 Close of Escrow Date: 03/12/2012 Off Market Date: 02/14/2012</p>	<p>List Price: \$389,000 Sold Price: \$375,000 Sold Price/SqFt: \$116.03 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

Prepared by Chris and
Michele Keith

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Client Report (17)

3846 N Desert Oasis CIR Mesa, AZ 85207

\$415,000



4717537	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 3 Approx SqFt: 3,655 / County Assessor Year Built: 1999 Pool: Both Private & Community Encoded Features: 33FRDXPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,822 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Canyon Creek - Las Sendas Planned Cmty Name: Canyon Creek at Las Sendas Model: Echo Canyon Builder Name: Blandford Hun Block: 7800 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** East on McDowell from 202 Freeway, Left on Ridgecrest, Left on Mountain Ridge, Left on Saddleback. Entrance to Canyon Creek Gated Entry on Right at Desert Oasis. Proceed through Gate to Home on Left.

Public Remarks: Traditional Listing, Not a Short Sale or Bank Owned Home! Gorgeous, Immaculate & on a Premium N/S Lot w/Amazing Views of Championship Golf Course, Lake, Desert Scape & Mountains! Beautiful Kitchen has 42" Upgraded Cabinets, Jenn-Air Appliances, Corian Counters, Huge Island w/Smooth Cooktop, & Large Walk-in Pantry. Amazing Built-in Desk in Den/Bed 4. Huge Master Suite has Two-Way Fireplace & Additional Sitting Room & Balcony Overlooking Golf Course, Lake & Mountains.

Master Bedroom	24 17	Bedroom 2	13 12	Bedroom 3	17 13	Dining Room	12 12	Living Room	18 13
Den	13 12	Family Room	22 17	Kitchen	20 10			Other	15 12
Bonus/Game Room	19 9								

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Separate Strge Area Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Freestnd Fireplace; Exterior Fireplace Property Description: Golf Course Lot; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ; Other (See Remarks) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Intercom; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room Other Rooms: Family Room; Library- Btl-in Bkchse; Den/Office; Bonus/Game Room Basement Description: None	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi -Zones	County Code: Maricopa Legal Subdivision: Canyon Creek At Las Sendas AN: 219-17-452 Lot Number: 214 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,240/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / Quarterly HOA Transfer Fee: \$365 HOA Name: Las Sendas HOA/AAM HOA Telephone: 602-906-4940	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmrks); Clubhouse/Rec	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 /
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Center; Club, Membership Opt; Prof
ManagedTtl Mthly Fee Equiv:
Cap Imprv/Impact Fee: 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 32 / 32 Status Change Date: 03/20/2012 Close of Escrow Date: 03/20/2012 Off Market Date: 03/20/2012	List Price: \$415,000 Sold Price: \$415,000 Sold Price/SqFt: \$113.54 Loan Type: Cash to Loan Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and
Michele Keith

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Client Report (18)

7565 E Torrey Point ST Mesa, AZ 85207

\$417,000



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4725292 Residential Single Family - Detached Closed

Beds/Baths: 5 / 3
Approx SqFt: 3,655 / County Assessor
Year Built: 2002
Pool: Both Private & Community
Encoded Features: 53FRDXPO3G
Exterior Stories: 2
of Interior Levels: 2
Dwelling Type: Single Family - Detached

Approx Lot SqFt: 10,513 / County Assessor
Apx Lot Size Range: 10,001 - 12,500
Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name:
Planned Cmty Name:
Model: Echo Canyon
Builder Name: Blandford Homes
Hun Block: 4050 N
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: Power & Eaglecrest **Directions:** East on Eaglecrest, Right on Desert Gate(Pinnacle Point Community), Right on Torrey Point. House on Left.

Public Remarks: Beautiful 2 story home within the gated community of Las Sendas. This 3,655 home has 5 bedrooms plus a bonus room, 3 full baths & 3 car garage. Formal living room & dining room w/hardwood floors & plantation shutters. Upgraded kitchen w/42" maple cabinets, stainless steel appliance, walk-in pantry & center island. Family room w/hardwood floors, plantation shutters & gas fireplace. Office down w/full bath or 5th bedroom. Upstairs master bedroom w/fireplace & custom paint. Master bath with his & her walk-in closets, garden tub, dual sinks & separate shower. Back yard paradise w/fenced in pebble-tec pool w/waterfall, beehive fireplace, built-in BBQ, grass play area & lots of patio area. Las Sendas has 2 comm pools, tennis, golf, parks & walking trails. Close 2 shopping, restaurants & 202.

Master Bedroom	24 17	Bedroom 2	15 12	Bedroom 3	13 12	Bedroom 4	17 13	Bedroom 5	13 12
		Family Room	22 17			Dining Room	13 13	Living Room	18 13

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Freestnd Fireplace Property Description: Mountain View (s); Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Tile; Wood</p>	<p>Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office Basement Description: None</p>	<p>Architecture: Contemporary Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)</p>	<p>County Code: Maricopa Legal Subdivision: Pinnacle Point At Las Sendas AN: 219-18-317 Lot Number: 39 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,294/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Assume - No Qualify Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$318 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780</p>	<p>HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:</p>	<p>Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Club, Membership Opt; Prof Managed</p>	<p>Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 7 / 7 Status Change Date: 03/29/2012 Close of Escrow Date: 03/29/2012 Off Market Date: 03/12/2012</p>	<p>List Price: \$427,000 Sold Price: \$417,000 Sold Price/SqFt: \$114.09 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: Coldwell Banker Trails and Paths Premier Propertie (tppp01)

Client Report (19)

7260 E EAGLE CREST DR 2 Mesa, AZ 85207

\$429,900



4672209	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 4 Approx SqFt: 2,942 / Builder Year Built: 2003 Pool: Community Encoded Features: 34RXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 15,311 / Builder Apx Lot Size Range: 15,001 - 18,000 Subdivision: Las Sendas/ Black Rock Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Probuilt Hun Block: 7000 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Eaglecrest **Directions:** ENTER LAS SENDAS OFF POWER ROAD. BLACK ROCK WILL BE THE GATED ENTRY ON THE LEFT Side of the Road.

Public Remarks: Great Location in Gated Black Rock. Incredible Views and all of the Ammenities of Las Sendas. Beautiful water feature in the front with built-in BBQ. Big Kitchen for those who love to cook! Please Call Listing Office for More Information and Showing Instructions

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpot Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Exterior Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back Features: 9+ Flat Ceilings; Central Vacuum Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Den/Office Basement Description: None	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile; Foam Fencing: None Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: LA ATALAYA AT LAS SENDAS AN: 219-17-275 Lot Number: 2 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,721.78/2011 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 118 / 118 Status Change Date: 03/29/2012 Close of Escrow Date: 03/28/2012 Off Market Date: 03/01/2012	List Price: \$429,900 Sold Price: \$429,900 Sold Price/SqFt: \$146.13 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Coldwell Banker Residential Brokerage (cbrb02)

Prepared by Chris and Michele Keith

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Client Report (20)

7429 E SUGARLOAF ST Mesa, AZ 85207

\$450,000



4640811	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Approx SqFt: 3,040 / Builder Year Built: 2002 Pool: Community Encoded Features: 43RDXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 17,450 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Colinas at Las Sendas Model: CUSTOM Builder Name: Pulliam Hun Block: 3825 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER RD AND THOMAS RD **Directions:** Right on Thomas (eagle crest), Right on Saddleback, Left at 3rd gate entrance (the Preserve), Right to home

Public Remarks: Beautiful Custom Santa Fe style home located on hole #1 in the award winning Las Sendas golf community. Open great room floorplan with 4 bedrooms, 3 full baths. Front courtyard w/ gas fireplace; barbeque, firepit & putting green in back yard + view deck. Granite counters & stainless GE Monogram appliances, gas stove, travertine flooring, 2 walk-in pantries, wetbar, walkout 4th bedroom/office to courtyard. Good freeway access to Gilbert, Tempe, Phoenix, Scottsdale; 20 minutes to Sky Harbor Airport. Close to Banner Baywood Hospital and Mesa Community College, lakes and fishing. Hiking, biking trails. Tennis courts, 2 heated community pools. Gorgeous views of valley from this east Mesa AZ hillside location.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpot Spaces: 0 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace; Firepit Property Description: Golf Course Lot; Corner Lot; City Light View(s); Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); Central Vacuum; Wet Bar(s); Drink Wtr Filter Sys; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Rolled Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng One Room; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-17-330 Lot Number: 3 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$4,246.88/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Accum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Y/N: Y Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 389 / 212 Status Change Date: 03/31/2012 Close of Escrow Date: 03/30/2012 Off Market Date: 03/31/2012	List Price: \$490,000 Sold Price: \$450,000 Sold Price/SqFt: \$148.03 Loan Type: Conventional Loan Years: 0 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A; Short Sale Aprvl Req

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and Michele Keith

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Client Report (21)

7943 E LEGACY HILLS CIR Mesa, AZ 85207

\$540,000



4662291 Residential Single Family - Detached Closed

Beds/Baths: 3 / 2.5
Approx SqFt: 3,404 / County Assessor
Year Built: 2004
Pool: Community
Encoded Features: 32.5RDXO2G
Exterior Stories: 1
of Interior Levels: 1
Dwelling Type: Single Family - Detached

Approx Lot SqFt: 13,420 / County Assessor
Apx Lot Size Range: 12,501 - 15,000
Subdivision: Las Sendas
Tax Municipality: Mesa
Marketing Name: Legacy Hills
Planned Cmty Name: Las Sendas
Model: Residence 5/3180
Builder Name: Blandford
Hun Block:
Map Code/Grid: P42
Bldg Number:

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

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

Cross Streets: Power and Thomas **Directions:** Thomas becomes East Eagle Crest Dr. Follow past the golf club, then left onto Las Sendas Mountain Drive. left on Terra Mesa, left into Legacy Hills gate. Turn right on Legacy Hills Circle.

Public Remarks: Privacy, quality, mountain and city light views are all part of this Tuscan style home situated on a cul-de-sac lot where within minutes you can WALK to the Tonto National Forest destination or use one of the many community hiking trails. Enjoy the luxury of a resort-style community complete with heated pools, spas, tennis, biking trails, parks and golf. Sit in the out of doors on the spacious front courtyard or in the privacy of the backyard complete with fireplace, seating area and built-in barbeque. An abundance of custom touches through-out including granite and tile counter tops, a gourmet -style kitchen,easy to access beverage area, large walk in closets and a walk-in shower,cozy fireplace in greatroom and a bonus room with its own private entrance to courtyard. A MUST SEE!

Den		Great Room	
Bonus/Game Room			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Gas Fireplace; Exterior Fireplace; Other (See Remarks) Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile</p>	<p>Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Den/Office; Bonus/Game Room Basement Description: None</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws</p>	<p>County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-967 Lot Number: 54 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,385.02/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$367.8 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone: 480-551-4300</p>	<p>HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:</p>	<p>Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks)</p>	<p>Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 115 / 116 Status Change Date: 03/18/2012 Close of Escrow Date: 03/15/2012 Off Market Date: 02/08/2012</p>	<p>List Price: \$548,800 Sold Price: \$540,000 Sold Price/SqFt: \$158.64 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0</p>	<p>Special Listing Cond: N/A</p>

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

Listed by: Realty Executives (reax15)

Prepared by Chris and
Michele Keith


*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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Client Report (22)

7130 E Saddleback ST 52 Mesa, AZ 85207

\$540,000

	4691620 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3.5 Approx SqFt: 3,329 / County Assessor Year Built: 2005 Pool: Both Private & Community Encoded Features: 43.5RXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 18,491 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: Las Sendas-Golf Colony Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Custom Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power/ Thomas **Directions:** East on Thomas, turns into Eaglecrest, East on Saddleback to first gated community on the right(7130 Saddleback)

Public Remarks: Tuscan Custom in Las Sendas~18,491 sqft lot~4 bedrooms (very large..see dimensions)+Den~ Great room with gas fireplace~Huge 3 car garge (extended length and over-height). Fabulous upgrades include: 18in Travertine with travertine baseboards t/o except bedrooms, 42 inch Knotty Alder Cabinetry, Slab Granite Countertops, 8ft solid core doors t/o, 6 burner Gas cooktop, Stainless GE Appliances, entertainment niches in great room and master bedroom, huge closet in master bedroom with shelving, snail shower, central vacuum & more! The backyard offers a pebble tec pool & spa, large flagstone covered patio,spiral staircase to a 175 sq.ft viewing deck, &low maintenance landscaping. Las Sendas offers golf,tennis,swimming,volleyball,softball, soccer fields,playgrounds, Trailhead Member's Club & more!

Master Bedroom	22 22	Bedroom 2	18 15	Bedroom 3	14 12	Bedroom 4	20 16
Den	12 11			Kitchen	24 13		
				Great Room	25 16		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage; Over Height Garage; Separate Strge Area Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s) Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets Additional Bedroom: Master Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Avail; Ntwrk Wrng Multi Rms; Security Sys Owned	County Code: Maricopa Legal Subdivision: AN: 219-17-060 Lot Number: 52 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$4,081/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$316.8 / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Rental OK (See Rmks); Prof Managed	Rec Center Y/N: Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 86 / 86 Status Change Date: 03/21/2012 Close of Escrow Date: 03/20/2012 Off Market Date: 03/15/2012	List Price: \$593,500 Sold Price: \$540,000 Sold Price/SqFt: \$162.21 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax92)

Client Report (23)

4157 N STONE PEAK CIR Mesa, AZ 85207

\$570,000

	4693886 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 3.5 Approx SqFt: 3,681 / County Assessor Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5RDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached</p>
	<p>Approx Lot SqFt: 13,794 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Residence 6 Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:</p>
	<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Bush Jr. High School: Red Mountain</p>
	<p>High School Dist #: 004 - Mesa Unified District High School: Brimhall</p>

Cross Streets: Power & Thomas **Directions:** L (East) on Eagle Crest Dr, L on Las Sendas Mtn Dr, L on N Stone Peak, L on E Valley Vista St, R on Stone Peak Circle.

Public Remarks: Beautiful Tuscan style home with heated pool & spa in Las Sendas! Split floor plan with 4 bedrooms plus Den, 3.5 Bath, courtyard entrance, beautiful stone everywhere, large gourmet eat-in kitchen, upgraded appliances, granite, upgraded tile & carpet thru-out, outdoor fireplace plus fireplace in the family room, formal dining room, large master bath & walk-in closet plus perfect cul-de-sac lot with views!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate; Tandem Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Gazebo/Ramada; Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Carpet; Tile Accessibility Feat.: Dr/Access 32in+ Wide; Hallways 36in+ Wide; Bath Lever Faucets</p>	<p>Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Den/Office Basement Description: None</p>	<p>Architecture: Ranch; Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-903 Lot Number: 52 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,175/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information

<p>HOA Y/N: Y HOA Fee/Paid: \$368 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA HOA Telephone: 480-551-4300 HOA Prop Man Co Name: Rossmar & Graham</p>	<p>HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:</p>	<p>Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed</p>	<p>Rec Center Y/N: Y Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 126 / 36 Status Change Date: 03/16/2012 Close of Escrow Date: 03/15/2012 Off Market Date: 03/09/2012</p>	<p>List Price: \$589,900 Sold Price: \$570,000 Sold Price/SqFt: \$154.85 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0</p>	<p>Special Listing Cond: Lender Owned/REO</p>

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

Listed by: Realty Partners (relp01)

Prepared by Chris and
Michele Keith

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4702662	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 4.5 Approx SqFt: 3,468 / Builder Guest House SqFt: 375 Year Built: 2001 Pool: Both Private & Community Encoded Features: 44.5RXPSQO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 24,180 / Appraiser Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Black Rock at Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Pinnacle Builders Hun Block: 7200E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** east onto Eaglecrest for approximately 1 mile to neighborhood of Black Rock. Left into community straight thru gate to 2nd left to end of cul-de-sac

Public Remarks: Unbelievable Red Mountain views abound. Cul-de-sac SW territorial highly upgraded gem. Oversized courtyard welcomes you with seating area & firepit. Full guest casita off courtyard with separate entrance. Great room floorplan/formal DR/huge gourmet kitchen/each bedroom w/private en suite bath. Travertine/wood flooring t/o. Oversized great room w/built in alder entertainment center/custom gas fireplace/sliding doors open to patio. Kitchen /commercial grade appliances/granite slab island/breakfast bar/travertine backsplash,slate/pantry/plenty of storage/eat in area with VIEWS. Each bedroom has private en suite with oversized closets. Master bdrm.w/snail shower,jetted tub, walk in closet and views. Backyard w/pool,spa covered patio with flagstone finish/gas firepit.Epoxy/cabinets garage. 10+++

Master Bedroom	19 20	Bedroom 2	13 13	Bedroom 3	18 15	Bedroom 4	20 18
				Kitchen	28 20	Dining Room	12 13
				Great Room	25 19		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s); Built-in BBQ Features: No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone; Tile; Wood Accessibility Feat.: Hallways 36in+ Wide	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Non-laminate Counter Master Bathroom: Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room; Guest Qtrs -Sep Entrn Basement Description: None Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Full; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2009; Bath(s) Partial/Full: Full	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Foam Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: LA ATALAYA AT LAS SENDAS AN: 219-17-297 Lot Number: 24 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,157/2011 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$319 / Quarterly HOA Transfer Fee: HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Prof Managed	Rec Center Y/N: Y Rec Center Fee: / Land Lease Fee Y/N: Land Lease Fee: \$0 / PAD Fee Y/N: PAD Fee: \$0 / Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 35 / 37
Status Change Date: 03/16/2012
Close of Escrow Date: 03/15/2012
Off Market Date: 02/21/2012

List Price: \$729,000
Sold Price: \$720,000
Sold Price/SqFt: \$207.61
Loan Type: Cash
Loan Years: 0
Payment Type: Other
Pnts Pd By Buyer: 0
Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Special Listing Cond: Relo/Corp Aprvl Reqd

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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