








Client View

20 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$201,000 7445 E EAGLE CREST DR 1072 Mesa, AZ 85207 Closed / 4843489	Las Sendas	2	2	1,388	Community	154.9 / 144.81	132	03/12/2013
2		\$260,000 3055 N RED MTN 163 Mesa, AZ 85207 Closed / 4880689	Las Sendas	3	2	1,571	Community	168.05 / 165.5	25	03/20/2013
3		\$269,000 7445 E EAGLE CREST DR 1098 Mesa, AZ 85207 Closed / 4850337	Las Sendas	3	2	1,652	Community	166.4 / 162.83	82	03/11/2013
4		\$274,900 3055 N Red Mountain -- 198 Mesa, AZ 85207 Closed / 4879949	Las Sendas - Ironwood Pass	3	2	1,571	Community	174.98 / 174.98	23	03/28/2013
5		\$303,500 7448 E NANCE ST Mesa, AZ 85207 Closed / 4873733	Greyfox at Las Sendas	3	2	2,126	Both	140.64 / 142.76	47	03/12/2013
6		\$310,000 3333 N BRIGHTON -- Mesa, AZ 85207 Closed / 4891356	Las Sendas, Ironwood Pass Unit I at	3	2	1,756	Community	181.09 / 176.54	18	03/04/2013
7		\$316,000 3749 N LADERA CIR Mesa, AZ 85207 Closed / 4873339	LAS SENDAS - ECHO CANYON	4	2	2,370	Community	136.71 / 133.33	158	03/15/2013
8		\$319,000 7445 E EAGLE CREST DR 1039 Mesa, AZ 85207 Closed / 4843422	Las Sendas	3	2	1,652	Community	199.15 / 193.1	120	03/01/2013
9		\$335,000 3060 N RIDGECREST RD 192 Mesa, AZ 85207 Closed / 4883583	LAS SENDAS, Desert Vistas	5	3	2,732	Both	124.45 / 122.62	54	03/26/2013
10		\$338,000 7340 E NORTHRIDGE CIR Mesa, AZ 85207 Closed / 4884325	Las Sendas - Grayfox	4	2	2,356	Both	146.39 / 143.46	7	03/13/2013
11		\$350,000 3502 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 4881222	Las Sendas	4	3	2,451	Both	142.8 / 142.8	23	03/27/2013
12		\$364,900 7626 E Sandia CIR Mesa, AZ 85207 Closed / 4883034	Las Sendas	3	2	2,369	Both	154.03 / 154.03	37	03/08/2013
13		\$400,000 7952 E TETON CIR Mesa, AZ 85207 Closed / 4889066	Whispering Ridge at Las Sendas	3	2	2,257	Community	181.61 / 177.23	24	03/15/2013

14		\$435,000 3540 N Eagle CYN Mesa, AZ 85207 Closed / 4882220	Las Sendas - Boulder Mountain	4	2.5	2,757	Community	162.86 / 157.78	8	03/15/2013
15		\$520,000 7260 E Eagle Crest DR #45 Mesa, AZ 85207 Closed / 4746750	Las Sendas Black Rock	4	3.5	3,481	Private	150.82 / 149.38	116	03/08/2013
16		\$599,000 3708 N DESERT OASIS -- Mesa, AZ 85207 Closed / 4874213	Las Sendas	6	3.5	4,245	Both	144.64 / 141.11	42	03/08/2013
17		\$635,000 4153 N EL SERENO CIR Mesa, AZ 85207 Closed / 4860356	LAS SENDAS	4	3	3,183	Both	204.21 / 199.5	41	03/05/2013
18		\$645,050 3747 N AVOCA -- Mesa, AZ 85207 Closed / 4888864	Las Sendas	4	3.5	3,831	Community	179.85 / 168.38	17	03/22/2013
19		\$780,000 7932 E LEGACY HILLS CIR Mesa, AZ 85207 Closed / 4872403	Las Sendas	4	4.5	4,047	Both	194.96 / 192.74	51	03/01/2013
20		\$1,200,000 7944 E COPPER CANYON ST Mesa, AZ 85207 Closed / 4872588	Las Sendas (Copper Canyon)	4	3.5	4,833	Both	258.64 / 248.29	49	03/15/2013

Prepared by Chris and
Michele Keith

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Client Report (1)

7445 E EAGLE CREST DR 1072 Mesa, AZ 85207

\$201,000



4843489	Residential	Townhouse	Closed
Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,388 / County Assessor Price/SqFt: \$144.81 Year Built: 2002 Pool: Community Encoded Features: 22RXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse		Approx Lot SqFt: 7,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Cachet at Las Sendas Planned Cmty Name: Las Sendas Model: Great Room! Builder Name: Cachet Hun Block: 4200 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas (Eagle Crest) **Directions:** East on Eagle Crest approximately 1 mile to Cachet townhomes on right. Left inside gate to property on left. Front door is to the left of the garage.

Public Remarks: Calling all winter visitors! Looking for an upscale community with super amenities? How about this great room codo, split floor plan, fireplace, all granite & stainless, Bosch DW, Kitchen Aid Fridge, maple cabinets. Surround sound every room! SOUTHERN Exposure with 2 balconies! Exterior maintenance including roof is taken care of by the association so it is easy to lock and leave. The community features its own heated pool, spa, clubhouse and gym. The community of Las Sendas also has hiking and biking trails, golf course, tennis courts and parks. Look at the rest then see the BEST! May be sold fully furnished.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back Exterior Features: Balcony/Deck(s) Features: 9+ Flat Ceilings; Furnished (See Rmrks) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Other Rooms: Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: Two Levels; One Common Wall; End Unit Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: None 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 Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-679 Lot Number: 1072 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,589.56/2012 Ownership: Condominium New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: Y / \$210 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: PMG	HOA 2 Telephone: 480.829.7400
HOA 3 Y/N: //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$315.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 132 / 132 Status Change Date: 03/13/2013 Close of Escrow Date: 03/12/2013 Off Market Date: 03/13/2013	List Price: \$215,000 Sold Price: \$201,000 Sold Price/SqFt: \$144.81 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Club Realty (club21)

Client Report (2)

3055 N RED MTN 163 Mesa, AZ 85207

\$260,000



4880689	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$165.49 Year Built: 1996 Pool: Community Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,480 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Cactus Wren 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 & McDowell **Directions:** E to Ridgecrest * N to Red Mountain * W to first gate * N into community * Follow road to #163

Public Remarks: Well-maintained 3 bedroom, 2 bath Las Sendas home. Outstanding park and city views from back yard. Extended covered patio across the entire back of the home. Entire yard is low maintenance. Kitchen features deep sink, gas range, double oven, large pantry, and lots of cabinet space. Large great room is perfect for entertaining. Large master suite includes large bedroom, large walk-in closet, separate shower & tub, dual sinks. Tile throughout most of home. Extended garage is 25-foot deep with a wall of built-in cabinets and overhead storage. This is a beautiful home in a great location!

Master Bedroom	18 14	Bedroom 2	12 11	Bedroom 3	11 11		
				Kitchen	10 10		
				Great Room	24 14		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View (s); Borders Common Area 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); Private Street(s) Features: Vaulted Ceiling(s); 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 Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Room Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Block Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-099 Lot Number: 163 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,494/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.88 / Quarterly HOA Transfer Fee: \$370	HOA Name: Las Sendas Community	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
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; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.62 Cap Impv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 25 Status Change Date: 03/21/2013 Close of Escrow Date: 03/20/2013 Off Market Date: 02/19/2013	List Price: \$264,000 Sold Price: \$260,000 Sold Price/SqFt: \$165.5 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 %	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: Casteel Real Estate Professionals (cprc01)

Prepared by Chris and
Michele Keith

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Client Report (3)

7445 E EAGLE CREST DR 1098 Mesa, AZ 85207

\$269,000



4850337	Residential	Townhouse	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,652 / County Assessor Price/SqFt: \$162.83 Year Built: 2001 Pool: Community Encoded Features: 32RDX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse	Approx Lot SqFt: 1,672 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Cachet Homes at 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 Rd. & Thomas **Directions:** Turn right on Thomas (Eaglecrest)*Follow street around to gated entrance for Cachet at Las Sendas*Turn right and follow around to #1098 on left

Public Remarks: Luxury 3 Bedroom 2 Bathroom Townhouse in Cachet at Las Sendas*Accent Painting*Plantation Shutters*Gas Fireplace in Family Room*New Carpet Throughout*Built-in BBQ and Waterfall in Backyard*Backs up to beautiful common area*The Cachet community offers a workout facility and community pool*The Las Sendas community offers parks, sport courts, 2 swimming facilities, tennis courts, walking and biking trails*Close to restaurants, freeway access, shopping and schools*Special financing available*

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Mountain View (s); Borders Common Area Landscaping: Desert Front; Desert Back; Grass Front; Yrd Wtring Sys Front Exterior Features: Covered Patio(s); Pvt Yrd(s)/Ctryrd(s); Built-in BBQ Features: No Interior Steps; Water Softener Owned 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: Cook Top Elec; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Description: None Items Updated: Floor Partial/Full; Partial	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-705 Lot Number: 1098 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,051/2012 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: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: Y / \$165 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: PMG	HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: / /		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$270.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 82 / 82 Status Change Date: 03/12/2013 Close of Escrow Date: 03/11/2013 Off Market Date: 02/13/2013	List Price: \$274,900 Sold Price: \$269,000 Sold Price/SqFt: \$162.83 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO

Listed by: Vantus Realty (vare001)

Prepared by Chris and
Michele Keith


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Client Report (4)

3055 N Red Mountain -- 198 Mesa, AZ 85207

\$274,900

	4879949	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$174.98 Year Built: 1998 Pool: Community Encoded Features: 32RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,937 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas - Ironwood Pass Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Cactus Wren Builder Name: Blandford Hun Block: 3000 N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

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Cross Streets: Power and McDowell **Directions:** East on McDowell, north on Ridgecrest, left on Red Mountain, on your right Enter into Ironwood Pass, go through the gate then straight ahead, make the second right (at the 'T' intersection).

Public Remarks: Fabulous Cactus Wren Model. Absolute Pride of Ownership. This is a Great Room Floorplan with Soaring Vaulted Ceilings. The Spacious Kitchen includes Granite Counter Tops, Gas Range, Stainless Steel Sink, Breakfast Bar and the Bay Window Option. The Master Suit includes a Bay Window for Extra Space, 2 Sinks, Walk in Shower, Garden Tub and Walk-in Closet. Totally Relaxing Country Club Backyard includes a Covered Patio, Extended Real Flagstone Patio Decking that Steps up to the Magnificent Gas Fireplace with Built-in Benches. Two-tone Paint, Ceiling Fans. Extended Garage has Built-in Cabinets and Workbench. New HVAC System (2011) with Electronic Air Purification System. Water Softener. Exterior Paint in 2012.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: Gas Fireplace; Exterior Fireplace Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); No Interior Steps; 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; Gated Community; Golf Course; On-Site Guard; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room Basement Description: None Items Updated: Ht/Cool Yr Updated: 2011; Ht/Cool Partial/Full: Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: AN: 219-19-134 Lot Number: 198 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 040950 Plat: Taxes/Yr: \$1,494.96/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$365	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 23 / 23 Status Change Date: 03/29/2013 Close of Escrow Date: 03/28/2013 Off Market Date: 02/25/2013	List Price: \$274,900 Sold Price: \$274,900 Sold Price/SqFt: \$174.98 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	Special Listing Cond: N/A

Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: RE/MAX Excalibur Realty (reex02)

Prepared by Chris and
Michele Keith


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Client Report (5)

7448 E NANCE ST Mesa, AZ 85207

\$303,500

	4873733	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$142.76 Year Built: 2002 Pool: Both Private & Community Encoded Features: 32FRDPO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,840 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Greyfox at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Sienna Builder Name: Fulton Homes Hun Block: 7400 E 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 and Ridgecrest **Directions:** From Power, head East on McDowell. Right at Ridgecrest, Left on Nance. No gate.

Public Remarks: Seller says "Sell it!" Drastic new price reduction. Just remodeled, it features new granite counters in the kitchen, contemporary colors, stainless appliances, and your own sparkling backyard pool. With three bedrooms plus a den (easy 4th bedroom) you'll have plenty of room. The spacious kitchen opens to the family room, with the pool and bright back yard and patio, welcoming you outside. Notice the beautifully updated main bathroom with tile shower and more. Other updates include master bath light fixtures, nickel knobs and handles, laminate flooring. Check out the built-in cabinets in the three-car garage. A quiet location, in beautifully maintained and luxurious Las Sendas, with easy access to schools, shopping, and freeway, make this home absolutely ideal. This home is move-in ready.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpot Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Screened in Patio(s); Storage Shed(s); Childrens Play Area Features: Central Vacuum; No Interior Steps; Other (See Remarks) 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 Add'l Property Use: None Flooring: Laminated; Tile Windows: Sunscreen(s); Dual Pane; Vinyl Frame Accessibility Feat.: Hard/Low Nap Floors; Exterior Curb Cuts; Mltpl Entries/Exits	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath (s) Yr Updated: 2013; Bath(s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan 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: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-551 Lot Number: 83 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: 529-46 Plat: Taxes/Yr: \$1,840/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$10 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Other (See Remarks) Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas Com Assoc HOA Prop Man Co Name: Rossmar	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 47 / 47 Status Change Date: 03/12/2013 Close of Escrow Date: 03/12/2013 Off Market Date: 02/27/2013	List Price: \$299,000 Sold Price: \$303,500 Sold Price/SqFt: \$142.76 Loan Type: FHA Loan Years: 30	Special Listing Cond: N/A

Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	4,500 \$
Closing Cost Split:	Seller Assist - A

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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Client Report (6)

3333 N BRIGHTON -- Mesa, AZ 85207

\$310,000



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4891356	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$176.53 Year Built: 2002 Pool: Community Encoded Features: 32FRDXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas, Ironwood Pass Unit I at Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Morning Dove Builder Name: BLANDFORD Hun Block: 7100 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 (Eagle Crest) **Directions:** Power & Thomas (Eagle Crest) South on Red Mountain (East of Canal) then left (East) on Roland through gate, (Use Code) Right on Boulder Canyon, Right on Regina, Left on Brighton to property

Public Remarks: NOT Bank Owned/Not A Short Sale all New Completely REMODELED Las Sendas Community home, with beautiful mountain views! New Kitchen with dark Mahogany maple cabinets, heighten differential cabinets, crown molding, Cecilia GRANITE countertops, and new Stainless Steel Appliances. ALL New bathrooms with matching mahogany cabinets, granite, new fixtures, and bronze traditional lighting. Custom TRAVERTINE design fireplace! Entire house with 20" porcelain (travertine alike) tile, upgraded carpet in bedrooms, custom paint colors throughout the house & a fresh coat of paint on the exterior. New front and backyard desert landscaping, prewired surround system, & home security system.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: City Light View (s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Ranch; Santa Barbara/Tuscan Unit Style: All on One Level; Ground Level; Street Facing Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron 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	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 1 AT LAS SENDAS AN: 219-19-729 Lot Number: 70 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,710/2012 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

Fees & Homeowner Association Information

HOA Y/N: Y / \$320 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-551-4300 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$106.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 18 / 18 Status Change Date: 03/05/2013 Close of Escrow Date: 03/04/2013 Off Market Date: 03/05/2013	List Price: \$318,000 Sold Price: \$310,000 Sold Price/SqFt: \$176.54 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: United Southwest Realty (unit01)

Prepared by Chris and Michele Keith

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Client Report (7)

3749 N LADERA CIR Mesa, AZ 85207

\$316,000



4873339	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,370 / Appraiser Price/SqFt: \$133.33 Year Built: 2001 Pool: Community Encoded Features: 42FRD3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,845 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS - ECHO CANYON Tax Municipality: Mesa Marketing Name: UNBEATABLE VALUE! Planned Cmty Name: ECHO CANYON Model: IRONWOOD Builder Name: Blandford Hun Block: 7400 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & MCDOWELL **Directions:** MCDOWELL EAST TO RIDGECREST-L TO 80TH ST-R TO ECHO CANYON ON RIGHT-R THRU GATES TO SIENNA-R TO LADERA-R TO 3749 ON LEFT!

Public Remarks: WELL APPOINTED, IMMACULATE&HIGHLY UPGRADED HOME LOCATED W/IN GATED SUBDVSN OF ECHO CANYON IN LAS SENDAS.NEW NEUTRAL PAINT IN&OUT.IRONWOOD MODEL W/OPEN FLOOR PLAN&LOTS OF NATURAL LIGHT!FEAT.BEAUT.OPEN FR, EAT-IN KITCH W/BRAND NEW GRANITE&ISLAND.NEW SS APPS,KITCHEN SINK,FAUCET&UPGR FANS, FIXTURES&HARDWARE T/O.XL GRASSY BACKYARD W/BLT-IN BBQ&ROOM FOR A POOL!W/IN WALKING DIST TO 1 OF 2 COMM POOLS,TRAILHEAD MEMBERS CLUB GYM&PARKS,GOLF&WALKING TRAILS!CLOSE TO SHOPPING,DINING&ACCESS TO 202 FWAY!

Master Bedroom	14 18	Bedroom 2	13 11	Bedroom 3	13 11	Bedroom 4	11 12	Living Room	13 19
		Family Room	16 20	Kitchen	14 20	Dining Room	15 9		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s) Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Gated Community; Golf Course; Workout Facility Flooring: Laminate; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Kitchen Yr Updated: 2013	Unit Style: All on One Level Const - Finish: Painted Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS AN: 219-18-369 Lot Number: 15 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,557/2012 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: By Agreement

Fees & Homeowner Association Information		
HOA Y/N: Y / \$320 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 4803578780
HOA Transfer Fee: \$375		
HOA 2 Y/N: N / /		
HOA 3 Y/N: N / /		

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: Y / \$80 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$186.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 158 / 40 Status Change Date: 03/15/2013 Close of Escrow Date: 03/15/2013 Off Market Date: 02/20/2013	List Price: \$324,000 Sold Price: \$316,000 Sold Price/SqFt: \$133.33 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 6,000 \$ Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Lori Blank & Associates, LLC (blink02)

Client Report (8)

7445 E EAGLE CREST DR 1039 Mesa, AZ 85207

\$319,000

	4843422	Residential	Townhouse	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,652 / County Assessor Price/SqFt: \$193.1 Year Built: 2002 Pool: Community Encoded Features: 32RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse		Approx Lot SqFt: 167 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Cachet at Las Sendas Planned Cmty Name: Las Sendas Model: Winter Golf Retreat! Builder Name: Cachet Hun Block: 4000 N Map Code/Grid: P42 Bldg Number: 13	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** N. on Power past Thomas to Eaglecrest entrance to Las Sendas, turn right. Follow around Eaglecrest bearing to the left..Cachet on right.

Public Remarks: Are you looking for upscale living in a maintenance free environment? This luxurious townhome, on the golf course, in a top notch golf community in NE Mesa will be certain to catch your attention! Absolutely stunning..inside & out. South facing patio, Built in BBQ, electric hurricane shades & custom security door. Inside, granite kitchen opens to the great room, designer wall colors, beautiful berber carpet, built in cabinet guest room, surround sound and more. Single level, no steps!! Walk to heated community pool, exercise facility and park like common areas. Las Sendas, hiking, biking, golf, tennis, swim, social. It's the best, awesome in every way!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Screened in Patio(s); Private Street(s); Built-in BBQ Features: Roller Shields; No Interior Steps; Furnished(See Rmrks) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level; End Unit; Ground Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-646 Lot Number: 1039 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,105.2/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA HOA Telephone: 480.357.8780
HOA 2 Y/N: Y / \$165 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: PMG HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: / /	
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$270.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 120 / 127 Status Change Date: 03/01/2013 Close of Escrow Date: 03/01/2013 Off Market Date: 03/01/2013	List Price: \$329,000 Sold Price: \$319,000 Sold Price/SqFt: \$193.1 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Club Realty (club21)

Prepared by Chris and
Michele Keith


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Client Report (9)

3060 N RIDGECREST RD 192 Mesa, AZ 85207

\$335,000

	4883583	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$122.62 Year Built: 1996 Pool: Both Private & Community Encoded Features: 53RDXP3G4S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,890 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS, Desert Vistas Tax Municipality: Mesa Marketing Name: Las Sendas Desert Vistas Planned Cmty Name: Las Sendas, Desert Vistas Model: PALO VERDE 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 RD & MCDOWELL **Directions:** E on McDowell to Ridgecrest, N to Gated entrance to Desert Ridge on West, proceed West through gate to quick Second Left (192-199) and follow to west and North to home in beautiful, private Cul-de-sac

Public Remarks: MUST CALL FOR SHOWING APPT HUGE yard and x-large playpool/lap pool complete with lots of extra decking and large covered patio, outdoor concrete table, outdoor fireplace to watch the falling stars at night in this quiet, secluded, Cul-de-sac location. So much space with 4th bedroom down with full bath in hall. 5th Bedroom is upstairs and has Door to Hall and is connected to Master as Sitting Room, Private Office, Nursery, Workout Room, etc. (could be walled off as full 5th bedroom as has closet and own hall door). HUGE Deck off Master with Mountain Views from inside both levels as well as outside from yard. Home is priced for your designer touches.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Play Pool; Lap Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: 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); Balcony/Deck(s); Storage Shed(s); Private Street(s) Features: Vaulted Ceiling(s); Physcl Chlgd (SRmks) 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; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room 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: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block; Partial Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS AN: 219-19-390 Lot Number: 192 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,273.66/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: FHA 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 / \$127 / Monthly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: N //	
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; FHA Approved Prjct; VA Approved Prjct; Prof Managed; Other (See Remarks)	Rec Center Fee Y/N: Y / \$75 / Monthly Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$202 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 55 Status Change Date: 03/27/2013 Close of Escrow Date: 03/26/2013	List Price: \$340,000 Sold Price: \$335,000 Sold Price/SqFt: \$122.62	Special Listing Cond: N/A

Off Market Date: 03/27/2013

Loan Type:	FHA
Loan Years:	30
Payment Type:	Fixed
Buyr Concess to Sell:	0 %
Sellr Concess to Buy:	1 %
Closing Cost Split:	Seller Assist - A

Listed by: RE/MAX Diamond (redi001)

Prepared by Chris and
Michele Keith

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Client Report (10)

7340 E NORTHRIDGE CIR Mesa, AZ 85207

\$338,000



4884325	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,356 / County Assessor Price/SqFt: \$143.46 Year Built: 2002 Pool: Both Private & Community Encoded Features: 42FRDPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 9,090 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Grayfox Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Homes Hun Block: Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** From Power & McDowell head East on McDowell to N.Ridgecrest. On N. Ridgecrest turn right going South. E Northridge Circle is the 2nd street on the left. House is on the corner.

Public Remarks: This stunning Fulton home in beautiful Las Sendas shows like a model with upgrades throughout. A 4 bedroom/2 bath home with a den/office this home has oversized tile and recently upgraded wood flooring throughout. For lazy weekends or entertaining friends the backyard provides a pool with waterfall, built in gas BBQ and a gas firepit with seating for keeping warm or roasting marshmallows. Neutral colors, high ceilings, decorator fans, plantation shutters and front load washer and dryer are some of the many features you have in this home. Additional features are R/O and Soft Water systems along with built in cabinetry in the garage. Community features include walking/biking trails, along with swimming, tennis and the ability to purchase golf and fitness memberships should you choose.

Master Bedroom	17	14	Bedroom 2	11	10	Bedroom 3	11	10	Bedroom 4	19	9
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd Add'l Property Use: None Flooring: Tile; Wood	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial	Architecture: Ranch 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 Services: City Services Technology: 3+ Exist Tele Lines; HighSpd Intrnt Aval Energy/Green Feature: HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-596 Lot Number: 128 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,560.28/2012 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

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$381	HOA Name: Las Sendas	HOA Telephone: (480) 551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 7 / 8 Status Change Date: 03/14/2013 Close of Escrow Date: 03/13/2013 Off Market Date: 02/08/2013	List Price: \$344,900 Sold Price: \$338,000 Sold Price/SqFt: \$143.46 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Orange Sky Realty (osbr001)

Prepared by Chris and Michele Keith

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4881222	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$142.79 Year Built: 1999 Pool: Both Private & Community Encoded Features: 43FRDPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 9,705 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Golden Eagle 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 McDowell **Directions:** East on McDowell, North on Ridgecrest, West (Left) on Mountain Ridge, North on Regina, Regina turns into Paseo Del Sol to home on left.

Public Remarks: FANTASTIC MOUNTAIN VIEWS!! GATED COMMUNITY. Popular Golden Eagle plan on an oversized lot, expansive living room, open loft, large family room, bedroom (currently used as den) and full bath downstairs, kitchen complete with slab granite island and counter tops, SS appliances and refrigerator conveys. Upstairs two bedrooms share Jack & Jill updated bathrooms with engineered granite counters. Master bedroom with private viewing deck (overlooking a wash and mountain views) and luxurious updated bathroom with tub and separate shower. Back yard oasis backs desert preserve, has covered patio and refreshing heated Shasta maintained PebbleTec playpool. Newer exterior paint. Award-winning Las Sendas master planned community includes championship golf course, swim centers, tennis, etc.

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

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Adjacent to Wash 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); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room 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: Family Room; Loft Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater 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-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-093 Lot Number: 469 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,130.76/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information		
HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$250	HOA Name: Las Sendas Comm Asso	HOA Telephone: (480)551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 23 / 24 Status Change Date: 03/28/2013 Close of Escrow Date: 03/27/2013 Off Market Date: 03/05/2013	List Price: \$350,000 Sold Price: \$350,000 Sold Price/SqFt: \$142.8 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: Keller Williams Realty East Valley (kwev01)

Prepared by Chris and
Michele Keith


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Client Report (12)

7626 E Sandia CIR Mesa, AZ 85207

\$364,900

	4883034	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,369 / County Assessor Price/SqFt: \$154.03 Year Built: 1999 Pool: Both Private & Community Encoded Features: 32FRDPO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,178 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: 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 & Eagle Crest **Directions:** North on Power . Right on Eagle Crest, right on Saddleback to top of hill. The Highlands are straight ahead through gate. Left to first cal-de-sac on right.

Public Remarks: Beautiful updated home on corner lot in cul-de-sac within a gated area. Three bedrooms with additional den includes Murphy bed for additional guest sleeping space for 4th bed. Two full baths with granite. Kitchen has New stainless steel appliances with slab granite countertops in open family room concept makes this a warm and welcoming entertaining spot. Pool with new pebble-sheen finish in 2012. New decorative security door at front entrance. Back patio finished with pavers and extra cool deck viewing area. Enjoy the good life in Las Sendas with walking trails, community activities, tennis and golf.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure 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); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); Fire Sprinklers; 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 Flooring: Carpet; Laminate; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Kitchen Partial/Full: Partial; Bath(s) Partial/Full: Partial; Pool Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: AN: 219-18-082 Lot Number: 324 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,302/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 37 / 39
Status Change Date: 03/09/2013
Close of Escrow Date: 03/08/2013
Off Market Date: 03/09/2013

List Price: \$364,900
Sold Price: \$364,900
Sold Price/SqFt: \$154.03
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 5,000 \$
Closing Cost Split: Seller Assist - A

Special Listing Cond: N/A

Listed by: RE/MAX Sun Properties (rsun01)

Prepared by Chris and
Michele Keith


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Client Report (13)

7952 E TETON CIR Mesa, AZ 85207

\$400,000

	4889066	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,257 / County Assessor Price/SqFt: \$177.22 Year Built: 2003 Pool: Community Encoded Features: 32RDXSO2.5G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 8,400 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Whispering Ridge at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Whispering Ridge at Las Sendas Model: Sagewood Great Room Builder Name: Blanford Homes Hun Block: 8000 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 Road and McDowell **Directions:** East on McDowell to Ridgecrest. North on Ridgecrest to 80th St. Right on 80th. Immediate left on El Sereno thru gate to Teton. Right on Teton to home on north side of street top of cul de sac.

Public Remarks: Live in your own RESORT! Enjoy this incredible hillside, cul de sac home in Whispering Ridge at Las Sendas. Captivating Mt Views greet you from all directions. Professional landscaping & the serene fountain at the entrance set the stage for this pristine home. It is ONE OF A KIND! You will be captivated the moment you enter with the soaring ceilings, views of the resort style backyard thru the wall of windows & patio door. A perfect open flowing floor plan, cust paint, upgraded kitchen cabinets, Jenn-Air appliances, shutters throughout, tile floors in main living areas & much more. SEE DOCUMENT TAB & TOUR for specific features & floor plan. The RESORT backyard boasts of a large covered, paver patio & side area, synthetic grass, putting green & a beautiful flagstone/stucco raised spa.

Master Bedroom	15' 13' 10"	Bedroom 2	12' 11'	Bedroom 3	12' 8' 11' 6"	Dining Room	13' 8' 10"	Other	11' 9'
		Family Room	24' 6' 19'	Kitchen	13' 6' 13'				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2.5 Carpport Spaces: 0 Total Covered Spaces: 2.5 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Golf Cart Garage Pool - Private: No Pool Spa: Above Ground Spa; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area; Other (See Remarks) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Water Softener Lease; 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; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E; Tinted Accessibility Feat.: Zero-Grade Entry; Hallways 36in+ Wide; Hard/Low Nap Floors	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Block; Other (See Remarks) Roofing: All Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; Oth Gas (See Rmrks) Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng One Room; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones; Other (See Remarks)	County Code: Maricopa Legal Subdivision: WHISPERING RIDGE AT LAS SENDAS AN: 219-35-200 Lot Number: 16 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: 061337 Plat: Taxes/Yr: \$2,086.32/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$376.8 / Quarterly HOA Transfer Fee: \$381	HOA Name: Las Sendas Comm Asso HOA Prop Man Co Name: Rossmar and Graham	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		

Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks)	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$125.6
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2: %0 %
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 24 / 24 Status Change Date: 03/16/2013 Close of Escrow Date: 03/15/2013 Off Market Date: 03/07/2013	List Price: \$409,900 Sold Price: \$400,000 Sold Price/SqFt: \$177.23 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Russ Lyon Sotheby's International Realty (Lyon25)

Prepared by Chris and
Michele Keith


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Client Report (14)

3540 N Eagle CYN Mesa, AZ 85207

\$435,000

	4882220	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,757 / County Assessor Price/SqFt: \$157.78 Year Built: 1998 Pool: Community Encoded Features: 42.5FRX3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,738 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas - Boulder Mountain Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Sonoran Builder Name: Blandford Hun Block: 3500 N Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and McDowell **Directions:** East on McDowell, left on Ridgcrest, left on Mountain Ridge, left on Saddleback, left on Eagle Canyon into Boulder Mountain, go straight to house on the right.

Public Remarks: Location, Location, Location!!! This is one Lot and View that is hard to beat. Sitting at the foot of Boulder Mountain overlooking the 12th Green on the Golf Course. Spacious Floorplan with Architectural Niches and Arches. Vaulted and High Ceilings Throughout. Light and Bright. Large Kitchen includes a Gas Range, Wall Oven and Microwave, Island and Peninsula for lots of Counter Space. Family Room with Fireplace, Large Dining Room and Living Room. Extra Large Master Suite includes 2 Sinks with a Vanity, Roman Tub, Walk-in Shower and Mirrored Walk-in Closet. Backyard includes an Extended Red Brick Patio, Built-in BBQ, easy maintenance Landscaping so you can be Stress Free while Entertaining your Guests. HVAC Replaced in 2011, Water Heater replaced in 2012

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s) 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); Built-in BBQ Features: Vaulted Ceiling(s); Soft Water Loop 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 Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Walk-in Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room Basement Description: None Items Updated: Ht/Cool Yr Updated: 2011; Ht/Cool Partial/Full: Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-161 Lot Number: 97 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 045139 Plat: Taxes/Yr: \$2,741/2012 Ownership: Fee Simple New Financing: Cash; FHA; 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

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$365		
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt; Prof Managed	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 8 / 8 Status Change Date: 03/16/2013 Close of Escrow Date: 03/15/2013 Off Market Date: 02/06/2013	List Price: \$449,000 Sold Price: \$435,000 Sold Price/SqFt: \$157.78 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: RE/MAX Excalibur Realty (reex02)

Prepared by Chris and
Michele Keith

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Client Report (15)

7260 E Eagle Crest DR #45 Mesa, AZ 85207

\$520,000

	4746750	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 3,481 / Builder Price/SqFt: \$149.38 Year Built: 2003 Pool: Private Encoded Features: 43.5RXPO3G2S Exterior Stories: 1 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 18,901 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: Las Sendas Black Rock Tax Municipality: Maricopa - COUNTY Marketing Name: Black Rock Planned Cmty Name: LA ATALAYA AT LAS SENDAS Model: Builder Name: Shobe Hun Block: 7200 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain		

Cross Streets: Power & Thomas **Directions:** N on Power to Eaglecrest(Thomas)East on Eaglecrest to Black Rock Gated Community. Gate Code First left to the property.

Public Remarks: This property shows like a model! Upgrades through out, bring your clients to this one they wont be disappointed!Basement could also be used as an additional suite with a private full bath and plenty of storage.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 2 Fireplace Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: Central Vacuum; Wet Bar(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Gated Community; Golf Course; Workout Facility Flooring: Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: Finished	Unit Style: Two Levels 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: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-17-318 Lot Number: 45 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$4,518.62/2011 Ownership: Fee Simple New Financing: Cash; CTL; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$320 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas	HOA Telephone: 480-239-7890
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$106.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 116 / 137 Status Change Date: 03/09/2013 Close of Escrow Date: 03/08/2013 Off Market Date: 11/30/2012	List Price: \$525,000 Sold Price: \$520,000 Sold Price/SqFt: \$149.38 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Marsh Real Estate and Investments, Inc. (mrei01)

Prepared by Chris and Michele Keith


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Client Report (16)

3708 N DESERT OASIS -- Mesa, AZ 85207

\$599,000

	4874213	Residential	Single Family - Detached	Closed
	Beds/Baths: 6 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,245 / Builder Price/SqFt: \$141.11 Year Built: 2000 Pool: Both Private & Community Encoded Features: 63.5FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 16,409 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Canyon Creek Planned Cmty Name: Las Sendas Model: Desert Legacy Builder Name: Blandford Hun Block: 7550 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 & Eagle Crest Drive **Directions:** East on Eagle Crest Drive. Right on Saddleback. Left on Deert Oasis (Canyon Creek subdivision) thru gate and home is on your left.

Public Remarks: REDUCED! Views! One of the BEST! This home has it all: On the golf course with awesome Red Mountain & w/lake views by day and starry nights w/city lights at night. Views are inside and out. Balcony off the spacious master and Juliet balcony off one bedroom. Well kept and highly upgraded w/new wood flooring in the formal living and dining rooms, plantation wood shutters on all windows, granite, upgraded appliances, light and plumbing fixtures. Exterior & interior painted in 2011. 3 indoor gas fireplaces. Pebbletec Pool w/special copper cleaning system, no saltwater, no chlorine! Waterfeature and spa, built in BBQ, cozy outdoor fire sitting area, another raised sitting area..entertainers delight! Pre-wire for surround sound. Big Grassy backyard w/mature landscape and large covered patio. This is a MUST

Master Bedroom	29 17	Bedroom 2	18 12	Bedroom 3	14 13	Bedroom 4	19 13	Bedroom 5	17 12
Bonus/Game Room		Family Room	26 17	Kitchen	20 12			Living Room	19 17

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s) 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: Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); 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 Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: 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 Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Bath(s) Yr Updated: 2011; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2011; Pool Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: CANYON CREEK AT LAS SENDAS AN: 219-17-437 Lot Number: 199 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,550/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 4803578780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 42 / 42 Status Change Date: 03/09/2013 Close of Escrow Date: 03/08/2013 Off Market Date: 02/24/2013	List Price: \$614,000 Sold Price: \$599,000 Sold Price/SqFt: \$141.11 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Relo/Corp Aprvl Reqd

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

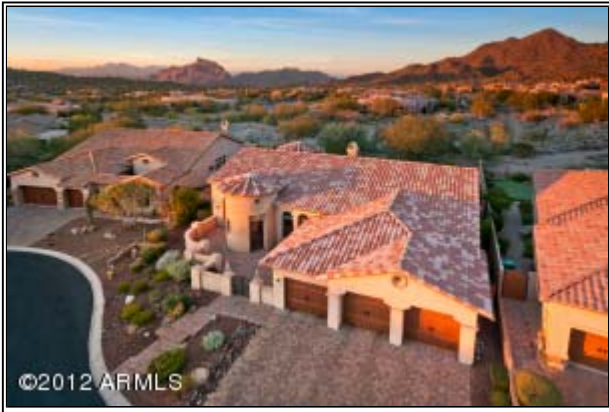
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Client Report (17)

4153 N EL SERENO CIR Mesa, AZ 85207

\$635,000



4860356	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 3,183 / County Assessor Price/SqFt: \$199.5 Guest House SqFt: 0 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43RDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 12,358 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Red Mountain Views! Planned Cmty Name: LEGACY HILLS Model: Residence #5 Builder Name: BLANDFORD Hun Block: 4100 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & MCDOWELL **Directions:** North to Thomas/Eagle Crest:East on Eagle Crest& follow around to the N.E. to Las Sendas Mtn.Dr;Left to Legacy Hills Gate.Thru gate to Sage Creek;Left on Legacy Hills;Right on El Sereno to home on Rt.

Public Remarks: *Majestic Red Mtn.views from this "most popular"Residence #5 Great Room plan, are spectacular!*Sited on a \$40K premium lot in Las Sendas Mtn.backs to common area for total privacy!*The courtyard & grand gated turret entry leads you to this fabulous upgraded newly-painted home*Huge windows to view the \$75K Entertaining back yard w/raised,reverse-negative edge heated pool/spa/grassy area& gas BBQ Bar*Gourmet kitchen w/stainless Sub-Zero fridge, including gas cook top w/griddle*44in. maple cabinets w/crown molding,granite counters and huge island/breakfast bar opens to great room and butler's pantry and frml. dining*Canterra stone fireplace is real show piece in between the gorgeous custom entertainment center w/upgraded hand-scraped maple plank hardwood flooring**MUST SEE**

Master Bedroom	22 15	Bedroom 2	14 12	Bedroom 3	15 12	Bedroom 4	16 14
		Family Room	24 22	Kitchen	28 14	Dining Room	15 13

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; 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); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; 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; Near Bus Stop Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; 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 Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Pool Yr Updated: 2012; Pool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-18-949 Lot Number: 36 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: 219 Taxes/Yr: \$3,747/2012 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 Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly	HOA Name: LAS SENDAS HOA	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$375	HOA Prop Man Co Name: Las Sendas HOA	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks)	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.6
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N / \$0 /	
Listing Dates	Pricing and Sale Info	Listing Contract Info

CDOM/ADOM: 41 / 40
Status Change Date: 03/06/2013
Close of Escrow Date: 03/05/2013
Off Market Date: 01/17/2013

List Price: \$650,000
Sold Price: \$635,000
Sold Price/SqFt: \$199.5
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N


Special Listing Cond: N/A

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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 <p>©2013 ARMLS</p>	4888864 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 3,831 / County Assessor Price/SqFt: \$168.38 Year Built: 2000 Pool: Community Encoded Features: 43.5RDX3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 14,900 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: The Preserve Planned Cmty Name: Las Sendas Model: Custom Builder Name: Unknown 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 & Eagle Crest **Directions:** East on Eagle Crest; Right on Saddleback; Left on Avery (The Preserve Subdivision) Right on Sugarloaf; Left on Avoca to home on the right.

Public Remarks: Custom home located on the golf course w/Lake & Mountain Views. Home is in the Preserve subdivision, with-in the gated community of Las Sendas. Interior courtyard w/fireplace & motorized shades. Gourmet kitchen w/granite counters, SS appliances, trash compactor, walk-in pantry, center island w/5 burner gas cooktop. Family room w/stone fireplace & built-in entertainment center. Large master bdrm w/sitting area, built-in entertainment center, classy closets, travertine flooring, snail shower & jacuzzi tub. X-length garage w/epoxy floor, cabinets, phone jack & service door. Back yard w/grass area. Golf course lake, & mtn. views. Las Sendas has 2 community pools, tennis, golf, parks & walking trails. Close to shopping, restaurants & 202 for easy access to Sky Harbor & surrounding Phoenix

Master Bedroom 16 26	Bedroom 2 15 14	Bedroom 3 12 13	Bedroom 4 12 13	Living Room 15 12
	Family Room 15 16	Kitchen 17 30	Dining Room 15 12	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Exterior Fireplace Property Description: Golf Course Lot; Mountain View(s) Landscaping: Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area Features: 9+ Flat Ceilings; Central Vacuum; Intercom; No Interior Steps; Soft Water Loop 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 Windows: Mechanical Sun Shds	Kitchen Features: Range/Oven Gas; 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 Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: Master Bdrm Split; 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 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; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: LAS COLINAS AT LAS SENDAS AN: 219-17-333 Lot Number: 6 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,445/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 480-220-1794
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:% 0 %
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 17 / 17 Status Change Date: 03/22/2013 Close of Escrow Date: 03/22/2013 Off Market Date: 02/28/2013	List Price: \$689,000 Sold Price: \$645,050 Sold Price/SqFt: \$168.38 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	Special Listing Cond: N/A

Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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4872403	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 4.5 Bedrooms Plus: 4 Approx SqFt: 4,047 / County Assessor Price/SqFt: \$192.74 Year Built: 2004 Pool: Both Private & Community Encoded Features: 44.5RDXPS3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 15,292 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blanford 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 Eaglecrest. Continue past the golf club and go left onto Las Sendas Mountain Drive. Left on Terra Mesa. Left through Legacy Hills' gate. Right on Legacy Hills Circle to home.

Public Remarks: Spectacular and immaculate home with all the bells and whistles. Theatre room set up for a 103" screen TV, alder cabinets and crown molding. Wolf stainless steel appliances, Sub Zero refrigerator (including Sub Zero under counter refrigerator ... look for it in the island), oversized kitchen island with beautiful granite, tile backsplash. Ceiling beams, outside shower, electronic air cleaner, misting system on home and around pool, extra deep garage. Split bedrooms, each with their own bath. So much storage. Home backs to custom homes with outstanding Red Mountain views on an elevated lot. Oversized courtyard leads to beautiful custom metal and glass door. Award winning community offering hiking, bike trails, heated pools and spas, tennis courts and golf.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Frnt; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Electric; City Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-965 Lot Number: 52 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,294/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$368 / Quarterly HOA Transfer Fee: \$0	HOA Name: Rossmar Graham HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Blanket Ins Policy; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$122.66 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 51 / 55 Status Change Date: 03/01/2013 Close of Escrow Date: 03/01/2013 Off Market Date: 03/01/2013	List Price: \$789,000 Sold Price: \$780,000 Sold Price/SqFt: \$192.74 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax23)

Client Report (20)

7944 E COPPER CANYON ST Mesa, AZ 85207

\$1,200,000

	4872588	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 4,833 / County Assessor Price/SqFt: \$248.29 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43.5RDXPSAO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 68,644 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: Las Sendas(Copper Canyon) Tax Municipality: Mesa Marketing Name: Las Sendas(Copper Canyon) Planned Cmty Name: 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 & Eaglecrest **Directions:** East on Eaglecrest, Left on Las Sendas Mountain, Left on N Terra Mesa(Copper Canyon Gated Community at end of street), Left on Copper Canyon St., home is on the right.

Public Remarks: This stunning soft contemporary is a hidden gem within the desirable Copper Canyon community of Las Sendas Mountain. Enjoy sparkling city light, sunset and Red Mountain views. This mountainside home sits on 1.58 acres and backs to Tonto National Forrest. The flowing floor plan features generously proportioned rooms ideal for entertaining. Among the 4 bedrooms are 2 master suites, each w/their own entrance. Open to the greatroom, the gourmet chef's kitchen is fully loaded with twin Sub-Zero's, 8 burner Wolf stove, dual ovens, 2 dishwashers & an oversized Verde Fire Granite island. Resort like backyard has multiple wraparound patios, negative edge pool w/overflowing spa, built-in BBQ, & a fire ring. With spectacular views, this custom home combines easy living with sophisticated elegance

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Firepit Property Description: Border Pres/Pub Lnd; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ 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 Add'l Property Use: None Flooring: Carpet; Stone	Kitchen Features: Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Foam Fencing: View/Wrought Iron 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 Leased Energy/Green Feature: HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: COPPER CANYON AT LAS SENDAS MOUNTAIN AN: 219-18-140 Lot Number: 7 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$7,594/2012 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 / \$367.8 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$122.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 Status Change Date: 03/15/2013 Close of Escrow Date: 03/15/2013 Off Market Date: 02/28/2013	List Price: \$1,250,000 Sold Price: \$1,200,000 Sold Price/SqFt: \$248.29 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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