








Client View

10 Properties

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulativ DOI
1	 \$280,000 2607 N Raven -- Mesa, AZ 85207 Closed / 5765993	Las Sendas Windsong	4	3	1,856	Community	150.86 / 150.86	6
2	\$375,000 7255 E TASMAN ST Mesa, AZ 85207 Closed / 5777891	FEATHERWIND AT LAS SENDAS	4	2	1,816	Both	206.5 / 206.5	2
3	 \$385,000 3556 N Paseo Del Sol -- Mesa, AZ 85207 Closed / 5759534	ROLLING HILLS AT LAS SENDAS	4	4	2,657	Both	144.9 / 144.9	8
4	 \$500,000 7748 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 5751822	HIGHLANDS AT LAS SENDAS	5	4	3,426	Both	148.57 / 145.94	6
5	 \$513,000 7634 E SANDIA CIR Mesa, AZ 85207 Closed / 5746574	LAS SENDAS	5	4	3,426	Both	150.9 / 149.74	9
6	 \$535,500 3205 N BOULDER CANYON -- Mesa, AZ 85207 Closed / 5773920	Las Sendas	5	4	3,426	Both	157.33 / 156.3	
7	 \$565,000 3430 N MOUNTAIN RDG 39 Mesa, AZ 85207 Closed / 5764467	SONORAN HEIGHTS UNIT 1 AT LAS SENDAS	5	3.5	4,245	Both	134.75 / 133.1	5
8	\$825,000 4052 N SAGE CREEK CIR Mesa, AZ 85207 Closed / 5768093	Las Sendas	4	3.5	3,711	Both	226.08 / 222.31	6
9	\$1,100,000 8163 E ECHO CANYON ST Mesa, AZ 85207 Closed / 5781828	LAS SENDAS	4	4.5	4,475	Both	267.71 / 245.81	19
10	 \$1,200,000 7260 E EAGLE CREST DR 47 Mesa, AZ 85207 Closed / 5492995	LAS SENDAS	4	4.5	4,633	Both	269.59 / 259.01	43

Prepared by Chris and
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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Client Report (1)

2607 N Raven --, Mesa, AZ 85207

\$280,000

 <p>2018 ARMLS</p>	5765993 Residential Single Family - Detached Closed Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,856 / County Assessor Price/SqFt: \$150.86 Year Built: 2001 Pool: Community Only Encoded Features: 43RO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,096 / Builder Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Windsong Tax Municipality: Mesa Marketing Name: Planned Cmty Name: WINDSONG AT LAS SENDAS Model: Builder Name: Maracay Hun Block: 7200 E Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East to Ridgecrest. South to Windsong entrance, West through gates. Left on Raven.

Public Remarks: Home is being painted this week!! Dramatic 2 story entrance welcomes you into this beautiful 4bed/3bath home with a great-room floor plan! Large kitchen with island, pantry and brand new stainless steel appliances. Large upstairs master bedroom with ensuite that includes double sinks, separate tub and shower and walk-in closet. Full bedroom and bathroom downstairs with two additional secondary bedrooms upstairs. The beautiful community of Las Sendas has several pools, tennis courts, hiking trails, mountain biking and athletic fields. Separate rec center fee includes use of gym and classes. Neighbors enjoy tons of organized community events. Great freeway access, close to shopping, schools and restraints. This won't last long!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Spanish Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: APS; SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): AN: 219-25-335 Lot Number: 6 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,687/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA Prop Man Co Name: CCMC	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480.921.7500
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 67 / 67 Status Change Date: 07/20/2018 07/20/2018	List Price: \$280,000 Sold Price: \$280,000	Special Listing Cond: N/A

Close of Escrow Date:		Sold Price/SqFt:	\$150.86
Off Market Date:	07/20/2018	Loan Type:	Conventional
		Loan Years:	30
		Payment Type:	Fixed
		Buyr Concess to Sell:	0 \$
		Sellr Concess to Buy:	1,000 \$
		Closing Cost Split:	Normal - N

Listed by: RE/MAX Fine Properties (rmfp03)

Prepared by Chris and Michele Keith

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Client Report (2)

7255 E TASMAN ST, Mesa, AZ 85207

\$375,000

	5777891 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,816 / County Assessor Price/SqFt: \$206.49 Year Built: 2001 Pool: Both Private & Community Encoded Features: 42FRDPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 9,311 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: FEATHERWIND AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: ACACIA Builder Name: Blanford Homes Hun Block: 4100 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: 202 & Power Rd **Directions:** Power Rd North to Eagle Crest Dr, Right on Eagle Crest to Sagewood, Right on Sagewood through gate to Tyndall, Right on Tyndall (turns into Tasman), to 7255 on Right

Public Remarks: Fantastic opportunity to own this Beautiful Integra Block Constructed Property Backing to a Private Wash (No Neighbors directly Behind or to the East) in Highly Desired Gated Community in Las Sendas! This Home Boasts Mountain & Lush Desert Views, Soaring Ceilings, Quartz Counters, Island Kitchen w/New Stainless Appliances, 4 Bedrooms, Both Greatroom/Open Concept along with Formal Living/Dining, 8ft French Doors, Loads of Neutral Tile, Generous 3 Car Garage w/Xtra 20A Circuit, Yard with Shasta Pebble Pool, Separate Therapy Spa w/Deck & Manicured Landscape. North/South Lot Orientation all in an Award Winning Community with Golf, Tennis, Heated Pools/Spas, Clubhouse, Fitness, Playgrounds, Walking Paths, Hiking and Sooo Much More. Close freeway access and Desert Beauty Everywhere. Must See!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street (s); Pvt Yrd(s)/Crtyrd(s) Features: Skylight(s); Vaulted Ceiling(s); Soft Water Loop; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa;	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Pool Partial/Full: Full	Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Block; Other (See Remarks) Roofing: All Tile Fencing: View/Wrought Iron; Block; Partial Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Dual Flush Toilet; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 503 FEATHERWIND AT LAS SENDAS MCR 051709 AN: 219-17-515 Lot Number: 503 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,017/2473 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: By Agreement

Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane			
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Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480 357-8780
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HOA 2 Y/N: N / /	
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HOA 3 Y/N: / /	
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Association Fee Incl: Common Area Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 27 / 27 Status Change Date: 07/31/2018 Close of Escrow 07/30/2018 Date: Off Market Date: 07/05/2018	List Price: \$375,000 Sold Price: \$375,000 Sold Price/SqFt: \$206.5 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A


Listed by: Realty ONE Group (reog14)

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Client Report (3)

3556 N Paseo Del Sol --, Mesa, AZ 85207

\$385,000

	5759534 Residential Single Family - Detached Closed Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 2,657 / County Assessor Price/SqFt: \$144.9 Year Built: 1999 Pool: Both Private & Community Encoded Features: 44FRDXPSQO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: ROLLING HILLS AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell/202 **Directions:** East on McDowell, North on Ridgcrest, Left on Mountain Ridge, Right on Regina, in through gate, follow to Paseo Del Sol, Home on left

Public Remarks: Multi-Generational Gem! This well loved and cared for home shows like a dream. An open floor plan, genuine hardwood and travertine floors welcome you. The Home's most unique feature: A fully self contained Mother-In-Law Suite. With a Private Entrance, TV/Reading area, Full Kitchenette, Full Bathroom with easy access shower and plenty of room for a Queen bed, this space is perfect for additional family members, guests or even a rental. Professionally built and Permitted - Over \$30k invested! Plantation shutters throughout and a two-way fireplace on the first floor create a pleasant ambiance in the home. A Chef's Kitchen with ample Granite Countertops, Gas Stove, Upgraded Stainless Appliances has a smooth workflow.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Variable Speed Pump Spa: Spa - Private Horses: N Fireplace: Two Way Fireplace; Gas Fireplace Property Description: Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Built-in BBQ Features: Skylight(s); Vaulted Ceiling(s) Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone; Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs; Downstairs Additional Bedroom: 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft; Guest Qtrs-Sep Entrn	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: Partial Tile; Rolled Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 462 ROLLING HILLS AT LAS SENDAS MCR 047207 AN: 219-20-086 Lot Number: 462 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,776/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.64 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-357-8780

HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Clubhouse/Rec Center		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
		Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 80 / 80 Status Change Date: 07/20/2018 Close of Escrow Date: 07/19/2018 Off Market Date: 07/20/2018	List Price: \$385,000 Sold Price: \$385,000 Sold Price/SqFt: \$144.9 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A
<i>Listed by:</i> Glass House International (glho001)		

Prepared by Chris and Michele Keith

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Client Report (4)

7748 E SUGARLOAF CIR, Mesa, AZ 85207

\$500,000

 <p>2018 ARMLS</p>	5751822 Residential Single Family - Detached Closed Beds/Baths: 5 / 4 Bedrooms Plus: 6 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$145.94 Year Built: 1999 Pool: Both Private & Community Encoded Features: 54FRPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,834 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: HIGHLANDS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Saguario Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power/Thomas(Eagle Crest) **Directions:** Go East on Eagle Crest Dr, Turn Right on Saddleback St, Turn Left on N Mountain Ridge, Turn Right on N Paseo Del Sol, (Entrance of Highlands) Go through gate and make second right on E Sugarloaf Cir

Public Remarks: No expense was spared in the stunning kitchen remodel that sets this home apart from all others! Beautiful granite counters, timeless wood cabinets, GE Monogram professional dual-fuel gas range, pull out shelves, large main sink with a second sink in the island. This home has 4 spacious bedrooms plus an office and 3 bathrooms upstairs, AND 1 bedroom and full bathroom on the first floor! Outdoors off the covered patio, enjoy the extended professionally paved area surrounded by gardens, desert plants and mature trees. Sparkling pool with waterfall, slide and diving board finishes off the expansive entertainers dream yard! The community offers 2 pools, tennis courts, walking, biking and hiking. Close to freeways, dining and shopping!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Diving Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; City Light View(s) Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Linoleum; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split; Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry; Upstairs Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 336 HIGHLANDS AT LAS SENDAS MCR 046708 AN: 219-18-094 Lot Number: 336 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,107/2017 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
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HOA Transfer Fee: \$155		HOA Prop Man Co Name: 1st Service Resident		HOA Prop Man Co Tele: 480-551-4300	
HOA 2 Y/N: N //					
HOA 3 Y/N: //					
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed			Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //		Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM: 65 / 66 Status Change Date: 07/04/2018 Close of Escrow 07/03/2018 Date: Off Market Date: 06/18/2018		List Price: \$509,000 Sold Price: \$500,000 Sold Price/SqFt: \$145.94 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N		Special Listing Cond: N/A	
<i>Listed by:</i> Homesmart (crl23)					

Prepared by Chris and
Michele Keith

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Client Report (5)

7634 E SANDIA CIR, Mesa, AZ 85207

\$513,000

 <p>2018 ARMLS</p>	5746574 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 5 / 4 Bedrooms Plus: 6 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$149.73 Year Built: 1999 Pool: Both Private & Community Encoded Features: 54FRDPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 9,149 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 5 / 4 Bedrooms Plus: 6 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$149.73 Year Built: 1999 Pool: Both Private & Community Encoded Features: 54FRDPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,149 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 5 / 4 Bedrooms Plus: 6 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$149.73 Year Built: 1999 Pool: Both Private & Community Encoded Features: 54FRDPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,149 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: Power & Eagle Crest Dr. **Directions:** From Power Rd go E on Eagle Crest, take a right on Saddleback St, go through the gate then left on Barron to first cul de sac Sandia Circle. Right on Sandia Circle to 7634

Public Remarks: Check out this beautiful two story home in Mesa! Desert landscape in front, three car garage. Main entryway has living room/dining room, and access to 1/2 bath and private den. Great room has open floor plan and custom ceiling fans. Eat in kitchen has an island with gas top range and breakfast bar, granite countertops, built in microwave, wall oven and walk in pantry. Upstairs Master bedroom has access to private balcony, full bathroom with granite counter top and walk in closet. Private laundry with washer/dryer hook up. Guest bedroom with full bathroom. Backyard has desert view, pool/spa, fireplace, covered patio and built in BBQ grill. This gorgeous home is sure to go fast, see it today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Exterior Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck (s); Pvt Yrd(s)/CrtYrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Roof Yr Updated: 2014; Roof Partial/Full: Partial; Pool Yr Updated: 2016; Pool Partial/Full: Partial	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 323 HIGHLANDS AT LAS SENDAS MCR 046708 AN: 219-18-081 Lot Number: 323 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,766/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$0		HOA Name: Las Sendas		HOA Telephone: 480-357-8780	
				HOA Prop Man Co Tele: CCMC	
HOA 2 Y/N: N //					
HOA 3 Y/N: //					
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center			Rec Center Fee Y/N: N //		Ttl Mthly Fee Equiv: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: %0 %
			Rec Center Fee 2 Y/N: N //		
			Land Lease Fee Y/N: N //		
			PAD Fee Y/N: N //		
Listing Dates		Pricing and Sale Info			Listing Contract Info
CDOM/ADOM: 98 / 98					Special Listing Cond: N/A
Status Change Date: 07/17/2018		List Price: \$517,000			
Close of Escrow Date: 07/16/2018		Sold Price: \$513,000			
Off Market Date: 07/11/2018		Sold Price/SqFt: \$149.74			
		Loan Type: Conventional			
		Loan Years: 30			
		Payment Type: Fixed			
		Buyr Concess to Sell: 0 %			
		Sellr Concess to Buy: 0 %			
		Closing Cost Split: Normal - N			
<i>Listed by:</i> Midland Real Estate Alliance (scsl01)					

Prepared by Chris and Michele Keith

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Client Report (6)

3205 N BOULDER CANYON --, Mesa, AZ 85207

\$535,500

 <p>2018 ARMLS</p>	5773920 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 4 Bedrooms Plus: 5 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$156.3 Year Built: 1999 Pool: Both Private & Community Encoded Features: 54FRDXP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,021 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Granite Ridge Planned Cmty Name: Las Sendas Model: Builder Name: BLANDFORD Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and Thomas/EagleCrest **Directions:** East on Thomas/Eagle Crest. Right on Red Mountain. Left on Quartz to Granite Ridge gate. Turn right after gate and curve around on Quince to Boulder Canyon. Home is in the Cul-de-Sac.

Public Remarks: MOUNTAIN VIEWS abound on this beautiful GOLF COURSE lot in Las Sendas! Fantastic 5 BR, 4 BA, 3 Car Garage, 3,426 sq ft home on a prime cul-de-sac lot. Renovated kitchen with newer cabinets, granite counters, upgraded appliances & wine/coffee bar. New HVACs in 2016/2017. New carpet downstairs in 2018. Great open floorplan with 1 bedroom & full bath downstairs. Awesome backyard with fully renovated fenced pool w/ new pebble tec, pop-ups, salt cell & pool pump. Backyard also features a firepit, covered patio & grassy play area! Large mastersuite w/sitting area, private view deck & renovated master bath with granite counters. Fantastic location just minutes to the 202 freeway and walking distance to the award winning Las Sendas Elementary, community pool, park, tennis courts & splash pad.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Fireplace Property Description: Golf Course Lot; Cul-De-Sac Lot; Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck (s); Private Street(s); Pvt Yrd (s)/CrtYrd(s) Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated	Kitchen Features: Cook Top Gas; Disposal; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry; Upstairs Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2018; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2017; Pool Partial/Full: Full	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 15 DESERT VISTAS UNIT 1 AT LAS SENDAS AMD MCR 045138 AN: 219-19-425-A Lot Number: 15 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$4,285/2017 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane			
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Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA HOA Prop Man Co Name: CCMC	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 4803578780
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HOA 2 Y/N: N //	
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HOA 3 Y/N: //	
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Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5 Status Change Date: 07/16/2018 Close of Escrow 07/16/2018 Date: Off Market Date: 06/06/2018	List Price: \$539,000 Sold Price: \$535,500 Sold Price/SqFt: \$156.3 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Relo/Corp Aprvl Reqrd

Listed by: KOR Properties (korp001)

Prepared by Chris and
Michele Keith

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Client Report (7)

3430 N MOUNTAIN RDG 39, Mesa, AZ 85207

\$565,000

	5764467 Residential Single Family - Detached Closed Beds/Baths: 5 / 3.5 Bedrooms Plus: 7 Approx SqFt: 4,245 / Builder Price/SqFt: \$133.1 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53.5RDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,383 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Desert Legacy Builder Name: Blandford Homes Hun Block: 7600 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School
	Cross Streets: Power & Thomas Directions: East onto Eaglecrest into Las Sendas, 3rd right onto Saddleback until road ends. Right onto Mountain Ridge to Sonoran Heights gate....thru gate and turn at first right to home.	

Cross Streets: Power & Thomas **Directions:** East onto Eaglecrest into Las Sendas, 3rd right onto Saddleback until road ends. Right onto Mountain Ridge to Sonoran Heights gate....thru gate and turn at first right to home.

Public Remarks: *VALUE*- price per sq ft! 13th fairway golf course home with mountain views and privacy! Views of Boulder Mountain, Uesery Park from your backyard! As you enter the home, high ceilings & beautifully updated neutral finishes await your final touch! Beautiful mosaic in entry way. Updated, gorgeous kitchen with cherry cabinetry, upgraded appliances, 4 burner gas range with griddle, pot filler, granite slab countertops, large pantry and eat in area. Travertine tile 18 inch tile in all the right places. Family room w/ fireplace adjoins the kitchen and looks out onto the backyard pool and sitting area. All bathrooms have been remodeled and updated. Travertine shower and cherry cabinets with granite. Master suite has fireplace, shower and soaking tub, dual sinks and oversized walk in closet

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Golf Course Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck (s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Built In Recycling; Wall Oven(s); Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: 2 Master Bdrms; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Bonus/Game Room Items Updated: Floor Yr Updated: 2018; Kitchen Yr Updated: 2005; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2004; Bath(s) Partial/Full: Full; Pool Yr Updated: 2011; Pool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 39 SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 041016 AN: 219-19-203 Lot Number: 39 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$5,132/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Flooring: Carpet; Stone; Tile Windows: Sunscreen(s); Dual Pane			
Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$382	HOA Name: Las Sendas HOA Prop Man Co Name: CCMC	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780	
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Sep RV Prkng Avail; Rental OK (See Rmks); Prof Managed		Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 59 / 60 Status Change Date: 07/14/2018 Close of Escrow Date: 07/13/2018 Off Market Date: 07/08/2018	List Price: \$572,000 Sold Price: \$565,000 Sold Price/SqFt: \$133.1 Loan Type: Conventional Loan Years: 15 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A	
<i>Listed by:</i> Homesmart (crii23)			

Prepared by Chris and Michele Keith

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Client Report (8)

4052 N SAGE CREEK CIR, Mesa, AZ 85207

\$825,000

	5768093 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,711 / Builder Price/SqFt: \$222.31 Guest House SqFt: 195 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSQO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,893 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 5 + Casita Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas **Directions:** Right on Thomas/Eagle Crest DR. Continue up Eagle Crest. Left on Las Sendas Mountain DR. Left on Terra Mesa. Left on Sage Creek into Legacy Hills. Home on Left.

Public Remarks: Fantastic one of a kind property. Fabulous views from a highly upgraded Blandford Tuscan Home Series with a separate Casita. Many upgrades were recently done by current owners including all new Faux Wood Tile throughout. Completely new Powder Room Cabinet and fixtures. New Floor to Ceiling Custom Fireplace in Great Room. The Spectacular backyard has a new shaded seating and barbecue area. Adjacent is a raised outdoor gas fireplace sitting area with views of sunsets and city lights. The Kitchen is an entertainers delight with commercial appliances for the chef of the family. Las Sendas is an award winning community close to shopping, Dining and the #202 Freeway. This home is walking distance to the main Las Sendas Clubhouse with a fitness center, pool complex, and tennis courts

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Exterior Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Patio; Covered Patio(s); Gazebo/Ramada; Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community	Kitchen Features: Range/Oven Elec; Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Downstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room; Guest Qtrs-Sep Entrn Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Plmbg Yr Updated: 2016; Plmbg Partial/Full: Partial; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 4 LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED MCR 060509 AN: 219-18-917 Lot Number: 4 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$6,630/2017 Ownership: Fee Simple New Financing: Cash; VA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Possession: Close of Escrow

Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Tile Windows: Dual Pane			
Fees & Homeowner Association Information			
HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas		HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 61 / 61 Status Change Date: 07/18/2018 Close of Escrow Date: 07/12/2018 Off Market Date: 07/18/2018	List Price: \$839,000 Sold Price: \$825,000 Sold Price/SqFt: \$222.31 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A	
<i>Listed by:</i> Red Hawk Realty (reha001)			

Prepared by Chris and Michele Keith

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Client Report (9)

8163 E ECHO CANYON ST, Mesa, AZ 85207

\$1,100,000

	5781828 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 4,475 / Builder Price/SqFt: \$245.81 Year Built: 2005 Pool: Both Private & Community Encoded Features: 44.5FRDXPSAO4G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 43,726 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Built Builder Name: Custom Hun Block: 4000 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Eagle Crest Dr & Echo Canyon St **Directions:** Take the 202 East. Exit Power Road, North on Power Road, East on Eagle Crest Drive to gate at Walking Stick. Through gate on Echo Canyon St. to property on the right.

Public Remarks: Gorgeous Custom Home located inside the gates of LAS SENDAS, undoubtedly one of the most sought after communities in all of Arizona! NO INTERIOR STEPS. This home has it all! The large and open kitchen boasts custom finishes, 5-burner gas stove top, walk-in pantry and breakfast bar. The kitchen overlooks the spacious family room with a cozy stone & iron fireplace and floor to ceiling windows that let in tons of natural light. The unique floor plan provides a bar/lounge, wine room, office/den, and en-suite for all 4 bedrooms. The WOW factor in this property is, not only the masterpiece design, but also the lot and views of the entire Phoenix area!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 4 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; Separate Strge Area; Side Vehicle Entry Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Firepit Property Description: Corner Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street (s); Built-in BBQ Features: Central Vacuum; Wet Bar(s); Fire Sprinklers; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Foam Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Recirculation Pump; Tankless Ht Wtr Heat; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 110 WALKING STICK AT LAS SENDAS AMD MCR 056625 AN: 219-18-710 Lot Number: 110 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$8,132/2017 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: By Agreement

Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone; Wood Windows: Dual Pane Accessibility Feat.: Zero-Grade Entry; Dr/Access 32in+ Wide; Hallways 36in+ Wide					
Fees & Homeowner Association Information					
HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$400		HOA Name: Las Sendas		HOA Telephone: 480-357-8780	
HOA 2 Y/N: N //					
HOA 3 Y/N: //					
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed			Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //		Ttl Mthly Fee Equiv: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM: 192 / 192 Status Change Date: 07/07/2018 Close of Escrow 07/06/2018 Date: Off Market Date: 07/07/2018		List Price: \$1,198,000 Sold Price: \$1,100,000 Sold Price/SqFt: \$245.81 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N		Special Listing Cond: FIRPTA may apply	
<i>Listed by: Keller Williams Arizona Realty (kwaz10)</i>					

Prepared by Chris and
Michele Keith


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Client Report (10)

7260 E EAGLE CREST DR 47, Mesa, AZ 85207

\$1,200,000

 <p>2018 ARMLS</p>	<p>5492995 Residential Single Family - Detached Closed</p> <p>Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 4,633 / Architect Price/SqFt: \$259.01 Year Built: 2016 Pool: Both Private & Community Encoded Features: 44.5RDXPSONO6G3C Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>	<p>Approx Lot SqFt: 21,750 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: La Atalaya at Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Luxury Living Homes LLC Hun Block: Map Code/Grid: P42 Bldg Number:</p>
	<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School</p>	<p>High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School</p>

Cross Streets: POWER & THOMAS/EAGLE CREST **Directions:** Take Eagle Crest to Black Rock gated community on north side. Enter thru gate & mk first left, lot on left.

Public Remarks: BACK ON MARKET - BUYER COULD NOT PERFORM - NEW CONSTRUCTION! Your opportunity to have this BRAND NEW TRANSITIONAL SOFT CONTEMPORARY CUSTOM HOME by Luxury Living Homes - Featuring ALL SINGLE LEVEL LIVING w/ dazzling finishes, DRAMATIC 14' CEILINGS, 1 BR CASITA OR FLEX SPACE & A RARE 50' RV GARAGE! DESIRABLE OPEN GREAT ROOM FLOOR PLAN offers 4,633 sf, precision cut wood grain floors, designer lighting, & pre-wired CAT 5 smart home. Kitchen offers custom soft close cabinetry, marble counters & SUBZERO/WOLF appliances. Resort backyard w/ heated pool & spa, Built-in BBQ & various entertaining spaces. Enjoy all that Las Sendas has to offer - exceptional amenities and fabulous outdoor recreation, including an award winning 18-hole Golf Course & Spectacular city & mtn views thru the community.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 6 Carport Spaces: 3 Total Covered Spaces: 9 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extned Lngth Garage; Over Height Garage; RV Garage; RV Parking Pool - Private: Pool - Private; Heated Pool; Play Pool; Variable Speed Pump Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Gas Fireplace Property Description: Border Pres/Pub Lnd; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community</p>	<p>Kitchen Features: Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Not Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Bonus/Game Room; Guest Qtrs-Sep Entrn</p>	<p>Architecture: Contemporary Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood; Spray Foam Insulatn Construction Status: Under Construction Roofing: Partial Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; Ntwrk Wrng Multi Rms; Smart Home System Energy/Green Feature: Ceiling Fan(s); Multi-Zones</p>	<p>County Code: Maricopa Legal Description (Abbrev): LA ATALAYA AT LAS SENDAS MCR 447-05 AN: 219-17-320 Lot Number: 47 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,073/2015 Ownership: Fee Simple New Financing: Cash; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow</p>

Pool Htd; Community Spa; Community Spa Htd; Concierge; Gated Community; Golf Course; Workout Facility Flooring: Wood Windows: Dual Pane; Energy Star; Low-E			
Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas		HOA Telephone: 480-551-4300
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt		Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 434 / 435 Status Change Date: 07/17/2018 Close of Escrow Date: 07/16/2018 Off Market Date: 07/10/2018	List Price: \$1,249,000 Sold Price: \$1,200,000 Sold Price/SqFt: \$259.01 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Buyer - B	Special Listing Cond: N/A	
<i>Listed by:</i> Russ Lyon Sotheby's International Realty (lyon19)			

Prepared by Chris and
Michele Keith

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