









## Client View

26 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$110,000</b> 2630 N ATHENA ST Mesa, AZ 85207 Closed / 4556539	Las Sendas	2	2	1,131	Community	92.84 / 97.26	200	05/04/2011
2		<b>\$121,500</b> 7233 E Manning ST Mesa, AZ 85207 Closed / 4502730	Windsong at Las Sendas	3	2	1,362	None	89.21 / 89.21	61	05/03/2011
3		<b>\$180,000</b> 6930 E SNOWDON ST Mesa, AZ 85207 Closed / 4523001	Las Sendas	3	2	1,584	Community	116.79 / 113.64	122	05/27/2011
4		<b>\$190,000</b> 7445 E EAGLE CREST DR 1123 Mesa, AZ 85207 Closed / 4444289	CACHET AT LAS SENDAS	3	2	1,666	Community	129.05 / 114.05	267	05/12/2011
5		<b>\$205,000</b> 7445 E EAGLE CREST DR 1122 Mesa, AZ 85207 Closed / 4499610	CACHET AT LAS SENDAS	2	2.5	1,645	Community	130.09 / 124.62	140	05/16/2011
6		<b>\$220,000</b> 7207 E NORLAND ST Mesa, AZ 85207 Closed / 4541567	Trailridge at Las Sendas	3	2	1,774	Community	129.65 / 124.01	99	05/28/2011
7		<b>\$224,000</b> 7210 E NORLAND ST Mesa, AZ 85207 Closed / 4567866	Las Sendas - Trailridge	4	3	2,475	Community	96.57 / 90.51	36	05/25/2011
8		<b>\$230,000</b> 3055 N RED MOUNTAIN RD 218 Mesa, AZ 85207 Closed / 4530145	Ironwood Pass Unit 2 at Las Sendas	4	2.75	2,451	Community	106.04 / 93.84	92	05/31/2011
9		<b>\$235,000</b> 7348 E NORTHRIDGE CIR Mesa, AZ 85207 Closed / 4567998	Grayfox at Las Sendas	4	2	2,219	Both	105.9 / 105.9	5	05/18/2011
10		<b>\$275,000</b> 7445 E EAGLE CREST DR 1078 Mesa, AZ 85207 Closed / 4572965	Cachet at Las Sendas MCR 5	2	2	1,834	Community	152.62 / 149.95	117	05/17/2011
11		<b>\$286,000</b> 7325 E MINTON CIR Mesa, AZ 85207 Closed / 4535392	Las Sendas	3	2	2,126	Private	138.76 / 134.52	83	05/27/2011
12		<b>\$315,000</b> 4117 N TWILIGHT CIR Mesa, AZ 85207 Closed / 4455344	Las Sendas - Pinnacle Point	3	2	2,226	Both	146 / 141.51	228	05/04/2011
13		<b>\$359,789</b> 3864 N EL SERENO RD Mesa, AZ 85207 Closed / 4547829	LAS SENDAS	5	4	3,426	Both	106.48 / 105.02	35	05/12/2011
14		<b>\$380,000</b> 7755 E REGINA CIR Mesa, AZ 85207 Closed / 4568255	Las Sendas	5	4	3,427	Both	113.51 / 110.88	7	05/13/2011
15		<b>\$395,000</b> 3735 N Piedra -- Mesa, AZ 85207 Closed / 4572798	Las Sendas-Eaglefeather	5	3	3,330	Both	125.83 / 118.62	40	05/31/2011
16		<b>\$396,000</b> 8211 E SIENNA ST Mesa, AZ 85207 Closed / 4559439	Las Sendas	5	3	3,655	Both	101.2 / 108.34	228	05/11/2011
17		<b>\$399,000</b> 3558 N EAGLE CANYON --  Mesa, AZ 85207 Closed / 4576941	Las Sendas, Sonoran Heights	3	2	2,413	Both	165.35 / 165.35	8	05/23/2011
18		<b>\$400,000</b> 7743 E SAYAN ST Mesa, AZ 85207 Closed / 4554860	Las Sendas	3	2	2,226	Both	195.42 / 179.69	9	05/02/2011
		<b>\$425,000</b>	Las Sendas	3	2	2,256	Both	192.77 /	60	05/26/2011

19		3238 N STONE GULLY CIR Mesa, AZ 85207 Closed / 4548462							188.39		
20		<b>\$455,000</b> 3963 N HIGHVIEW -- Mesa, AZ 85207 Closed / 4522705	Las Sendas/Stonecliff at Las Sendas	4	2.5	2,641	Both	177.58 / 172.28	103	05/17/2011	
21		<b>\$541,500</b> 3858 N STONE POINT CIR Mesa, AZ 85207 Closed / 4566245	Las Sendas	5	3.5	4,055	Both	129.47 / 133.54	7	05/20/2011	
22		<b>\$550,000</b> 7130 E SADDLEBACK ST 54 Mesa, AZ 85207 Closed / 4567928	las sendas	4	4.5	3,802	Community	124.93 / 144.66	613	05/05/2011	
23		<b>\$580,000</b> 8120 E VALLEY VISTA ST Mesa, AZ 85207 Closed / 4460906	GRANITE PRESERVE at LAS SENDAS	3	3	3,017	Both	198.54 / 192.24	196	05/16/2011	
24		<b>\$625,000</b> 8317 E VALLEY VISTA CIR Mesa, AZ 85207 Closed / 4482415	LAS SENDAS	3	3	3,811	Private	160.06 / 164	77	05/26/2011	
25		<b>\$660,000</b> 4110 N MIRADA CIR Mesa, AZ 85207 Closed / 4453373	Las Sendas (Granite Preserve)	4	3.5	3,554	Both	185.71 / 185.71	214	05/27/2011	
26		<b>\$1,150,000</b> 7341 E Forest Trail ST Mesa, AZ 85207 Closed / 4515347	Eagle Canyon at Las Sendas	4	4.5	5,899	Both	216.97 / 194.95	109	05/06/2011	

Prepared by Chris and Michele Keith

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

Friday, July 01, 2011 6:57 PM © 2011 MLS and FBS.

Client Report (1)

2630 N ATHENA ST Mesa, AZ 85207

\$110,000

	4556539 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 2 / 2 <b>SF:</b> 1,131 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>EF:</b> 22FRO2G <b>Approx Lot SqFt:</b> 4,513 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> UNKNOWN <b>Hun Block:</b> 7200 E <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & McDowell **Directions:** E on McDowell;R (S) on Ridgecrest;1st R into Norwood ;L on Raven;R on E Manning;L on Athena

**Public Remarks:** Single level, split floorplan in the highly sought after gated community of Windsong at LAS SENDAS. This desirable community is well known for its golf course, community amenities such as clubhouse, pools, tennis, walking & bike trails and INCREDIBLE MOUNTAIN VIEWS! Interior features include TILE flooring everywhere but bedrooms, open kitchen with SLAB GRANITE bkfst bar, and 2 large bdrms plus den that could be easily converted into a third bedroom. PRIVATE BKYD. All contracts/offers are subject to seller senior management approval and any offers or counter offers by seller are not binding unless the entire agreement is ratified by all parties. There is a \$75 buyer paid doc fee paid at closing.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,000 - 1,200 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> None <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps <b>Community Features:</b> Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Tile	<b>Kitchen Features:</b> Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; Oth Gas (See Rmrks) <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS <b>AN:</b> 219-25-397 <b>Lot Number:</b> 68 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,065/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$330 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint; Other (See Remarks) <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks)	<b>Rec Center:</b> Y <b>Rec Center Fee:</b> \$0 <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 200 / 10 <b>Close of Escrow Date:</b> 05/04/2011 <b>Off Market Date:</b> 04/01/2011	<b>List Price:</b> \$105,000 <b>Sold Price:</b> \$110,000 <b>Sold Price/SqFt:</b> \$97.26 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned Prop <b>Status Update:</b> Multiple Offers Recd; Buyer Signed Bnk Add

Listed by: The Janus Real Estate Company (tjre01)

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

Friday, July 01, 2011 © 2011 MLS and FBS.  
 6:57 PM

Client Report (2)

7233 E Manning ST Mesa, AZ 85207

\$121,500

	4502730 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,362 / Appraiser <b>Year Built:</b> 2001 <b>Pool:</b> None <b>EF:</b> 32FR2G <b>Approx Lot SqFt:</b> 4,119 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Windsong at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Maracay <b>Hun Block:</b> 0 S <b>Map Code/Grid:</b> Q40 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** McDowell & 202 **Directions:** E on McDowell, S on Ridgecrest, W on Norwood, S on Raven, W on Manning to HUD Home sign.

**Public Remarks:** HUD Home. Attractive 3 bedroom, 2 bath home with lots of gorgeous tile flooring, open modern floorplan, side entry garage, desert landscaping front and back, tile roof, block fencing & easy access to Red Mountain freeway. Full master bath. Energy efficient gas heat, multi-pane windows, ceiling fans and north/south exposure. 9 foot ceilings. Price Reduced.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings <b>Community Features:</b> Gated Community <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Other (See Remarks) <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-25-381 <b>Lot Number:</b> 52 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,154/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$96 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas Comm <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 61 / 61 <b>Close of Escrow Date:</b> 05/03/2011 <b>Off Market Date:</b> 02/03/2011	<b>List Price:</b> \$121,500 <b>Sold Price:</b> \$121,500 <b>Sold Price/SqFt:</b> \$89.21 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> HUD Owned Property

Listed by: West USA Realty Revelation (wsrr01)

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


Friday, July 01, 2011 © 2011 MLS and FBS.  
 6:57 PM



Client Report (3)

6930 E SNOWDON ST Mesa, AZ 85207

\$180,000

	4523001 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,584 / County Assessor <b>Year Built:</b> 2006 <b>Pool:</b> Community <b>EF:</b> 32R2G <b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 0 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Shepherd	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Thomas (Eaglecrest) **Directions:****Public Remarks:**

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Desert Front <b>Exterior Features:</b> Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Built-in Microwave; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COBBLESTONE AT LAS SENDAS <b>AN:</b> 219-20-337 <b>Lot Number:</b> 17 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,606/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center:</b> Y <b>Cap Imprv/Impact Fee:</b> unk <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 122 / 127 <b>Close of Escrow Date:</b> 05/27/2011 <b>Off Market Date:</b> 05/20/2011	<b>List Price:</b> \$185,000 <b>Sold Price:</b> \$180,000 <b>Sold Price/SqFt:</b> \$113.64 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Pre-Foreclosure; Short Sale Aprvl Req

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

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

Friday, July 01, 2011 © 2011 MLS and FBS.  
6:57 PM

Client Report (4)

7445 E EAGLE CREST DR 1123 Mesa, AZ 85207

\$190,000



4444289	Residential	Townhouse	Closed
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,666 / County Assessor <b>Year Built:</b> 2003 <b>Pool:</b> Community <b>EF:</b> 32RDXO2G <b>Approx Lot SqFt:</b> 157 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Townhouse		<b>Subdivision:</b> CACHET AT LAS SENDAS <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> CACHET <b>Hun Block:</b> 7000 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** POWER AND THOMAS **Directions:** FROM NORTH ON POWER, TAKE A RIGHT ON TO EAGLE CREST THEN FOLLOW EAGLE CREST UP ABOUT 2 MILES AND ENTER THE GATE ON THE RIGHT.

**Public Remarks:** ABSOLUTELY BEAUTIFUL SINGLE LEVEL, GROUND FLOOR UNIT IN CACHET AT LAS SENDAS! THIS IS ONE OF THE CLEANEST AND BEST LOOKING PLACES IN CACHET. GREAT LOCATION AND INCLUDES UPGRADES LIKE TILE FLOORING, CUSTOM PAINT, HUGE LAUNDRY ROOM, DRY BAR IN THE GREAT ROOM. THIS PROPERTY HAS OWNERSHIP PRIDE THROUGHOUT. 2 BEDROOM PLUS A DEN & 2 BATHS MAKE THIS HOME THE PERFECT WINTER RETREAT OR A GREAT PLACE TO LIVE VIRTUALLY MAINTENANCE FREE. BIG SCREEN IN LR, KITCHEN & DINING ROOM TABLE & CHAIRS CONVEY.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s) <b>Features:</b> 9+ Flat Ceilings; No Interior Steps <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Othr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Great Room; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Territorial/Santa Fe <b>Building Style:</b> 2-3-4 Plex <b>Unit Style:</b> All on One Level; Neighbor Above; Ground Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> None <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM <b>AN:</b> 219-17-730 <b>Lot Number:</b> 1123 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,697/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$183 / Monthly <b>HOA Transfer Fee:</b> \$250 <b>HOA Name:</b> PMG <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Exterior Mnt of Unit; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$264
--	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 267 / 268 <b>Close of Escrow Date:</b> 05/12/2011 <b>Off Market Date:</b> 05/12/2011	<b>List Price:</b> \$215,000 <b>Sold Price:</b> \$190,000 <b>Sold Price/SqFt:</b> \$114.05 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A


Listed by: Desert Platinum Properties (dpps01)



Client Report (5)

7445 E EAGLE CREST DR 1122 Mesa, AZ 85207

\$205,000

	4499610	Residential	Townhouse	Closed
	<b>Beds/Baths:</b> 2 / 2.5 <b>SF:</b> 1,645 / County Assessor <b>Year Built:</b> 2003 <b>Pool:</b> Community <b>EF:</b> 22.5FRXO2G <b>Approx Lot SqFt:</b> 1,645 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Townhouse		<b>Subdivision:</b> CACHET AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Cachet at Las Sendas <b>Planned Cmty Name:</b> Cachet At Las Sendas <b>Model:</b> LEGACY <b>Builder Name:</b> Cachet Homes <b>Hun Block:</b> 3200 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** POWER AND THOMAS **Directions:** East on Eagle Crest, (approximately 1 mile). Right turn into Cachet Community (Gate, see gate code), take immediate left, make first right look for Unit 1122 on left.

**Public Remarks:** Reduced Price! HOME WARRANTY! THIS IS THE LIFE! Tuscan (gated) resort in the Lush Sonoran Desert near the Tonto National Forest, in the beautiful Golf Course Community of Las Sendas. Open Floor Plan, just painted, Energy Efficient Sunscreens! Spectacular mountain & city light views on many walking trails, community pools, tennis, spa, weight room and other resort amenities. Close to restaurants, shopping & Valley activities. Only 13 miles to Saguaro Lake boating and only 6 miles to the Salt River fishing areas.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s) <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Building Style:</b> Clustered <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> None <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-17-729 <b>Lot Number:</b> 1122 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,690/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> By Agreement; Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$203 / Monthly <b>HOA Transfer Fee:</b> \$100,150 <b>HOA Name:</b> PMG Services/Las Sen <b>HOA Telephone:</b> 480-829-7400	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Pest Control; Front Yard Maint; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 140 / 140 <b>Close of Escrow Date:</b> 05/16/2011 <b>Off Market Date:</b> 04/18/2011	<b>List Price:</b> \$214,000 <b>Sold Price:</b> \$205,000 <b>Sold Price/SqFt:</b> \$124.62 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Keller Williams Integrity First Realty (kwif01)





Client Report (6)

7207 E NORLAND ST Mesa, AZ 85207

\$220,000



4541567	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,774 / County Assessor <b>Year Built:</b> 2007 <b>Pool:</b> Community <b>EF:</b> 32FR2G <b>Approx Lot SqFt:</b> 6,420 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Trailridge at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandord <b>Hun Block:</b> 2800 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power Road and McDowell **Directions:** McDowell east of Power to Ridgecrest. South or right to 2nd set of gates on the right. After thru the gates, turn right then left on Norland to home.

**Public Remarks:** Regular Sale. No waiting on banks for answers. Very upgraded. Granite, cabinets, flooring, lights, closets, window covers. Full length rear patio w/ barbeque structure. Tall trees provide backyard privacy. Wide lot has a separate dog yard. Must see.

<b>Master Bedroom</b>	27 26	<b>Bedroom 2</b>	10 10	<b>Bedroom 3</b>	10 10	<b>Dining Room</b>	13 14	<b>Living Room</b>	16 21
		<b>Family Room</b>	18 14	<b>Kitchen</b>	18 14				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carpot Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshlr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> TRAILRIDGE AT LAS SENDAS <b>AN:</b> 219-25-702 <b>Lot Number:</b> 15 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,525.24/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$261 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b> 480-829-7400	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 99 / 121 <b>Close of Escrow Date:</b> 05/28/2011 <b>Off Market Date:</b> 06/01/2011	<b>List Price:</b> \$229,999 <b>Sold Price:</b> \$220,000 <b>Sold Price/SqFt:</b> \$124.01 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: US Preferred Realty (uspr01)



4567866	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,475 / County Assessor <b>Year Built:</b> 2007 <b>Pool:</b> Community <b>EF:</b> 43FRDO3G <b>Approx Lot SqFt:</b> 5,896 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas - Trailridge <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Residence Six <b>Builder Name:</b> Blandford <b>Hun Block:</b> 3000 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power Rd. & McDowell Rd. **Directions:** East on McDowell to Ridgecrest, South to first gate entrance on the right, Go West through gate make a right on Raven to Norland.

**Public Remarks:** Short Sale on the Fast Track with Chase! Great Home in gated Las Sendas! Fully upgraded and like new. Granite Island Kitchen with stainless appliances and upgraded cabinets - storage galore! 1 bedroom and bath down, Master and 2 up with Jack and Jill bath, loft upstairs for extra TV room or office, 3 car garage. Gated Community with Fabulous Amenities - trails, parks and community pool.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Loft <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> TRAILRIDGE AT LAS SENDAS <b>AN:</b> 219-25-758 <b>Lot Number:</b> 71 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,103/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	--	---


Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 36 / 40 <b>Close of Escrow Date:</b> 05/25/2011 <b>Off Market Date:</b> 05/18/2011	<b>List Price:</b> \$239,000 <b>Sold Price:</b> \$224,000 <b>Sold Price/SqFt:</b> \$90.51 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: Friedman Realty AZ LLC (debi01)

Client Report (8)

3055 N RED MOUNTAIN RD 218 Mesa, AZ 85207

\$230,000

	4530145 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2.75 <b>SF:</b> 2,451 / Builder <b>Year Built:</b> 1996 <b>Pool:</b> Community <b>EF:</b> 42.75FRDO3G <b>Approx Lot SqFt:</b> 6,490 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Ironwood Pass Unit 2 at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blanford <b>Hun Block:</b> 18400 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power Rd & McDowell **Directions:** Eagle Crest east to N. Red Mountain Road to gate #6

**Public Remarks:** Great Las Sendas home. First time on the market. Granite Kitchen counters recently installed, new carpet throughout - great condition and gorgeous lot. Plantation shutters, custom river rock pond/fountain sets off the desert landscape. Back patio is awaiting you and your morning coffee/juice/tea. Sunsets are spectacular and the patio/bbq beckons! Not a short-sale well-priced and Sellers want it gone

<b>Master Bedroom</b> 17 13	<b>Bedroom 2</b> 12 11	<b>Bedroom 3</b> 11 11	<b>Bedroom 4</b> 10 10	<b>Living Room</b> 23 14
	<b>Family Room</b> 14 14	<b>Kitchen</b> 20 10		
	<b>Loft</b> 14 11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/CrtYrd(s); Childrens Play Area <b>Features:</b> 9+ Flat Ceilings; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included <b>Dining Area:</b> Formal; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office; Bonus/Game Room; Loft <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-154 <b>Lot Number:</b> 218 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,634/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$261 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Club; Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 92 / 92 <b>Close of Escrow Date:</b> 05/31/2011 <b>Off Market Date:</b> 05/03/2011	<b>List Price:</b> \$259,900 <b>Sold Price:</b> \$230,000 <b>Sold Price/SqFt:</b> \$93.84 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: The Melcher Agency (melc01)





	4567998 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2 <b>SF:</b> 2,219 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Both Private & Community <b>EF:</b> 42RDXPS2G <b>Approx Lot SqFt:</b> 7,604 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Grayfox at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Fulton <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & McDowell **Directions:** East to Ridgecrest, South to Northridge, East to home (on the left).

**Public Remarks:** This stunning home exudes pride ownership! No short sale/foreclosure here. Beautiful greatroom floor plan w/formal dining room (currently used as sitting room), split secondary bedrooms & over-sized den/4th bedroom (no closet). The kitchen boasts staggered cherry cabinets w/crown molding, an island w/ breakfast bar, stainless appliances, gas cook top & eat-in area overlooking the beautiful backyard. Gas fireplace for ambiance & ease. The master offers a sep garden tub & shower, dual sinks, walk-in closet & an exit to the backyard (great for a quick dip in the spa/pool). Enjoy the ease of desert landscaping with the look of a tropical paradise in the back. Vaulted ceilings, fans, shutters, attractive paint & more...hurry before you miss out on this amazing home in a premier community!

<b>Master Bedroom</b>	19 14	<b>Bedroom 2</b>	11 10	<b>Bedroom 3</b>	11 11	<b>Dining Room</b>	13 10
<b>Den</b>	18 11			<b>Kitchen</b>	13 24		
				<b>Great Room</b>	16 15		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage; Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngh Garage <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot; North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course <b>Flooring:</b> Carpet; Tile <b>Accessibility Feat.:</b> Hallways 36in+ Wide; Bath Lever Faucets	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-595 <b>Lot Number:</b> 127 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,761/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316.5 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480.357.8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 5 / 5 <b>Close of Escrow Date:</b> 05/18/2011	<b>List Price:</b> \$235,000 <b>Sold Price:</b> \$235,000 <b>Sold Price/SqFt:</b> \$105.9	<b>Special Listing Cond:</b> N/A

Off Market Date: 04/18/2011

Loan Type: Conventional

Loan Years: 30

Payment Type: Fixed

Pnts Pd By Buyer: 0

Pnts Pd By Seller: 0

Closing Cost Split: Normal - N

Listed by: Thompson's Realty (thom01)

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

Friday, July 01, 2011 © 2011 MLS and  
6:58 PM FBS.

Client Report (10)

7445 E EAGLE CREST DR 1078 Mesa, AZ 85207

\$275,000

	4572965	Residential	Townhouse	Closed
	<b>Beds/Baths:</b> 2 / 2 <b>SF:</b> 1,834 / County Assessor <b>Year Built:</b> 2001 <b>Pool:</b> Community <b>EF:</b> 22RXLO2G <b>Approx Lot SqFt:</b> 1,767 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Townhouse		<b>Subdivision:</b> Cachet at Las Sendas MCR 5 <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Legend <b>Builder Name:</b> Cachet <b>Hun Block:</b> 2900 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power Rd & Thomas/Eagle Crest **Directions:** East into main entrance to Las Sendas. Follow Eagle Crest for approx. 1 mile, turn right into Cachet Townhomes. Gate Code below. Immediately park in guest parking and walk just a few feet to unit.

**Public Remarks:** Beautiful patio with fireplace and wonderful mountain views. Unit has a large den which can serve as an office, TV room or for guests. Split floorplan. Granite kitchen with undermount sink and all appliances included. Dining area and master bedroom have immediate access to patio. Wonderful eat in kitchen area with views. Large kitchen with island. Two fireplaces. Garage cabinets.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2 Car Garage; Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Private Street (s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> 9+ Flat Ceilings; No Interior Steps <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Den/Office <b>Basement Description:</b> None	<b>Building Style:</b> 2-3-4 Plex <b>Unit Style:</b> All on One Level; End Unit <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> Concrete <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> Oth Gas (See Rmrks) <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM <b>AN:</b> 219-17-685 <b>Lot Number:</b> 1078 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,753.64/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional; Lease Option; Lease Purchase; Also for Rent <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$500 <b>Existing 1st Loan:</b> Treat as Free&Clear; Other (See Remarks) <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$160 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Cachet <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsbble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	<b>Rec Center:</b> Y <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$317 <b>PAD Pd:</b> Quarterly
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 117 / 8 <b>Close of Escrow Date:</b> 05/17/2011 <b>Off Market Date:</b> 04/30/2011	<b>List Price:</b> \$279,900 <b>Sold Price:</b> \$275,000 <b>Sold Price/SqFt:</b> \$149.95 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Metro Realty (meto01)





Client Report (11)

7325 E MINTON CIR Mesa, AZ 85207

\$286,000

	4535392 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,126 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Private <b>EF:</b> 32FRXPO3G <b>Approx Lot SqFt:</b> 6,600 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Fulton <b>Hun Block:</b> 2500 N <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** E. Minton Circle and N. Raven Circle **Directions:** From the 202 go east on McDowell Road. Take the first right onto N Ridgecrest and follow it until it turns into E. Minton Circle. Property will be the second house on the left.

**Public Remarks:** NOT A SHORT SALE OR BANK OWNED! Come see this MODEL PERFECT home in the desirable community of Las Sendas. This absolutely stunning and move-in ready home clearly boasts pride in ownership. HAS IT ALL - GRANITE COUNTER TOPS, GORGEOUS CHERRY HARDWOOD FLOORS, TILE IN BATHROOMS AND SEPARATE LAUNDRY ROOM, POOL AND BUILT IN BBQ, WALK IN CLOSETS THROUGHOUT, 3 BEDROOM + DEN/OFFICE AREA, STAINLESS APPLIANCES, WITH THE PERFECT OPEN FLOOR PLAN AND HIGH CEILINGS YOU HAVE BEEN LOOKING FOR. The Las Sendas community offers gorgeous mountain views, tons of bike/walking trails, several children's play areas, community pool/spa, golf course, fitness room, HUGE club house and more!! Do not miss out on seeing this property - offers will come quick!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Exterior Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area; Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Spa; Golf Course; Near Bus Stop <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Multiple Ovens; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Mstr Bdr Walkin Clist <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Family Room; Great Room; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-25-615 <b>Lot Number:</b> 147 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> MCR 529-46 <b>Plat:</b> <b>Taxes/Yr:</b> \$1,728/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$374.95 <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> 480-551-4300	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 83 / 83 <b>Close of Escrow Date:</b> 05/27/2011 <b>Off Market Date:</b> 05/04/2011	<b>List Price:</b> \$295,000 <b>Sold Price:</b> \$286,000 <b>Sold Price/SqFt:</b> \$134.52 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Dwellings Realty Group (dlg01)

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

Friday, July 01, 2011 © 2011 [MLS](#) and  
6:58 PM [FBS](#).

Client Report (12)

4117 N TWILIGHT CIR Mesa, AZ 85207

\$315,000



4455344	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,226 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Both Private & Community <b>EF:</b> 32RDXP3G <b>Approx Lot SqFt:</b> 12,021 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas - Pinnacle Point <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Sagewood -Great room <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7675 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & Thomas/Eagle Crest **Directions:** E then N on Eagle Crest for 1.6 miles \* S at Deserts Gate (Pinnacle Point community) \* E on Torrey Point \* N on Twilight to property

**Public Remarks:** Popular Sagewood great room floor plan. Available for sale or lease purchase (\$1,995 MLS 4486602) Super clean with tile throughout main living areas. Spacious kitchen features loads of cabinets & counter space, island, gas range, built-in oven & microwave, and large pantry. Generous master suite with dual sinks, separate shower & tub. Wood shutters throughout. Extra-large cul-de-sac home site with pool, grassy play area, fenced-in dog run, large covered patio, mature landscaping, and mountain views. Full-sized 3-car garage with epoxy flooring & built-in cabinets plus overhead storage. This is a MUST-SEE home.

<b>Master Bedroom</b>	17 14	<b>Bedroom 2</b>	12 11	<b>Bedroom 3</b>	13 11	<b>Dining Room</b>	15 9
				<b>Kitchen</b>	15 13		
				<b>Great Room</b>	25 22		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> Mountain View (s); Borders Common Area <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2003; Floor Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> PINNACLE POINT AT LAS SENDAS <b>AN:</b> 219-18-346 <b>Lot Number:</b> 68 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,476/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$225 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas HOA <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 228 / 228 <b>Close of Escrow Date:</b> 05/04/2011 <b>Off Market Date:</b> 03/25/2011	<b>List Price:</b> \$325,000 <b>Sold Price:</b> \$315,000 <b>Sold Price/SqFt:</b> \$141.51 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Casteel Real Estate Professionals (cprc01)






Client Report (13)

3864 N EL SERENO RD Mesa, AZ 85207

\$359,789

	4547829 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 4 <b>SF:</b> 3,426 / County Assessor <b>Year Built:</b> 2003 <b>Pool:</b> Both Private & Community <b>EF:</b> 54FRDXPS3G <b>Approx Lot SqFt:</b> 9,727 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> SAGUARO <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 7900 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** THOMAS & POWER **Directions:** E on Thomas - turns into Eagle Crest Dr - road curves a few times - left on 80th Street - immediate left on El Sereno - go thru gate to beautiful home on left.

**Public Remarks:** NOT SHORT SALE ~~~ CHECK COMPS ... CHEAPEST HOME OF THIS SIZE IN LAS SENDAS ... Traditional sale ... MUST SEE VIEWS FROM BACKYARD!!! ... some of the best city & mountain views in Las Sendas. Gated community. Oversized resort style backyard has pebbletec heated saltwater pool & spa (has 3 water features), putting green, gas firepit with seating area & huge BBQ island. Full length covered patio. Large open kitchen with extended cabinets, upgraded appliances & countertops, R/O system, pendant & undercabinet lights. 5BR (3 with walk-in closets) + 4BA. Upgraded shutters, blinds & fans throughout. Amazing views from Masterbed, Masterbath & deck/balcony. Extended 3CG with storage cabinets & water softener. Biking and hiking all around with 2 large community pools, parks, tennis, b-ball & more.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> City Light View (s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ; Other (See Remarks) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> 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; Lake Subdivision <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in FR <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Architecture:</b> Spanish <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WHISPERING RIDGE AT LAS SENDAS <b>AN:</b> 219-35-188 <b>Lot Number:</b> 4 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,511.02/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center:</b> Y <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 35 / 35 <b>Close of Escrow Date:</b> 05/12/2011 <b>Off Market Date:</b> 04/11/2011	<b>List Price:</b> \$364,789 <b>Sold Price:</b> \$359,789 <b>Sold Price/SqFt:</b> \$105.02 <b>Loan Type:</b> Conventional	<b>Special Listing Cond:</b> Owner/Agent

<b>Loan Years:</b>	30
<b>Payment Type:</b>	Fixed
<b>Pnts Pd By Buyer:</b>	0
<b>Pnts Pd By Seller:</b>	0
<b>Closing Cost Split:</b>	Normal - N

Listed by: RE/MAX Professionals (rmpr03)

Prepared by Chris and  
Michele Keith

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

Friday, July 01, 2011 © 2011 MLS and  
6:58 PM FBS.

Client Report (14)

7755 E REGINA CIR Mesa, AZ 85207

\$380,000



4568255	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 5 / 4 <b>SF:</b> 3,427 / County Assessor <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>EF:</b> 54RDXPSL3G <b>Approx Lot SqFt:</b> 16,202 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Grayhawk at Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Gorgeous Remodel <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power and Thomas **Directions:** East on Thomas which turns into Eagle Crest, right on Riverdale into Grayhawk, thru gate, right on Stone Gully, right on Regina to home.

**Public Remarks:** Gorgeous 5 bedroom 4 bath home completely remodeled on huge 16,000 sq ft lot with pool and spa nestled on a quiet cul-de-sac. New kitchen with 42" cabinets, slab granite with travertine backsplash, brand new built in appliances featuring gas range, double ovens, warming drawer, stainless faucet and hardware. Designer two toned paint, plush new carpet, oil rubbed bronze fixtures, fans and lighting. Expansive backyard with pebble tech pool and spa as well as cozy fire pit and built in BBQ perfect for entertaining.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Electric Door Opener; Separate Strge Area; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Firepit <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Private Street(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Intercom; Fire Sprinklers <b>Community Features:</b> Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Near Bus Stop <b>Flooring:</b> Carpet; Stone	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Pantry; Walk-in Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> 2 Master Bdrms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshtr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS <b>AN:</b> 219-20-139 <b>Lot Number:</b> 377 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,814/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional; Buy Down Subsidy; Lease Purchase; 1031 Exchange <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 7 / 7 <b>Close of Escrow Date:</b> 05/13/2011 <b>Off Market Date:</b> 04/20/2011	<b>List Price:</b> \$389,000 <b>Sold Price:</b> \$380,000 <b>Sold Price/SqFt:</b> \$110.88 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Russ Lyon Sothebys Int Realty (lyon19)



4572798	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 5 / 3 <b>SF:</b> 3,330 / County Assessor <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>EF:</b> 53RDPO3G <b>Approx Lot SqFt:</b> 12,055 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas-Eaglefeather <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power/Thomas **Directions:** East on Thomas, turns into Eaglecrest, follow to Sayan, Right on Sayan through gates, Left on Piedra to home.

**Public Remarks:** 12,055 sqft Lot~Gated~Pebble tec pool with water feature~large covered patio~backs to common area! This 3330 sq.ft home offers 4 bedrooms+Den+3 bathrooms+great room+game room+formal dining+ 3car garage!Immaculately kept, upgrades incl: 42 inch Maple cabinetry, gas cooktop, built-in refrigerator,Corian countertops,16 in tile t/o except in bedrooms, surround sound, soft water, RO system, security system & more! The backyard offers a large covered patio, pool,desert landscape,concrete seating areas and more! This is not a short sale or bank owned property but priced like one! Get answers quickly! You will not be disappointed! Las Sendas offers golf, tennis, swimming pools and spas,parks,basketball & volleyball courts ,soccer & baseball fields,hiking trails, and clubhouse!

<b>Master Bedroom</b>	24 15	<b>Bedroom 2</b>	13 11	<b>Bedroom 3</b>	12 11	<b>Bedroom 4</b>	13 11
<b>Den</b>	12 11	<b>Family Room</b>	22 16	<b>Kitchen</b>	16 12	<b>Dining Room</b>	12 10
<b>Bonus/Game Room</b>	16 14						

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Den/Office <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Block <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-217 <b>Lot Number:</b> 293 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,851/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$317 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 40 / 40 <b>Close of Escrow Date:</b> 05/31/2011 <b>Off Market Date:</b> 06/01/2011	<b>List Price:</b> \$419,000 <b>Sold Price:</b> \$395,000 <b>Sold Price/SqFt:</b> \$118.62 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> N/A



Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith

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

Friday, July 01, 2011 © 2011 [MLS](#) and [FBS](#).  
6:58 PM

Client Report (16)

8211 E SIENNA ST Mesa, AZ 85207

\$396,000



©2011 ARMLS

4559439 Residential Single Family - Detached Closed

**Beds/Baths:** 5 / 3  
**SF:** 3,655 / County Assessor  
**Year Built:** 2001  
**Pool:** Both Private & Community  
**EF:** 53FRDXPS3G  
**Approx Lot SqFt:** 10,625 / County Assessor  
**Apx Lot Size Range:** 10,001 - 12,500  
**Level:** Two Levels  
**Dwelling Type:** Single Family - Detached

**Subdivision:** Las Sendas  
**Tax Municipality:** Maricopa - COUNTY  
**Marketing Name:**  
**Planned Cmty Name:**  
**Model:**  
**Builder Name:** Blandford  
**Hun Block:** 3875 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:** 202 FWY/MCDOWELL **Directions:** East on McDowell to Ridgecrest ~ North on Ridgecrest to Echo Canyon. East through gate to Sienna. North to property on left.

**Public Remarks:** Amazing city lights & desert views from high above the beautiful community of Las Sendas. Upgrades include Pebblesheen heated pool/spa w/ waterfall, wood shutters, built-in BBQ. The master bedroom features a private balcony with views & a downstairs guest suite ensures a pleasant and private stay. THIS HOME IS BEING SOLD AS-IS\* THE SELLER HAS NEVER OCCUPIED THE PROPERTY, SO THEY CANNOT PROVIDE A CLUE REPORT OR SPDS\* ALL APPLIANCES CONVEY AS-IS\* NO WARRANTIES EXPRESSED OR IMPLIED\*The Neighborhood Stabilization Program requires properties to be on the market for 7 days before Seller will review or negotiate offers. After 8-12 days we will consider offers on the property ONLY from NSP buyers, municipalities, non-profit organizations and owner-occupants. 13+ days all offers considered

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 3,501 - 4,000  <b>Garage Spaces:</b> 3  <b>Carpot Spaces:</b> 0  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> 3 Car Garage; Extended Lngth Garage  <b>Pool - Private:</b> Pool - Private; Heated Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace  <b>Property Description:</b> Hillside Lot; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area  <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ  <b>Features:</b> Vaulted Ceiling(s); Soft Water Loop  <b>Community Features:</b> 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  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Tile</p>	<p><b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks  <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs  <b>Laundry:</b> Wshlr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room  <b>Other Rooms:</b> Family Room  <b>Basement Description:</b> None</p>	<p><b>Architecture:</b> Contemporary  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Electric Heat  <b>Utilities:</b> SRP  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Energy/Green Feature:</b> Ceiling Fan(s)</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> ECHO CANYON PHASE 1 AT LAS SENDAS  <b>AN:</b> 219-18-432  <b>Lot Number:</b> 78  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$2,776.9/2010  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Other (See Remarks)  <b>Exist 1st Loan Terms:</b>  <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> Close of Escrow</p>

## Fees &amp; Homeowner Association Information

<p><b>HOA Y/N:</b> Y  <b>HOA Fee/Paid:</b> \$288 / Quarterly  <b>HOA Transfer Fee:</b>  <b>HOA Name:</b> Las Sendas HOA  <b>HOA Telephone:</b> 480-357-8780</p>	<p><b>HOA 2 Y/N:</b>  <b>HOA 2 Fee/Paid:</b> /  <b>HOA 2 Transfer Fee:</b>  <b>HOA 2 Name:</b>  <b>HOA 2 Telephone:</b></p>	<p><b>Association Fee Incl:</b> Common Area Maint; Street Maint  <b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Club, Membership Opt; Prof Managed</p>	<p><b>Cap Imprv/Impact Fee:</b> 0  <b>Land Lease Fee:</b> \$0  <b>PAD Fee:</b> \$0</p>
---	---	---	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p><b>CDOM/ADOM:</b> 228 / 21  <b>Close of Escrow Date:</b> 05/11/2011  <b>Off Market Date:</b> 04/18/2011</p>	<p><b>List Price:</b> \$369,900  <b>Sold Price:</b> \$396,000  <b>Sold Price/SqFt:</b> \$108.34  <b>Loan Type:</b> Conventional  <b>Loan Years:</b> 30  <b>Payment Type:</b> Fixed  <b>Pnts Pd By Buyer:</b> 0</p>	<p><b>Special Listing Cond:</b> Lender Owned Prop  <b>Status Update:</b> Multiple Offers Recd</p>

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

Listed by: Re/Max Elite (rmet04)

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

Friday, July 01, 2011 © 2011 MLS and  
6:58 PM FBS.

	4576941 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,413 / County Assessor <b>Year Built:</b> 1998 <b>Pool:</b> Both Private & Community <b>EF:</b> 32RDXPS3G <b>Approx Lot SqFt:</b> 11,792 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas, Sonoran Heights <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blanford <b>Hun Block:</b> 7650 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power Rd and Thomas **Directions:** E on Eaglecrest to Saddleback, TR on Saddleback to East Canyon, TR on Eagle Canyon through the gate and follow to home.

**Public Remarks:** Spectacular Las Sendas Gem situated on one of the finest golf course lots. The beautiful elevated community of Las Sendas is the ultimate home location close to freeways and shopping and resort style amenities. This well cared for one level home has it all and more. Well designed split floorplan with a beautiful Master suite. Recent improvements include adding some nice stone to the exterior (all around the home) and a newly painted exterior. The ultimate backyard (custom barbecue, fire pit, spa, pool) setting with a beautiful fairway and the beautiful mountain looming above it. A quiet and peaceful haven for a home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit <b>Property Description:</b> Golf Course Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> Skylight(s); Vaulted Ceiling (s); Soft Water Loop <b>Community Features:</b> 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 <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clist <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Room <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Block; Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD <b>AN:</b> 219-17-158 <b>Lot Number:</b> 94 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,538.58/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$396 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas Community <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> Y <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	<b>Rec Center:</b> Y <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
---	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 8 / 28 <b>Close of Escrow Date:</b> 05/23/2011 <b>Off Market Date:</b> 05/12/2011	<b>List Price:</b> \$399,000 <b>Sold Price:</b> \$399,000 <b>Sold Price/SqFt:</b> \$165.35 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Associated Properties, LLC (actd01)

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

Friday, July 01, 2011 6:58 PM © 2011 [MLS](#) and [FBS](#).



Client Report (18)

7743 E SAYAN ST Mesa, AZ 85207

\$400,000

	4554860 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,226 / County Assessor <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>EF:</b> 32RDXPSO2.5G <b>Approx Lot SqFt:</b> 9,523 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> The Highlands <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sagewood <b>Builder Name:</b> Blandford <b>Hun Block:</b> 3675 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Eagle Crest Drive **Directions:** East on Eagle Crest Drive; Right on Saddleback; At Mountain Ridge go straight into the Highlands; Right on Barron; Curves left and than turns into Sayan; Continue to home down on your Right.

**Public Remarks:** Spectacular views of the golf course, city lights & mountain views. This Sagewood model is warm & inviting. Formal living room opens to a den/office. Open and bright formal dining room. Family room with fireplace & built-in entertainment niches. Kitchen with center island, breakfast bar, desk & lots of cabinets & counter space. Backyard paradise with a pebble-tec pool, spa & waterfall. Covered patio & additional sitting areas. Shuffle board court for entertaining. View deck to enjoy those evening sunsets, golf course, city lights & mountain views. Las Sendas has 2 community pools, tennis, golf, parks & walking trails. Close to shopping, restaurants, & new 202 for easy access to Sky Harbor Airport.

<b>Master Bedroom</b>	14 16	<b>Bedroom 2</b>	12 11	<b>Bedroom 3</b>	12 11	<b>Dining Room</b>	10 14
<b>Den</b>	13 13	<b>Family Room</b>	13 20	<b>Kitchen</b>	12 20		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2.5 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 2.5 Car Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure <b>Landscaping:</b> 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 <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Built-in Microwave; Reverse Osmosis; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Den/Office <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng One Room; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> HIGHLANDS AT LAS SENDAS <b>AN:</b> 219-18-035 <b>Lot Number:</b> 277 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,030/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316.8 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 9 / 9 <b>Close of Escrow Date:</b> 05/02/2011 <b>Off Market Date:</b> 03/27/2011	<b>List Price:</b> \$435,000 <b>Sold Price:</b> \$400,000 <b>Sold Price/SqFt:</b> \$179.69 <b>Loan Type:</b> Cash	<b>Special Listing Cond:</b> N/A

<b>Loan Years:</b>	0
<b>Payment Type:</b>	Other
<b>Pnts Pd By Buyer:</b>	0
<b>Pnts Pd By Seller:</b>	0
<b>Closing Cost Split:</b>	Normal - N

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

Prepared by Chris and  
Michele Keith


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

Friday, July 01, 2011 © 2011 MLS and  
6:58 PM FBS.

Client Report (19)

3238 N STONE GULLY CIR Mesa, AZ 85207

\$425,000

	4548462 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,256 / Builder <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>EF:</b> 32RDXP3G <b>Approx Lot SqFt:</b> 8,172 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached
	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Grayhawk <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sagewood - Great Roo <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 200 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & McDowell **Directions:** East on McDowell; North on Ridgecrest; Left on Riverdale (Grayhawk Gate) ; Left on Stone Gully

**Public Remarks:** \* BACK ON THE MARKET! ALL INSPECTIONS AND APPRAISAL WERE COMPLETED & WE WERE READY TO CLOSE, BUT THE BUYER DID NOT QUALIFY! \* On The 14TH FAIRWAY Of The Las Sendas Golf Course & On A Private Cul-De-Sac Lot Across From One Of The Many Community Parks! This Original Owner Home Has Been Meticulously Maintained & Is In Mint Condition (Exterior Of Home & View Fence Was Recently Painted). As You Walk Through The Front Door You Are Greeted By The Elegant Formal Dining Room & Instant Views Of The Golf Course. The Spacious Great Room Offers Soaring Vaulted Ceilings. The Backyard Is An Oasis & Boasts A Sparkling Heated, Saltwater Pebble-Tec Pool & Breathtaking Golf Course And Mountain Views. Don't Miss View Deck. Stop Messing Around With Short Sales & REO's This Is The Home For You!

<b>Master Bedroom</b> 15 14	<b>Bedroom 2</b> 12 11	<b>Bedroom 3</b> 13 12	<b>Dining Room</b> 14 10
		<b>Kitchen</b> 14 13	
		<b>Great Room</b> 25 19	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Golf Course Lot; Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Room <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Block <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS <b>AN:</b> 219-20-158 <b>Lot Number:</b> 396 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,242/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas HOA <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 60 / 60 <b>Close of Escrow Date:</b> 05/26/2011 <b>Off Market Date:</b> 05/19/2011	<b>List Price:</b> \$434,900 <b>Sold Price:</b> \$425,000 <b>Sold Price/SqFt:</b> \$188.39 <b>Loan Type:</b> Conventional	<b>Special Listing Cond:</b> N/A

<b>Loan Years:</b>	30
<b>Payment Type:</b>	Fixed
<b>Pnts Pd By Buyer:</b>	0
<b>Pnts Pd By Seller:</b>	0
<b>Closing Cost Split:</b>	Normal - N

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

Prepared by Chris and Michele Keith


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

Friday, July 01, 2011 6:58 PM © 2011 MLS and FBS.

Client Report (20)

3963 N HIGHVIEW -- Mesa, AZ 85207

\$455,000

	4522705 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2.5 <b>SF:</b> 2,641 / County Assessor <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>EF:</b> 42.5FRDXPSO3G <b>Approx Lot SqFt:</b> 9,855 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas/Stonecliff at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LasSendas <b>Planned Cmty Name:</b> LAS SENDAS/STONECLIFF <b>Model:</b> TUSCAN/ARTISAN SERIE <b>Builder Name:</b> BLANDFORD <b>Hun Block:</b> 4000 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** POWER & THOMAS **Directions:** E. ON EAGLE CREST (LAS SENDAS ENTRANCE) LEFT ON LAS SENDAS MTN., 2ND ENTRANCE ON RIGHT, ON TETON TO HIGHVIEW.

**Public Remarks:** BEAUTIFUL TUSCAN STYLE HOME, SQUEEKY CLEAN! NEW PAINT THRU-OUT HOME, INCL.GARAGE, NEW CARPET, NEW RO & SOFTWATER SYSTEM, ALL THE TILE CLEANED AND RESEALED, ALL OF THIS COMPLETED SPRING OF 2010; BUILT IN OFFICE SHELVES, SEC SYSTEM, CORNER LOT, POOL WITH WATER FEATURE AND HOT TUB, AND STILL A GRASS AREA FOR CHILDREN TO PLAY,IT SHOWS BEAUTIFUL, YOU WILL BE PROUD TO SHOW YOUR NEW HOME TO FRIENDS AND FAMILY, WHILE ENJOYING THE SUNSETS FROM YOUR OWN PRIVATE AND GATED COURTYARD. THIS HOME HAS IT ALL!

<b>Master Bedroom</b>	19 18	<b>Bedroom 2</b>	12 9	<b>Bedroom 3</b>	12 11	<b>Bedroom 4</b>	14 9
<b>Den</b>	14 11			<b>Kitchen</b>	18 16		
				<b>Great Room</b>	16 19		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Electric Door Opener; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Fenced Pool; Heated Pool; Lap Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Hillside Lot; Cul-De-Sac Lot; Corner Lot; City Light View (s); Mountain View(s); Borders Common Area <b>Landscaping:</b> 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 <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community; Golf Course; Handball/Raquetball <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshlr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkcase; Den/Office; Bonus/Game Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Full; Plmbg Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> STONECLIFF AT LAS SENDAS MOUNTAIN AMD <b>AN:</b> 219-35-134 <b>Lot Number:</b> 83 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,815.76/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$339 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas HOA <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Blanket Ins Policy; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 103 / 104 <b>Close of Escrow Date:</b> 05/17/2011	<b>List Price:</b> \$469,000 <b>Sold Price:</b> \$455,000	<b>Special Listing Cond:</b> N/A



Off Market Date: 05/01/2011

<b>Sold Price/SqFt:</b>	\$172.28
<b>Loan Type:</b>	Cash
<b>Loan Years:</b>	0
<b>Payment Type:</b>	Other
<b>Pnts Pd By Buyer:</b>	0
<b>Pnts Pd By Seller:</b>	0
<b>Closing Cost Split:</b>	Normal - N

Listed by: HomeSmart (cril08)

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

Friday, July 01, 2011 © 2011 MLS and  
6:58 PM FBS.

Client Report (21)

3858 N STONE POINT CIR Mesa, AZ 85207

\$541,500

	4566245	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 5 / 3.5 <b>SF:</b> 4,055 / Appraiser <b>Year Built:</b> 2002 <b>Pool:</b> Both Private & Community <b>EF:</b> 53.5FRDXPSO3G <b>Approx Lot SqFt:</b> 17,824 / Appraiser <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power and 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:** Welcome to 3858 N Stone Point in the fabulous Las Sendas Community. Your home is located in a gated community at the top of the cul de sac with million dollar mountain and city light views. Your home is set on a large lot with an extra large pool with waterfall, fire pit, spa and built in BBQ. If you love to entertain, look no further. The inside is upgrade throughout and impeccable, with 5 bedrooms 3.5 baths and large game room for your guests to enjoy. The home is located close to the Las Sendas prize winning Golf course, hiking trails, tennis, parks and club house with multi functional swimming pools. If you are looking for a home that satisfies everyones needs, this is it. Seller is offering \$5,000.00 towards buyers closing costs. Remember to have your agent schedule a sunset showing.

<b>Master Bedroom</b>	17 28	<b>Bedroom 2</b>	12 17	<b>Bedroom 3</b>	13 19	<b>Bedroom 4</b>	13 14	<b>Bedroom 5</b>	12 17
<b>Den</b>	12 17	<b>Family Room</b>	17 20	<b>Kitchen</b>	12 22	<b>Dining Room</b>	13 14	<b>Living Room</b>	17 19

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Above Ground Spa; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Irrigation Front <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Great Room; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Other (See Remarks) <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ECHO CANYON PHASE 1 AT LAS SENDAS <b>AN:</b> 219-18-441 <b>Lot Number:</b> 87 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,945/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; CTL <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$288 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 7 / 7 <b>Close of Escrow Date:</b> 05/20/2011 <b>Off Market Date:</b> 04/16/2011	<b>List Price:</b> \$525,000 <b>Sold Price:</b> \$541,500 <b>Sold Price/SqFt:</b> \$133.54 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Relo/Corp Aprvl Reqd


Listed by: Arizona Best Real Estate (best03)



Client Report (22)

7130 E SADDLEBACK ST 54 Mesa, AZ 85207

\$550,000

	4567928 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 4.5 <b>SF:</b> 3,802 / County Assessor <b>Year Built:</b> 2005 <b>Pool:</b> Community <b>EF:</b> 44.5RDXO3G <b>Approx Lot SqFt:</b> 21,249 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> las sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> custom <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Thomas (Eaglecrest) **Directions:** E on Eaglecrest (curves N); E on Saddleback, left through the gate , home is on the right

**Public Remarks:** This is a gorgeous home in the Golf Colonies at Las Sendas. Granite slab countertops, custom cabinets, stone and tile floors , custom fixtures and much more. The home features way too many upgrades to list. Bring your pickiest buyers because this home has been very well maintained and very nicely upgraded.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> Desert Front; Desert Back <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Range/Oven Elec <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal <b>Other Rooms:</b> Great Room; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GOLF COLONY AT LAS SENDAS <b>AN:</b> 219-17-062 <b>Lot Number:</b> 54 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,882/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$234 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center:</b> Y <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 613 / 16 <b>Close of Escrow Date:</b> 05/05/2011 <b>Off Market Date:</b> 04/28/2011	<b>List Price:</b> \$475,000 <b>Sold Price:</b> \$550,000 <b>Sold Price/SqFt:</b> \$144.66 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: New Vista Realty Desert Properties (nvra01)

Prepared by Chris and Michele Keith

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

Friday, July 01, 2011 © 2011 MLS and FBS.  
6:58 PM



4460906	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 3 <b>SF:</b> 3,017 / County Assessor <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>EF:</b> 33FRDXPO3G <b>Approx Lot SqFt:</b> 10,795 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> GRANITE PRESERVE at LAS SENDAS <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> RESIDENCE 4 <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> 2300 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** POWER AND EAGLECREST **Directions:** North on POWER RD, Right on EAGLECREST, Left on LAS SENDAS MOUNTAIN, Left on STONE PEAK, Through Gate and Right on VALLEY VISTA, 4th Home on Left

**Public Remarks:** SEMI-CUSTOM BLANDFORD HOME in PRESTIGIOUS GRANITE PRESERVE - Immaculate/Meticulously cared for Home. Cantera gated courtyard w/fountain. Gourmet Kitchen w/full compliment Thermador appliances. Beautiful Cabinetry, Granite, Brkfst Bar & Nook. Extensive Custom Tile w/ Hard Wood flooring in DEN, LIV & FAM rooms. FAM RM has elegant built-in Wood Ent-Cntr & shares 2-way FP w/ LIV RM. Master Suite has large walk-in closet, dbl sinks, vanity, garden tub & shower. Tranquil back yard backs natural open space. Spectacular MTN & City light views. Incredible outdoor entertainment area boasts Flagstone, Pool, Gourmet BBQ w/Pizza Oven-Behive FP. Chefs delight is full herb garden w/citrus, fig & pomegranate trees. 3 car garage-built in cabs, work space & coated floors. HIGHLY UPGRADED HOME

<b>Master Bedroom</b>	19 20	<b>Bedroom 2</b>	11 13	<b>Bedroom 3</b>	12 12	<b>Dining Room</b>	13 14	<b>Living Room</b>	17 16
<b>Den</b>	12 13	<b>Family Room</b>	18 16	<b>Kitchen</b>	17 22				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Fenced Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Smd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Ownd <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD <b>AN:</b> 219-18-891 <b>Lot Number:</b> 40 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,100/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$321 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> PMG <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	--	---

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
----------------------	------------------------------	------------------------------



<b>CDOM/ADOM:</b> 196 / 196 <b>Close of Escrow Date:</b> 05/16/2011 <b>Off Market Date:</b> 03/31/2011	<b>List Price:</b> \$599,000 <b>Sold Price:</b> \$580,000 <b>Sold Price/SqFt:</b> \$192.24 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> N/A
--	--	----------------------------------

Listed by: Realty One Group (reog01)

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

Friday, July 01, 2011 © 2011 MLS and  
6:58 PM FBS.

Client Report (24)

8317 E VALLEY VISTA CIR Mesa, AZ 85207

\$625,000

	4482415 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 3 <b>SF:</b> 3,811 / Appraiser <b>Year Built:</b> 2007 <b>Pool:</b> Private <b>EF:</b> 33RDXP3AO3G <b>Approx Lot SqFt:</b> 50,942 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> 180 degrees <b>Hun Block:</b> 8300 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Loop 202 and Power Rd **Directions:** Exit Power Road North to Thomas/Eagle Crest. East to Las Sendas Mountain Road. left to Pinnacle Ridge, left to gate, first right after gated entrance.

**Public Remarks:** Exquisite masterpiece in Las Sendas Mountain Cntry Club area. Thoughtfully planned and designed into a sculptural, low maintenance structure of sage green block, zink and glass. Garden with private pool, spa, waterfall and fire elements. Main living space with adjacent theater has walls of pocketing glass doors for entertaining while connecting the separate guest quarters, office, roof deck with fireplace and expansive patios. The homeowner is unable to put the finishing details on this remarkable home. With over \$2 million invested this is truly one of those deals to tell your friends about! Certificate of occupancy has been issued, however there are items to complete. It's estimated that \$30k-\$40k will be needed by the Buyer to finish the remaining items. see more in document tab

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Golf Cart Garage <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Hillside Lot; City Light View(s); Mountain View(s); Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) <b>Features:</b> Fix-Up Needs Repair; Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Soft Water Loop <b>Community Features:</b> Gated Community <b>Flooring:</b> Other <b>Accessibility Feat.:</b> Hallways 36in+ Wide	<b>Kitchen Features:</b> Disposal; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR <b>Other Rooms:</b> Den/Office; Bonus/Game Room; Media Room <b>Basement Description:</b> None	<b>Architecture:</b> Contemporary <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Other (See Remarks) <b>Construction:</b> Block <b>Roofing:</b> Foam; Metal <b>Fencing:</b> None <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> PINNACLE RIDGE AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-18-463 <b>Lot Number:</b> 2 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$6,725/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Disc Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$340 / Quarterly <b>HOA Transfer Fee:</b> \$2,135 <b>HOA Name:</b> <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center:</b> Y <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
---	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 77 / 84 <b>Close of Escrow Date:</b> 05/26/2011 <b>Off Market Date:</b> 01/11/2011	<b>List Price:</b> \$610,000 <b>Sold Price:</b> \$625,000 <b>Sold Price/SqFt:</b> \$164 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req <b>Status Update:</b> SS Offr Submtd Lendr

Listed by: Realty Executives (reax16)

Client Report (25)

4110 N MIRADA CIR Mesa, AZ 85207

\$660,000

	4453373 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3.5 <b>SF:</b> 3,554 / Builder <b>Year Built:</b> 2003 <b>Pool:</b> Both Private & Community <b>EF:</b> 43.5FRDXPSO4G <b>Approx Lot SqFt:</b> 14,171 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas (Granite Preserve) <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Residence 6 <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 8025 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Thomas (Eagle Crest) **Directions:** E on Eagle Crest(Thomas), L on Las Sendas Mountain, L on Stone Peak, 1st left, then 1st left

**Public Remarks:** LENDER HAS APPROVED \$660K! FORMER MODEL HOME! Beautiful Blandford home with fantastic city-light & mountain views! 6-burner Wolf stove, 42" cabinets, large granite island & backsplash, upgraded tile in gourmet kitchen. Slate flooring, family room with gas fireplace, built-in bookcase, entertainment center, beamed ceilings. Master with gas fireplace, walk-in closet, Pebble tech pool & spa, water feature, putting green & builtin BBQ. Owner is licensed agent in Arizona. Short sale approval required.

<b>Master Bedroom</b>	21 18	<b>Bedroom 2</b>	12 12	<b>Bedroom 3</b>	12 12	<b>Dining Room</b>	13 16	<b>Living Room</b>	14 16
<b>Den</b>	12 13	<b>Family Room</b>	17 18	<b>Kitchen</b>	21 21				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 4 Car Garage; Electric Door Opener; Tandem Garage <b>Pool - Private:</b> Pool - Private; Fenced Pool; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s) <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-855 <b>Lot Number:</b> 4 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,574/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmnts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow


#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> / Quarterly <b>HOA Transfer Fee:</b> \$350 <b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
--	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 214 / 214 <b>Close of Escrow Date:</b> 05/27/2011 <b>Off Market Date:</b> 05/05/2011	<b>List Price:</b> \$660,000 <b>Sold Price:</b> \$660,000 <b>Sold Price/SqFt:</b> \$185.71 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Owner/Agent; Short Sale Aprvl Req

Listed by: Realty Executives (reax92)



	4515347	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 4.5 <b>SF:</b> 5,899 / Builder <b>Year Built:</b> 2009 <b>Pool:</b> Both Private & Community <b>EF:</b> 44.5RDXPNO4G <b>Approx Lot SqFt:</b> 35,000 / Builder <b>Apx Lot Size Range:</b> 24,001 - 35,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Eagle Canyon at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Eagle Canyon <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Sandstone <b>Hun Block:</b> 7300 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & Thomas / Eaglecrest **Directions:** Continue East on Eaglecrest appx. 1 mile to Eagle Canyon entrance on North side directly across from Las Sendas Golf Club.

**Public Remarks:** NEW, NEVER BEEN LIVED IN CUSTOM. Amazing custom wood details throughout. Travertine and wood flooring, granite countertops in kitchen and baths, top of the line appliances, theatre, rec room or guest suite with sink, refrigerator and built ins. Unobstructed city lights and sunsets. Beautiful negative edge pool, spa, glass firepit, outdoor bbq. Tons of covered patio space with built in misting system. Pocket windows bring the outdoor entertainment area in. Located directly across the street from the top rated Las Sendas Golf Club. Enjoy all Las Sendas amenities including: pools, parks, hiking, biking and walking trails, golf etc etc.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 4 Car Garage; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Fenced Pool; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Border Pres/Pub Lnd; Hillside Lot; City Light View(s); Mountain View(s); Adjacent to Wash <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Misting System; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Central Vacuum; Wet Bar(s); Intercom; Fire Sprinklers; No Interior Steps; Soft Water Loop <b>Community Features:</b> 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 <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshlr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Great Room; Den/Office; Bonus/Game Room; Media Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Complete Spec Home <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> EAGLE CANYON AT LAS SENDAS <b>AN:</b> 219-19-931 <b>Lot Number:</b> 4 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,739/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional; Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$92 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
---	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 109 / 109 <b>Close of Escrow Date:</b> 05/06/2011 <b>Off Market Date:</b> 04/23/2011	<b>List Price:</b> \$1,279,900 <b>Sold Price:</b> \$1,150,000 <b>Sold Price/SqFt:</b> \$194.95 <b>Loan Type:</b> Cash	<b>Special Listing Cond:</b> N/A



<b>Loan Years:</b>	0
<b>Payment Type:</b>	Other
<b>Pnts Pd By Buyer:</b>	0
<b>Pnts Pd By Seller:</b>	0
<b>Closing Cost Split:</b>	Buyer - B

Listed by: 777AZ.Com, LLC (cprl01)

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

Friday, July 01, 2011 © 2011 [MLS](#) and  
6:58 PM [FBS](#).