

Client View

19 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$194,900 7445 E EAGLE CREST DR 1121 Mesa, AZ 85207 Closed / 5504176	CACHET AT LAS SENDAS CONDOMINIUM	2	2	1,311	Community	148.67 / 148.67	76	02/28/2017
2		\$225,000 7241 E NORTHDRIDGE ST Mesa, AZ 85207 Closed / 5510462	Las Sendas	3	2	1,372	Community	166.84 / 163.99	107	02/24/2017
3		\$242,500 7445 E EAGLE CREST DR 1110 Mesa, AZ 85207 Closed / 5531133	CACHET AT LAS SENDAS	2	2	1,388	Community	180.04 / 174.71	35	02/06/2017
4		\$275,000 7445 E EAGLE CREST DR 2070 Mesa, AZ 85207 Closed / 5532960	CACHET AT LAS SENDAS CONDOMINIUM	2	2	1,795	Community	155.93 / 153.2	43	02/28/2017
5		\$280,600 2639 N AUGUSTINE ST Mesa, AZ 85207 Closed / 5465472	LAS SENDAS	4	2.5	2,030	Community	138.23 / 138.23	187	02/02/2017
6		\$305,000 3055 N RED MOUNTAIN -- 73 Mesa, AZ 85207 Closed / 5540110	IRONWOOD PASS UNIT 2 AT LAS SENDAS	3	2	1,571	Both	194.14 / 194.14	34	02/02/2017
7		\$309,000 3055 N RED MOUNTAIN -- 163 Mesa, AZ 85207 Closed / 5550997	IRONWOOD PASS UNIT 2 AT LAS SENDAS	3	2	1,571	Community	196.69 / 196.69	5	02/15/2017
8		\$310,000 7349 E Northridge CIR Mesa, AZ 85207 Closed / 5540377	GRAYFOX AT LAS SENDAS	3	2	1,762	Both	175.94 / 175.94	49	02/17/2017
9		\$329,000 3547 N BARRON CIR Mesa, AZ 85207 Closed / 5554882	ROLLING HILLS AT LAS SENDAS	3	2.5	2,150	Both	153.44 / 153.02	22	02/23/2017
10		\$339,000 7754 E WOLF CANYON ST Mesa, AZ 85207 Closed / 5547392	Las Sendas	3	2	1,756	Both	193.05 / 193.05	2	02/06/2017
11		\$395,000 3223 N SAGEWOOD CIR Mesa, AZ 85207 Closed / 5531479	DESERT VISTAS UNIT 1 AT LAS SENDAS AMD	2	2	2,105	Both	189.98 / 187.65	23	02/14/2017
12		\$410,000 3430 N Mountain RDG 55 Mesa, AZ 85207 Closed / 5478294	Las Sendas	5	3	3,232	Both	135.98 / 126.86	192	02/09/2017
13				4	3	3,855	Community		112	02/10/2017

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
	 \$431,000 7540 E SANDIA CIR Mesa, AZ 85207 Closed / 5515303	CANYON CREEK AT LAS SENDAS					116.58 / 111.8		
14	 \$550,000 4029 N HIGHVIEW CIR Mesa, AZ 85207 Closed / 5529213	STONECLIFF AT LAS SENDAS MOUNTAIN	3	3	2,942	Both	190.01 / 186.95	25	02/01/2017
15	 \$613,000 3145 N 76TH WAY Mesa, AZ 85207 Closed / 5448869	Las Sendas Area Desert Uplands	4	3.5	4,395	None	143.12 / 139.48	201	02/09/2017
16	 \$671,000 7260 E EAGLE CREST DR 7 Mesa, AZ 85207 Closed / 5512485	LA ATALAYA AT LAS SENDAS	4	3.5	3,571	Both	196 / 187.9	106	02/10/2017
17	 \$855,000 7908 E RIVERDALE ST Mesa, AZ 85207 Closed / 5518246	Las Sendas	4	4	3,781	Both	234.07 / 226.13	96	02/15/2017
18	 \$1,332,800 4332 N DESERT OASIS CIR Mesa, AZ 85207 Closed / 5544340	Las Sendas	5	4.5	6,420	Both	217.29 / 207.6	50	02/28/2017
19	 \$1,560,000 7421 E FOREST TRAIL CIR Mesa, AZ 85207 Closed / 5366764	EAGLE CANYON AT LAS SENDAS	5	5.5	6,330	Both	267.77 / 246.45	416	02/08/2017

Prepared by Chris and Michele Keith


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Client Report (1)

7445 E EAGLE CREST DR 1121, Mesa, AZ 85207

\$194,900

	5504176 Residential Apartment Style/Flat Closed	
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,311 / County Assessor Price/SqFt: \$148.66 Year Built: 2003 Pool: Community Only Encoded Features: 22RDXO1G1S Exterior Stories: 2 # of Interior Levels: 1 Dwelling Type: Apartment Style/Flat Dwelling Styles: Attached	Approx Lot SqFt: 121 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS CONDOMINIUM Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: CACHET Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Thomas & Power Rds **Directions:** From Thomas N on Power to Eagle Crest E on Eagle Crest aprox 1 mile to CACHET on right, enter gate make a left, then first right, property is on the left.

Public Remarks: Upscale living in an ultra low maintenance townhouse which is meticulous. Las Sendas is an award winning Par 71 golf course community. Get the best of both worlds when you live within minutes of lakes, the salt river and Red Mountain 202 freeway, airports, hospitals and top rated restaurants and shopping. Lovely open floor-plan boasts distressed hardwood floors, spacious kitchen, new stainless appliances and a beautiful terrace for those amazing sunsets! HOA includes access to community pool, work out facility, and miles of natural trails but also covers front yard maintenance, water, sewer, trash removal, roof maintenance, clubhouse, multiple pools, tennis and much, much more! Contact us today to get in and see this home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 1 Carpport Spaces: 0 Total Covered Spaces: 1 Slab Parking Spaces: 1 Parking Features: Electric Door Opener; Gated Parking Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: City Light View(s); Mountain View(s); Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back Exterior Features: Balcony/Deck(s); Circular Drive; Private Street(s) Features: 9+ Flat Ceilings; Fire Sprinklers Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels; End Unit; Poolside Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Partial Cooling: Refrigeration Heating: Gas 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	County Code: Maricopa Legal Description (Abbrev): CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1121 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES AN: 219-17-728 Lot Number: 1121 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,566/2015 Ownership: Condominium New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$260 / Monthly HOA Transfer Fee: \$200	HOA Name: Las Sendas HOA Telephone: 4808297400	
HOA 2 Y/N: Y / \$332 / Quarterly HOA 2 Transfer Fee: \$375	HOA 2 Name: Las Sendas HOA 2 Telephone: 4808297400	
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$370.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 76 / 76 Status Change Date: 03/01/2017 Close of Escrow Date: 02/28/2017 Off Market Date: 01/11/2017	List Price: \$194,900 Sold Price: \$194,900 Sold Price/SqFt: \$148.67 Loan Type: Conventional Loan Years: 30	Special Listing Cond: N/A

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

Listed by: AZHR Premier Realty (rhza01)

Prepared by Chris and
Michele Keith

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Client Report (2)

7241 E NORTHRIDGE ST, Mesa, AZ 85207

\$225,000

	5510462 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,372 / County Assessor Price/SqFt: \$163.99 Year Built: 2003 Pool: Community Only Encoded Features: 32R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 4,119 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Maracay Homes Hun Block: 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: Mcdowell and Power **Directions:** East on McDowell to Ridgecrest, turn South to the entrance to Windsong, go through gates and turn right to Northridge, turn left, home on your left.

Public Remarks: Beautiful home located in the desired gated community of Windsong at Las Sendas with all of the Las Sendas amenities. 3 Bedroom 2 Bath with side entry 2 car garage. Eat in Kitchen with Granite Counters, new stainless appliances including a large fridge. Washer and Dryer convey AS IS. Interior recently painted. Covered patio with nice backyard for pets and or kids. North Facing Home. This home is the best value in Las Sendas.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial	Architecture: Spanish Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): WINDSONG AT LAS SENDAS MCR 529-44 AN: 219-25-428 Lot Number: 99 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,588/2015 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: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$392.64 / 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 Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$130.88 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 107 / 107 Status Change Date: 02/27/2017 Close of Escrow Date: 02/24/2017 Off Market Date: 01/23/2017	List Price: \$228,900 Sold Price: \$225,000 Sold Price/SqFt: \$163.99 Loan Type: Cash Loan Years: 0 Payment Type: Balloon Buyr Concess to Sell: 0 \$ Selr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: Gentry Real Estate Group (gntr01)

Prepared by Chris and Michele Keith


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Client Report (3)

7445 E EAGLE CREST DR 1110, Mesa, AZ 85207

\$242,500

 <p>2016 ARMLS</p>	5531133 Residential Townhouse Closed	
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,388 / County Assessor Price/SqFt: \$174.71 Guest House SqFt: 2 Year Built: 2001 Pool: Community Only Encoded Features: 22RXSO2G2S Exterior Stories: 2 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached	Approx Lot SqFt: 1,230 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS Tax Municipality: Mesa Marketing Name: LIFESTYLE MATTERS Planned Cmty Name: CACHET AT LAS SENDAS Model: 2 MASTER SUITES Builder Name: CACHET HOMES Hun Block: 4200 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas 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:** East 1.2 miles to the LUXURY LIFESTYLE GATED COMMUNITY of CACHET (Boulder Mountain Road). South (R) through gate. East (L) & follow around to Unit 1110 on West (R) side. Look for sign in window.

Public Remarks: LIFESTYLE MATTERS. Discover UPSCALE LUXURY Country Club living, NESTLED IN the Exclusive Gated NE Mesa Master Planned Community of LAS SENDAS. TOP RATED World Class Golf Course & amenities including TENNIS, HIKING & BIKING, 3 COMMUNITY POOLS, REC CENTER's, GYM, & the friendliest neighbors on this sphere. COMPLETELY REMODELED & UPDATED SPLIT 2 MASTER PLAN w/Gourmet Kitchen, Stainless Steel GE Profile Appliances, designer carpet & paint, upgraded pad, tall baseboards, new electric & plumbing fixtures, & RARE 2 GAR GARAGE. Close proximity to both Major Airports, fine dining, upscale shopping, malls, parks, Salt River, Saguaro Lake, 202 loop, Tonto National Park across the street & just steps away from the 19th HOLE. Check out the pics & visit today! Once you're here...STAYCATION FOREVER

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Unassigned Parking Pool - Private: No Pool Spa: Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Mountain View(s); Borders Common Area Landscaping: Desert Front; Grass Front Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Furnished(See Rmrks); Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Partial/Full; Full; Plmbg Partial/Full; Partial; Kitchen Partial/Full; Full; Bath(s) Partial/Full; Partial	Unit Style: All on One Level; End Unit; Street Facing Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 1110 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES AN: 219-17-717 Lot Number: 1110 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,669/2015 Ownership: Condominium New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Assume - No Qualify Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA HOA Prop Man Co Name: ROSSMAR & GRAHAM	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: Y / \$230 / Monthly HOA 2 Transfer Fee: \$180	HOA 2 Name: Cachet HOA2 Prp Man Co Name: PGM	HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$340.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 35 / 37 Status Change Date: 02/06/2017 Close of Escrow Date: 02/06/2017 Off Market Date: 01/05/2017	List Price: \$249,899 Sold Price: \$242,500 Sold Price/SqFt: \$174.71 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A
<i>Listed by: HomeSmart (crl11)</i>		

Prepared by Chris and
Michele Keith

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Client Report (4)

7445 E EAGLE CREST DR 2070, Mesa, AZ 85207

\$275,000

	5532960 Residential Townhouse Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,795 / County Assessor Price/SqFt: \$153.2 Year Built: 2002 Pool: Community Only Encoded Features: 22RDO2G Exterior Stories: 1 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Stacked Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	Approx Lot SqFt: 1,640 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS CONDOMINIUM Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Cachet at Las Sendas Model: Monarch Builder Name: Cachet Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power Rd & Eagle Crest Drive **Directions:** Head east on Eagle Crest Dr from Power Rd. Turn right after one mile to Cachet, Through the gate and turn left. Property will be on the left

Public Remarks: Luxury Villa in gated community of Cachet at Las Sendas. Charming courtyard entry leads to upper level unit with a split floor plan. Spectacular views of Red Mountain from your 2 patios and living areas. Gorgeous granite counters and upgraded hickory cabinets, eat in kitchen includes a breakfast bar. 2 bedrooms with walk in closets plus den. Master bath has granite counters, separate tub and shower and double sinks. Open floor plan with great/dining area. Inside laundry. New HVAC in 2014. Enjoy Cachet's own pool, exercise facility & community room in addition to the Las Sendas amenities. Walk to The Patio Grill at award winning Las Sendas Golf Course for great views, food and entertainment. The community is integrated by miles of natural desert and pathways for walking or biking.

Master Bedroom 12' 15'9"	Bedroom 2 12'2" 9'8"	Kitchen 9'1" 14'	Dining Room 12'5" 8'	Living Room 17'5" '15'
Den 10'11"			Breakfast Room 14'7" 8'11"	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: None Exterior Features: Balcony/Deck(s) Features: 9+ Flat Ceilings; Fire Sprinklers Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Ht/Cool Yr Updated: 2014; Kitchen Partial/Full: Partial; Bath(s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas 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 Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 2070 CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-762 Lot Number: 2070 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,089/2015 Ownership: Condominium 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$160	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: Y / \$242 / Monthly HOA 2 Transfer Fee: \$155	HOA 2 Name: PMG HOA 2 Telephone: 480-829-7400
HOA 3 Y/N: N //	
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Water; Garbage Collection; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
Ttl Mthly Fee Equiv: \$352.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 43 / 43 Status Change Date: 03/01/2017 Close of Escrow Date: 02/28/2017 Off Market Date: 01/17/2017	List Price: \$279,900 Sold Price: \$275,000 Sold Price/SqFt: \$153.2 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N

Listed by: Revelation Real Estate (wsrr01)

Prepared by Chris and
Michele Keith


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Client Report (5)

2639 N AUGUSTINE ST, Mesa, AZ 85207

\$280,600

 <p>2016 ARMLS</p>	5465472 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,030 / Appraiser Price/SqFt: \$138.22 Year Built: 2001 Pool: Community Only Encoded Features: 42.5FRDSO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p>
<p> Approx Lot SqFt: 6,716 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: Builder Name: Maracay 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 Road and McDowell **Directions:** East on McDowell Road, Right on Ridgecrest to Windsong Gate On Right, Thru GATE, Left on N. Raven, Right on E. Norwood, Left on Augustine to 1st home on Left.

Public Remarks: Welcome Home! Owner has spent over 30K upgrading this home. If you are looking for a Squeak-y Clean, Light and Bright home with Granite Kitchen Counters, Gas Stove, Beautiful Backyard with Built In B-B-Que, Grassy Area, Huge Loft, In Las Sendas or any part of Mesa, then this is the home for you. Too Many Upgrades to mention, This home has the Largest Lot in Windsong at Las Sendas, Gated Community, 4 Bedroom, 2.5 Baths, Eat In Kitchen, Inside Laundry, Children's Play Area, Golf Course, 3 Pools in Area, and this small gated community also has a seperate pool, Trailhead Members Club, etc. Downstairs Bedroom has no closet. PRICE REDUCED EVEN LOWER, SELLER WANTS IT SOLD ASAP!!! BRING US AN OFFER!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: Firepit; No Fireplace Property Description: Mountain View(s) Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E; Vinyl Frame </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Rm Adtn Yr Updated: 2014 </p>	<p> Architecture: Ranch 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 Electric Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval </p>	<p> County Code: Maricopa Legal Description (Abbrev): WINDSONG AT LAS SENDAS MCR 529-44 AN: 219-25-391 Lot Number: 62 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,651/2015 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$392.64 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Prop Man Co Name: 1st Service Resident </p>	<p> HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300 </p>
<p> HOA 2 Y/N: N // </p>		
<p> HOA 3 Y/N: // </p>		
<p> Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Clubhouse/Rec Center; Club, Membership Opt; Prof Managed </p>	<p> Rec Center Fee Y/N: Y / \$60 / Quarterly Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N // </p>	<p> Ttl Mthly Fee Equiv: \$150.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 187 / 188 Status Change Date: 02/03/2017 Close of Escrow Date: 02/02/2017 </p>	<p> List Price: \$280,600 Sold Price: \$280,600 Sold Price/SqFt: \$138.23 </p>	<p> Special Listing Cond: N/A </p>

Off Market Date: 01/05/2017	Loan Type: FHA
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 2,000 \$
	Closing Cost Split: Seller Assist - A

Listed by: RE/MAX Platinum Living (rmp101)

Prepared by Chris and
Michele Keith


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Client Report (6)

3055 N RED MOUNTAIN -- 73, Mesa, AZ 85207

\$305,000

	5540110 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$194.14 Year Built: 1996 Pool: Both Private & Community Encoded Features: 32RP2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Cactus Wren Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: Power and McDowell **Directions:** East on McDowell to Ridge Crest turn left on Ridge Crest turn left on Red Mountain to (second) Ironwood Pass gate on right

Public Remarks: Fully remodeled home in the beautiful master planned community of Las Sendas. This home has brand new wood look tile flooring, new plumbing & light fixtures, all new interior paint. Beautiful new granite in kitchen and master bath. AC new in 2014. Newly updated energy efficient appliances in kitchen. Nice sized back yard with pebble tech pool, covered patio, updated drip system and granite landscape. Las Sendas is an award winning community with numerous amenities that include pools, parks, hiking trails and tennis courts, etc. As an added bonus, the 202 freeway is just outside the community which provides quick access to the entire valley, both airports, and lakes.

Master Bedroom 14 16	Bedroom 2 11 12	Bedroom 3 11 11	
		Great Room 14 24	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Dishwasher; Refrigerator Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N </p>	<p> Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 73 IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-009 Lot Number: 73 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,167.94/2015 Ownership: Fee Simple New Financing: Cash Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community	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: 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 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 34 / 34 Status Change Date: 02/02/2017 Close of Escrow Date: 02/02/2017 Off Market Date: 02/02/2017	<p> List Price: \$305,000 Sold Price: \$305,000 Sold Price/SqFt: \$194.14 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N </p>	Special Listing Cond: N/A

Listed by: ProSmart Realty (psmt01)

Prepared by Chris and Michele Keith


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Client Report (7)

3055 N RED MOUNTAIN -- 163, Mesa, AZ 85207

\$309,000

	5550997 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$196.69 Year Built: 1996 Pool: Community Only Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,480 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Cactus Wren 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 & McDowell **Directions:** East on E McDowell, North on Ridgecrest, Right on Red Mountain, take 2nd Right into 'IRONWOOD PASS', proceed through gate and follow street signs to #163.

Public Remarks: This Mesa home is perfectly located near the 202 in Las Sendas' gated Ironwood Pass neighborhood. Situated on a premium lot with city light views, this place is special! Beautifully updated with all the right touches. The great room is bright and open, ideal for relaxing or entertaining. The kitchen features staggered cherry cabinetry, stainless steel appliances, a gas range, large pantry and stunning granite. The master suite is split from the other bedrooms and has sliders to the patio, a walk-in closet, separate shower w/tile surround, a massive tub, double executive height sinks and upgraded fixtures. Ceiling fans, tile throughout the entire home, blinds and high end lighting leave nothing to be desired. Outside, you can sit back and enjoy the view!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View(s); Borders Common Area Landscaping: Gravel/Stone Front; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 163 IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 040950 AN: 219-19-099 Lot Number: 163 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,841/2016 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas Community		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); NoVsbble TrkTrlhRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // 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: 5 / 12 Status Change Date: 02/15/2017 Close of Escrow Date: 02/15/2017 Off Market Date: 01/29/2017	List Price: \$309,000 Sold Price: \$309,000 Sold Price/SqFt: \$196.69 Loan Type: Cash	Special Listing Cond: N/A	

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

Listed by: Keller Williams Realty Phoenix (kwrp001)

Prepared by Chris and
Michele Keith

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Client Report (8)

7349 E Northridge CIR, Mesa, AZ 85207

\$310,000

	5540377 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,762 / County Assessor Price/SqFt: \$175.94 Year Built: 2002 Pool: Both Private & Community Encoded Features: 32RXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	
Approx Lot SqFt: 8,691 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Grayfox at Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Hun Block: 2800 N Map Code/Grid: Q42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: McDowell & 202 **Directions:** From the 202, head east on McDowell 1/4 mile to Ridgecrest. Turn right on N Ridgecrest, turn left on E Northridge. Property will be on your right.

Public Remarks: This beautiful split floorplan home is located in the highly desired Las Sendas neighborhood. The impressive designer interior includes a magnificent stone archway into the kitchen and stone surround wall accenting the fireplace. This kitchen features granite countertops, stainless steel appliances and upgraded maple cabinets. The fully landscaped, spacious backyard includes a sparkling pool surrounded by flagstone, built in BBQ and outdoor fireplace for an amazing outdoor living and entertaining space. Las Sendas is a fabulous master planned golf community with 2 heated pools, spas, tennis courts, parks & walking trails throughout the community. Adjacent to the Tonto National Forest, close to shopping, airports and dining.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Golf Course Add'l Property Use: None	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas 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): LOT 116 GRAYFOX AT LAS SENDAS AN: 219-25-584 Lot Number: 116 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: 529-46 Plat: Taxes/Yr: \$2,061/2016 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 Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / 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 Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 Status Change Date: 02/17/2017 Close of Escrow Date: 02/17/2017 Off Market Date: 02/17/2017	List Price: \$310,000 Sold Price: \$310,000 Sold Price/SqFt: \$175.94 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

Listed by: Keller Williams Realty East Valley (kwevt01)

Prepared by Chris and
Michele Keith


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Client Report (9)

3547 N BARRON CIR, Mesa, AZ 85207

\$329,000

	5554882 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / County Assessor Price/SqFt: \$153.02 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32.5FRDXPO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 8,760 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: ROLLING HILLS AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: ROLLING HILLS AT LAS SENDAS Model: Builder Name: Blandford Homes Hun Block: 7650 E 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 **Directions:** East on Eaglecrest, Right on Saddleback, Right on North Mountain Ridge, Left on Sierra Moreno, Through Gate then First Right

Public Remarks: Nestled in the foothills of acclaimed Las Sendas featuring 3 bedrooms w/loft + bonus room in a private gated, cul-de-sac. Extra large 1800+ sq ft, resort style backyard brings tranquil living outdoors, complete with a covered patio, pool, running waterfall feature, bee hive fireplace w/seating, fire pit & desert landscaping. Recent updates include- Stainless appliances, granite counters, water osmosis & softener, master closet, garage storage, lighting, fresh neutral paint, carpeting & more! Easy access to Hwy 202. Las Sendas offers 28 acres of hiking/biking trails, tennis courts, golf, restaurant, club house, 2 community heated pools, 6 grass parks w/ playgrounds & sports facilities.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s); North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft </p>	<p> Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas 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 Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 431 ROLLING HILLS AT LAS SENDAS MCR 047207 AN: 219-20-055 Lot Number: 431 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,600/2016 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: First Service	HOA Telephone: 480-551-4300
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; 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: 22 / 22 Status Change Date: 02/23/2017 Close of Escrow Date: 02/23/2017 Off Market Date: 02/23/2017	List Price: \$329,900 Sold Price: \$329,000 Sold Price/SqFt: \$153.02 Loan Type: Cash	Special Listing Cond: N/A

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

Listed by: Keller Williams Integrity First (kwif10)

Prepared by Chris and
Michele Keith


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Client Report (10)

7754 E WOLF CANYON ST, Mesa, AZ 85207

\$339,000

	5547392 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$193.05 Year Built: 2001 Pool: Both Private & Community Encoded Features: 32FRDPS2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 7,818 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Morning Dove Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power Rd & Eagle Crest **Directions:** East on Eagle Crest, Left on Desert Oasis (1st Mountain Gate Community entrance), Right on Wolf Canyon, follow to the home on the Left

Public Remarks: What a view! This single level 3 bed/2 bath home backs to open space, allowing for privacy along with RED MOUNTAIN and CITY LIGHT VIEWS. Beautifully appointed home with entry into formal living/dining rooms. Kitchen offers granite counters and back splash, under cabinet lighting, stainless appliances, and large island open to the family room. Spacious master suite with 2 closets, including 1 walk in. Home sits on a larger pie shaped lot, complete with covered patio, heated Pebble Tec pool/spa, flagstone patio, large grass area for play and spiral staircase to view deck. Las Sendas Master Planned Community includes 2 swimming pools, tennis courts, parks and walking trails. Close to shopping, dining, freeway system for easy access to greater Phoenix.

Master Bedroom 16 13	Bedroom 2 10 10	Bedroom 3 10 10	Dining Room 16 10	Living Room 21 16
	Family Room 18 14	Kitchen 16 16		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; City Light View(s); Mountain View(s); North/South Exposure 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); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; 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 Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: 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: N Other Rooms: Family Room Items Updated: Plmbg Yr Updated: 2014; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Full; Pool Yr Updated: 2014; Pool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan 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 Srnd Snd; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 576 MOUNTAIN GATE AT LAS SENDAS AN: 219-17-813 Lot Number: 576 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,503/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Assume - No Qualify Disclosures: Seller Disc 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
HOA Transfer Fee: \$155	HOA Prop Man Co Name: 1st Svc Residential	HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlr/RvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2	List Price: \$339,000	Special Listing Cond: N/A

Status Change Date: 02/06/2017	Sold Price: \$339,000
Close of Escrow Date: 02/06/2017	Sold Price/SqFt: \$193.05
Off Market Date: 01/18/2017	Loan Type: Cash
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith


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Client Report (11)

3223 N SAGEWOOD CIR, Mesa, AZ 85207

\$395,000

 <p>2016 ARMLS</p>	5531479 Residential Single Family - Detached Closed
	<p> Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 2,105 / County Assessor Price/SqFt: \$187.65 Year Built: 1998 Pool: Both Private & Community Encoded Features: 22FRXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p>
	<p> Approx Lot SqFt: 9,047 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: DESERT VISTAS UNIT 1 AT LAS SENDAS AMD Tax Municipality: Mesa Marketing Name: Desert Vistas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes 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 High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power Rd and Thomas **Directions:** E on Thomas into Las Sendas, 1st right on Red Mountain, left on Quartz, thru gate, then right to the home on Sagewood

Public Remarks: Fantastic opportunity to own a bright, spacious 2,105 sq ft single level home on a CUL DE SAC lot in gated Desert Vistas at Las Sendas! Too much to list! Remodeled kitchen w/granite c-tops & sink, mosaic backsplash, NEW SS APPLIANCES including GE Profile INDUCTION RANGE, refrigerator, microwave, dishwasher, & garbage disposal. Other designer touches include remodeled bathrooms, all-tile flooring, new ceiling fans, custom fireplace, plantation shutters, soft water loop & R/O system. New HVAC in 2016! Stunning backyard w/covered patio, heated pool & spa with in-floor filtration, architectural lighting, privacy & VIEWS! 3 car garage w/cabinets & work bench. Easy walk to elementary school, aquatics center, tennis courts, playgrounds, & fields. Furniture available separately. Hurry!

Master Bedroom	20' 16' 00' 00'	Bedroom 2	14' 11' 11' 09'	Bedroom 3	17' 04' 11' 03'	Dining Room	18' 08' 03' 09'
		Family Room	18' 03' 14' 10'	Kitchen	11' 00' 10' 06'	Breakfast Room	11' 10' 00' 00'

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Freestnd Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys; Furnished(See Rmrks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Tile Windows: Dual Pane Accessibility Feat.: Hallways 36in+ Wide; Hard/Low Nap Floors; Bath Roll-In Shower; Bath Raised Toilet; Bath Grab Bars; Bath Lever Faucets; Bath Scald Ctrl Fct </p>	<p> Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Engy Star (See Rmks); Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room Items Updated: Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2016; Pool Partial/Full: Partial </p>	<p> Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas 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 Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 41 DESERT VISTAS UNIT 1 AT LAS SENDAS AMD AN: 219-19-451 Lot Number: 41 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,692/2016 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA	HOA Telephone: (480) 357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); 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: 23 / 24 Status Change Date: 02/15/2017 Close of Escrow Date: 02/14/2017 Off Market Date: 12/24/2016	List Price: \$399,900 Sold Price: \$395,000 Sold Price/SqFt: \$187.65 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A; FIRPTA may apply


Listed by: Stone House Realty of Arizona (shra01)

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Client Report (12)

3430 N Mountain RDG 55, Mesa, AZ 85207

\$410,000

 <p>2016 ARMLS</p>	5478294 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,232 / County Assessor Price/SqFt: \$126.85 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53FRDXPS3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 11,000 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Sonoran Heights 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 McDowell **Directions:** East on McDowell to Ridgecrest*Left to N. Mountain Ridge*Left to second gate on Left-"Sonoran Heights"*Bear to the left and home is on the right #55

Public Remarks: ORIGINAL OWNER!! HUGE PRICE REDUCTION!! Beautiful 5 bedroom/3 bathroom home in gorgeous Las Sendas*Family Room, Living Room and Formal Dining Room*Bedroom 5 is being used as an office with all built-ins*2 bedrooms downstairs and 3 bedrooms upstairs*New carpet throughout*Large Master Bedroom has walk-out balcony with breathtaking views*Surround sound*Laundry chute*Home backs up to large common area*Wonderful backyard includes heated pool and spa, bbq, covered patio, grassy area and beehive*Community amenities include Clubhouse, 2 heated pools and spas, sport courts, baseball and soccer fields, several parks and Las Sendas Elementary School*Close to shopping, dining, freeways, Saguaro Lake and the Salt River*Adjacent to Tonto National Forest*Home Warranty in place for new home owner*

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Heated Horses: N Fireplace: Fireplace Family Rm Property Description: Mountain View(s); Borders Common Area Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Laminate; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; 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 Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 410-16 AN: 219-19-219 Lot Number: 55 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,770/2015 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: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas HOA Prop Man Co Name: 1st Services Residen	HOA Telephone: (480) 357-8780 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: 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: 02/10/2017 Close of Escrow Date: 02/09/2017 Off Market Date: 02/10/2017	List Price: \$439,500 Sold Price: \$410,000 Sold Price/SqFt: \$126.86 Loan Type: Conventional Loan Years: 20 Payment Type: Fixed	Special Listing Cond: Owner/Agent

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

Listed by: Century 21 Northwest (cere30)

Prepared by Chris and
Michele Keith

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Client Report (13)

7540 E SANDIA CIR, Mesa, AZ 85207

\$431,000

	5515303 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 3,855 / County Assessor Price/SqFt: \$111.8 Year Built: 1999 Pool: Community Only Encoded Features: 43FRDXO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 10,760 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: CANYON CREEK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: Power and Thomas **Directions:** East on Thomas/Eagle Crest; South on Saddleback; North on Desert Oasis (Canyon Creek Gate); through gate and East on Sandia Cir (first right). Home on North side.

Public Remarks: Absolutely pristine! Originals owners show pride of ownership. This is a 4 bedroom home w/1 bedroom & 1 full bath downstairs plus additional bonus room & office space (could be a 6bdm house). You'll love the expansive kitchen w/42 inch cabinets, new stainless appliances, gas range, double ovens, walk in pantry, center island and breakfast bar. Family room features gas fireplace & access to the beautifully manicured grassy backyard. Enjoy the screened in patio or relax in the sun on the circular aggregate patio. The oversized master retreat features dual gas fireplace into adjoining office & walk out to the private balcony where you can enjoy mountain & city views. The on suite has separate shower & jetted tub, double sinks & his/hers walk in closets. Additional feature sheet in doc tab.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s); North/South Exposure; Adjacent to Wash Landscaping: Gravel/Stone Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Screened in Patio(s); Balcony/Deck(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Intercom; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; 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; Tub with Jets Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm 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; Bonus/Game Room Items Updated: Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Full </p>	<p> Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump; Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Description (Abbrev): CANYON CREEK AT LAS SENDAS MCR: 492-26 AN: 219-17-482 Lot Number: 244 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,075/2015 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 Disc Avail Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$155	HOA Name: First Service	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); 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: 112 / 112 Status Change Date: 02/11/2017	List Price: \$449,400 Sold Price: \$431,000	Special Listing Cond: N/A

Close of Escrow Date: 02/10/2017	Sold Price/SqFt: \$111.8
Off Market Date: 02/11/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 %
	Sellr Concess to Buy: 1.5 %
	Closing Cost Split: Seller Assist - A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith


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Client Report (14)

4029 N HIGHVIEW CIR, Mesa, AZ 85207

\$550,000

	5529213 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 2,942 / County Assessor Price/SqFt: \$186.94 Year Built: 2004 Pool: Both Private & Community Encoded Features: 33FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 8,886 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p>	
<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: Power & Thomas **Directions:** East on Thomas which turns into Eagle Crest, east (left) on Las Sendas Mountain, south (right) on E. Teton through gate, right again on E. Teton, north (right) on Highview Cir to property on right.

Public Remarks: Semi-custom living in Las Sendas at its finest. Beautifully appointed 3 bedroom/3 bath home, plus den/office. Relax and entertain in your backyard paradise with private heated pool and spa with a Hayward Goldline Wireless Aqua Pod system, built-in BBQ, and gas firepit. Home sits on a secluded cul-de-sac in the sought after Stonecliff at Las Sendas Mountain gated community, boasting scenic mountain views. No detail was spared in the kitchen either, featuring stainless steel appliances, Jenn Air gas cook top, stone accents, and granite counters. Plantation shutters adorn the home's numerous windows. All of this is complimented by the award-winning Las Sendas Community and golf course. Schedule a private showing today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Furnished(See Rmrks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room </p>	<p> 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 Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 101 STONECLIFF AT LAS SENDAS MOUNTAIN AMD AN: 219-35-152 Lot Number: 101 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,482/2016 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: Agency Discl Req Possession: By Agreement </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$371 / Quarterly HOA Transfer Fee: \$0	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmrks); 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: \$123.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impft Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 25 Status Change Date: 02/02/2017 Close of Escrow Date: 02/01/2017	List Price: \$559,000 Sold Price: \$550,000 Sold Price/SqFt: \$186.95	Special Listing Cond: N/A; FIRPTA may apply

Off Market Date: 12/20/2016	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Solutions Real Estate (solu01)

Prepared by Chris and
Michele Keith

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Client Report (15)

3145 N 76TH WAY, Mesa, AZ 85207

\$613,000

	5448869 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3.5 Bedrooms Plus: 7 Approx SqFt: 4,395 / County Assessor Price/SqFt: \$139.48 Year Built: 2005 Pool: None Encoded Features: 43.5RDXQO4G10S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 35,090 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Area Desert Uplands Tax Municipality: Mesa Marketing Name: Gated Custom Homes Planned Cmty Name: Sossaman Heights Model: Builder Name: Custom 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: McDowell & 76th St, / Sossaman Road **Directions:** Red Mtn 202 to East on McDowell. Go through the light at Ridgecrest then left on 76th/Sossaman (small street) to dead end at gate. Go thru gate and immed Right on Presidio to home at end of Street.

Public Remarks: Welcome to your custom home surrounded by mountain and city lights views in the exclusive 11-lot gated community of Sossaman Heights. Enjoy nearly an acre of living space with breathtaking views both day and night. Multiple patios and balconies and an observation deck offer the best in outdoor living and entertainment. Experience luxurious living indoors with flexible spaces to suit any need, including multi-generational living options. Soaring ceilings, custom paint, architectural detail, and a quadruple-split floor plan are sure to satisfy your every desire. Your 4-car extended garage has 1,100 square feet and its own heating and cooling system. Overhead storage racks and closet in the garage plus substantial amounts of storage both inside and out. Call today for a private showing.

Garage 1	42	27
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Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 10 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extnoded Lngth Garage; Gated Parking; Over Height Garage; RV Gate; Side Vehicle Entry; Temp Controlled Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Two Way Fireplace; Gas Fireplace Property Description: City Light View(s); Mountain View(s) Landscaping: Dirt Back; Desert Front; Yrd Wtring Sys Front; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Circular Drive; Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Gated Community Add'l Property Use: Res/Business Use Ok Flooring: Carpet; Stone Windows: Dual Pane; Energy Star; Low-E; Tinted </p>	<p> Kitchen Features: Range/Oven Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths; Tub with Jets; Other (See Remarks) Master Bedroom: Split; Upstairs; Downstairs Additional Bedroom: Other Bdrm Split; 2 Master Bd rms; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Bonus/Game Room; Loft; Guest Qtrs-Sep Entrn </p>	<p> Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Foam; Reflective Coating Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: Well - Shared Sewer: Septic in & Cnctd Technology: Pre-Wire Srmd Snd; Sat Dish TV Ownd; Cable TV Avail; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones; Other (See Remarks) </p>	<p> County Code: Maricopa Legal Description (Abbrev): TH PT SEC 32 DAF COM W4 COR SD SEC 32 TH E 447.94F TH S 165.13F TO TPOB TH E 212.50F TH S 165.13F TH AN: 219-22-045 Lot Number: 00 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$3,834/2015 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 Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$132 / Monthly HOA Transfer Fee: \$300	HOA Name: Sossaman Heights	HOA Telephone: 480-375-1402
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Water; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Self 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: \$132 Cap Imprv/Impact Fee: \$ 0.00 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 201 / 201 Status Change Date: 02/09/2017 Close of Escrow Date: 02/09/2017 Off Market Date: 12/31/2016	List Price: \$629,000 Sold Price: \$613,000 Sold Price/SqFt: \$139.48 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: Watermark Arizona Properties (waar001)

Prepared by Chris and
Michele Keith


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Client Report (16)

7260 E EAGLE CREST DR 7, Mesa, AZ 85207

\$671,000

 <p>2016 ARMLS</p>	5512485 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,571 / County Assessor Price/SqFt: \$187.9 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43.5FRDXPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p> <p>Approx Lot SqFt: 21,623 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: LA ATALAYA AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Blackrock at Las Sendas Planned Cmty Name: Blackrock at Las Sendas Model: Builder Name: unknown 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 **Directions:** 202 exit Power north to Eagle Crest, follow to Entrance to Black Rock (on the left) go thru gate, first right to home on left side of cul-du-sac.

Public Remarks: Priced to sell! Designer finishes! Absolutely stunning custom home with fabulous architectural design, previously featured in Phoenix Home and Garden magazine! This Las Sendas home in Black rock offers neutral wall tones, high ceilings, and wood flooring throughout. Cozy fireplace in great room! Custom kitchen is complete with island, breakfast bar, granite counter-tops, and top of the line stainless steel appliances. Large master suite has panoramic windows with ceiling fan and wood flooring. Spa like bathroom with his + her vanities and separate roman soaking tub + shower. Extra spacious walk in closet with built in shelving. Resort style backyard features a covered patio with negative edge pool, desert landscape for low-maintenance and stunning desert views.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Dual Pane</p>	<p>Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Partial</p>	<p>Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)</p>	<p>County Code: Maricopa Legal Description (Abbrev): LA ATALAYA AT LAS SENDAS MCR 447-05 AN: 219-17-280 Lot Number: 7 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,775/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information		
<p>HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0</p>	<p>HOA Name: Las Sendas Community</p>	<p>HOA Telephone: 480-357-8780</p>
<p>HOA 2 Y/N: N / /</p>		
<p>HOA 3 Y/N: / /</p>		
<p>Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed</p>	<p>Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /</p>	<p>Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 106 / 106 Status Change Date: 02/11/2017 Close of Escrow Date: 02/10/2017 Off Market Date: 01/31/2017</p>	<p>List Price: \$699,900 Sold Price: \$671,000 Sold Price/SqFt: \$187.9 Loan Type: Exchange Loan Years: 0</p>	<p>Special Listing Cond: N/A</p>

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

Listed by: HomeSmart (crl19)

Prepared by Chris and
Michele Keith


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Client Report (17)

7908 E RIVERDALE ST, Mesa, AZ 85207

\$855,000

 <p>2016 ARMLS</p>	5518246 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 4 Bedrooms Plus: 5 Approx SqFt: 3,781 / County Assessor Price/SqFt: \$226.13 Year Built: 2005 Pool: Both Private & Community Encoded Features: 44RDXP04G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 26,538 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Rock Canyon at Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Custom Build! Hun Block: 3000 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: McDowell / Ridgecrest **Directions:** North on Ridgecrest to first entrance at Rock Canyon II. Left after gate to property on the left.

Public Remarks: Welcome Home! Enter by way of a 1,400 sq. ft. courtyard, with a fountain of course. Open the massive solid iron & glass front door to a fabulous great room. Highly polished travertine floors are too gorgeous 4 words! A cozy Canterra stone fireplace warms the room. The kitchen is a dream with high grade granite, Viking Sub-Zero fridge, double ovens, gas range, & stainless steel hood. Pure wood 8 ft. Alder doors and shutters. Master Suite...spa like bath & customized closet. But wait! the best is yet to see, 900 square ft of covered paver patio with ELECTRIC AUTOMATIC SUN SHADES, makes outdoor dining/entertaining space no matter what the weather. Heated pool with cover, spa, built in BBQ, with umbrella bar seating, fridge! Rare side entry 4 car garage w/cabinets. Don't miss this one!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 4 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Side Vehicle Entry Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ; Other (See Remarks) Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone Windows: Dual Pane; Low-E; Mechanical Sun Shds	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Plumbing: Recirculation Pump; Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srmd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones; HERS Rating Y/N: N	County Code: Maricopa Legal Description (Abbrev): ROCK CANYON AT LAS SENDAS MCR 617-40 AN: 219-20-264 Lot Number: 15 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$5,028/2015 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$367 / Quarterly HOA Transfer Fee: \$350	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 Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$122.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 96 / 105 Status Change Date: 02/16/2017 Close of Escrow Date: 02/15/2017 Off Market Date: 02/02/2017	List Price: \$885,000 Sold Price: \$855,000 Sold Price/SqFt: \$226.13 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: Club Realty (club21)</i>		

Prepared by Chris and
Michele Keith

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Client Report (18)

4332 N DESERT OASIS CIR, Mesa, AZ 85207

\$1,332,800

 <p>2016 ARMLS</p>	5544340 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 4.5 Bedrooms Plus: 7 Approx SqFt: 6,420 / Appraiser Price/SqFt: \$207.6 Year Built: 2005 Pool: Both Private & Community Encoded Features: 54.5FRDXPSO4G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
<p> Approx Lot SqFt: 29,929 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 7575 E Map Code/Grid: P42 Bldg Number: </p>	
<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>	

Cross Streets: Power/Thomas (Eaglecrest) **Directions:** East on Eaglecrest, Left on Las Sendas Mountain, Left on Terra Mesa, Left on Copper Canyon, Left on Desert Gate, Right on Summit Trail to Desert Oasis to property on left.

Public Remarks: Click on Virtual Tour & Video Tab This stunning Custom Home was the former Builder Spec & features the highest level finishes & some of the best views in the community. The Open Floor Plan was ideally designed to take advantage of the Outdoor Living Space. The home features fully retracting pocket doors that open up to a large Covered Patio, Heated Pool/Spa & Built-in BBQ Grill. There's also a spacious Home Theatre & Smart Home System that conveniently controls the electronics throughout the home. The Gourmet Kitchen boasts Custom Cabinetry, a Butler's Pantry, huge Center Island & professional grade Appliances. The Master Bedroom also has spectacular views & a large master bath with his & hers walk-in closets. Motivated sellers & aggressively priced. Don't miss this amazing opportunity!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 5,001+ Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Separate Strge Area Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Border Pres/Pub Lnd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; Fire Sprinklers; Elevator; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone </p>	<p> Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Stacked Washer/Dryer Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Library-Blt-in Bkcke; Exercise/Sauna Room; Media Room </p>	<p> Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Partial Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; 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 Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 9 HIDDEN CANYON AT LAS SENDAS AN: 219-18-815 Lot Number: 9 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$10,266/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>
Fees & Homeowner Association Information			
<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0 </p>	<p> HOA Name: Las Sendas </p>	<p> HOA Telephone: 480-357-8780 </p>	
<p> HOA 2 Y/N: N / / </p>			
<p> HOA 3 Y/N: / / </p>			
<p> Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed </p>	<p> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 / </p>	<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 50 / 50 Status Change Date: 02/28/2017 Close of Escrow Date: 02/28/2017 Off Market Date: 02/28/2017	List Price: \$1,395,000 Sold Price: \$1,332,800 Sold Price/SqFt: \$207.6 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: My Home Group Real Estate (myhg02)

Prepared by Chris and
Michele Keith


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Client Report (19)

7421 E FOREST TRAIL CIR, Mesa, AZ 85207

\$1,560,000

 <p>2016 ARMLS</p>	5366764 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 5.5 Bedrooms Plus: 7 Approx SqFt: 6,330 / Architect Price/SqFt: \$246.45 Guest House SqFt: 1,000 Year Built: 2015 Pool: Both Private & Community Encoded Features: 55.5RDXPQNO9G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p>
	<p> Approx Lot SqFt: 34,660 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: EAGLE CANYON AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Exquisite Custom Planned Cmty Name: Eagle Canyon at 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:** EAST ON EAGLE CREST DR INTO LAS SENDAS. TAKE CURVE LEFT APPROX 1 MILE TO SONORAN HEIGHTS CIR.(GATED ENTRANCE INTO EAGLE CANYON, ACROSS FROM LAS SENDAS GOLF CLUB). MK LEFT. MK RIGHT AFTER GATE TO HOME

Public Remarks: THE WAIT IS OVER! \$100K REDUCTION, COMPLETE AND READY FOR YOU TO ENJOY! THE BEST PRICE FOR NEW CONSTRUCTION IN LAS SENDAS WITH SWEEPING MOUNTAIN VIEWS & CITY LIGHTS! Elegance & Sophistication unite w/ stunning finishes & the finest amenities. Gracing 6,330 SF, this spacious & functional SINGLE LEVEL floorplan offers a seamless flow for indoor/outdoor entertaining & everyday living. Beginning w/ a 9 CAR GARAGE (one a 50' RV garage)w/ HVAC, Desirable OPEN GREAT ROOM w/ Gourmet Island Kitchen, Wolf/Subzero Appliances, FULLY EQUIPPED GUEST HOME w/ 1BR/1BA, full kitchen, Split Guest Rooms w/ Ensuite Baths and WICs, Game Room & Executive Office. Master Suite Enjoys Sitting Area w/ stunning views, 2-way gas fireplace, Luxurious Bath. Stone & Wood Flooring, Beamed, Coffered & Tray Ceilings,

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 5,001+ Garage Spaces: 9 Carport Spaces: 0 Total Covered Spaces: 9 Slab Parking Spaces: 4 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage; Over Height Garage; RV Garage; RV Gate; RV Parking; Temp Controlled Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace Property Description: City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Natural Desert Front; Natural 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); Balcony/Deck(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Fire Sprinklers; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone; Wood Windows: Dual Pane; Low-E Accessibility Feat.: Hallways 36in+ Wide </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; 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; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Stacked Washer/Dryer; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room </p>	<p> Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Construction Status: Under Construction Roofing: Partial Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Recirculation Pump; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Description (Abbrev): AN: 219-19-955 Lot Number: 28 Town-Range-Section: -- City Bk&Pg: Plat: Taxes/Yr: \$2,128/2015 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 Disc Avail Possession: By Agreement </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$320 / 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; 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: \$106.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 416 / 417 Status Change Date: 02/08/2017 Close of Escrow Date: 02/08/2017 Off Market Date: 02/04/2017	List Price: \$1,695,000 Sold Price: \$1,560,000 Sold Price/SqFt: \$246.45 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and Michele Keith *All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.* 09/14/2017 11:13 AM © 2017 ARMLS and FBS. DMCA
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