

Client View

22 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$255,000 6928 E PORTIA ST Mesa, AZ 85207 Closed / 4852461	Vintage Hills	3	2	1,567	Community	165.86 / 162.73	102	04/16/2013
2		\$264,000 7445 E EAGLE CREST DR 1106 Mesa, AZ 85207 Closed / 4866018	Las Sendas	2	2.5	1,645	Community	163.53 / 160.49	90	04/12/2013
3		\$275,000 3055 N RED MTN 188 Mesa, AZ 85207 Closed / 4875756	IRONWOOD PASS	4	3	2,480	Both	112.5 / 110.89	13	04/01/2013
4		\$275,500 3055 N Red Mountain RD 164 Mesa, AZ 85207 Closed / 4892302	Las Sendas - Ironwood Pass	3	2	1,571	Both	184.53 / 175.37	43	04/25/2013
5		\$285,000 2743 N RAVEN RD -0 - Mesa, AZ 85207 Closed / 4870686	Las Sendas	3	2	1,584	Community	183.08 / 179.92	45	04/05/2013
6		\$286,900 7761 E WESTERN HILLS ST Mesa, AZ 85207 Closed / 4865444	Mountain Gate at Las Sendas	3	2	1,756	Community	164.58 / 163.38	81	04/05/2013
7		\$293,000 3064 N SAWYER ST Mesa, AZ 85207 Closed / 4863234	Las Sendas	4	2	2,226	Community	136.47 / 131.63	95	04/22/2013
8		\$299,000 3724 N BARRON ST Mesa, AZ 85207 Closed / 4882575	Las Sendas	4	2	2,226	Community	136.57 / 134.32	242	04/29/2013
9		\$309,900 7157 E NATHAN ST Mesa, AZ 85207 Closed / 4853724	Las Sendas	4	3	2,835	None	109.31 / 109.31	103	04/04/2013
10		\$329,000 7445 E EAGLE CREST DR 1009 Mesa, AZ 85207 Closed / 4822938	Las Sendas	3	2	1,834	None	184.84 / 179.39	152	04/02/2013
11		\$335,000 4103 N BOULDER CYN Mesa, AZ 85207 Closed / 4863679	Featherwind at Las Sendas	4	2.5	2,150	Both	155.81 / 155.81	102	04/30/2013
12		\$365,000 7304 E TASMAN ST Mesa, AZ 85207 Closed / 4898265	Las Sendas	4	3	2,451	Both	151.77 / 148.92	24	04/15/2013
13		\$372,000 4155 N MORNING DOVE CIR Mesa, AZ 85207 Closed / 4880198	Las Sendas	5	3	2,732	Community	140.92 / 136.16	95	04/30/2013

14		\$392,500 3326 N STONE GULLY ST Mesa, AZ 85207 Closed / 4894656	Grayhawk	3	2	2,105	Both	197.15 / 186.46	55	04/17/2013
15		\$395,000 7864 E Sierra Morena CIR Mesa, AZ 85207 Closed / 4884029	Las Sendas	5	3	3,330	Community	118.62 / 118.62	117	04/05/2013
16		\$397,000 3131 N SAWYER CIR Mesa, AZ 85207 Closed / 4896892	Las Sendas	4	2.5	2,528	Both	156.25 / 157.04	36	04/04/2013
17		\$475,000 3864 N STONE POINT CIR Mesa, AZ 85207 Closed / 4845326	Las Sendes	5	4.5	4,275	Both	113.45 / 111.11	157	04/11/2013
18		\$520,000 8042 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 4900538	LAS SENDAS	3	2.5	2,641	Private	196.9 / 196.9	8	04/01/2013
19		\$552,500 4103 N MIRADA CIR Mesa, AZ 85207 Closed / 4866781	Las Sendas- Granite Preserve	4	3	3,017	Both	198.54 / 183.13	49	04/01/2013
20		\$730,000 4213 N HIGHVIEW -- Mesa, AZ 85207 Closed / 4887567	LAS SENDAS	4	3	3,730	Both	199.73 / 195.71	36	04/17/2013
21		\$745,000 4123 N SILVER RIDGE CIR Mesa, AZ 85207 Closed / 4883425	Legacy Hills at Las Sendas Mountain	4	4.5	4,047	Both	185.3 / 184.09	52	04/12/2013
22		\$1,300,000 4320 N ESSEX CIR Mesa, AZ 85207 Closed / 4891450	Las Sendas Summit	4	5	5,300	Both	273.58 / 245.28	3	04/30/2013

Prepared by Chris and
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be
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Client Report (1)

6928 E PORTIA ST Mesa, AZ 85207

\$255,000



4852461	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,567 / County Assessor Price/SqFt: \$162.73 Year Built: 2005 Pool: Community Encoded Features: 32RO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,967 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Vintage Hills Tax Municipality: Mesa Marketing Name: Planned Cmty Name: 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 & McDowell **Directions:** East on McDowell, North on Ridgecrest, Left on Red Mountain, West on Portia, through gates, home second on right.

Public Remarks: Don't miss this opportunity to own a beautiful 3 bedroom, 2 bath home located in the award winning master planned community of Las Sendas. This highly sought after floor plan is located within Vintage Hills; featuring 2-tone paint, granite counter tops, tile flooring, and gorgeous paver driveway. Conveniently located next to schools, shopping, recreation areas, and highways. Come see what Las Sendas has to offer. Traditional sale!

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: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front; Auto Timer H2O Front Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone 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 Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: VINTAGE HILLS AT LAS SENDAS AN: 219-19-796 Lot Number: 2 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,580/2012 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: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow; Tenant Rights

Fees & Homeowner Association Information

HOA Y/N: Y / \$319 / Quarterly HOA Transfer Fee: \$0	HOA Name: Unknown	HOA Telephone: Unknown
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: 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: \$106.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 102 / 102 Status Change Date: 04/17/2013 Close of Escrow Date: 04/16/2013 Off Market Date: 03/01/2013	List Price: \$259,900 Sold Price: \$255,000 Sold Price/SqFt: \$162.73 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: Denman Realty Group, L.L.C (denm01)

Client Report (2)

7445 E EAGLE CREST DR 1106 Mesa, AZ 85207

\$264,000



4866018	Residential	Townhouse	Closed
Beds/Baths: 2 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,645 / County Assessor Price/SqFt: \$160.48 Year Built: 2001 Pool: Community Encoded Features: 22.5RXSO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse		Approx Lot SqFt: 904 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Cachet Planned Cmty Name: Cachet at Las Sendas Model: Builder Name: Cachet Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power / Thomas (Eagle Crest) **Directions:** East up the mountain on Eagle Crest / turn right into gates of Cachet / Right after gate / Road curves left, continue past 1st rd on left. Home is on the left. Parking in front of door.

Public Remarks: Fully furnished townhome in Cachet at Las Sendas. Wonderful gated community. Townhomes are surrounded by million dollar homes. Mountain views from several windows. Two Patios including one off master bedroom. Move in Ready. Two Bedroom plus den. Community has pool, spa, exercise facility & party room. Also enjoy Las Sendas community parks, 2 pools, 2 spas, golf, hiking, tennis, mountain views and walking paths. Recently staged and shows great. Everything is included in price. What you see is what you get.

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: Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Corner Lot; Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Grass Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Furnished(See Rmrks) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar Other Rooms: Great Room; Den/Office Basement Description: None	Unit Style: Two Levels Const - Finish: Painted 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: Cable TV Avail Energy/Green Feature: HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-713 Lot Number: 1106 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,930/2012 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: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 4808297400
HOA 2 Y/N: Y / \$210 / Monthly HOA 2 Transfer Fee: \$150	HOA 2 Name: Las Sendas	HOA 2 Telephone: 4808297400
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Garbage Collection; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble 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: \$315.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 91 Status Change Date: 04/13/2013 Close of Escrow Date: 04/12/2013 Off Market Date: 03/24/2013	List Price: \$269,000 Sold Price: \$264,000 Sold Price/SqFt: \$160.49 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: Home Brokers Realty, Inc. (home01)

Prepared by Chris and Michele Keith

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Client Report (3)

3055 N RED MTN 188 Mesa, AZ 85207

\$275,000



4875756	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 2,480 / Appraiser Price/SqFt: \$110.89 Year Built: 1997 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: IRONWOOD PASS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD HOMES Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** East on McDowell Left on N Ridgecrest left onto N Red Mountain Property on Right

Public Remarks: Amazing home with private pool, B/I outdoor gas BBQ, covered patio, outdoor firepit w/built-in seating, 3 car garage, tile floors, granite counters, upstairs loft, Separate shower/tub in master bath & more! Gated Community w/tennis, pool, soccer & more! For overbidding and/or escrow repair information, please see attached "Overbidding and Escrow Repair" MLS addendum."

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: Dir Entry frm Garage Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas Fireplace; Firepit Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front Exterior Features: Covered Patio(s); Balcony/Deck(s); Misting System; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Den/Office; Loft Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-124 Lot Number: 188 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,016.3/2012 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None 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: 480-357-8780
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; Rental OK (See Rmks); 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: \$105.6 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 13 / 13 Status Change Date: 04/02/2013 Close of Escrow Date: 04/01/2013 Off Market Date: 01/29/2013	List Price: \$279,000 Sold Price: \$275,000 Sold Price/SqFt: \$110.89 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 8,250 \$ Closing Cost Split: Normal - N	Special Listing Cond: HUD Owned Property

Listed by: West USA Homes (weus01)

Client Report (4)

3055 N Red Mountain RD 164 Mesa, AZ 85207

\$275,500

 <p>©2013 ARMLS</p>	4892302 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$175.37 Year Built: 1996 Pool: Both Private & Community Encoded Features: 32RPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,416 / 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: 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:** East on McDowell, North on Ridgecrest, Left on Red Mountain, Right at gate into Ironwood Pass, follow signs to #164

Public Remarks: Views!Views!Views!City light and Mountain Views!Backs to Park!Located in the gated community of Las Sendas, this home is immaculate! 3 bed, 2 bath, great room and 2 car garage. Nice upgrades include tile, white cabinetry, silestone countertops, gas cooktop, tile, fresh exterior paint (Feb 2013), new hot water heater, and more! The backyard enjoys a covered patio, heated pool, and fabulous views! Las Sendas backs to the Tonto Nat'l Forest and offers one of Phoenix's top 10 golf courses, 2 pool and spa areas, 6 tennis courts, parks, sand volleyball and basketball courts, hiking trails, Trailhead Member's Club, and a highly rated elementary school. Don't miss this fabulous home!

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: 2 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View (s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 219-19-100 Lot Number: 164 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,577/2012 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$365	HOA Name: PMG	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: 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: \$105.33 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: 43 / 43
Status Change Date: 04/25/2013
Close of Escrow Date: 04/25/2013
Off Market Date: 04/02/2013

List Price: \$289,900
Sold Price: \$275,500
Sold Price/SqFt: \$175.37
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 (reax92)

Prepared by Chris and
Michele Keith

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4870686	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,584 / County Assessor Price/SqFt: \$179.92 Year Built: 2007 Pool: Community Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,865 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: 1584 Builder Name: Blandford Hun Block: 6800 E Map Code/Grid: P42 Bldg Number: -0-	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Zaharis		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: McDowell and Power **Directions:** East of Power on McDowell to Ridgecrest. Right(south) to Gate at Trailridge(2nd gate on right) West or right into sub-divison. Turn immediate right and 2nd home on right.

Public Remarks: Wow, what an incredible home in Las Sendas! You will fall in love from the moment you pull up front with the stunning stone finish, paver drive way, and courtyard. Large, open great room with towering ceilings and laminate flooring. This kitchen is a chef's paradise with granite counter tops, black appliances and a breakfast bar, as well as tile flooring. Spacious office with double doors and closet. Luxurious master retreat. Master bath boasts separate soaking tub and shower and dual sinks. The backyard is amazing! Covered patio with a fabulous outdoor kitchen including granite counter tops, built in BBQ and fridge. Grass play area bordered by desert. Do not miss this fabulous opportunity!

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: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Borders Common Area Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Laminate; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-722 Lot Number: 35 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,476/2012 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$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 / \$315 / Quarterly HOA Transfer Fee: \$210	HOA Name: Las Sendas HOA Telephone: 602-957-9191
HOA 2 Y/N: N //	
HOA 3 Y/N: N //	
Association Fee Incl: Blanket Ins Policy; 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 / \$0 / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$105 Cap Imprv/Impact Fee: \$ -0- \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 45 / 45 Status Change Date: 04/06/2013 Close of Escrow Date: 04/05/2013 Off Market Date: 02/21/2013	List Price: \$290,000 Sold Price: \$285,000 Sold Price/SqFt: \$179.92 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: Orange Sky Realty (osbr001)

Client Report (6)

7761 E WESTERN HILLS ST Mesa, AZ 85207

\$286,900

	4865444	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$163.38 Year Built: 2001 Pool: Community Encoded Features: 32RDO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,200 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Mountain Gate at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Mountain Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Loop 202/Power Rd. **Directions:** N on Power Rd.; Rt. on Eagle Crest; Follow Eagle Crest to Mountain Gate-gated-Entrance on left; Rt. on Western Hills St.; House on corner of Western Hills

Public Remarks: Traditional Sale on this Las Sendas gem! Beautiful Blandford home that has been upgrated and expertly maintained. Fresh exterior paint and interior paint touch ups make home look brand new! Granite countertops await in the open kitchen/breakfast/family rooms. Formal dining awaits large family gatherings. Formal living room has been converted into a lovely home office/den with mountain views. Home boasts 3BR/2BA for all your family/guest needs. Backyard feels like a botanical garden and is perfect for relaxing in the AZ. sunshine. Epoxied 3-car garage is large enough for all your cars and toys. All this AND then there is all Las Sendas has to offer. Award winning golf course, miles of hiking/walking trails, phenomenal clubhouse and activities

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(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 Add'l Property Use: None Flooring: Laminate; Tile; Wood	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Den/Office Basement Description: None Items Updated: Hv/Cool Yr Updated: 2010	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: Built-Up; Partial Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail Energy/Green Feature: Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: MOUNTAIN GATE AT LAS SENDAS AN: 219-17-837 Lot Number: 600 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$1,780/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$375		
HOA 2 Y/N: N / /		
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); 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: 81 / 81 Status Change Date: 04/09/2013 Close of Escrow Date: 04/05/2013 Off Market Date: 03/12/2013	List Price: \$289,000 Sold Price: \$286,900 Sold Price/SqFt: \$163.38 Loan Type: Cash Loan Years: 0 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: Rentals America (mrea01)

Prepared by Chris and
Michele Keith


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Client Report (7)

3064 N SAWYER ST Mesa, AZ 85207

\$293,000

	4863234	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$131.62 Year Built: 1998 Pool: Community Encoded Features: 42FRD3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 9,860 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: The Terraces Planned Cmty Name: Model: Builder Name: Blanford Homes Hun Block: Map Code/Grid: P42 Bldg Number:		
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain		

Cross Streets: McDowell and Ridgcrest **Directions:** N on Ridgcrest to Portia, R on Portia, thru gate and home is immediately on the right

Public Remarks: Beautiful and lovingly maintained 4 bedroom home located on a large corner lot in Las Sendas. Enjoy the fully landscaped backyard and mountain views from the covered patio. Master bedroom has 2 sinks, separate shower and tub, large walk-in closet and attached room that is perfect for use as den, sitting area, or nursery. Kitchen has all appliances, gorgeous backsplash, custom lighting, large island and laptop work station. This is a must see!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner 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) Features: No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Community Pool Flooring: Tile; Other Windows: Sunscreen(s) Accessibility Feat.: Bath Raised Toilet	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None Items Updated: Ht/Cool Yr Updated: 2006	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-471 Lot Number: 205 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,241/2012 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 / Quarterly HOA Transfer Fee: \$375	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; Street Maint; Other (See Remarks) 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: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 95 / 95 Status Change Date: 04/23/2013 Close of Escrow Date: 04/22/2013 Off Market Date: 03/19/2013	List Price: \$303,777 Sold Price: \$293,000 Sold Price/SqFt: \$131.63 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: Essential Properties (essp02)

Prepared by Chris and Michele Keith

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Client Report (8)

3724 N BARRON ST Mesa, AZ 85207

\$299,000



4882575	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$134.32 Year Built: 1999 Pool: Community Encoded Features: 42FRDO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,053 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Sagewood 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: McDowell and 202 Red Mountain FWY **Directions:** From the 202, head east on McDowell. Turn left onto Ridgcrest, left onto Mountain Ridge, and right on to Saddleback. Through gate onto Barron, home is the first house on the left.

Public Remarks: This immaculate 4bed/2bath home is located in the highly sought after Las Sendas Golf Community. The home is set along the serene Userly Mountains. This home was constructed using the Integra Wall System. It has wonderful upgrades throughout the home, including granite counter tops, stainless steel appliances and an extended garage. Great for entertaining with its open and welcoming layout. The home has a spacious backyard; which has an extended covered patio with custom made electric retractable patio drop solar shades, as well as a raised patio for taking in mountain views. The Las Sendas community has top notch amenities, including tennis, fitness center and two community pools. The Golf Club is a top rated and award winning gorgeous desert course.

Master Bedroom	15'10 14	Bedroom 2	12 10'10	Bedroom 3	12' 11	Dining Room	14 10	Other	10 9'4
Den	10'10 10	Family Room	25'8 14	Kitchen	11'8 9			Other	8'4 7'4

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; 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: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Kitchen Yr Updated: 2010; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Block; 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: HIGHLANDS AT LAS SENDAS AN: 219-18-075 Lot Number: 317 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$1,880.06/2012 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: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$381	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
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); 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: 242 / 52
Status Change Date: 04/29/2013
Close of Escrow Date: 04/29/2013
Off Market Date: 03/23/2013

List Price: \$304,000
Sold Price: \$299,000
Sold Price/SqFt: \$134.32
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: Keller Williams Arizona Realty (kwaz11)

Prepared by Chris and
Michele Keith


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Client Report (9)

7157 E NATHAN ST Mesa, AZ 85207

\$309,900

	4853724	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$109.31 Year Built: 2007 Pool: None Encoded Features: 43RO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,090 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: Q41 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 202 (RIDGECREST) **Directions:** East on Mcdowell to ridgecrest, south on ridgecrest to raven, west on raven then north to nathan, west on nathan to property.

Public Remarks: Gorgeous Home in the Highly Desired Las Sendas Development! Located in a Gated community, this home is upgraded with granite counter tops, large 18 inch tile, new ceiling fans, new kitchen appliances, and more! Large 3 car tandem garage with a cobblestone driveway! Seller will not contribute towards cc for investors.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 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: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Patio; Covered Patio(s) Community Features: Biking/Walking Path; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room Basement Description: None	Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-754 Lot Number: 67 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,032.4/2012 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$345 / Quarterly HOA Transfer Fee: \$381	HOA Name: Rossmar and Graham	HOA Telephone: 4805514300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	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: \$115 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 103 / 103 Status Change Date: 04/11/2013 Close of Escrow Date: 04/04/2013 Off Market Date: 03/06/2013	List Price: \$309,900 Sold Price: \$309,900 Sold Price/SqFt: \$109.31 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: Lender Owned/REO

Listed by: Showtime Realty Professionals, LLC (shwt01)

Prepared by Chris and Michele Keith

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	4822938	Residential	Townhouse	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,834 / County Assessor Price/SqFt: \$179.38 Year Built: 2002 Pool: None Encoded Features: 32RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse		Approx Lot SqFt: 1,767 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Great Room Builder Name: Cachet Homes 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: Eagle Crest / Power **Directions:** East on Eagle Crest to Cachet entrance on Right. Through gate and right to property on right.

Public Remarks: Live in the lap of luxury without the maintenance required of a single family home! Feel like you are on vacation every day! This unit is steps from the heated pool, exercise room & park like setting. Great room concept, new appliances, new carpet, custom closets, new paint, new tile kitchen. More bells and whistles than you can imagine! Very private patio w/ The community of Las Sendas is an awesome place to live! Golf, tennis, hiking trails, biking, close to Saguaro Lake & borders National Forest.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport 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; Gas Fireplace Property Description: City Light View (s); Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Dining in LR/GR; Breakfast Room Other Rooms: Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: All on One Level; One Common Wall; End Unit Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP 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: AN: 219-17-616 Lot Number: 1009 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,315.2/2011 Ownership: Condominium 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 / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA HOA Telephone: 480.357.8780 HOA Prop Man Co Tele: 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); 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: \$270.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 152 / 161 Status Change Date: 04/03/2013 Close of Escrow Date: 04/02/2013 Off Market Date: 02/21/2013	List Price: \$339,000 Sold Price: \$329,000 Sold Price/SqFt: \$179.39 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: Club Realty (club21)

Client Report (11)

4103 N BOULDER CYN Mesa, AZ 85207

\$335,000

	4863679 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$155.81 Year Built: 2000 Pool: Both Private & Community Encoded Features: 42.5FRDP2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 7,500 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Featherwind at Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Nighthawk Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER & THOMAS **Directions:** East on Thomas/Eaglecrest Drive, Right on Sagewood (Gate access required), Right on Boulder Canyon, home on left.

Public Remarks: HUGE PRICE REDUCTION! Spectacular 4 bedroom 2.5 bath home is COMPLETELY UPDATED and move in ready! Located in the gorgeous Las Sendas gated community which offers a golf course, parks, trails and gorgeous views of Sonoran Desert Uplands. This home features all new over-sized cabinets, granite counter tops and new appliances in the kitchen installed in 2010, new cabinets and granite in all the bathrooms, new fixtures throughout the home installed in 2011, wood shutters throughout the home, a new pebble tec pool enclosed by a gorgeous iron fence for safety, a huge brick paver patio in the back yard, a new Liftmaster garage door opener with keypad entry installed in October 2012, and MUCH more! This home is impeccable!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View (s); Mountain View(s); Borders Common Area Landscaping: Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Other (See Remarks) Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Kitchen Yr Updated: 2010; Bath(s) Yr Updated: 2011; Pool Yr Updated: 2011	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: FEATHERWIND AT LAS SENDAS AN: 219-17-523 Lot Number: 511 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,851/2012 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$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 / \$316.8 / Quarterly HOA Transfer Fee: \$381	HOA Name: Rossmar and Graham	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); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); 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 / \$0 / PAD Fee Y/N: N / \$0 /	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: 102 / 102 Status Change Date: 05/01/2013 Close of Escrow Date: 04/30/2013 Off Market Date: 03/28/2013	List Price: \$335,000 Sold Price: \$335,000 Sold Price/SqFt: \$155.81 Loan Type: Conventional Loan Years: 30 Payment Type: Other Buyr Concess to Sell: 1 \$ Sellr Concess to Buy: 1 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Real Pros Arizona, LLC (rpal001)

Prepared by Chris and Michele Keith


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Client Report (12)

7304 E TASMAN ST Mesa, AZ 85207

\$365,000

	4898265	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$148.91 Year Built: 2000 Pool: Both Private & Community Encoded Features: 43FRDPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,390 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Featherwind 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	

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Cross Streets: Power & Eagle Crest Dr **Directions:** North on Power Road, East on Eagle Crest Dr., South on Sagewood, East on Tyndall St., South on Boulder Canyon, West on Tasman St, home on the left.

Public Remarks: It doesn't get much better than this. Newly refurbished home in Featherwind at Las Sendas. Gated, mountain views, gorgeous backyard oasis, with pebble-tec pool and room to play! Plus a dog run. Home features stainless steel appliances, upgraded granite in kitchen & bath, vessel sink in 3/4 bath & undermounted sinks in all others, master and jack&jill baths have new tile surround, new flooring thru out, wood in most living areas, 18" tile in kitchen, baths, family rm, and laundry, carpet in bedrooms, kitchen cabinets have been refinished & rustic hardware added. Large Loft gives beautiful mountain views! Balcony for lazy evenings! Come fall in love! Red Mountain HS and easy access to the 202.

Master Bedroom	18.5' 13'	Bedroom 2	12' 11'	Bedroom 3	12.5' 11.5'	Bedroom 4	10' 10'	Living Room	17' 15'
		Family Room	15' 14'	Kitchen	19.5' 12'	Dining Room	12' 11'		
		Loft	13.5' 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: Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure Landscaping: Gravel/Stone Back; Desert Front; Desert Back; Grass 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); Misting System 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 Spa; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room; Loft Basement Description: None Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Full; Plmbg Yr Updated: 2013; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full	Architecture: Other (See Remarks) Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Dual Flush Toilet Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: FEATHERWIND AT LAS SENDAS AN: 219-17-550 Lot Number: 538 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,101/2012 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 / \$316.8 / Quarterly HOA Transfer Fee: \$250	HOA Name: Las Sendas	HOA Telephone: 480-375-8780
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; 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: 24 / 26 Status Change Date: 04/16/2013 Close of Escrow Date: 04/15/2013 Off Market Date: 03/25/2013	List Price: \$372,000 Sold Price: \$365,000 Sold Price/SqFt: \$148.92 Loan Type: FHA Loan Years: 30	Special Listing Cond: N/A

Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
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 (13)

4155 N MORNING DOVE CIR Mesa, AZ 85207

\$372,000

	4880198	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / Builder Price/SqFt: \$136.16 Year Built: 2002 Pool: Community Encoded Features: 53RDX3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,481 / Builder Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Maricopa - CITY Marketing Name: Pinnacle Point Las Sendas Planned Cmty Name: Las Sendas Model: Palo Verde 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 & Thomas **Directions:** Thomas east turns into Eagle Crest. North to Deserts Gate. Pinnacle Point neighborhood. Thru gate, turn right on Torrey Pt. Street. 1st right on Morning Dove circle. Home on Right.

Public Remarks: This traditional sale is elevated in the Las Sendas Master Planned Community including: Mountain & City light views, Golf, Tennis, Hiking, a Fitness Facility & 2 Community Pools/Spas. Luxury living at its best in the heart of the North East Mesa Foothills. This home boasts spaciousness that suits any family or offers a vacation retreat w/ privacy & amenities in a gated neighborhood. Upgrades include: a gas cook top, granite countertops, all new master bathroom, updated hardware throughout, epoxy floors, custom garage cabinets, soft water, alarm system, surround sound in family room & under an extended covered patio, ALL new windows in '11, a newer hot water heater, serviced AC units and well maintained by original owners. One of the largest lots in the cul-de-sac and MOVE-IN ready!

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: 3 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Desert Front; Grass Back Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 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 Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Dining in FR Basement Description: None	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas; City Electric Water: City Water Sewer: Sewer - Public Energy/Green Feature: HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: PINNACLE POINT AT LAS SENDAS AN: 219-18-280 Lot Number: 2 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,934.66/2012 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: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly 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 Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; 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: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 95 / 95 Status Change Date: 04/30/2013 Close of Escrow Date: 04/30/2013 Off Market Date: 04/30/2013	List Price: \$385,000 Sold Price: \$372,000 Sold Price/SqFt: \$136.16 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: HomeSmart (crl11)

Prepared by Chris and Michele Keith

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4894656	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,105 / Builder Price/SqFt: \$186.46 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32RXP303G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,279 / Builder Apx Lot Size Range: 10,001 - 12,500 Subdivision: Grayhawk Tax Municipality: Mesa Marketing Name: Las Sendas 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 & McDowell **Directions:** McDowell East to RidgeCrest. North to Grayhawk subdivision on the left. (North) Left on Tuscany to Stone Gully. (East) Right to home on the left.

Public Remarks: Located in the highly desirable and nationally acclaimed community of Las Sendas. Nestled in the East Valley Desert Foothills. This spectacular home is located on a prime golf lot. Plenty of sun, views of Red Mountain, Las Sendas Golf and city lights. Upgraded, clean and offers upscale amenities such as: Golfing, tennis, hiking trails & 2 community pools! Spacious rooms, tile throughout, granite counters & a full 3 car garage. Don't miss the extended covered patio, covered patio, gas fire pit, a view deck, a sparkling pool/spa/waterfall and built-in bbq for all of your outdoor entertaining! Exterior newly painted and exceptionally maintained.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 1 Fireplace Property Description: Golf Course Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Auto Timer H2O Front Exterior Features: Covered Patio(s); Balcony/Deck(s); Built-in BBQ Features: Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Electric; City Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYHAWK AT LAS SENDAS AN: 219-20-165 Lot Number: 403 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,670.1/2012 Ownership: Fee Simple New Financing: VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$317 / Quarterly 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 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: \$105.66 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:% 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 55 / 62 Status Change Date: 04/18/2013 Close of Escrow Date: 04/17/2013 Off Market Date: 04/18/2013	List Price: \$415,000 Sold Price: \$392,500 Sold Price/SqFt: \$186.46 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: HomeSmart (crl11)

Client Report (15)

7864 E Sierra Morena CIR Mesa, AZ 85207

\$395,000



4884029	Residential	Single Family - Detached	Closed
Beds/Baths: 5 / 3 Bedrooms Plus: 6 Approx SqFt: 3,330 / County Assessor Price/SqFt: \$118.62 Year Built: 2000 Pool: Community Encoded Features: 53FRDXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,916 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: GALAXY 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:** East on McDowell; North on Ridgecrest; West on Sayan (Eaglefeather Entrance); left on Piedra; Left on Canyon Wash; Corner of Canyon Wash & Sierra Morena.

Public Remarks: Beautiful move in ready home located in the award winning community of Las Sendas! Immaculate estate features 3,300 sq feet, 5 bedrooms, 3 full bath rooms, soaring vaulted ceilings, spacious kitchen with lots of cabinet space, large kitchen island, built in refrigerator, and large breakfast nook. All this plus custom Plantation Shutters throughout, gorgeous views, built in BBW, and back yard fireplace.

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: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; 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); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets 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 Room Other Rooms: Family Room; Bonus/Game Room Basement Description: None	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: EAGLEFEATHER AT LAS SENDAS AN: 219-18-215 Lot Number: 291 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,741.06/2012 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: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly 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 TrkTrlrRvBt; 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: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 117 / 20 Status Change Date: 04/24/2013 Close of Escrow Date: 04/05/2013 Off Market Date: 02/21/2013	List Price: \$395,000 Sold Price: \$395,000 Sold Price/SqFt: \$118.62 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 Alliance Group (rma101)

Prepared by Chris and
Michele Keith

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Client Report (16)

3131 N SAWYER CIR Mesa, AZ 85207

\$397,000

	4896892	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,528 / Owner Price/SqFt: \$157.04 Year Built: 1998 Pool: Both Private & Community Encoded Features: 42.5RDXPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 9,360 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Mesquite 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: McDowell & Ridgcrest **Directions:** East on McDowell to Ridgcrest North to Portia (The Terraces) East to Sawyer North on Sawyer to home on right

Public Remarks: Rare model w/ all the upgrades of a custom home. Downstairs boasts a large living & dining w/ 2 way fireplace. Kitchen has gas range, large pantry and open to family room. Great for entertaining. Breakfast nook looks out over resort like backyard. Downstairs master has upgraded walk in shower & claw tub. Upstairs are 2 large bedrooms plus a massive 2nd master suite/den/playroom or divide into 2 large bedrooms. Comes complete w/ arcadia doors that goes out to view deck & spiral staircase to yard. No \$ has been spared in the homes' upgrades from travertine throughout downstairs, paint, new shutters, new top of line ac units, lighting fixtures etc... The backyard is a paradise w/ pool, play area and mature landscaping & mountain views. Located on cul-de-sac and large lot for added privacy

Master Bedroom	14 13	Bedroom 2	14 12	Bedroom 3	10 14	Bedroom 4	25 15	Living Room	14 12
		Family Room	15 18	Kitchen	15 18	Dining Room	14 11		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area; Built-in BBQ Features: Skylight(s); 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; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Hallways 36in+ Wide; Mltpl Entries/Exits	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: 2 Master Bdrms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Bonus/Game Room Basement Description: None Items Updated: Floor Yr Updated: 2007; Floor Partial/Full: Full; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2007; Bath(s) Partial/Full: Full	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Engy Star Ht Wtr Htr; Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS AN: 219-19-522 Lot Number: 256 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,215.92/2012 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: Non Assumable Disclosures: 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	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); 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: 36 / 36 Status Change Date: 04/05/2013 Close of Escrow Date: 04/04/2013 Off Market Date: 04/05/2013	List Price: \$395,000 Sold Price: \$397,000 Sold Price/SqFt: \$157.04 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Valley Executives Property Management, L.L.C. (vepm001)

Prepared by Chris and
Michele Keith


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Client Report (17)

3864 N STONE POINT CIR Mesa, AZ 85207

\$475,000

	4845326	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 4.5 Bedrooms Plus: 7 Approx SqFt: 4,275 / County Assessor Price/SqFt: \$111.11 Year Built: 2002 Pool: Both Private & Community Encoded Features: 54.5FRDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 16,817 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: Las Sendes Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: 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 Ranch	

Cross Streets: Power/McDowell **Directions:** E ON MCDOWELL,N ON RIDGECREST TO WALKING STICK GATE,North ON ECHO CANYON,L ON SIENNA,RT ON STONE POINT.

Public Remarks: Spacious, luxury living in this 5 bedroom, 4.5 bath home in the highly desired gated community of Las Sendes at end of a quiet cul-de-sac with VIEWS!. The interior boasts a formal LR plus casual FR w/FP and walls of windows, private DR, large kitchen w/granite, center island, breakfast nook, pantry, attractive cabinetry, double wall ovens. The main level also offers a private guest room and private office/den w/a wall of built-ins. Open staircase leads to 4 additional bedrooms. Huge Master suite is complete w/luxury bath & W/I closet. All tile or wood flooring w/exception of bedrooms. The exterior features include private pool/spa, covered patio, desert landscape plus grassy area and backs to common desert area. Community features include golfing, hiking, tennis, parks & pools/spas.

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: Atch'd Gar Cabinets; Extnded Lngth Garage Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; No Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Workout Facility Flooring: Carpet; Tile; Wood	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Library-Blt-in Bkscse; Den/Office Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS AN: 219-18-440 Lot Number: 86 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,422/2012 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 / \$316.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendes	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: 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: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 157 / 157 Status Change Date: 04/11/2013 Close of Escrow Date: 04/11/2013 Off Market Date: 04/11/2013	List Price: \$485,000 Sold Price: \$475,000 Sold Price/SqFt: \$111.11 Loan Type: Conventional Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Green Street Realty LLC (grsr01)

Client Report (18)

8042 E SUGARLOAF CIR Mesa, AZ 85207

\$520,000



4900538	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,641 / County Assessor Price/SqFt: \$196.9 Year Built: 2004 Pool: Private Encoded Features: 32.5FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 9,214 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Stonecliff Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas (Eagle Crest) **Directions:** East on Eagle Crest; Left on Las Sendas Mountain Drive; Right on Pinnacle Ridge (2nd Stonecliff Gate); Right on Teton; Left on Highview; Highview Curves Right Turns Into Sugarloaf

Public Remarks: Absolutely stunning, Tuscan home in the prestigious community of Las Sendas Mountain! This home has been lovingly upgraded & meticulously maintained. From the moment you walk into the private gated courtyard & through the double doored entryway, you will feel right at home. The spacious open great room boasts a Cantera Fireplace & plush carpet. Do you need flexibility? You have the choice of 2 MASTER BEDROOMS OR A HOME THEATER/GAME ROOM! The Gourmet Chef's Kitchen has a newer induction cooktop & built-in refrigerator. All New Ceiling Fans & Surround Sound Speakers throughout! Don't miss the built-in cabinets & epoxy floors in the Split 3 Car Garages. The private Backyard is ideal for entertaining w/the sparkling pool & spa, built-in BBQ & breathtaking Mountain Views!

Master Bedroom	20 18	Bedroom 2	14 10	Great Room	19 17	Dining Room	14 11
Master Bedroom	23 13						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Side Vehicle Entry Pool - Private: Pool - Private Spa: Spa - Private; Above Ground Spa; 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 Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; 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 Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane; Low-E; Tinted	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; HVAC SEER Rating: 13 Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-117 Lot Number: 66 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,161/2012 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); NoVsbble TrkTrlrVbT; Rental OK (See Rmrks); 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: 8 / 8	List Price: \$520,000	Special Listing Cond: N/A
Status Change Date: 04/01/2013	Sold Price: \$520,000	
Close of Escrow Date: 04/01/2013	Sold Price/SqFt: \$196.9	
Off Market Date: 03/14/2013	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Fixed	
	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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	4866781	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$183.12 Year Built: 2008 Pool: Both Private & Community Encoded Features: 43FRDXPS3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 10,787 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas-Granite Preserve Tax Municipality: Mesa Marketing Name: Granite Preserve Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 6100 E Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas- Exit 202 on Power-north to **Directions:** Thomas/Eagle Crest. Right on Eagle Crest to Las Sendas Mountain Drive. Left to N. Stone Peak. Through gates-left on Vista Canyon and left on Miranda Circle to residence.

Public Remarks: Gorgeous and immaculate home on the hill in Las Sendas. Beautifully appointed community w/many ammenities and an exquisite home makes it perfect. Character abounds as you drive up and enter the gated courtyard. Relax by the fountain and enjoy city lights. Inside open, yet separate formal living and dining. Perfect sized gourmet kitchen w/large eating area, island, open to family room and walls of windows to gaze at the pool. Owner's suite has sitting area, large bath & large w/i closet. Perfect guest suite or teen room w/own full bath and walk-in closet. See through fireplace from living to family room. Lots of custom/decorator touches throughout & many upgrades including lot and landscaping. Then...there is the beautiful backyard pool,spa and BBQ. Check out this home and be ready to move

Master Bedroom	20 19	Bedroom 2	13 10	Bedroom 3	12 12	Dining Room	13 12	Living Room	16 16
		Family Room	17 16	Bedroom 3	12 11				

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 Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot 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); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Stone Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD AN: 219-18-853 Lot Number: 2 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,489/2012 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 / \$355.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA	HOA Telephone: 480-357*8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	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: \$118.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 50	List Price: \$599,000	Special Listing Cond: N/A

Status Change Date: 04/02/2013
Close of Escrow Date: 04/01/2013
Off Market Date: 02/14/2013

Sold Price: \$552,500
Sold Price/SqFt: \$183.13
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Buyer - B

Listed by: HomeSmart (crl03)

Prepared by Chris and
Michele Keith

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Client Report (20)

4213 N HIGHVIEW -- Mesa, AZ 85207

\$730,000



4887567	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 7 Approx SqFt: 3,730 / County Assessor Price/SqFt: \$195.71 Year Built: 2005 Pool: Both Private & Community Encoded Features: 43FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 14,417 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: GRANITE PRESERVE Planned Cmty Name: LAS SENDAS Model: Builder Name: BLANDFORD HOMES Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER RD & THOMAS **Directions:** EAST ON THOMAS(EAGLE CREST) WHICH BEARS TO THE LEFT, LEFT ON LAS SENDAS MOUNTAIN, LEFT ON STONE PEAK(ENTRANCE TO GRANITE PRESERVE), RIGHT ON VISTA CANYON ST WHICH BECOMES HIGH VIEW, HOME ON RIGHT

Public Remarks: GORGEOUS LOT in golf course gated community FABULOUS 3 BDRM PLUS GAME ROOM PLUS WORKOUT ROOM---SEMI CUSTOM HOME WITH ALL THE BELLS AND WHISTLES!ATTENTION TO DETAIL...HIGHLY UPGRADED.HUGE YARD WITH AMAZING MOUNTAIN VIEWS!SPARKLING POOL/SPA W WATERFALL,BI BBQ WITH KIVA FIREPLACE.(OMNI AUTOMATION CONTROLS FROM INDOORS) CANTIERRA STONE GAS FP, WOLF RANGE,SUBZERO,GRANITE,CUSTOM STAGGERED CABINETS/GLASS ACCENT FRONTS, WINE FRIDGE,EXTRA WIDE PLANTATION SHUTTERS,COIFFURED CEILINGS,CUSTOM DRAPERY AND LIGHTING,CUSTOM CABINTRY B/I IN OFFICE/FAMILY ROOM, WALKIN MASTER SHOWER,HIS AND HER CLOSETS, BRONZE H/W T/O,EPOXY GARAGE FLOOR W/ B/I CABINTRY/WORKBENCH,EXTRA WIDE BASEBOARD/CUSTOM LIGHT PACKAGE,PULL OUTS IN KITCHEN,EVERYTHING IS TOP OF LINE!!!...THE LIST GOES ON-MUST SEE! SEE REMARKS FOR KEY INSTRUCTIO

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: Pool - Private Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Hillside Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Stone Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room; Library-Blt-in Bksc; Den/Office; Bonus/Game Room; Exercise/Sauna Room Basement Description: None	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 219-18-874 Lot Number: 23 Town-Range-Section: 2N-- Cty Bk&Pg: Plat: Taxes/Yr: \$4,138/2012 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$113 / Monthly HOA Transfer Fee: \$300	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); 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: \$113 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 36 / 36 Status Change Date: 04/18/2013 Close of Escrow Date: 04/17/2013 Off Market Date: 03/16/2013	List Price: \$745,000 Sold Price: \$730,000 Sold Price/SqFt: \$195.71 Loan Type: Conventional	Special Listing Cond: N/A

Loan Years:	30
Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	0 \$
Closing Cost Split:	Normal - N

Listed by: West USA Realty (wusa06)

Prepared by Chris and
Michele Keith


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Client Report (21)

4123 N SILVER RIDGE CIR Mesa, AZ 85207

\$745,000

	4883425 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 4,047 / County Assessor Price/SqFt: \$184.08 Year Built: 2003 Pool: Both Private & Community Encoded Features: 44.5FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 14,144 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Legacy Hills at Las Sendas Mountain Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Elementary School: Las Sendas Jr. High School: Fremont High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and Thoms **Directions:** East on Thomas (becomes Eaglecrest Dr) then left onto Las Sendas Mountain Dr, Left on Terra Mesa, Left into Legacy Hills ate, turn left onto Legacy Hills Circle, right onto Silver Ridge

Public Remarks: An exquisite Tuscan masterpiece situated on one of the larger cul-de-sac lots in the Legacy subdivision. From the moment you enter this hone through the large gated courtyard, you will be impressed by the amenities and finishes this home offers. There are 4 ensuite bedrooms, plus a separate den/office. Custom upgrades include alder wood doors, wood and tile flooring, a chef's kitchen with SS appliances, Jenn-Air gas stove, granite counters, built-in refrig and beamed ceilings. The living room boasts a large stone covered fireplace and the dining room is large enough to host dinner for 20. With over \$150,000 in upgrades, this home was built for entertaining. Your backyard oasis has a heated pebble-tec pool and spa with waterfall and spillover, built-in firepit, barbeque and sound system.

Master Bedroom 17'3 16'6	Bedroom 2 12' 13'	Bedroom 3 12' 13'	Bedroom 4 14' 16'	Living Room 17'3 14'3
	Family Room 20' 17'9	Kitchen 15' 30'	Dining Room 11'9 18'	Office 11'6 17

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 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: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Built-in BBQ Features: No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; 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; Oth Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshlr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: 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; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-939 Lot Number: 26 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,169/2012 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 / \$368 / Quarterly HOA Transfer Fee: \$500	HOA Name: Las Sendas HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-551-4300 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 Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); 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: \$122.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 52 / 52 Status Change Date: 04/13/2013 Close of Escrow Date: 04/12/2013 Off Market Date: 03/24/2013	List Price: \$749,900 Sold Price: \$745,000 Sold Price/SqFt: \$184.09 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A

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

Listed by: HomeSmart (crl02)

Prepared by Chris and
Michele Keith


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Client Report (22)

4320 N ESSEX CIR Mesa, AZ 85207

\$1,300,000

	4891450	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 5 Bedrooms Plus: 6 Approx SqFt: 5,300 / County Assessor Price/SqFt: \$245.28 Guest House SqFt: 500 Year Built: 2005 Pool: Both Private & Community Encoded Features: 45FRDXPSQO4G7S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 35,329 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Summit Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Custom Hun Block: E Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power / McDowell **Directions:** East on McDowell, North on Ridgecrest, follow around about 1 mile to gate at The Summit. Thru gate , make first left on summit Trail to Essex Circle. Home on corner

Public Remarks: Extraordinary elegance ! This home has gorgeous Red Mountain Views the minute you walk through the door. The main home has 3 bedrooms, plus a huge bonus room and a very nice office; also a separate entrance casita that has a bedroom, sitting area and a kitchenette. Home has tumbled travertine floors throughout, custom paint, gorgeous old world fixtures. The floorplan is open with ceiling to floor windows off the kitchen and family room. The backyard has a sparkling pool with kids rock water feature and slide; spa that spills into the pool and a large grass area for kids to play. The view deck has amazing Red Mountain and City light views. 4 car garage has epoxy flooring , extra storage room and built in cabinets. Large master bedroom with a bonus room attached. Many more features & upgrades

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 7 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; Separate Strge Area; Side Vehicle Entry Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Circular Drive; Pvt Yrd (s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane; Low-E; Tinted; Wood Frame	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; 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; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room Basement Description: None	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Recirculation Pump; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Smart Home System Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: SUMMIT AT LAS SENDAS AN: 219-17-909 Lot Number: 29 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$6,200/2012 Ownership: Fee Simple New Financing: Cash; CTL 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 / \$340 / Quarterly HOA Transfer Fee: \$300	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		Rec Center Fee Y/N: N //
Ttl Mthly Fee Equiv: \$113.33		

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Club, Membership Opt; Self Managed

Rec Center Fee 2 Y/N: N //
Land Lease Fee Y/N: N //
PAD Fee Y/N: N //

Cap Imprv/Impact Fee: \$ 0 \$
Cap Imprv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 Status Change Date: 05/01/2013 Close of Escrow Date: 04/30/2013 Off Market Date: 03/22/2013	List Price: \$1,450,000 Sold Price: \$1,300,000 Sold Price/SqFt: \$245.28 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: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and
Michele Keith

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