

Client View

20 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$235,000 2623 N AUGUSTINE -- Mesa, AZ 85207 Closed / 5483171	LAS SENDAS	4	3	1,856	Community	126.56 / 126.62	210	03/14/2017
2		\$295,000 7207 E NORLAND ST Mesa, AZ 85207 Closed / 5563297	TRAILRIDGE AT LAS SENDAS	3	2	1,774	Community	169.05 / 166.29	28	03/17/2017
3		\$300,000 2754 N AUGUSTINE -- Mesa, AZ 85207 Closed / 5512259	TRAILRIDGE AT LAS SENDAS	4	3	2,475	Community	128.89 / 121.21	112	03/14/2017
4		\$306,000 7423 E ODESSA ST Mesa, AZ 85207 Closed / 5500982	IRONWOOD PASS UNIT 4 AT LAS SENDAS	3	2.5	2,150	Community	141.81 / 142.33	158	03/24/2017
5		\$306,000 6910 E PORTIA ST Mesa, AZ 85207 Closed / 5537429	LAS SENDAS	5	3	1,911	Community	164.84 / 160.13	173	03/30/2017
6		\$325,000 7445 E EAGLE CREST DR 1082 Mesa, AZ 85207 Closed / 5549057	CACHET AT LAS SENDAS	3	3.5	2,585	Community	131.49 / 125.73	279	03/31/2017
7		\$380,000 8047 E Sandia CIR Mesa, AZ 85207 Closed / 5552925	ECHO CANYON PHASE 1 AT LAS SENDAS	3	2	2,370	Community	164.51 / 160.34	24	03/06/2017
8		\$419,000 3912 N EL SERENO -- Mesa, AZ 85207 Closed / 5500723	WHISPERING RIDGE AT LAS SENDAS	5	4	3,426	Community	124.05 / 122.3	172	03/15/2017
9		\$427,000 3660 N Eagle CYN Mesa, AZ 85207 Closed / 5561137	Las Sendas Sonoran Heights Unit 2	3	2.5	2,757	Community	155.42 / 154.88	46	03/31/2017
10		\$460,000 3743 N MORNING DOVE CIR Mesa, AZ 85207 Closed / 5564538	CANYON CREEK AT LAS SENDAS	4	2	2,551	Both	184.2 / 180.32	17	03/09/2017
11		\$485,000 8213 E TETON ST Mesa, AZ 85207 Closed / 5551251	STONECLIFF AT LAS SENDAS MOUNTAIN AMD	3	2.5	2,466	Both	202.76 / 196.67	45	03/10/2017
12		\$500,000 8035 E Teton CIR Mesa, AZ 85207 Closed / 5501611	STONECLIFF AT LAS SENDAS MOUNTAIN AMD	3	3	2,978	Community	174.58 / 167.9	185	03/24/2017
13		\$515,000 4037 N Highview CIR	STONECLIFF at Las Sendas	3	2.5	2,309	Both	227.37 / 223.04	57	03/01/2017

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
	Mesa, AZ 85207 Closed / 5538184								
14	 \$540,000 8217 E SIENNA ST Mesa, AZ 85207 Closed / 5557797	LAS SENDAS	3	3.5	2,835	Community	202.65 / 190.48	15	03/10/2017
15	 \$550,000 7544 E TYNDALL CIR Mesa, AZ 85207 Closed / 5551129	PINNACLE POINT AT LAS SENDAS	5	3	3,330	Both	169.67 / 165.17	191	03/07/2017
16	 \$585,000 7130 E SADDLEBACK ST 53 Mesa, AZ 85207 Closed / 5522710	GOLF COLONY AT LAS SENDAS	3	2.5	2,676	Community	233.52 / 218.61	87	03/27/2017
17	 \$685,000 4221 N HIGHVIEW -- Mesa, AZ 85207 Closed / 5559483	LAS SENDAS	3	2.5	3,183	Both	225.89 / 215.21	31	03/29/2017
18	 \$895,000 8245 E ECHO CANYON ST Mesa, AZ 85207 Closed / 5550344	WALKING STICK AT LAS SENDAS	3	3	3,323	Both	269.33 / 269.33	2	03/06/2017
19	 \$945,000 4024 N PINNACLE HILLS CIR Mesa, AZ 85207 Closed / 5557585	LAS SENDAS	3	3.5	3,954	Both	242.79 / 239	156	03/23/2017
20	 \$1,100,000 7227 E SUMMIT TRAIL ST Mesa, AZ 85207 Closed / 5542605	Las Sendas	4	4.5	5,001	Both	238.95 / 219.96	527	03/31/2017

Prepared by Chris and
Michele Keith

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Client Report (1)

2623 N AUGUSTINE --, Mesa, AZ 85207

\$235,000

 <p>2016 ARMLS</p>	5483171 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,856 / County Assessor Price/SqFt: \$126.61 Year Built: 2001 Pool: Community Only Encoded Features: 43FR2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 4,346 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Maracay Hun Block: Map Code/Grid: Q42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,856 / County Assessor Price/SqFt: \$126.61 Year Built: 2001 Pool: Community Only Encoded Features: 43FR2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,346 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Maracay 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
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,856 / County Assessor Price/SqFt: \$126.61 Year Built: 2001 Pool: Community Only Encoded Features: 43FR2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,346 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Maracay 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: Power & McDowell Directions:

Public Remarks: Price for a quick sale! Gated community in Las Sendas walking distance to community pool and access to Las Sendas amenities. Home features ceramic tile, built in entertainment center in family room, formal living, one bedroom and full bath downstairs and 3 bedrooms upstairs. Nice u-shaped kitchen with island, gas range and pantry. Nice curb appeal with side-entry garage. Being sold AS IS

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Spa; Gated Community; Handball/Raquetball; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): WINDSONG AT LAS SENDAS MCR 529-44 AN: 219-25-387 Lot Number: 58 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,557/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: VA Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$155	HOA Name: Windsong HOA Telephone: 480.551.4300		
HOA 2 Y/N: Y / \$60 / Quarterly HOA 2 Transfer Fee: \$0	HOA 2 Name: Las Sendas HOA 2 Telephone: 480.551.4300		
HOA 3 Y/N: N / /			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	<table border="1"> <tr> <td> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / </td> <td> Ttl Mthly Fee Equiv: \$130.67 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 % </td> </tr> </table>	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: \$130.67 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 %
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: \$130.67 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 %		

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 210 / 211 Status Change Date: 03/15/2017 Close of Escrow Date: 03/14/2017 Off Market Date: 03/10/2017	List Price: \$234,900 Sold Price: \$235,000 Sold Price/SqFt: \$126.62 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 6,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb18)

Prepared by Chris and Michele Keith

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Client Report (2)

7207 E NORLAND ST, Mesa, AZ 85207

\$295,000

	5563297 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,774 / County Assessor Price/SqFt: \$166.29 Year Built: 2007 Pool: Community Only Encoded Features: 32FRD2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,420 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: TRAILRIDGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Trailridge @ Las Sendas Model: Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell & Ridgecrest **Directions:** S on Ridgecrest, W on Nance, through gate, R on Raven, L on Norland to home.

Public Remarks: Move in Ready home in beautiful Trailridge at Las Sendas. Kitchen boasts stainless steel appliances, granite counter-tops, gas range, dark & rich cabinets including a SS refrigerator. Tile flooring in all traffic areas and bathrooms. Surround sound speakers in living areas and patio. Grass backyard with built in barbeque and fruit trees. Carpet & tile floors recently professionally cleaned.

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: North/South Exposure Landscaping: Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Community Pool; Community Pool Htd Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: 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: Sat Dish Intrnt Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 15 TRAILRIDGE AT LAS SENDAS MCR 082411 AN: 219-25-702 Lot Number: 15 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,845/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$155	HOA Name: Trailridge HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: 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: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 28 / 28 Status Change Date: 03/17/2017 Close of Escrow Date: 03/17/2017 Off Market Date: 03/17/2017	List Price: \$299,900 Sold Price: \$295,000 Sold Price/SqFt: \$166.29 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Century 21 Arizona Foothills (cere104)

Client Report (3)

2754 N AUGUSTINE --, Mesa, AZ 85207

\$300,000

	5512259 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$121.21 Year Built: 2007 Pool: Community Only Encoded Features: 43FRDXO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,183 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: TRAILRIDGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: RESIDENCE 6 Builder Name: BLANDFORD Hun Block: 2700 N Map Code/Grid: Q42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: POWER/THOMAS **Directions:** R ON THOMAS INTO LAS SENDAS*R ON RED MTN RD*R ON RIDGECREST*THRU LIGHT*2ND TRAILRIDGE GATE*L ON NORLAND*R ON AUGUSTINE

Public Remarks: GREAT VALUE FOR A FABULOUS HOME*HIGHLY DESIRABLE FLOOR PLAN*BEAUTIFUL STONE FACADE LOADED W/DESIGNER UPGRADES*TWINKLING CITY LIGHTS&SWEEPING MOUNTAIN VIEWS*CHARMING OVER SIZED FRONT COURTYARD*FRESHLY PAINTED INSIDE*SOFT NEUTRAL TONES THROUGHOUT W/EXTENSIVE TILE*EXTENDED BAY WINDOW IN GOURMET KIT*42"CINNAMON CABS*GRANITE COUNTERS*2/WAY FIREPLACE IN FAMILY ROOM&LIVING ROOM*VAULTED MSTR BEDROOM CEILING*HUGE DESIGNER WALK IN CLOSETS*COVERED VIEWING DECK FROM MSTR BEDROOM*OVER SIZED LOFT FOR OFFICE,PLAY,LIBRARY*EXTENDED 3 CAR GARAGE*CAT 5 WIRING PACKAGE*EXCLUSIVE *AWARD WINNING SCHOOLS*LAS SENDAS COMMUNITY*DON'T MISS \$8 MIL EXCLUSIVE CLUB FREE TO HOMEOWNERS*COMMUNITY POOLS,SPAS, TRAILS TENNIS,B*BALL,PARKS*ACTIVITIES FOR ALL AGES*20 MIN TO AIRPORT*25 MIN TO SCOTTSDALE*15 MIN TO BOATING&LAKE*

Master Bedroom 18 12	Bedroom 2 12 11	Kitchen 10 10	Bedroom 4 12 11	Living Room 10 10
	Family Room 16 10		Dining Room 112 11	
	Loft 13 11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace Property Description: City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; 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) Features: Vaulted Ceiling(s); 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; Community Spa Htd; Gated Community Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; 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 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; Great Room; Loft	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Description (Abbrev): TRAILRIDGE AT LAS SENDAS MCR 824-11 AN: 219-25-714 Lot Number: 27 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,413/2015 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: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly	HOA Name: LAS SENDAS	HOA Telephone: 480 357 8780
HOA Transfer Fee: \$150	HOA Prop Man Co Name: First Service Res	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: Y / \$0 / Annually	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0.00 \$

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 112 / 112 Status Change Date: 03/15/2017 Close of Escrow Date: 03/14/2017 Off Market Date: 02/04/2017	List Price: \$319,000 Sold Price: \$300,000 Sold Price/SqFt: \$121.21 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: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and
Michele Keith


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Client Report (4)

7423 E ODESSA ST, Mesa, AZ 85207

\$306,000

 <p>2016 ARMLS</p>	5500982 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,150 / Builder Price/SqFt: \$142.32 Year Built: 1999 Pool: Community Only Encoded Features: 32.5FRDO3G 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>

Cross Streets: E McDowell Rd & N Ridgecrest **Directions:** Take AZ-202 Loop N/Red Mountain Fwy N. to McDowell Rd exit, EXIT 23B, Right on E. McDowell Rd., Left on N. Ridgecrest, Take 1st right to E Oasis St, Take the 2nd left onto E Odessa St. to home on right

Public Remarks: Immaculately maintained Split 3 bed, 2 1/2 bath property w/loft that could be converted to 4th bed, for sale located in Mesa! This stunning home features great curb appeal, gravel front landscaping, 3 car garage, vaulted ceilings, formal living & dining room, balcony off master, & neutral paint. The gourmet kitchen offers stainless steel appliances, granite counter tops, ample cabinet space, & a lovely breakfast bar. The lavish master bedroom boasts upgraded his and her sinks, a separate bath, step-in shower, & a walk-in closet. The astonishing backyard is comprised of grassy landscaping, extended covered patio & paved seating area perfect for entertaining. See upgrade list in home. Too many to mention here. Don't miss out on this wonderful home centered in a gorgeous gated community.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Over Height Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Landscaping: Gravel/Stone 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) Features: Vaulted Ceiling(s); 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; On-Site Guard Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Tinted </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; 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 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; Great Room; Loft Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Kitchen Yr Updated: 2011; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2011; Bath(s) Partial/Full: Full </p>	<p> Architecture: Contemporary Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Description (Abbrev): IRONWOOD PASS UNIT 4 AT LAS SENDAS MCR 462-01 AN: 219-19-585 Lot Number: 329 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,349/2015 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 </p>

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint 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: 158 / 158	List Price: \$304,900	Special Listing Cond: N/A

Status Change Date: 03/25/2017	Sold Price: \$306,000
Close of Escrow Date: 03/24/2017	Sold Price/SqFt: \$142.33
Off Market Date: 02/27/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Other
	Buyr Concess to Sell: 0 %
	Sellr Concess to Buy: 1.5 %
	Closing Cost Split: Seller Assist - A

Listed by: Redfin Corporation (fire001)

Prepared by Chris and
Michele Keith

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Client Report (5)

6910 E PORTIA ST, Mesa, AZ 85207

\$306,000

	5537429	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 1,911 / County Assessor Price/SqFt: \$160.13 Year Built: 2005 Pool: Community Only Encoded Features: 53RXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 5,967 / 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: 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 and McDowell **Directions:** East on McDowell, Left on Ridgcrest, Left on Red Mountain, Left on Portia (Vintage Hills) through gate to home on right

Public Remarks: Functional floorplan with five bedrooms, three bathrooms, hard wood floors and open great room with fireplace. Kitchen has granite countertops, island and stainless steel appliances. Welcome to the most desirable North East Mesa preserve of Las Sendas, with award winning golf course, dining, city and mountain views!! Amenities abound in this luxurious and family friendly community with superb restaurant, golf course, physical fitness and schools. What more can you ask, don't pass up this home and opportunity!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Landscaping: Desert 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) 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 Media Room; Community Pool; Community Spa; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood 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; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: 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; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 5 VINTAGE HILLS AT LAS SENDAS AN: 219-19-799 Lot Number: 5 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,016/2469 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$315,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: 1st Serv Residential	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: Street Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 173 / 26 Status Change Date: 03/31/2017 Close of Escrow Date: 03/30/2017 Off Market Date: 01/11/2017	List Price: \$315,000 Sold Price: \$306,000 Sold Price/SqFt: \$160.13 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 6,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: Copper Tree Properties (ctp001)

Prepared by Chris and
Michele Keith


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Client Report (6)

7445 E EAGLE CREST DR 1082, Mesa, AZ 85207

\$325,000

 <p>2017 AFMLS</p>	5549057 Residential Townhouse Closed	
	Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,585 / County Assessor Price/SqFt: \$125.73 Year Built: 2002 Pool: Community Only Encoded Features: 33.5RXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Attached	Approx Lot SqFt: 1,365 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Cachet at Las Sendas Planned Cmty Name: Cachet at Las Sendas Model: The Regal Builder Name: Cachet Homes Hun Block: Map Code/Grid: P42 Bldg Number: 24
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Eagle Crest (Thomas) **Directions:** East on Eagle Crest/Thomas, curves left, follow to Cachet gate (4th gate on right, approx 1.2 miles), once thru gate turn right, curves left, 1st building on left just past visitor parking/mailboxes.

Public Remarks: Upscale living in the beautiful gated Cachet Las Sendas community. Low maintenance-HOA covers roof/ext, wtr, trash, sewer, front yard & more. Cachet has it's own pool, or enjoy ANY of the Las Sendas pools & Trailhead Member amenities like tennis, workout facilities, etc. Miles of natural desert & pathways for walking or biking, some leading directly to Tonto National Forest. The home itself has FRESH neutral paint, new carpet, a private entry, large open floorplan w/soaring 2 story height ceilings in great room & the upgraded dual master suite option. Generous kitchen has an island, granite & upgraded cabinetry w/roll outs. Newer HVAC units, fresh painted built in bbq & seating, back gate leading to common area. Nothing can compete with the value and lifestyle of Las Sendas living!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Shared Driveway Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace; Firepit Property Description: Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Built-in BBQ Features: 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; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths Master Bedroom: Split; Upstairs; Downstairs Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Dining in LR/GR; Other (See Remarks) Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Loft Items Updated: Ht/Cool Partial/Full: Full	Architecture: Santa Barbara/Tuscan Building Style: Clustered Unit Style: Two Levels; Poolside Const - Finish: 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; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 1082 CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-689 Lot Number: 1082 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,605/2016 Ownership: Condominium New Financing: Cash; 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

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Svc Residential	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: Y / \$230 / Monthly HOA 2 Transfer Fee: \$160	HOA 2 Name: Cachet at Las Sendas HOA2 Prp Man Co Name: PMG Services	HOA 2 Telephone: 480-829-7400 HOA2 Prp Man Co Tele: 480-829-7400
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Pest Control; Front Yard Maint; Common Area Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Prof Managed; Other (See Remarks)	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
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CDOM/ADOM: 279 / 44	List Price: \$339,900	Special Listing Cond: Owner Occupancy Req
Status Change Date: 03/31/2017	Sold Price: \$325,000	
Close of Escrow Date: 03/31/2017	Sold Price/SqFt: \$125.73	
Off Market Date: 03/17/2017	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Selr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Berkshire Hathaway HomeServices Arizona Properties (praz07)

Prepared by Chris and
Michele Keith

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Client Report (7)

8047 E Sandia CIR, Mesa, AZ 85207

\$380,000



5552925	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,370 / County Assessor Price/SqFt: \$160.33 Year Built: 2001 Pool: Community Only Encoded Features: 32RDXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 9,332 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Echo Canyon Planned Cmty Name: Las Sendas Model: Ironwood Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and Thomas **Directions:** From Power, head east on Thomas. Continue onto Eagle Crest Dr. Left onto N 80th St. Right on E Sienna St. Right on N Ladera Cir. Left onto E Sandia Cir. Property will be on your right.

Public Remarks: Spectacular Ironwood model in the gated community of Las Sendas. This beautiful home has upgraded cabinetry, plantation shutters, and crown molding. The backyard has a raised patio for relaxing and enjoying the city lights and mountain views. Also enjoy the extended patio, built-in flagstone counter/bar, and beehive fireplace. This home is located on a quiet cul-de-sac lot, and is close to the community pool and tennis.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Exterior Fireplace; Firepit Property Description: Cul-De-Sac Lot Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: Skylight(s); Fire Sprinklers 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; Workout Facility	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 17 ECHO CANYON PHASE 1 AT LAS SENDAS MCR 054538 AN: 219-18-371 Lot Number: 17 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,868/2016 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 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: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 24 / 24 Status Change Date: 03/07/2017 Close of Escrow Date: 03/06/2017 Off Market Date: 02/20/2017	List Price: \$389,900 Sold Price: \$380,000 Sold Price/SqFt: \$160.34 Loan Type: Cash Loan Years: 0 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 (8)

3912 N EL SERENO --, Mesa, AZ 85207

\$419,000

	5500723 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 4 Bedrooms Plus: 5 Approx SqFt: 3,426 / County Assessor Price/SqFt: \$122.3 Year Built: 2003 Pool: Community Only Encoded Features: 54RDX3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,040 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: WHISPERING RIDGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Saguaro 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. North on Ridgecrest to 80th street. East on 80th Street to El Sereno. North through gates to home.

Public Remarks: Amazing Views! No homes behind and nestled in the heart of Las Sendas. Whispering Pines is a premier gated community adjacent to the Las Sendas community pool, tennis courts, clubhouse, parks and walking trails. This home offers an incredibly open and spacious floor plan with 5 bedrooms, 4 bathrooms, 3 car garage space, covered deck, extended patio and view lot that opens up to a multiple acre park for your own enjoyment. Walk a few minutes to enjoy a relaxing swim or spend quiet evenings relaxing on your deck overlooking the glimmering city lights.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert 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); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; 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; Handball/Raquetball; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; 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 Master Bedroom: Split; Upstairs 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; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N	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 Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): WHISPERING RIDGE AT LAS SENDAS MCR 613-37 AN: 219-35-190 Lot Number: 6 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,066/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: FIRST SERVICE	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: Pets OK (See Rmrks); NoVsble TrkTrirRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 172 / 172	List Price: \$425,000	Special Listing Cond: Lender Approved SS

Status Change Date: 03/16/2017	Sold Price: \$419,000
Close of Escrow Date: 03/15/2017	Sold Price/SqFt: \$122.3
Off Market Date: 03/13/2017	Loan Type: Cash
	Loan Years: 30
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: United Brokers Group (unbr002)

Prepared by Chris and
Michele Keith


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Client Report (9)

3660 N Eagle CYN, Mesa, AZ 85207

\$427,000

 <p>2017 ARMLS</p>	5561137 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,757 / County Assessor Price/SqFt: \$154.87 Year Built: 1997 Pool: Community Only Encoded Features: 32.5RXSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,141 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Sonoran Heights Unit 2 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and Thomas **Directions:** East on Thomas which becomes Eagle Crest Dr. turn right on Saddleback to Boulder Mountain gated community; home is on the right

Public Remarks: Highly sought after Las Sendas single level home with VIEWS!!! Gated Sonoran Heights location! Great home for entertaining with living room/formal dining which shares a two-way fireplace with family room! Adjacent kitchen boasts an island, gas cooktop, breakfast bar and breakfast nook! Split and spacious master bedroom with sitting area and gorgeous mountain views while relaxing in bed! Two additional guest bedrooms plus office/library! Wonderful backyard with built-in BBQ, fire pit, 2 water features and above ground therapeutic spa! Fabulous mountain views from the covered patio or climb to the viewing deck which offers forever views of the golf course and mountain range!

Master Bedroom	19 22	Bedroom 2	13 11	Bedroom 3	12 12	Dining Room	17 12	Living Room	17 17
		Family Room	17 16	Kitchen	16 12	Breakfast Room	13 12	Office	14 13

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: Spa - Private; Above Ground Spa; Spa - Heated Horses: N Fireplace: 1 Fireplace; Two Way Fireplace; Gas Fireplace; Firepit Property Description: Golf Course Lot; Mountain View(s); Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Misting System; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Fire Sprinklers; 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; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Walk-in Pantry; 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; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Dining in FR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Library-Blt-in Bkcs Items Updated: Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Partial	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 Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): AN: 219-17-144 Lot Number: 80 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,346/2016 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 / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Service	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	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; 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: 46 / 46	List Price: \$428,500	Special Listing Cond: Probate/Estate	
Status Change Date: 04/01/2017	Sold Price: \$427,000		
Close of Escrow Date: 03/31/2017	Sold Price/SqFt: \$154.88		
Off Market Date: 04/01/2017	Loan Type: Cash		
	Loan Years: 0		
	Payment Type: Other		
	Buyr Concess to Sell: 0 \$		
	Sellr Concess to Buy: 0 \$		
	Closing Cost Split: Normal - N		
<i>Listed by:</i> Berkshire Hathaway HomeServices Arizona Properties (praz06)			

Prepared by Chris and Michele Keith


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Client Report (10)

3743 N MORNING DOVE CIR, Mesa, AZ 85207

\$460,000

 <p>2017 ARMLS</p>	5564538 Residential Single Family - Detached Closed	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,551 / Builder Price/SqFt: \$180.32 Year Built: 1999 Pool: Both Private & Community Encoded Features: 42RDPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,859 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: CANYON CREEK AT LAS SENDAS Tax Municipality: Maricopa - CITY Marketing Name: Las Sendas 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 & Thomas **Directions:** Thomas is Eagle Crest as entered into the community. North to Saddleback. East to Canyon Creek gate @ Desert Oasis Cir. Thru gate to Morning Dove.

Public Remarks: Over \$60,000 in recent upgrades & renovations. Quality workmanship include all new kitchen cabinets with pullout drawers, quartz countertops, SS appliances, tile backsplash within a newer design that enhances the flow while adding storage and appeal. Newly updated bathrooms, neutral tile flooring & interior paint make this home move-in ready. Not to be missed is the pool/spa, built-in bbq and putting green in this backyard oasis. Inquire about the many upgrades put into this home that make this one a GEM in the desert. Located in the acclaimed community of Las Sendas in the Northeast Mesa foothills. Golf, Tennis, Hiking/Biking Trails, Mountain Views, City Lights, Fine Dining, Shopping and so much more. The Las Sendas community offers a heated pool year round, a spa & workout facility!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Built-in BBQ 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; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Split Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Bonus/Game Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Smd Snd; Cable TV Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 241 CANYON CREEK AT LAS SENDAS MCR 049226 AN: 219-17-479 Lot Number: 241 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,217/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Telephone: 48-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; 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: \$110.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 17 / 17 Status Change Date: 03/10/2017 Close of Escrow Date: 03/09/2017 Off Market Date: 03/10/2017	List Price: \$469,900 Sold Price: \$460,000 Sold Price/SqFt: \$180.32 Loan Type: Cash Loan Years: 0	Special Listing Cond: N/A

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

Listed by: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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Client Report (11)

8213 E TETON ST, Mesa, AZ 85207

\$485,000

	5551251 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,466 / Owner Price/SqFt: \$196.67 Year Built: 2004 Pool: Both Private & Community Encoded Features: 32.5RDXPQO2G 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: 10,125 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: 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. & Thomas Rd/Eagle Crest **Directions:** Go east on Thomas/Eagle Crest, follow Eagle Crest up as it loops around, turn left at Las Sendas Mountain Dr., then up to the second Stone Cliff gated entrance at Pinnacle Ridge.

Public Remarks: This beautiful home sits high atop in prestigious Las Sendas Mountain on an over sized premium lot with city lights, mountain views & gorgeous sunsets. Spacious kitchen feature upgraded appliances, built in refrigerator, granite counters, large center island with seating for four, ample cabinetry for storage, hooded stove, under cabinet lighting & stainless hanging racks for utensils. The kitchen opens to both the living/family room with gas fireplace & to a formal dining room. Master suite includes full bath with separate tub & walk in shower, dual & separate sink vanities, private water closet & large walk in closet with generous shelf space. Master bedroom has access to backyard sanctuary featuring travertine patio, heated pool, chef's stainless BBQ & large retractable awning.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: 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; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Granite Countertops; Kitchen Island Master Bathroom: Full Bth 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: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Bonus/Game Room; Guest Qtrs-Sep Entrn	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 85 STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 060632 AN: 219-35-136 Lot Number: 85 Town-Range-Section: 2N-7E-29 City Bk&Pg: Plat: Taxes/Yr: \$3,796/2016 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: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community 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 / \$39 / Quarterly HOA 2 Transfer Fee: \$0	HOA 2 Name: Las Sendas Community	HOA 2 Telephone: 480-357-8780	
HOA 3 Y/N: N //			
Association Fee Incl: Garbage Collection Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed		Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info	

CDOM/ADOM: 45 / 57	List Price: \$500,000	Special Listing Cond: N/A
Status Change Date: 03/10/2017	Sold Price: \$485,000	
Close of Escrow Date: 03/10/2017	Sold Price/SqFt: \$196.67	
Off Market Date: 03/10/2017	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: HomeSmart (crl02)

Prepared by Chris and Michele Keith

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Client Report (12)

8035 E Teton CIR, Mesa, AZ 85207

\$500,000

	5501611 Residential Single Family - Detached Closed
	<p>Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 2,978 / Owner Price/SqFt: \$167.9 Year Built: 2003 Pool: Community Only Encoded Features: 33FRX03G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School</p>

Cross Streets: Power and Thomas (Eagle Crest) **Directions:** East on Eagle Crest. Follow to top of hill and make left (East) on Las Sendas Mountain Dr.; South on El Sereno (Stonecliff gate); East on Stonecliff Cir; South on Arboles Cir; West on Teton Cir

Public Remarks: A wonderful opportunity to own a popular Residence 3 offering 2 Master Suites in award winning Las Sendas! Fabulously maintained and upgrades galore! Spacious kitchen offers granite, huge center island, breakfast bar, stainless appliances and ample cabinet space. Entertain in the dining room with newly installed wood floors or relax in the family room complete with cantera gas fireplace. You'll love the private over sized guest suite w/ walk in closet and sitting area. The master retreat features dual sinks, separate tub, walk in shower and walk in closet. Enjoy the low maintenance private backyard with desert wash behind. Las Sendas golf community with amenities including parks, hiking/biking trails, sport courts, community pools/spas, tennis and more. View community video in photos tab.

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: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure; Adjacent to Wash; Borders Common Area 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) Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Concierge; Gated Community Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane</p>	<p>Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room</p>	<p>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 Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones</p>	<p>County Code: Maricopa Legal Description (Abbrev): STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 606-32 AN: 219-35-098 Lot Number: 47 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,546/2015 Ownership: Fee Simple New Financing: 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

<p>HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$400</p>	<p>HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service Res.</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); 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: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 185 / 185 Status Change Date: 03/27/2017 Close of Escrow Date: 03/24/2017 Off Market Date: 03/27/2017</p>	<p>List Price: \$519,900 Sold Price: \$500,000 Sold Price/SqFt: \$167.9 Loan Type: Conventional Loan Years: 30</p>	<p>Special Listing Cond: N/A</p>

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

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith


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Client Report (13)

4037 N Highview CIR, Mesa, AZ 85207

\$515,000

 <p>2016 ARMLS</p>	5538184 Residential Single Family - Detached Closed Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,309 / County Assessor Price/SqFt: \$223.04 Year Built: 2003 Pool: Both Private & Community Encoded Features: 32.5RDPSO3G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,007 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: STONECLIFF at Las Sendas Tax Municipality: Mesa Marketing Name: Stonecliff Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas **Directions:** East on Eagle Crest past the Golf Club to Las Sendas Mountain Drive, left to the second gate on the right, Stonecliff, right on Teton, right on Highview Circle.

Public Remarks: Private oversized lot at the end of the cul-de-sac with mountain and city light views. Huge paver brick drive to extended length 3 car garage. Extremely well maintained and major features in the last 5 years include water heater, pool heater & pump. Immaculate inside the updates include new carpet and pad in the bedrooms and beautiful Hickory Wood Floor in the dining room. Kitchen with breakfast bar has granite countertops and stainless appliances. Split floor plan has large master bedroom and ensuite, private guest suite and 3rd bedroom can be den/office. Relaxing back yard features covered patio, HEATED POOL & SPA & built in bar b q. Large back and side yard with mountain views.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: City Light View(s); Mountain View(s); Adjacent to Wash 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 Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/CrtYrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned 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; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Built In Recycling; Wall Oven(s); 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 Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Partial	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 Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): AN: 219-35-153 Lot Number: 102 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$4,741/2016 Ownership: Fee Simple New Financing: Cash; 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

Fees & Homeowner Association Information

HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Service Res	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: Pets OK (See Rmrks); NoVsble TrkTrlrVt; 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: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 57 / 58 Status Change Date: 03/02/2017 Close of Escrow Date: 03/01/2017 Off Market Date: 02/16/2017	List Price: \$525,000 Sold Price: \$515,000 Sold Price/SqFt: \$223.04 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

Listed by: My Home Group Real Estate (myhg02)

Prepared by Chris and Michele Keith


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Client Report (14)

8217 E SIENNA ST, Mesa, AZ 85207

\$540,000

	5557797 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3.5 Bedrooms Plus: 3 Approx SqFt: 2,835 / Builder Price/SqFt: \$190.47 Year Built: 2002 Pool: Community Only Encoded Features: 33.5RDXO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 10,635 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: CITY VIEWS TO DIE FOR! Planned Cmty Name: LAS SENDAS Model: Diamond Point 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: McDowell and Power Rds. **Directions:** McDowell East to 4th light(Ridgecrest)turn left up hill 1.4 miles to Walking Stick Gate entry*Thru gate on Echo Canyon Street .3 miles to first left on Sienna St*Home is on the corner.

Public Remarks: VIEWS??? EVERYONE WANTS THEM & THIS ONE HAS THE BEST!*WALKING STICK GATED HOMES SELLING FOR \$800k plus W/SIMILAR VIEWS*ADD YOUR OWN PARADISE POOL/SPA OR KEEP IT SIMPLE WITH THIS ELEGANT BACK YARD PATIO/BUILT-IN BBQ/FIRE PIT & A LOUNGE CHAIR OR TWO!* *FURNITURE IN HOME AVAIL. UNDER SEPARATE CONTRACT SO YOU COULD MOVE-IN TOMORROW*PROFESSIONALLY CLEANED HOUSE & CARPET*HOMEOWNER HAS MAINTAINED METICIOUSLY & YET DOESN'T SPEND ENOUGH TIME IN AZ*TAKE ADVANTAGE OF THESE MILLION DOLLAR VIEWS, UPDATE WITH YOUR OWN TASTES, ENJOY THE WONDERFULLY SPACIOUS KITCHEN/BAR & DINING AREA!KITCHEN BOASTS ISLAND & TONS OF CABINETRY*OPEN TO GREAT ROOM W/ 3 ELECTRIC AUTO AWNINGS W/SENSORS FOR WIND & SUN!*THIS WAS THE BEST FLOORPLAN BLANDFORD BUILT!*3 BEDROOMS ALL W/ENSUITE BATHS/WALK-IN CLOSETS*DEN OR DINING....

Features	Room Details	Construction & Utilities	County, Tax and Financing
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; Extned Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Corner Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: 9+ Flat Ceilings 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; Near Bus Stop Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E Accessibility Feat.: Zero-Grade Entry	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Refrigerator; Built In Recycling; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split Laundry: Washer Included; Dryer Included; 220 V Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 79 ECHO CANYON PHASE 1 AT LAS SENDAS MCR 054538 AN: 219-18-433 Lot Number: 79 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,033/2016 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; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: FIRST SERVICE RES.	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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); 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: 15 / 15	List Price: \$574,500	Special Listing Cond: N/A
Status Change Date: 03/11/2017	Sold Price: \$540,000	
Close of Escrow Date: 03/10/2017	Sold Price/SqFt: \$190.48	
Off Market Date: 02/22/2017	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (15)

7544 E TYNDALL CIR, Mesa, AZ 85207

\$550,000

	5551129 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 6 Approx SqFt: 3,330 / County Assessor Price/SqFt: \$165.16 Year Built: 2002 Pool: Both Private & Community Encoded Features: 53RDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 14,615 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: PINNACLE POINT AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Galaxie 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: Thomas and Power **Directions:** East on Thomas becomes Eagle Crest. Follow to Deserts Gate (Pinnacle Point) then turn right on Torrey Point and Right on Tyndall to home on corner.

Public Remarks: Prepare yourself to fall in love! This beautiful home in Las Sendas will check off all the boxes on your wish list. Split master bedroom boasts an enormous soaker tub and separate shower, his and hers walk in closet, twin sinks, sitting alcove with sliding doors to the oversized covered patio. The private resort style backyard offers heated pool and spa with rock water feature, lovely gas fireplace, built in BBQ with on tap beer Kegorator all tied together with flagstone deck. Inside you'll find soaring vaulted ceilings, granite counter tops and plantation shutters. The games room at the front of the home can be used as a den or office and 2 of the guest bedrooms have walk in closets. The home is bright and open and flows from lovey room to lovely room. Las Sendas is a premier community

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 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Property Description: Border Pres/Pub Lnd Landscaping: Gravel/Stone Front; Desert Back; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Built-in BBQ Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; 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	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Bonus/Game Room	Architecture: Ranch 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: Cable TV Avail	County Code: Maricopa Legal Description (Abbrev): LOT 7 PINNACLE POINT AT LAS SENDAS MCR 055518 AN: 219-18-285 Lot Number: 7 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,438/2015 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Service	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: Garbage Collection 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 Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 191 / 198 Status Change Date: 03/08/2017 Close of Escrow Date: 03/07/2017 Off Market Date: 02/28/2017	List Price: \$565,000 Sold Price: \$550,000 Sold Price/SqFt: \$165.17 Loan Type: Cash Loan Years: 0 Payment Type: Other	Special Listing Cond: N/A

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

Listed by: Show Appeal Realty (shap001)

Prepared by Chris and
Michele Keith


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Client Report (16)

7130 E SADDLEBACK ST 53, Mesa, AZ 85207

\$585,000

 <p>2016 ARMLS</p>	5522710 Residential Single Family - Detached Closed	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,676 / County Assessor Price/SqFt: \$218.61 Year Built: 2001 Pool: Community Only Encoded Features: 32.5RDXO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 17,703 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: GOLF COLONY AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Golf Colony Planned Cmty Name: Las Sendas Model: Custom Builder Name: Custom Hun Block: 3800 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 & Eagle Crest **Directions:** East on Eagle Crest, Right on Saddleback, Left at Golf Colony gated community, second Right to end of street, Left, home sits on corner lot on the Left

Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Corner Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Circular Drive; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned 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; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane; Tinted	Kitchen Features: Cook Top Elec; 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; Tub with Jets Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Plmbg Yr Updated: 2015; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Full; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): GOLF COLONY AT LAS SENDAS MCR 404-41 AN: 219-17-061 Lot Number: 53 Town-Range-Section: 2N-7E-30 City Bk&Pg: Plat: Taxes/Yr: \$3,954/2016 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 / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: 1st Svc Residential	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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble 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 / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 87 / 87 Status Change Date: 03/27/2017 Close of Escrow Date: 03/27/2017 Off Market Date: 02/04/2017	List Price: \$624,900 Sold Price: \$585,000 Sold Price/SqFt: \$218.61 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: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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Client Report (17)

4221 N HIGHVIEW --, Mesa, AZ 85207

\$685,000

	5559483 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 3,183 / County Assessor Price/SqFt: \$215.21 Year Built: 2005 Pool: Both Private & Community Encoded Features: 32.5FRDPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 12,316 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford 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 and Thomas (Eaglecrest) **Directions:** Continue on Eaglecrest to Las Sendas mountain Road. Left on Las Sendas Mountain to Granite Preserve gate to the T make a right to home on the right.

Public Remarks: Welcome to Las Sendas. A beautiful 1,800 acre community in the Sonoran Desert Foothills featuring the award winning Las Sendas Golf Club, 2 restaurants, community clubhouse, pools, spas, tennis, sport courts & more. Hurry and see this meticulously maintained home located in the exclusive gated neighborhood of Granite Preserve resting peacefully on an ideal location backing to the mountainside. This breathtaking home features desert landscaping, exquisite curb appeal, 3 car climate controlled garage, dining room and living area with built-in entertainment niche. The luxurious kitchen offers ample cabinetry, walk-in pantry, granite countertops, tile backsplash, stainless steel appliances including a built-in refrigerator, wall oven, 6 burner gas cooktop and an island with breakfast bar.

Master Bedroom 21 15	Bedroom 2 14.2 11.4	Bedroom 3 13.10 11.4	Dining Room 15 12	Office 15 14.5
	Family Room 23 15	Kitchen 17 12	Breakfast Room 12 9	

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; Temp Controlled Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Ctryrd(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Gated Community; Golf Course Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane; Tinted	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Walk-in 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 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; Great Room; Bonus/Game Room	Architecture: Ranch 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 Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 22 GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD MCR 069840 AN: 219-18-873 Lot Number: 22 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,531/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Servicee	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); 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: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 31 / 31 Status Change Date: 03/29/2017 Close of Escrow Date: 03/29/2017 Off Market Date: 03/13/2017	List Price: \$719,000 Sold Price: \$685,000 Sold Price/SqFt: \$215.21 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

Listed by: Dempsey Group Realty (demp001)

Prepared by Chris and
Michele Keith


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Client Report (18)

8245 E ECHO CANYON ST, Mesa, AZ 85207

\$895,000

 <p>2017 ARMLS</p>	5550344 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Approx SqFt: 3,323 / County Assessor Price/SqFt: \$269.33 Year Built: 2008 Pool: Both Private & Community Encoded Features: 33RDXPSAO3G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 48,723 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: WALKING STICK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Nu Vista 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:** West on McDowell, Left into Las Sendas on Ridgecrest, Follow Ridgecrest approx half mile to Gated entrance of Walk Stick. Enter gate , home is a quarter mile down on right side.

Public Remarks: Extraordinary Views from this Custom Home. Home sits perched up on over an acre lot with amazing panoramic views. Home features a dramatic curb appeal with a long driveway and exterior stone accents. This Western inspired home has 3 bedrooms, Plus An Office/Den with wood floors and a Great room floorplan perfect for entertaining. Cellulose insulated garage with coated sealed flooring, Gutters with downspouts, Gorgeous Tongue & groove wood ceiling, travertine floors, Alder wood doors and baseboards thruout. The spacious Open kitchen features a large island, upgraded stainless steel built in appliances,an amazing gas cooktop with electric double ovens,grill plate and griddle.Unique rounded ceilings in several areas with custom niches thruout.

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: 6 Parking Features: Electric Door Opener; Extned Lngth Garage; Over Height Garage; Separate Strge Area; Side Vehicle Entry Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtryd(s); Childrens Play Area; Built-in BBQ; Other (See Remarks) Features: 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; Concierge; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone; Wood Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; 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: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry Area: Inside Laundry Dining Area: Formal; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Const - Finish: Painted; Stucco; Stone; Other (See Remarks) Construction: Frame - Wood; Blown Cellulose; Other (See Remarks) Roofing: All Tile; Other (See Remarks) Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump; Electric Hot Wtr Htr 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 Aval; Ntwrk Wrng Multi Rms; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 107 WALKING STICK AT LAS SENDAS AMD MCR 056625 AN: 219-18-707 Lot Number: 107 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,655/2016 Ownership: Fee Simple New Financing: Cash; CTL; 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 / \$333 / 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); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: Y / \$125 / Monthly Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$236 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 Status Change Date: 03/07/2017 Close of Escrow Date: 03/06/2017 Off Market Date: 01/24/2017	List Price: \$895,000 Sold Price: \$895,000 Sold Price/SqFt: \$269.33 Loan Type: Conventional Loan Years: 15 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Integrity First (kwif01)

Prepared by Chris and Michele Keith


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Client Report (19)

4024 N PINNACLE HILLS CIR, Mesa, AZ 85207

\$945,000

 <p>2016 ARMLS</p>	5557585 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,954 / Appraiser Price/SqFt: \$238.99 Year Built: 2003 Pool: Both Private & Community Encoded Features: 33.5RDXPSQO4G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 37,307 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: ALL ON 1 LEVEL...NO STEPS Planned Cmty Name: PINNACLE HILLS AT LAS SENDAS Model: Click on the 3DTour Builder Name: Jeff Clark - PV Custom Hun Block: 4100 N 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>

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** East .6 mi on Eagle Crest Dr to Pinnacle Hills Gated Community-TETON ST (1st street past Saddleback). East (R) to Pinnacle Hills Cir. North (L) to 4th home on West (L) side. Click the Interactive Tour

Public Remarks: EXQUISITELY APPOINTED, LAVISHLY STYLED, UNPARALLELED ELEGANCE, SHINES THRU IN THIS FULL CUSTOM-ENTERTAINER'S DREAM w/GOURMET KITCHEN & PRIVATE GUEST HOME w/SEPERATE KITCHEN & GARAGE. LIFESTYLE MATTERS & you owe it to yourself to VISIT HERE 1ST & set your bar high! Nearly 1 acre w/RED MTN VIEW, mtn views, city lights & FANTASY b-yard w/putting green, view deck, OUTDOOR KITCHEN & FULL LENGTH covered patio. Features include NO STEPS ANYWHERE, WINE ROOM, FULL WET BAR, OFFICE w/PRIVATE ENTRANCE, & the best plumb/light FIXTURES you will find. THIS GEM HAS EVERY OPTION IMAGINEABLE & MORE. Visit the pics & CLICK ON THE 3D INTERACTIVE FLOOR PLAN IN THE PICTURES TO WALK THROUGH THE HOME. Check out the document section for a list of options & upgrades. Las Sendas a Premiere Master Planned Community

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 6 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extnded Lngth Garage; Golf Cart Garage; Over Height Garage; RV Gate; Separate Strge Area Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s); Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area; Built-in BBQ; Other (See Remarks) Features: 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; 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; Near Bus Stop; Transportation Svcs; Workout Facility Flooring: Stone; Tile; Wood </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Built In Recycling; 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; 2 Master Baths; Tub with Jets; Bidet; Other (See Remarks) Master Bedroom: Split Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Gas Dryer Hookup; Inside Laundry; Other (See Remarks) Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room; Other (See Remarks) Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Library-Blt-in Bkcase; Guest Qtrs-Sep Entrn; Separate Workshop </p>	<p> Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone; Other (See Remarks) Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block; Partial Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Load Controller; Multi-Zones </p>	<p> County Code: Maricopa Legal Description (Abbrev): PINNACLE HILLS AT LAS SENDAS MCR 524-33 AN: 219-17-591 Lot Number: 27 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,505/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional; 1031 Exchange; Trade 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 Miscellaneous: Home Warranty Possession: By Agreement; Close of Escrow </p>

Windows: Sunscreen(s); Dual Pane; Low-E; Tinted; Vinyl Frame			
Accessibility Feat.: Zero-Grade Entry; Hallways 36in+ Wide			

Fees & Homeowner Association Information

HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS	HOA Telephone: 480-357-8780
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HOA 2 Y/N: N //	
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HOA 3 Y/N: //	
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Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 156 / 167 Status Change Date: 03/24/2017 Close of Escrow Date: 03/23/2017 Off Market Date: 02/06/2017	List Price: \$960,000 Sold Price: \$945,000 Sold Price/SqFt: \$239 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: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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Client Report (20)

7227 E SUMMIT TRAIL ST, Mesa, AZ 85207

\$1,100,000

	5542605 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 5,001 / Builder Price/SqFt: \$219.96 Year Built: 2004 Pool: Both Private & Community Encoded Features: 44.5RDXPSAO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 52,459 / County Assessor Apx Lot Size Range: 1 - 1.9 Acres Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: UNK Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas **Directions:** R on Thomas (becomes Eagle Crest) to The Summit on the left*First left on Summit Trail*First home on left*

Public Remarks: *STUNNING CUSTOM ESTATE PRICED TO SELL*Exquisite,highly upgraded&energy efficient*Acre plus,premium,private lot w/mtn views&gorgeous sunsets*Entertainers dream*Perfect for large&intimate parties*Meticulously maintained top to bottom*True Great Room floor plan w/art lighting,wet bar,FP*European kitchen w/Bosch,Viking,Wolf appliances,slab granite,42"Alder cabinets,breakfast room w/bay windows*Frm dining room w/ French doors to private patio*Distinctive Master Retreat w/custom Alder cabinets,FP,sitting room,private exit to garden*Luxurious Spa Master Bath w/jet soaking tub,dual vanities,walk-in shower,custom closets*Resort style botanical grounds&gardens*Salt water heated pool&spa w/fountains/fire bowls* Grand Turbo SS bbcue w/chef station&bar*Expansive covered patio*DON'T MISS THIS HOME!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: Pool - Private; Heated Pool; Variable Speed Pump Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Freetnd Fireplace; Exterior Fireplace; Firepit Property Description: Border Pres/Pub Lnd; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Fire Sprinklers; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane; Mechanical Sun Shds	Kitchen Features: Range/Oven Elec; 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; Bidet 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 Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Full; Pool Yr Updated: 2014; Pool Partial/Full: Partial	Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump; 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 Aval; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): SUMMIT AT LAS SENDAS MCR 559-14 AN: 219-17-929 Lot Number: 49 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$8,557/2015 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

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service	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; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; 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 / /	Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 527 / 409	List Price: \$1,195,000	Special Listing Cond: N/A
Status Change Date: 03/31/2017	Sold Price: \$1,100,000	
Close of Escrow Date: 03/31/2017	Sold Price/SqFt: \$219.96	
Off Market Date: 02/23/2017	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: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and Michele Keith

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