




## Client View

14 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$195,000</b> 7521 E OASIS CIR Mesa, AZ 85207 Closed / 4574916	Ironwood Pass	3	2	1,794	Community	111.43 / 108.7	50	07/18/2011
2		<b>\$238,000</b> 7201 E NATHAN ST Mesa, AZ 85207 Closed / 4574652	Las Sendas	4	3	2,835	Community	83.95 / 83.95	34	07/15/2011
3		<b>\$250,000</b> 7422 E NORTHRIDGE CIR Mesa, AZ 85207 Closed / 4558997	GRAYFOX AT LAS SENDAS	5	3	2,512	Both	119.39 / 99.52	127	08/01/2011
4		<b>\$322,000</b> 3658 N TUSCANY CIR Mesa, AZ 85207 Closed / 4563258	Highlands at Las Sendas	3	2	2,369	Both	141.37 / 135.92	59	07/05/2011
5		<b>\$356,800</b> 3629 N SONORAN HEIGHTS HTS Mesa, AZ 85207 Closed / 4550719	Las Sendas	4	3	3,232	Both	111.08 / 110.4	130	07/15/2011
6		<b>\$372,500</b> 7535 E SANDIA CIR Mesa, AZ 85207 Closed / 4615186	Las Sendas	4	2.5	3,219	Both	120.84 / 115.72	8	07/29/2011
7		<b>\$375,000</b> 7803 E ROLAND CIR Mesa, AZ 85207 Closed / 4587387	Las Sendas	3	2	2,226	Both	177.45 / 168.46	56	07/20/2011
8		<b>\$417,000</b> 3640 N BOULDER CANYON ST Mesa, AZ 85207 Closed / 4589314	Las Sendas	3	3	3,017	Community	145.67 / 138.22	160	07/30/2011
9		<b>\$490,000</b> 4020 N HIGHVIEW CIR Mesa, AZ 85207 Closed / 4570905	Las Sendas	4	3	2,942	Both	175.05 / 166.55	91	07/18/2011
10		<b>\$605,000</b> 3708 N DESERT OASIS -- Mesa, AZ 85207 Closed / 4563869	Las Sendas	5	3.5	4,055	Both	169.91 / 149.2	91	08/01/2011
11		<b>\$660,000</b> 3235 N CANYON WASH CIR Mesa, AZ 85207 Closed / 4593327	Rock Canyon at Las Sendas, Las Sendas	4	3.5	3,906	Both	168.97 / 168.97	10	07/25/2011
12		<b>\$771,000</b> 8535 E REGINA CIR Mesa, AZ 85207 Closed / 4512517	LAS SENDAS	5	5	5,935	Both	161.75 / 129.91	452	07/15/2011
13		<b>\$850,000</b> 4360 N DESERT OASIS CIR Mesa, AZ 85207 Closed / 4483666	LAS SENDAS	5	4.5	5,771	Both	155.78 / 147.29	337	07/26/2011
14		<b>\$2,150,000</b> 4334 N DIAMOND POINT CIR Mesa, AZ 85207 Closed / 4316234	Las Sendas	5	5	7,635	Both	314.34 / 281.6	475	07/14/2011

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 or 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.*

Tuesday, August 09, 2011 © 2011 MLS and  
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Client Report (1)

7521 E OASIS CIR Mesa, AZ 85207

\$195,000

	4574916 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,794 / County Assessor <b>Year Built:</b> 1998 <b>Pool:</b> Community <b>EF:</b> 32FRD03G <b>Approx Lot SqFt:</b> 8,781 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Ironwood Pass <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blanford Homes <b>Hun Block:</b> 2875 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 Road and Ridgecrest **Directions:** \*\*\*North to Oasis Street. East, follow curve to home.

**Public Remarks:** \*\*\*EYE CANDY. Beautiful curb appeal with stacked stone entry and easy-care landscaping welcomes you to this impressive home in the gated community of Ironwood Pass. Vaulted ceilings, wall cut-outs and tile floors. Formal living/dining room has tall windows and plush carpeting. Double-door den/office and a big family room that opens to the kitchen. Soaring ceilings, Oak cabinetry, granite counters, nice appliances, gas range, walk-in pantry, eat-at island bar and breakfast area. Master suite has bay windows, walk-in closet, Oak cabinets, dual sinks, windows over the oval tub and a walk-in shower. Covered patio, fresh-air patio for your BBQ, grass area and view fencing to the common area. Cul-de-sac lot with mountain views. Community pool, spa, clubhouse and rec room. Three car garage. As is

<b>Master Bedroom</b>	15 13	<b>Bedroom 2</b>	12 12	<b>Bedroom 3</b>	11 11	<b>Dining Room</b>	12 10	<b>Living Room</b>	12 10
<b>Den</b>	10 10	<b>Family Room</b>	19 11	<b>Kitchen</b>	16 10				


Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot; Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clist <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office <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> View/Wrought Iron; 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> 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> IRONWOOD PASS UNIT 4 AT LAS SENDAS <b>AN:</b> 219-19-569 <b>Lot Number:</b> 313 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,658/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> 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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; 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> 50 / 50 <b>Close of Escrow Date:</b> 07/18/2011 <b>Off Market Date:</b> 06/15/2011	<b>List Price:</b> \$199,900 <b>Sold Price:</b> \$195,000 <b>Sold Price/SqFt:</b> \$108.7 <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: John Hall & Associates (halj02)

	4574652 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,835 / County Assessor <b>Year Built:</b> 2007 <b>Pool:</b> Community <b>EF:</b> 43RO3G <b>Approx Lot SqFt:</b> 5,712 / 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> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Resident Seven <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7200 E <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Las Sendas	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & McDowell Rd. **Directions:** EAST ON MCDOWELL, SOUTH ON RIDGE CREST, WEST ON NANCE, NORTH ON RAVEN, WEST ON NATHAN TO HOME. #3029

## Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Great Room; Den/Office; Bonus/Game Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Electric <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> TRAILRIDGE AT LAS SENDAS <b>AN:</b> 219-25-752 <b>Lot Number:</b> 65 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,936/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$300 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> PMG Services <b>HOA Telephone:</b> 480-829-7400	<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>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> 34 / 34 <b>Close of Escrow Date:</b> 07/15/2011 <b>Off Market Date:</b> 07/13/2011	<b>List Price:</b> \$238,000 <b>Sold Price:</b> \$238,000 <b>Sold Price/SqFt:</b> \$83.95 <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: DPR Realty, LLC (dvpt01)



4558997	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 5 / 3 <b>SF:</b> 2,512 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> Both Private & Community <b>EF:</b> 53RDXP3Q3G <b>Approx Lot SqFt:</b> 15,154 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> GRAYFOX AT LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> <b>Builder Name:</b> FULTON <b>Hun Block:</b> 2800 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 AND MCDOWELL **Directions:** EAST TO RIDGECREST \* SOUTH TO NORTHRIDGE \* EAST TO CUL-DE-SAC HOME!

**Public Remarks:** AMAZING HOME LOADED WITH UPGRADES IN SOUGHT AFTER LAS SENDAS COMMUNITY ON 1/3+ACRE OF PRIVACY & CDS LOT! GOURMET KITCHEN W/GRANITE, TIERED CHERRY CABINETS, STAINLESS STEEL APPLIANCES & BAY WINDOW BREAKFAST AREA\*HIGHLY UPGRADED PLUSH CARPET\*TWO-TONE CUSTOM PAINT T/O\*18' TILE\*B-I MEDIA NICHE W/ LIGHTING IN FAMILY ROOM\*\$12K IN REMOTE CONTROLLED WINDOW TREATMENTS\* HUGE MBR SUITE W/BALCONY TO ENJOY MTN VIEWS\*STUNNING PEB-FINISH SHASTA HEATED POOL W/WATERFALL, 8 PERSON SPA, IN-FLOOR CLEANING SYSTEM, FIBER-OPTIC LIGHTS & AQUA LINK\*LUSH GRASS AREA\*RV GATE\*HUGE SIDE YARD\*CAMERA SECURITY SYSTEM W/ TV VIEWING\*WATER SOFTNER, CABINETS IN GARAGE, EPOXY GARAGE FLOOR\*RV GATE & HUGE SIDE YARD\*MUST SEE TO APPRECIATE

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> Atch'd Gar Cabinets; Electric Door Opener; RV Gate <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Cul-De-Sac Lot <b>Landscaping:</b> Desert Front; Yrd Wtring Sys Front <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s) <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys <b>Community Features:</b> Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Loft <b>Basement Description:</b> None	<b>Architecture:</b> Territorial/Santa Fe <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYFOX AT LAS SENDAS <b>AN:</b> 219-25-590 <b>Lot Number:</b> 122 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,013/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <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 / <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> Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; 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> 127 / 127 <b>Close of Escrow Date:</b> 08/01/2011 <b>Off Market Date:</b> 08/02/2011	<b>List Price:</b> \$299,900 <b>Sold Price:</b> \$250,000 <b>Sold Price/SqFt:</b> \$99.52 <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> Short Sale Aprvl Req

Listed by: Long Realty Partners (lore001)

	4563258 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,369 / County Assessor <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>EF:</b> 32RDPSO3G <b>Approx Lot SqFt:</b> 10,696 / 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> Highlands 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 <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Thomas **Directions:** Enter Las Sendas and go NE on Eaglecrest then right on Saddleback follow to gate. Enter and take right on Barron follow around to Tuscany Circle on left.

**Public Remarks:** GORGEOUS HOME IN AWARD WINNING LAS SENDAS GOLF COMMUNITY. THIS HOME, LOCATED IN THE GATED HIGHLANDS COMMUNITY, SITS ON AN OVERSIZED CUL DE SAC LOT THAT BACKS A PRIVATE DESERT PRESERVE. SPACIOUS KITCHEN WITH GRANITE COUNTERTOPS, HUGE ISLAND WITH RAISED BREAKFAST BAR AND PANTRY. NEW CARPET THROUGHOUT AND NEW TILE IN BATHROOMS & LAUNDRY. ESCAPE TO YOUR PRIVATE BACKYARD PARADISE. BEAUTIFUL POOL/SPA, BBQ ISLAND WITH SEATING, STONE BENCHES, FIREPIT, LUSH GRASS & VEGETATION (MUST SEE PICTURES). END YOUR BUSY DAY BY WATCHING A SPECTACULAR ARIZONA SUNSET ON YOUR VIEW DECK THEN ENJOY THE STARS AND CITY LIGHT VIEWS. DON'T FORGET THAT LAS SENDAS HAS 2 COMMUNITY POOLS/SPA'S, TENNIS/SPORT COURTS, TRAILS, COMMUNITY CENTER & FITNESS CENTER!

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> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s) <b>Features:</b> Vaulted Ceiling(s) <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa Htd; Gated Community; Golf Course	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; 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; Breakfast Bar <b>Other Rooms:</b> Den/Office <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> HIGHLANDS AT LAS SENDAS <b>AN:</b> 219-18-114 <b>Lot Number:</b> 356 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,199.86/2010 <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 <b>Possession:</b> By Agreement


#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 59 / 62 <b>Close of Escrow Date:</b> 07/05/2011 <b>Off Market Date:</b> 06/02/2011	<b>List Price:</b> \$334,900 <b>Sold Price:</b> \$322,000 <b>Sold Price/SqFt:</b> \$135.92 <b>Loan Type:</b> VA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Arizona All Star Properties, LLC (aasp01)



	4550719 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 3,232 / County Assessor <b>Year Built:</b> 1998 <b>Pool:</b> Both Private & Community <b>EF:</b> 43FRDXP3G <b>Approx Lot SqFt:</b> 10,372 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <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> Boulder Mountain <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Sunset Vista <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7600 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power/Thomas **Directions:** E on Thomas, Right on Saddleback, Right on Sonoran Heights (2nd entrance into Boulder Mountain) to home on left

**Public Remarks:** BACK ON MARKET BANK APPROVED. No need to wait, short sale process already done and ready to close. This home is located in the award winning gated community of Las Sendas. Beautiful golf course lot with amazing views of the fairway. Open floor plan with formal living and dining, kitchen opens to huge family room, 2 downstairs bedrooms, full bath. Large master bedroom with sitting room that can be bedroom #5. Plantation shutters throughout. Tranquil backyard is perfect for entertaining friends and family with beautiful golf course and mountain views, a pebble tec pool, beehive fireplace, built in BBQ plus 2 covered patios and grass area. Las Sendas offers 2 heated pools, tennis courts, 18 hole champion golf course, walking and bike trails, restaurants and is close to the new 202 freeway

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>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace <b>Property Description:</b> Golf Course Lot; Mountain View(s) <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshlr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> 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> 3+ Exist Tele Lines; Cable TV Avail <b>Energy/Green Feature:</b> Sunscreen(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD <b>AN:</b> 219-17-183 <b>Lot Number:</b> 119 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,839.8/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$278 / 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); 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> 130 / 145 <b>Close of Escrow Date:</b> 07/15/2011 <b>Off Market Date:</b> 07/18/2011	<b>List Price:</b> \$359,000 <b>Sold Price:</b> \$356,800 <b>Sold Price/SqFt:</b> \$110.4 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

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

Client Report (6)

7535 E SANDIA CIR Mesa, AZ 85207

\$372,500

	4615186 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2.5 <b>SF:</b> 3,219 / County Assessor <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>EF:</b> 42.5FRDPO3G <b>Approx Lot SqFt:</b> 13,141 / 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> Canyon Creek <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> The Horizon <b>Builder Name:</b> Blanford Homes <b>Hun Block:</b> 3775 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Eagle Crest Dr **Directions:** East on Eagle Crest Dr, Right on Saddleback, Left on Desert Oasis (Canyon Creek subdivision), 1st right on Sandia, home is on right.

**Public Remarks:** Nearly one of a kind home. Hard to find Horizon floor plan with Master bedroom located downstairs. Ready for a new owner. Well designed 4 bedroom/2.5 bath home with loft. Great open floorplan. Large walk deck off the loft will provide Mountain views & City Lights. Huge yard with updated Pebble-tec pool, water fall, Kiva fireplace & Flagstone accents. Not to be missed! Las Sendas has 2 community pools, tennis, golf, parks & walking trails. Close to shopping, restaurants & 202 for easy access to surrounding Phoenix.

<b>Master Bedroom</b> 18 16	<b>Bedroom 2</b> 15 12	<b>Bedroom 3</b> 15 12	<b>Bedroom 4</b> 14 12	<b>Living Room</b> 14 14
	<b>Family Room</b> 22 20		<b>Dining Room</b> 13 12	
	<b>Loft</b> 18 14			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Exterior Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); Central Vacuum; Wet Bar(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Accessibility Feat.:</b> Zero-Grade Entry	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in 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 Split; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Loft <b>Basement Description:</b> None <b>Items Updated:</b> Pool Yr Updated: 2009; Pool Partial/Full: Partial	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CANYON CREEK AT LAS SENDAS <b>AN:</b> 219-17-487 <b>Lot Number:</b> 249 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,442/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$316 / Quarterly <b>HOA Transfer Fee:</b> <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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 8 / 8 <b>Close of Escrow Date:</b> 07/29/2011 <b>Off Market Date:</b> 07/21/2011	<b>List Price:</b> \$389,000 <b>Sold Price:</b> \$372,500 <b>Sold Price/SqFt:</b> \$115.72 <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: Coldwell Banker Trails & Paths Premier Properties (tppp01)

Prepared by Chris and  
Michele Keith


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

Tuesday, August 09, 2011 © 2011 [MLS](#) and  
6:45 AM [FBS](#).

Client Report (7)

7803 E ROLAND CIR Mesa, AZ 85207

\$375,000

	4587387 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,226 / County Assessor <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>EF:</b> 32RDPO3G <b>Approx Lot SqFt:</b> 16,438 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Single Level Beauty <b>Planned Cmty Name:</b> Las Sendas-Grayhawk <b>Model:</b> <b>Builder Name:</b> BLANDFORD <b>Hun Block:</b> 3300 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, N. on RidgeCrest to Grayhawk Gate (Riverdale St.) Through gate...right on Stonegully, to Roland. Right turn on Roland to home at end of Cul-de-Sac.

**Public Remarks:** YOU WON'T FIND A BETTER SINGLE LEVEL HOME IN ALL OF LAS SENDAS FOR THIS PRICE!\*GREAT SAGUARO CACTUS IN FRONT YARD OF HUGE LOT\*OVER 1500 S.F. OF SYNTHETIC GRASS IN BACKYARD AND AMAZING GOLF PUTTING GREEN FOR LOW MAINTENANCE\*NEW \$11K BUILT-IN BAR/GAS BBQADDED IN 2010\*SPLASH IN THE HEATED POOL YEAR ROUND W/WATER FALL\*ANOTHER \$20K IN NEW UPDATES IN 2010\*NEW PLANTATION SHUTTERS,DBL. DUVETTE BLINDS\*NEW BUILT-IN BAR IN GREAT ROOM CONVEYS\*GORGEOUS HARDWOOD IN FORMAL DINING\*NEW CARPET IN GREAT ROOM & MASTER\*GRANITE IN KITCHEN & 2ND BATH\*STAINLESS APPLIANCES\*NEW CENTRAL VACUUM\*EPOXY FLOOR IN GARAGE\*TOTAL LOCK AND LEAVE HOME WITH PERFECT SPLIT 3 BEDROOM FLOOR PLAN\*DONT MISS THIS ONE AS THIS HOME HAS EVERYTHING YOU COULD POSSIBLY WANT!!\*NOTE: TV STANDS/TV'S, PATIO FURNITURE AND TABLE FIRE PIT DO NOT

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> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Exterior Fireplace; Firepit <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Synthetic 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); Private Street(s); Childrens Play Area; Built-in BBQ; Other (See Remarks) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Great Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Partial; Plmbg Yr Updated: 2010; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Pool Yr Updated: 2010; Pool Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete <b>Fencing:</b> 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; Sat Dish Sp Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRAYHAWK AT LAS SENDAS <b>AN:</b> 219-20-150 <b>Lot Number:</b> 388 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,282.6/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>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> \$316 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> LAS SENDAS/ROSSMAR <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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Club, Membership Opt; 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> 56 / 57 <b>Close of Escrow Date:</b> 07/20/2011 <b>Off Market Date:</b> 07/13/2011	<b>List Price:</b> \$395,000 <b>Sold Price:</b> \$375,000 <b>Sold Price/SqFt:</b> \$168.46 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0	<b>Special Listing Cond:</b> N/A

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

Listed by: Realty Executives (reax92)

Prepared by Chris and  
Michele Keith

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

Tuesday, August 09, 2011 © 2011 MLS and  
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	4589314 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 3 <b>SF:</b> 3,017 / County Assessor <b>Year Built:</b> 2007 <b>Pool:</b> Community <b>EF:</b> 33FRDXO3G <b>Approx Lot SqFt:</b> 9,485 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> ARTESIAN SERIES <b>Builder Name:</b> BLANDFORD <b>Hun Block:</b> 6800 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Thomas and Power **Directions:** EAST ON THOMAS(MAIN ENTRANCE) WHICH BECOMES EAGLE CREST, BOULDER CANYON (2ND RIGHT), SECOND HOUSE ON THE RIGHT AFTER ENTERING GATE.

**Public Remarks:** NEWER TUSCAN STYLE HOME IN LAS SENDAS 2007, IMMAC. CONDITION, FACES MT PRESERVE, FORMAL DINING W/COFFERED CEILING, PLANTATION SHUTTERS, SUNSCREENS, ALARM SYSTEM, LGE GOURMET KITCHEN W/CHERRY CAB. UPGRADED SS APPLIANCES AND LITES, SUB-ZERO REFRIG.GRANITE COUNTERS, PLUSH CARPET & TILE FLOORS, 2-WAY CONTERRA STONE FIREPLACES FRONT ROOM & GREAT RM, AND ONE IN M.BEDROOM, SPLIT FLOOR PLAN, M.BATH HAS SEPARATE TUB/LRG SNAIL SHOWER, HIS AND HER VANITIES, MBEDROOM W/COFFERED CEILINGS AND LGE CLOSET W/BUILT-INS. W-I CLOSETS ALL THREE BEDROOMS, EACH ROOM WIRED FOR INTERNET, OFFICE/DEN, FINISHED GARAGE EPOXY FLOOR, NICE SIZE BACKYARD TO ACCOMMODATE A POOL, WATER FOUNTAIN, GATED COURTYARD. BEAUTIFUL HOME YOU WOULD BE PROUD TO OWN, MOVE IN READY TO ENTERTAIN YOUR FRIENDS & FAMILY,PRICED BELOW COMPS.

<b>Master Bedroom</b>	19 19	<b>Bedroom 2</b>	12 12	<b>Bedroom 3</b>	13 10	<b>Dining Room</b>	13 13	<b>Living Room</b>	20 16
<b>Den</b>	13 10			<b>Kitchen</b>	17 16			<b>Other</b>	17 13
				<b>Great Room</b>	16 19				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile <b>Accessibility Feat.:</b> Zero-Grade Entry; Dr/Access 32in+ Wide; Hallways 36in+ Wide; Hard/Low Nap Floors; Exterior Curb Cuts	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; 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; Dining in LR/GR; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Den/Office; Bonus/Game Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas; City 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; 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> MOUNTAIN VILLAGE AT LAS SENDAS <b>AN:</b> 219-19-906 <b>Lot Number:</b> 23 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,339/2010 <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>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> \$330 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b>	<b>HOA 2 Y/N:</b> N <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental	<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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HOA Telephone:	HOA 2 Telephone:	OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed; None
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 160 / 17 <b>Close of Escrow Date:</b> 07/30/2011 <b>Off Market Date:</b> 07/19/2011	<b>List Price:</b> \$439,500 <b>Sold Price:</b> \$417,000 <b>Sold Price/SqFt:</b> \$138.22 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 15 <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: HomeSmart (cril08)

Prepared by Chris and  
Michele Keith

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

Tuesday, August 09, 2011 © 2011 MLS and  
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Client Report (9)

4020 N HIGHVIEW CIR Mesa, AZ 85207

\$490,000



4570905	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>SF:</b> 2,942 / County Assessor <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>EF:</b> 43FRDXPSO3G <b>Approx Lot SqFt:</b> 8,933 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Stonecliff <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 3800 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power/Thomas **Directions:** N on Thomas(Eaglecrest) to Las Sendas Mountain. L on Las Sendas Mountain, R on El Sereno into Stonecliff. L on E Stonecliff Circle, L on E Teton St, L on N Highview circle to home on left.

**Public Remarks:** Located on a cul-de-sac in the private gated community of Las Sendas this beautiful home sits on a premium lot with stunning sunsets and city light views. Spacious split level floor plan, elegant chefs kitchen with granite counter tops, professional 6 burner SS Viking gas stove, bread warmer, double ovens and Viking refrigerator. Kitchen opens to the family room with built in entertainment center and stone fireplace and formal dining room. Library/den has built in bookcase. Enjoy entertaining and the magnificent views from your back yard with covered patio, built in BBQ and fireplace, heated pool and spa with elegant fountains. Las Sendas offers clubhouse, restaurants, 2 heated pools, tennis courts, 18 hole champion golf course, walking and bike trails and is close to the new 202 freeway

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crttyrd(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshlr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Library-Blt-in Bkcs <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>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> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> STONECLIFF AT LAS SENDAS MOUNTAIN AMD <b>AN:</b> 219-35-155 <b>Lot Number:</b> 104 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,904/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$367.8 / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<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> 91 / 91 <b>Close of Escrow Date:</b> 07/18/2011 <b>Off Market Date:</b> 07/18/2011	<b>List Price:</b> \$515,000 <b>Sold Price:</b> \$490,000 <b>Sold Price/SqFt:</b> \$166.55 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

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

*with customers or clients in any manner whatsoever.*

Client Report (10)

3708 N DESERT OASIS -- Mesa, AZ 85207

\$605,000



4563869	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 5 / 3.5 <b>SF:</b> 4,055 / County Assessor <b>Year Built:</b> 2000 <b>Pool:</b> Both Private & Community <b>EF:</b> 53.5RDXPS3G <b>Approx Lot SqFt:</b> 16,409 / County Assessor <b>Apx Lot Size Range:</b> 15,001 - 18,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Canyon Creek <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Desert Legacy <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7550 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power Rd & Eagle Crest Dr **Directions:** East on Eagle Crest Dr; Right on Saddleback; Left on Desert Oasis (Canyon Creek subdivision); thru gate and home will be on your left.

**Public Remarks:** What a property! Outstanding golf course home located within Canyon Creek @ Las Sendas. Pristinely kept, highly upgraded 5 bed/3.5 bath home that will meet all your expectations. Kitchen offers all Viking appliances, slab granite counters, and mahogany cabinets. Sizable open greatroom floorplan with formal living and dining. 2 bed & 1.5 bath downstairs with Master and remaining rooms upstairs. Plantation shutter on every window, and overhead fans in all bedrooms. Spacious master bedroom opens to office/sitting room to provide a true sanctuary. Spectacular views of Red Mountain and Las Sendas golf course from upstairs view deck, as well as rear yard. Pebbletec pool/spa with water feature, built in bbq, large covered patio, and cozy fireplace, all make this an entertainers delight. MUST SE

<b>Master Bedroom</b>	29 17	<b>Bedroom 2</b>	18 12	<b>Bedroom 3</b>	14 13	<b>Bedroom 4</b>	19 13	<b>Bedroom 5</b>	17 12
		<b>Family Room</b>	26 17	<b>Kitchen</b>	20 12	<b>Dining Room</b>	14 13	<b>Living Room</b>	19 17

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Golf Course Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr 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>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 <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> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> CANYON CREEK AT LAS SENDAS <b>AN:</b> 219-17-437 <b>Lot Number:</b> 199 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,231/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmnts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> Non Assumable <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> \$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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); 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> 91 / 91 <b>Close of Escrow Date:</b> 08/01/2011 <b>Off Market Date:</b> 07/05/2011	<b>List Price:</b> \$689,000 <b>Sold Price:</b> \$605,000 <b>Sold Price/SqFt:</b> \$149.2 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

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

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

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
DND2 ( D o N ot D isplay or D isclose ) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared  
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Tuesday, August 09, 2011 © 2011 [MLS](#) and [FBS](#).  
6:45 AM

Client Report (11)

3235 N CANYON WASH CIR Mesa, AZ 85207

\$660,000

	4593327 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3.5 <b>SF:</b> 3,906 / Owner <b>Year Built:</b> 2005 <b>Pool:</b> Both Private & Community <b>EF:</b> 43.5FRDXPO3G <b>Approx Lot SqFt:</b> 24,000 / County Assessor <b>Apx Lot Size Range:</b> 24,001 - 35,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Rock Canyon at Las Sendas, Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Custom <b>Builder Name:</b> Custom <b>Hun Block:</b> 7800 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:** E2 Ridgecrest, N2 third right and right into Rock Canyon II, left after thru gate and right on Canyon Wash to home on left.

**Public Remarks:** Stop the car! Regular sale and turn key ready Tuscan Custom on 2/3 acre lot in Las Sendas. Quality built complete with gourmet kitchen including granite counters, ice maker, 42" cabinets, crown molding, 6+ burner stove+pot filler; Four fireplaces; Front courtyard with fountain; Surround sound t/o; Plus Den/Office w/exits; Putting green; stone tile; wood shutters; 2 h2o hrs; Mstr bath w/spa tub for 2, triple shower heads, two water/toilet closets, his/her everything; stained concrete at patio; salt water pebbletech play pool w 4 water features; view deck with fireplace and 360 degree views including city lights! W/I last year: fresh interior paint, all new light fixtures & carpet. Plus 4 gas fireplaces and gas range.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Gated Parking; Over Height Garage; RV Gate; RV Parking; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Fenced Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Misting System; Childrens Play Area <b>Features:</b> 9+ Flat Ceilings; Central Vacuum; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; 2 Master Bdrms; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Great Room; Den/Office <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Partial	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Built-Up; All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <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; Smart Home System <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROCK CANYON AT LAS SENDAS <b>AN:</b> 219-20-300 <b>Lot Number:</b> 51 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$5,530/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$264 / Quarterly <b>HOA Transfer Fee:</b> \$250 <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; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 10 / 10 <b>Close of Escrow Date:</b> 07/25/2011	<b>List Price:</b> \$660,000 <b>Sold Price:</b> \$660,000	<b>Special Listing Cond:</b> N/A

Off Market Date: 06/21/2011


<b>Sold Price/SqFt:</b>	\$168.97
<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

Listed by: Choice One Properties (chop01)

Prepared by Chris and  
Michele Keith

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

Tuesday, August 09, 2011 © 2011 MLS and  
6:45 AM FBS.

	4512517 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 5 <b>SF:</b> 5,935 / County Assessor <b>Year Built:</b> 2008 <b>Pool:</b> Both Private & Community <b>EF:</b> 55FRDXPSQO4G <b>Approx Lot SqFt:</b> 35,372 / County Assessor <b>Apx Lot Size Range:</b> 35,001 - 43,559 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> CUSTOM <b>Builder Name:</b> CUSTOM <b>Hun Block:</b> 3375 N <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** POWER ROAD AND MCDOWELL **Directions:** NORTH ON POWER, EAST ON EAGLE CREST DR, FOLLOW AROUND AND LEFT ON MOUNTAIN RIDGE, MOUNTAIN RIDGE TURNS INTO LAS SENDAS MTN DR/HAWES, LEFT RANGE RIDER, RIGHT ON GRANITE POINT, THRU GATES, LEFT TO HOME

**Public Remarks:** BANK OWNED - BACK ON MARKET 5/20 - BEAUTIFUL CUSTOM HOME WITH SPECTACULAR CITY & MOUNTAIN VIEWS IN GATED GRANITE MOUNTAIN AT LAS SENDAS FEATURING VAULTED CEILINGS WITH STAINED WOOD BEAMS, GOURMET KITCHEN, HOME THEATER, BUILT-IN OFFICE, GYM ROOM, LARGE GUEST SUITE/2ND MASTER WITH EXIT TO COURTYARD, FIREPLACE IN LIVING ROOM & FAMILY ROOM, TRAVERTINE FLOORING THROUGHOUT, TILED POOL & SPA, SUNKEN BBQ WITH POOL BAR, 4 CAR GARAGE AND MORE! SOLD AS-IS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Gas Fireplace <b>Property Description:</b> Hillside Lot; Cul- De-Sac Lot; Mountain View(s) <b>Landscaping:</b> Desert Front <b>Exterior Features:</b> Patio; Balcony/Deck (s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone	<b>Kitchen Features:</b> Dishwasher; Walk- in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; 2 Master Bdrms; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; 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> Family Room; Library- Blt-in Bkcs; Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room <b>Basement Description:</b> None	<b>Architecture:</b> Contemporary; Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile; Concrete <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat; Other (See Remarks) <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GRANITE MOUNTAIN AT LAS SENDAS <b>AN:</b> 219-24-283 <b>Lot Number:</b> 50 <b>Town-Range-Section:</b> 2N-7E-33 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$6,289/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> / Quarterly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> 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); 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> 452 / 117 <b>Close of Escrow Date:</b> 07/15/2011 <b>Off Market Date:</b> 06/01/2011	<b>List Price:</b> \$960,000 <b>Sold Price:</b> \$771,000 <b>Sold Price/SqFt:</b> \$129.91 <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: Geneva Real Estate and Investments (grei02)

	4483666 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 4.5 <b>SF:</b> 5,771 / County Assessor <b>Year Built:</b> 2006 <b>Pool:</b> Both Private & Community <b>EF:</b> 54.5FRXPSTAO5G <b>Approx Lot SqFt:</b> 50,103 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <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> CUSTOM <b>Builder Name:</b> unknown <b>Hun Block:</b> 7575 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** POWER & Thomas **Directions:** N ON EAGLE CREST, L ON LAS SENDAS MOUNTAIN, L ON TIERRA MESA TO COPPER CANYON GATE, THRU TO DESERT GATE, L ON SUMMIT TRAIL, R ON DESERT OASIS, HOME IS LAST ON L LAS SENDAS / HIDDEN CANYON

**Public Remarks:** AMAZING CUSTOM HOME ON OVER 1 ACRE LOT ADJACENT TO THE TONTO NATIONAL FOREST. MAJESTIC CITY & MOUNTAIN VIEWS FROM ALL AREAS OF THE HOME. ENTER THIS BEAUTIFUL HOME THRU THE FOYER OPEN TO FORMAL LIVING ROOM, TRUE GOURMET KITCHEN, STUNNING CABINETRY, GRANITE SLAB COUNTERTOPS, TWO SINKS, SUB ZERO FRIG/FREEZER, DOUBLE OVENS, WARMING DRAW. LARGE EATING AREA. HUGE WALK IN PANTRY. PRIVATE MASTER SUITE W/FP, AMAZING MASTER BATH W/BEAUTIFUL TILE WORK. 4 LG BEDROOMS, 2 W/BR ONE JACK & JILL. LOFT/GAMEROOM W/ BALCONY. DREAM 5 CAR GARAGE W/ CABINETS. BACKYARD PARADISE W/DIVING POOL, SPA, SLIDE, COVERED PATIO, BBQ, PIZZA OVEN, TRAMPOLINE. VIEW DECK W/ SPA & 360 DEGREE VIEWS. SHORT SALE OPPORTUNITY TO OWN A MAJESTIC CUSTOM HOME IN THE AWARD WINNING COMMUNITY OF LAS SENDAS. EXCELLING SCHOOLS, CLOSE TO 202, SHOPPING & DINING.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 5 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; Separate Strge Area; Tandem Garage <b>Pool - Private:</b> Pool - Private; Fenced Pool; Diving Pool; Heated Pool <b>Spa:</b> Spa - Private; Above Ground Spa; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Gas Fireplace; Other (See Remarks) <b>Property Description:</b> Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s); Borders Common Area <b>Landscaping:</b> Desert Front; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Pvt Tennis Court(s); Sport Court(s); Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Central Vacuum; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Range/Oven Elec; Range/Oven Gas; Cook Top Elec; Disposal; Dishwasher; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Library-Blt-in Bkcs; Den/Office; Bonus/Game Room; Loft <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <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> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; 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; HVAC (16 SEER+)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> HIDDEN CANYON AT LAS SENDAS <b>AN:</b> 219-18-817 <b>Lot Number:</b> 11 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$9,325/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$291 / Quarterly <b>HOA Transfer Fee:</b> \$350 <b>HOA Name:</b> <b>HOA Telephone:</b> 480-357-8780	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	<b>Rec Center:</b> Y <b>Rec Center Fee Pd:</b> Monthly <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> 337 / 249 <b>Close of Escrow Date:</b> 07/26/2011 <b>Off Market Date:</b> 07/01/2011	<b>List Price:</b> \$899,000 <b>Sold Price:</b> \$850,000 <b>Sold Price/SqFt:</b> \$147.29 <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> Buyer - B	<b>Special Listing Cond:</b> Short Sale Aprvl Req <b>Status Update:</b> SS Offr Submtd Lendr

Listed by: Realty Executives (reax15)

Prepared by Chris and  
Michele Keith


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

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6:45 AM [FBS](#).

Client Report (14)

4334 N DIAMOND POINT CIR Mesa, AZ 85207

\$2,150,000

	4316234 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 5 <b>SF:</b> 7,635 / County Assessor <b>Year Built:</b> 2006 <b>Pool:</b> Both Private & Community <b>EF:</b> 55RDXPSQAO4G <b>Approx Lot SqFt:</b> 59,491 / County Assessor <b>Apx Lot Size Range:</b> 1 - 1.9 Acres <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Diamond Point <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Custom <b>Builder Name:</b> Micela Properties <b>Hun Block:</b> 8525 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 & Eagle Crest Drive **Directions:** East on Eagle Crest; Left on Las Sendas Mountain; Left on Diamond Point; Thur-gate straight to top of hill and home will be on your left.

**Public Remarks:** Spectacular City Lights & Mtn. Views. This custom home is located in Diamond Point within the exclusive gated community of Las Sendas. 7,635 sq ft w/5BR, 5.2BA, 4G w/epoxy flooring, x/length & x/storage room. Main house includes game room, office or 6th BR, exercise room, wine room & high definition home theater room. Gourmet kitchen w/stainless steel appliances, granite counters, custom cabinetry, butlers pantry & large island. Hardwood floors, travertine & cantera stone thru-out home. Private resort backyard w/fireplace, negative edge pebble-tech pool, spa, waterfall, swim up bar, BBQ area w/wet bar, refrigerator & misters. Full guest house w/spectacular views, kitchen, 1BR & 1 full bath, washer/dryer hookup, greatroom & private courtyard. 1,000 sq ft view deck w/fireplace & wet bar.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener; Extnded Lngth Garage <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Hillside Lot; City Light View(s); Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Misting System; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Fire Sprinklers; No Interior Steps <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Wood	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; 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 <b>Other Rooms:</b> Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DIAMOND POINT AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-35-019 <b>Lot Number:</b> 12 <b>Town-Range-Section:</b> 2N-7E-28 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$13,028/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$320 / Quarterly <b>HOA Transfer Fee:</b> \$275 <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; 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> 475 / 475 <b>Close of Escrow Date:</b> 07/14/2011 <b>Off Market Date:</b> 06/23/2011	<b>List Price:</b> \$2,399,999 <b>Sold Price:</b> \$2,150,000 <b>Sold Price/SqFt:</b> \$281.6 <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: Coldwell Banker Trails & Paths Premier Properties (tppp01)

Prepared by Chris and  
Michele Keith

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