





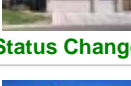

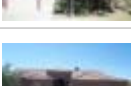













## Client View

25 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$180,000</b> 3055 N RED MOUNTAIN RD 93 Mesa, AZ 85207 Closed / 4527936	Ironwood Pass	3	2	1,756	Community	108.14 / 102.51	121	06/24/2011
2		<b>\$189,000</b> 7445 E EAGLE CREST DR 1072 Mesa, AZ 85207 Closed / 4506628	Las Sendas	2	2	1,388	Community	140.42 / 136.17	167	06/22/2011
3		<b>\$190,000</b> 4065 N BOULDER CANYON -- Mesa, AZ 85207 Closed / 4574404	Featherwind at Las Sendas	4	2.5	2,150	Community	90.7 / 88.37	3	06/06/2011
4		<b>\$205,900</b> 3055 N RED MOUNTAIN RD 165 Mesa, AZ 85207 Closed / 4583973	Ironwood Pass Unit 2 at Las Sendas	3	2.5	2,150	None	97.63 / 95.77	4	06/22/2011
5		<b>\$212,000</b> 3047 N SONORAN HILLS - Mesa, AZ 85207 Closed / 4581043	Vintage Hills @ Las Sendas	4	3	1,911	Community	112.45 / 110.94	159	06/24/2011
6		<b>\$235,000</b> 7239 E NATHAN ST Mesa, AZ 85207 Closed / 4509273	TRAILRIDGE AT LAS SENDAS	5	4	3,006	None	78.18 / 78.18	295	06/24/2011
7		<b>\$245,000</b> 7356 E NORA ST Mesa, AZ 85207 Closed / 4571044	Las sendas grey fox	3	2	2,126	None	117.54 / 115.24	14	06/04/2011
8		<b>\$250,000</b> 3060 N RIDGECREST -- 163 Mesa, AZ 85207 Closed / 4545511	Las Sendas	5	3	2,732	Both	87.48 / 91.51	89	06/08/2011
9		<b>\$265,000</b> 7557 E WOLF CANYON ST Mesa, AZ 85207 Closed / 4575686	Las Sendas	4	3	2,451	Community	114.2 / 108.12	463	06/28/2011
10	 Status Change	<b>\$275,000</b> 3541 N CANYON WASH CIR Mesa, AZ 85207 Closed / 4525537	Las Sendas	4	3	2,732	Both	100.66 / 100.66	160	06/30/2011
11		<b>\$280,000</b> 3029 N SONORAN HILLS - Mesa, AZ 85207 Closed / 4560294	Las Sendas	4	3	2,475	Both	117.13 / 113.13	65	06/10/2011
12		<b>\$292,500</b> 7920 E Sierra Morena CIR Mesa, AZ 85207 Closed / 4483106	Eaglefeather at Las Sendas	5	3	3,330	Community	90.06 / 87.84	227	06/10/2011
13		<b>\$321,900</b> 7952 E SANDIA CIR Mesa, AZ 85207 Closed / 4458712	Las Sendas (Eagle Feather)	5	3	3,330	Community	96.07 / 96.67	240	06/09/2011
14		<b>\$345,000</b> 3430 N MOUNTAIN RIDGE -- 67 Mesa, AZ 85207 Closed / 4554598	LAS SENDAS	3	2.5	2,827	Both	123.81 / 122.04	43	06/08/2011
15		<b>\$375,000</b> 3648 N CANYON WASH CIR Mesa, AZ 85207 Closed / 4474131	Las Sendas	3	2	2,226	Both	170.71 / 168.46	232	06/06/2011
16		<b>\$428,500</b> 4021 N STONE PEAK CIR Mesa, AZ 85207 Closed / 4555205	Las Sendas - Stonecliff at Las Sendas	4	2.5	2,641	Community	174.18 / 162.25	68	06/16/2011
17		<b>\$510,000</b> 3443 N BOULDER CANYON CIR Mesa, AZ 85207 Closed / 4385492	Las Sendas	4	3.5	4,255	Both	126.67 / 119.86	337	06/06/2011

18		<b>\$575,000</b> 7260 E EAGLE CREST DR 46 Mesa, AZ 85207 Closed / 4539128	LAS SENDAS	4	5	4,080	Both	147.06 / 140.93	80	06/08/2011
19		<b>\$590,000</b> 8410 E REGINA CIR Mesa, AZ 85207 Closed / 4243197	LAS SENDAS	5	4.5	5,414	Private	129.28 / 108.98	490	06/28/2011
20		<b>\$600,000</b> 7813 E RIVERDALE CIR Mesa, AZ 85207 Closed / 4461294	Las Sendas	4	4	5,019	Community	129.49 / 119.55	222	06/09/2011
21	 <b>Status Change</b>	<b>\$670,000</b> 3529 N BOULDER CANYON ST Mesa, AZ 85207 Closed / 4585772	Mountain Village at Las Sendas	4	4.5	4,047	Both	177.66 / 165.55	46	06/30/2011
22		<b>\$804,000</b> 4318 N SAGEWOOD CIR Mesa, AZ 85207 Closed / 4476643	LAS SENDAS	5	4	5,192	Both	154.06 / 154.85	220	06/20/2011
23		<b>\$820,000</b> 8329 E ECHO CANYON CIR Mesa, AZ 85207 Closed / 4545852	Las Sendas	4	5	6,588	Both	110.05 / 124.47	0	06/27/2011
24	 <b>Status Change</b>	<b>\$1,350,000</b> 4328 N PINNACLE RIDGE CIR Mesa, AZ 85207 Closed / 4555188	Las Sendas	4	4.5	5,586	Both	286.43 / 241.68	76	06/30/2011
25		<b>\$1,350,000</b> 4210 N TERRA MESA -- Mesa, AZ 85207 Closed / 4567991	Las Sendas	5	4.5	5,693	Both	281.05 / 237.13	213	06/13/2011

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  
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4527936	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,756 / County Assessor <b>Year Built:</b> 1996 <b>Pool:</b> Community <b>EF:</b> 32FRDX2G <b>Approx Lot SqFt:</b> 6,930 / 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> Ironwood Pass <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> UNK <b>Hun Block:</b> 3600 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:** McDowell & Power **Directions:** E to Ridgecrest, left to Red Mountain, left to Ironwood Pass, right thru gate to your new home # 93

**Public Remarks:** WOW! Beautiful home with an open floor plan. Close to all the major amenities and major shopping. Warm, cozy and inviting. Purchase this property for as little as 3% down. This is a Fannie Mae HomePath home! This property is approved for HomePath mortgage financing and HomePath renovation mortgage financing. Owner Occupants purchasing a HomePath property can receive up to 3.5% in closing costs assistance through June 30, 2011.

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; Fireplace Family Rm; Gas Fireplace <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Covered Patio(s) <b>Community Features:</b> Community Pool; Community Spa Htd; Gated Community; Golf Course	<b>Kitchen Features:</b> Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-029 <b>Lot Number:</b> 93 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,559/2010 <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> By Agreement

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> 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; 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> 121 / 121 <b>Close of Escrow Date:</b> 06/24/2011 <b>Off Market Date:</b> 05/27/2011	<b>List Price:</b> \$189,900 <b>Sold Price:</b> \$180,000 <b>Sold Price/SqFt:</b> \$102.51 <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> Seller Assist - A	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Century 21, Towne & Country (matt01)



4506628	Residential	Townhouse	Closed
<b>Beds/Baths:</b> 2 / 2 <b>SF:</b> 1,388 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>EF:</b> 22RX2G <b>Approx Lot SqFt:</b> 7,500 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Townhouse		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Cachet at Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Great Room! <b>Builder Name:</b> Cachet <b>Hun Block:</b> 4200 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

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

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

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <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; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Mountain View (s) <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Balcony/Deck(s) <b>Features:</b> 9+ Flat Ceilings; Furnished (See Rmrks) <b>Community Features:</b> Biking/Walking Path; 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 Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops <b>Master Bathroom:</b> 3/4 Bath Master Bdrm; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Building Style:</b> 2-3-4 Plex <b>Unit Style:</b> Two Levels; One Common Wall; End Unit <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; City Gas <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> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CACHET AT LAS SENDAS CONDOMINIUM <b>AN:</b> 219-17-679 <b>Lot Number:</b> 1072 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,460.2/2010 <b>Ownership:</b> Condominium <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$203.2 / Monthly <b>HOA Market Fee:</b> \$550 <b>HOA Name:</b> PMG <b>HOA Telephone:</b> 480-829-7400	<b>HOA 2 Y/N:</b> Y <b>HOA 2 Fee/Paid:</b> \$288 / Quarterly <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> PMG <b>HOA 2 Telephone:</b> 480.829.7400	<b>Association Fee Incl:</b> Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Front Yard Maint; Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Rental OK (See Rmks); 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
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 167 / 167 <b>Close of Escrow Date:</b> 06/22/2011 <b>Off Market Date:</b> 05/29/2011	<b>List Price:</b> \$194,900 <b>Sold Price:</b> \$189,000 <b>Sold Price/SqFt:</b> \$136.17 <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: Club Realty (club21)



Client Report (3)

4065 N BOULDER CANYON -- Mesa, AZ 85207

\$190,000



4574404	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 2.5 <b>SF:</b> 2,150 / County Assessor <b>Year Built:</b> 2000 <b>Pool:</b> Community <b>EF:</b> 42.5FR2G <b>Approx Lot SqFt:</b> 7,427 / 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> Featherwind at 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> 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 to Featherwind gate - Thru gate - Left to Boulder Canyon.

**Public Remarks:** Move in ready. 4 true bedrooms and 2.5 baths. Tile flooring in Kitchen, Family Room and half bath. Gas range, dishwasher in Kitchen. Formal DR/LR, Eat in Kitchen and Family Room. All bedrooms are upstairs. Covered patio. Balcony off Master BR. Buyer and Buyer's Agent to verify all facts. Thank you for showing.

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 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Adjacent to Wash <b>Landscaping:</b> Dirt Back; Gravel/Stone Front <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s) <b>Features:</b> Soft Water Loop <b>Community Features:</b> Community Pool Htd; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Tile; Vinyl	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Dining in LR/GR <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> 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>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> FEATHERWIND AT LAS SENDAS <b>AN:</b> 219-17-522 <b>Lot Number:</b> 510 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,687/2010 <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; None <b>Possession:</b> Close of Escrow

#### Fees & 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> Rossmar & Graham <b>HOA Telephone:</b> 480-551-4300	<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>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 3 / 3 <b>Close of Escrow Date:</b> 06/06/2011 <b>Off Market Date:</b> 04/29/2011	<b>List Price:</b> \$195,000 <b>Sold Price:</b> \$190,000 <b>Sold Price/SqFt:</b> \$88.37 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 3 <b>Closing Cost Split:</b> Seller Paid - S	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Home Town Sales (home03)

Prepared by Chris and Michele Keith

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Client Report (4)

3055 N RED MOUNTAIN RD 165 Mesa, AZ 85207

\$205,900



4583973	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2.5 <b>SF:</b> 2,150 / County Assessor <b>Year Built:</b> 1996 <b>Pool:</b> None <b>EF:</b> 32.5RDX2G <b>Approx Lot SqFt:</b> 6,504 / 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> Unknown <b>Hun Block:</b> 300 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:** E McDowell Rd & N Ridgecrest **Directions:** From the US 60 head east and go north on the Red Mtn 202 Freeway and exit east on E McDowell Rd. Head east to N Ridgecrest and go north to N Red Mtn Rd. The first right will have a gate enter to house

**Public Remarks:** Gorgeous bank owned home in east Mesa. This beautiful home offers oak cabinets and formal living room and dining room. Huge backyard great for hanging out with a balcony off the Master bedroom. This is a must see and priced to move. Bring your stuff, this one is ready! Make your offer today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <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> 1 Fireplace <b>Landscaping:</b> Gravel/Stone Front; Grass Back <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Description:</b> None	<b>Architecture:</b> Contemporary <b>Unit Style:</b> Two Levels <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> APS; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-101 <b>Lot Number:</b> 165 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,648.98/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> None <b>Possession:</b> By Agreement

#### Fees & 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> Rossmar & Graham <b>HOA Telephone:</b> 480-551-4300	<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)	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 4 / 4 <b>Close of Escrow Date:</b> 06/22/2011 <b>Off Market Date:</b> 05/16/2011	<b>List Price:</b> \$209,900 <b>Sold Price:</b> \$205,900 <b>Sold Price/SqFt:</b> \$95.77 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Keller Williams Realty East Valley (kwev01)

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.

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Client Report (5)

3047 N SONORAN HILLS -- Mesa, AZ 85207

\$212,000

	4581043 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 1,911 / County Assessor <b>Year Built:</b> 2005 <b>Pool:</b> Community <b>EF:</b> 43RXO2G <b>Approx Lot SqFt:</b> 6,258 / 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> Vintage Hills @ Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 6900 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & McDowell **Directions:** East on McDowell past Power Rd. & 202 Red Mtn. Freeway, turn north on Ridge Crest, turn west on red mountain, turn south on sonoran hills, after turn home will be on the north side of the street.

**Public Remarks:** Fannie Mae Property Located in the Vintage Hills @ Las Sendas Subdivision near Interstate 202 loop, employment centers, shopping, entertainment & restaurants. This gorgeous 4 bedroom, 3 bath, single story home features open kitchen with a breakfast bar, granite countertops, stone fireplace, clean, move in ready, plantation shutters and lovely maintenance free backyard with nice covered patio. Beautiful in a highly sought after community! Property sold AS-IS. Purchase this property for as little as 3% down! Approved for both HomePath Mortgage & HomePath Renovation Mortgage Financing. Close by June 30, 2011 and request up to 3.5% of the final sales price for closing cost assistance! Eligibility restrictions apply.

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 <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>Landscaping:</b> Desert Front; Synthetic Grass Back <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area <b>Features:</b> 9+ Flat Ceilings <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; Near Bus Stop <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Granite Countertops; 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> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Dining in LR/GR <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> 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>County Code:</b> Maricopa <b>Legal Subdivision:</b> VINTAGE HILLS AT LAS SENDAS <b>AN:</b> 219-19-861 <b>Lot Number:</b> 67 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,665/2010 <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> \$316.8 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> 480-551-4300	<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>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 159 / 5 <b>Close of Escrow Date:</b> 06/24/2011 <b>Off Market Date:</b> 05/10/2011	<b>List Price:</b> \$214,900 <b>Sold Price:</b> \$212,000 <b>Sold Price/SqFt:</b> \$110.94 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 3.5 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Keller Williams Integrity First Realty (kwif01)



Client Report (6)

7239 E NATHAN ST Mesa, AZ 85207

\$235,000

	4509273 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 4 <b>SF:</b> 3,006 / County Assessor <b>Year Built:</b> 2007 <b>Pool:</b> None <b>EF:</b> 54FRXO2G <b>Approx Lot SqFt:</b> 4,590 / 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> TRAILRIDGE 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> 2750 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 and McDowell RD **Directions:** East on McDowell to Ridgecrest, South on Ridgecrest West on E. Nance (gate code needed) go through the gate and go North to Nathan West to property.

**Public Remarks:** OMG!! Buyer Walked the same day we got BANK APPROVAL, Unbelievable. Largest 2 story floorplan in beautiful Trailridge at Las Sendas. This home has it all 4 beds and 4 baths huge loft that is networked ready. Downstairs you have a den/office/media room (could be 5th bedroom) plus++ a additional bonus room that could be used as a second office or craft room. This home's spacious kitchen boast stainless steel appliances 42" upper cabinets granite counter tops and more. Outside you will find beautiful stone accents a paved driveway inviting courtyard and a backyard ready for your touches. This is a great home priced to SELL.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 2 <b>Carport 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; Fireplace Family Rm <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Ctryrd(s) <b>Features:</b> Vaulted Ceiling(s); Other (See Remarks) <b>Community Features:</b> Gated Community <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Den/Office; Loft <b>Basement Description:</b> Walkout	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre- Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> TRAILRIDGE AT LAS SENDAS <b>AN:</b> 219-25-731 <b>Lot Number:</b> 44 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,899/2010 <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> \$288 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Las Sendas <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
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 295 / 298 <b>Close of Escrow Date:</b> 06/24/2011 <b>Off Market Date:</b> 06/14/2011	<b>List Price:</b> \$235,000 <b>Sold Price:</b> \$235,000 <b>Sold Price/SqFt:</b> \$78.18 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: Elite Realty (elre01)

Prepared by Chris and  
Michele Keith

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 customers or clients in any manner whatsoever.

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Client Report (7)

7356 E NORA ST Mesa, AZ 85207

\$245,000

	4571044 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,126 / County Assessor <b>Year Built:</b> 2003 <b>Pool:</b> None <b>EF:</b> 32FRDXO3G <b>Approx Lot SqFt:</b> 12,453 / 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 grey fox <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> las sendas <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:** McDowell and 202 **Directions:** east on McDowell, right on to Sterling, right on Nora.

**Public Remarks:** TRADITIONAL SALE\*\*\*Beautiful home in the nestled community of Las Sendas! Georgeous views, this home features tons of upgrades!Gourmet kitchen with Granite counter tops, stainless steel appliances,42" cabinets, plantation shutters,3bd plus den,Built in closets, crown moulding ceilings, gas fire place, surround sound,hard wood flooring, built in cabinets in garage, a MUST see!! 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>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Electric Door Opener; RV Gate <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> Cul-De-Sac Lot; North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area <b>Features:</b> Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Golf Course <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None	<b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> 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> 3+ Exist Tele Lines; 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> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-473 <b>Lot Number:</b> 5 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,825/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

#### Fees & 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> rossmar & graham <b>HOA Telephone:</b> 480-551-4300	<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>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 14 / 14 <b>Close of Escrow Date:</b> 06/04/2011 <b>Off Market Date:</b> 05/03/2011	<b>List Price:</b> \$249,900 <b>Sold Price:</b> \$245,000 <b>Sold Price/SqFt:</b> \$115.24 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Buyer - B	<b>Special Listing Cond:</b> N/A

Listed by: Devstar Realty (devr01)

Client Report (8)

3060 N RIDGECREST -- 163 Mesa, AZ 85207

\$250,000

	4545511 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 3 <b>SF:</b> 2,732 / County Assessor <b>Year Built:</b> 1997 <b>Pool:</b> Both Private & Community <b>EF:</b> 53FRDXPS3G <b>Approx Lot SqFt:</b> 7,688 / 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> Desert Vistas Beauty! <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Palo Verde <b>Builder Name:</b> Blandford <b>Hun Block:</b> 3400 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** POWER AND THOMAS/EAGLE CREST **Directions:** POWER RD. NORTH FROM 202, RIGHT ON EAGLECREST, RIGHT ON SADDLEBACK, RIGHT ON MOUNTAIN RIDGE, RIGHT INTO DESERT VISTAS, FOLLOW TO FIRST RIGHT TURN, FOLLOW TO HOME #163 ON LEFT.

**Public Remarks:** SHORT SALE OPPORTUNITY BUT MUST ACT QUICKLY!\*OWN ONE OF BEST FLOOR PLANS IN LAS SENDAS!\*NEEDS CARPET/PAINT/NEW APPLIANCES AND SOME TLC TO MAKE THIS A WONDERFUL FAMILY HOME\*GREAT HEATED/FENCED POOL/SPA WITH SOUTH FACING WITH WASH BEHIND HOME FOR ADDITIONAL PRIVACY\*NICE DEAD END STREET FOR LITTLE TRAFFIC\*MASTER BEDROOM W/VIEW BALCONY\*MASTER BATH W/DBL SINKS, SEPARATE GARDEN TUB/SHOWER, TILE FLOORS AND HIS/HER CLOSETS\*5TH BEDROOM ON MAIN FLOOR WITH FULL BATH DOWN\*KITCHEN HAS CORIAN COUNTERS\*MAKE THIS YOUR NEXT HOME!

<b>Master Bedroom</b>	19 14	<b>Bedroom 2</b>	11 11	<b>Bedroom 3</b>	11 13	<b>Bedroom 4</b>	11 12	<b>Bedroom 5</b>	11 11
		<b>Family Room</b>	20 16	<b>Kitchen</b>	14 14	<b>Dining Room</b>	11 11	<b>Living Room</b>	19 15

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>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; 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 <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; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); 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 Htd; Gated Community; Golf Course; Near Bus Stop <b>Flooring:</b> Carpet; Tile; Vinyl	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; 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; Master Bdrm Upstairs; Other Bdrm Dwnstrs <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2007	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> 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> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DESERT VISTAS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-361 <b>Lot Number:</b> 163 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,077/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> 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> \$365 <b>HOA Name:</b> ROSSMAR GRAHAM/LAS S <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 TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; VA Approved Prjct; 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
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 89 / 118 <b>Close of Escrow Date:</b> 06/08/2011 <b>Off Market Date:</b> 05/30/2011	<b>List Price:</b> \$239,000 <b>Sold Price:</b> \$250,000 <b>Sold Price/SqFt:</b> \$91.51 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> Exclusions (SeeRmks); Pre-Foreclosure; Short Sale Aprvl Req <b>Status Update:</b> SS Offr Submtd Lendr

<b>Payment Type:</b>	Fixed
<b>Pnts Pd By Buyer:</b>	1
<b>Pnts Pd By Seller:</b>	0
<b>Closing Cost Split:</b>	Buyer - B

Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith

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Client Report (9)

7557 E WOLF CANYON ST Mesa, AZ 85207

\$265,000



4575686	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,451 / County Assessor <b>Year Built:</b> 2001 <b>Pool:</b> Community <b>EF:</b> 43FRDXSO3G <b>Approx Lot SqFt:</b> 7,500 / 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> <b>Model:</b> <b>Builder Name:</b> unknown <b>Hun Block:</b> 3400 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & Thomas **Directions:** From Power & Thomas, E on Eagle Crest Dr, 4th entrance on Left, W on Wolf Canyon Cir

**Public Remarks:** Fannie Mae Property Located in the Las Sendas Subdivision near Interstate 202, employment centers, shopping, entertainment & restaurants. This gorgeous 4 bedroom, 3 bath, two story home features open kitchen, Loft, tile and carpet in all the right places, indoor laundry room and lovely backyard with nice covered patio and above ground spa. Property sold AS-IS. Purchase this property for as little as 3% down! Approved for both HomePath Mortgage & HomePath Renovation Mortgage Financing. Close by June 30, 2011 and request up to 3.5% of the final sales price for closing cost assistance! Eligibility restrictions apply.

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; Separate Strge Area <b>Pool - Private:</b> No Pool <b>Spa:</b> Above Ground Spa <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Two Way Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s); North/South Exposure; Borders Common Area <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Community Pool Htd; Community Spa Htd; Gated Community; Golf Course	<b>Kitchen Features:</b> Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrrm Split; Other Bdrrm Dwnstrs; Separate Bdrrm Exit; Mstr Bdr Walkin Clst; Othr 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; 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> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> MOUNTAIN GATE AT LAS SENDAS <b>AN:</b> 219-17-784 <b>Lot Number:</b> 547 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,924.82/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Miscellaneous:</b> Home Warranty <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> \$360 <b>HOA Name:</b> <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> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 463 / 38 <b>Close of Escrow Date:</b> 06/28/2011 <b>Off Market Date:</b> 06/03/2011	<b>List Price:</b> \$279,900 <b>Sold Price:</b> \$265,000 <b>Sold Price/SqFt:</b> \$108.12 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 3.3 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and  
Michele Keith

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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  
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Client Report (10)

3541 N CANYON WASH CIR Mesa, AZ 85207

\$275,000

	4525537 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,732 / County Assessor <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>EF:</b> 43FRDXPSO3G <b>Approx Lot SqFt:</b> 14,779 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Grayhawk Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 3500 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power Rd and McDowell Rd **Directions:** E on McDowell to Ridgecrest, N to Stone Gully (Grayhawk Gate - See Property Access field for gate code), W to Canyon Wash Circle, N to 3541 in Cul-De-Sac

**Public Remarks:** Cul-De-Sac home located in a desirable gated community. 4 Bedroom/ 3 Bath two level home. Master suite with sitting room or office, walkout balcony with views. High ceilings and theater surround-sound.


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; Atch'd Gar Cabinets; Electric Door Opener; Separate Strge Area <b>Pool - Private:</b> Pool - Private; Fenced Pool; Diving Pool; Heated Pool; Play Pool; Lap Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Private Street(s); Childrens Play Area <b>Community Features:</b> Children's Playgrnd; 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; Kitchen Island <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> Formal; Eat-in Kitchen; Dining in LR/GR; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Plmbg Yr Updated: 2005; Ht/Cool Yr Updated: 2005; Kitchen Yr Updated: 2006; Bath(s) Yr Updated: 2005; Pool Yr Updated: 2005; Pool Partial/Full: Full	<b>Architecture:</b> Spanish <b>Const - Finish:</b> Painted; Stucco <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> 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; Pre-Wire Sat Dish; Sat Dish TV Ownd; 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> 219-20-202 <b>Lot Number:</b> 440 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,491.18/2010 <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> <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 / 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 TrkTrlrRvBt	<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
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 160 / 161 <b>Close of Escrow Date:</b> 06/30/2011 <b>Off Market Date:</b> 07/01/2011	<b>List Price:</b> \$275,000 <b>Sold Price:</b> \$275,000 <b>Sold Price/SqFt:</b> \$100.66 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Owner/Agent; Short Sale <b>Aprvl Req</b> <b>Status Update:</b> Multiple Offers Recd

Listed by: DAHL (amfr01)

	4560294	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,475 / County Assessor <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>EF:</b> 43RDPO3G <b>Approx Lot SqFt:</b> 5,829 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Residence 6 <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 & Thomas Rd **Directions:** Power Rd to East on Eaglecrest. South on Red Mountain Rd. West on Portia. Thru Gate (Vintage Hills) take immediate left on N Sonoran Hills. #3029 on left.

**Public Remarks:** Model gorgeous! Newer Tuscan Las Sendas W/ every upgrade one could imagine! Kitchen and ALL bathrooms boast GRANITE countertops and upgraded cabinetry. Appreciate CUSTOM WINDOW COVERINGS & family room's built in wall unit. Relax in your private backyard oasis complete with FULL FLAGSTONE patio & decking, SALT WATER pebbletec POOL and WATER FEATURE, low maintenance backyard with no neighbors behind... very open. MASTER RETREAT upstairs enjoys RED MOUNTAIN VIEW! Bonus..the SUV will fit W/ EXTENDED LENGTH garage. Front courtyard is spacious and another OUTDOOR LIVING AREA. This 'Vintage' model enjoys stone front and covered balcony. Other features; Reverse osmosis, water softener, prewire for surround sound, paved drive & courtyard, epoxy garage w/cabinets,& HOME WARRANTY! Move in Ready..

<b>Master Bedroom</b>	29 13	<b>Bedroom 2</b>	12 11	<b>Bedroom 3</b>	12 11	<b>Bedroom 4</b>	10 10	<b>Living Room</b>	12 16
		<b>Family Room</b>	17 14	<b>Kitchen</b>	18 10	<b>Dining Room</b>	12 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>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> 3 Car Garage; Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage <b>Pool - Private:</b> Pool - Private; Fenced Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> 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); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area <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 Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Cist; Mstr Bdrm Sitting Rm <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR <b>Other Rooms:</b> Great Room; Library-Blt-in Bkcs; Den/Office <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> 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 Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; Engy Star Appliances; Recirculation Pump	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> VINTAGE HILLS AT LAS SENDAS <b>AN:</b> 219-19-858 <b>Lot Number:</b> 64 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,863/2010 <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>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$309 / 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> 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); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 65 / 65 <b>Close of Escrow Date:</b> 06/10/2011 <b>Off Market Date:</b> 06/12/2011	<b>List Price:</b> \$289,900 <b>Sold Price:</b> \$280,000 <b>Sold Price/SqFt:</b> \$113.13 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0	<b>Special Listing Cond:</b> Relo/Corp Aprvl Reqd

Closing Cost Split: Normal - N

Listed by: Keller Williams Integrity First Realty (kwif01)

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
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customers or clients in any manner whatsoever.*

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4483106	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> Community <b>EF:</b> 53RDX3G <b>Approx Lot SqFt:</b> 10,789 / 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> Eaglefeather at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> 3600 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 Eagle Crest, Left into Eaglefeather (gate 44). Take 3 lefts to Sierra Morena Circle. Home on corner.

**Public Remarks:** Highly desirable gated Eaglefeather at Las Sendas community offers luxury amenities such as heated pool & spa, clubhouse/rec center, golf course, tennis court & beautiful mountain views! This stunning home features planked hardwood & tile flooring, elegant formal living & dining areas with oversized windows, vaulted ceilings and family room with built-in shelving & fireplace. The open kitchen boasts tons of maple cabinetry, island with breakfast bar, built-in desk and dining nook. Master suite has a sitting room, separate exit to backyard, two walk-in closets and bathroom with dual sinks. The private backyard is ideal for outdoor living with a built-in BBQ, stone fireplace & an extended covered patio.

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 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Corner Lot; Mountain View(s); Adjacent to Wash Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> Fix-Up Needs Repair; Skylight(s); Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop <b>Community Features:</b> 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; Wood	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; 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; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-18-211 <b>Lot Number:</b> 287 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,659/2010 <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> \$234 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> 480-551-4300	<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> Pets OK (See Rmrks); NoVsble TrkTrlrVtBt; Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0.00 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 227 / 227 <b>Close of Escrow Date:</b> 06/10/2011 <b>Off Market Date:</b> 06/11/2011	<b>List Price:</b> \$299,900 <b>Sold Price:</b> \$292,500 <b>Sold Price/SqFt:</b> \$87.84 <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; REO Apprvl Indicated; Buyer Signed Bnk Add

Listed by: United Brokers Group (unbr002)