flexmls Web Page 1 of 48

Client View 25 Properties

| | | Price / Status / MLS # | Subdivision | Bedrooms | Bathrooms | Approx SQFT | Pool | List/Sold Price Sqft | | Close of Escrow Date |
|----|--|--|---|----------|-----------|----------------|-----------|----------------------------|-----|----------------------------|
| 1 | | \$287,500 7356 E NORTHRIDGE CIR Mesa, AZ 85207 Closed / 5578238 | GRAYFOX AT LAS SENDAS | 4 | 3 | 2,219 | None | 126.54 / 129.56 | 47 | 06/16/2017 |
| 2 | | \$304,500 7261 E NORLAND ST Mesa, AZ 85207 Closed / 5572812 | TRAILRIDGE AT LAS SENDAS | 4 | 3 | 1,926 | Community | 160.9 / 158.1 | 87 | 06/15/2017 |
| 3 | | \$314,000 3333 N BRIGHTON Mesa, AZ 85207 Closed / 5586049 | LAS SENDAS | 3 | 2 | 1,756 | Community | 178.82 / 178.82 | 76 | 06/22/2017 |
| 4 | | \$316,000 7422 E OASIS ST Mesa, AZ 85207 Closed / 5575226 | LAS SENDAS | 4 | 3 | 2,451 | Community | 132.56 / 128.93 | 61 | 06/09/2017 |
| 5 | | \$317,000 7445 E EAGLE CREST DR 1099 Mesa, AZ 85207 Closed / 5579703 | CACHET AT LAS SENDAS | 3 | 2 | 1,762 | Community | 184.96 / 179.91 | 89 | 06/19/2017 |
| 6 | | \$322,500 3435 N SONORAN HLS Mesa, AZ 85207 Closed / 5580243 | STONELEDGE AT LAS SENDAS | 4 | 3 | 1,911 | Community | 172.63 / 168.76 | 42 | 06/16/2017 |
| 7 | | \$324,900 6855 E PEARL ST Mesa, AZ 85207 Closed / 5574367 | Las Sendas- Vintage Hills | 4 | 3 | 2,475 | Community | 133.29 / 131.27 | 109 | 06/29/2017 |
| 8 | THE STATE OF THE S | \$330,000 3611 N BARRON CIR Mesa, AZ 85207 Closed / 5584247 | ROLLING HILLS AT LAS SENDAS | 3 | 2.5 | 2,150 | Both | 158.13 / 153.49 | 58 | 06/27/2017 |
| 9 | | \$335,000 3322 N Brighton Mesa, AZ 85207 Closed / 5598761 | IRONWOOD PASS UNIT 1 AT LAS SENDAS | 4 | 2.75 | 2,451 | Both | 138.72 / 136.68 | 12 | 06/14/2017 |
| 10 | | \$352,500 2732 N AUGUSTINE ST Mesa, AZ 85207 Closed / 5597358 | TRAILRIDGE AT LAS SENDAS | 4 | 3 | 2,475 | Both | 149.49 / 142.42 | 42 | 06/13/2017 |
| 11 | | \$365,000 3247 N BOULDER CANYON Mesa, AZ 85207 Closed / 5590027 | Las Sendas | 3 | 2 | 2,226 | Community | 168.46 / 163.97 | 53 | 06/02/2017 |
| 12 | | \$399,000 7445 E EAGLE CREST DR 1026 Mesa, AZ 85207 Closed / 5569982 | CACHET AT LAS SENDAS CONDOMINIUM | 3 | 3.5 | 2,585 | Community | 154.35 / 154.35 | 112 | 06/23/2017 |
| 13 | | \$407,000 3060 N RIDGECREST 139 | LAS SENDAS | 4 | 2 | 2,369 | Both | 181.47 / 171.8 | 251 | 06/07/2017 |

flexmls Web Page 2 of 48

| | | Price / Status / MLS # | Subdivision | Bedrooms | Bathrooms | Approx SQFT | Pool | List/Sold Price Sqft | | Close of Escrow Date |
|----|------------------|--|---|----------|-----------|----------------|-----------|----------------------------|-----|----------------------------|
| | | Mesa, AZ 85207 Closed / 5503857 | | | | | | | | |
| 14 | WIE. | \$412,000 3041 N SAWYER ST Mesa, AZ 85207 Closed / 5551163 | DESERT VISTAS UNIT 3 AT LAS SENDAS | 5 | 4 | 3,426 | Community | 119.67 / 120.26 | 158 | 06/29/2017 |
| 15 | | \$440,000 8053 E SANDIA CIR Mesa, AZ 85207 Closed / 5590487 | Las Sendas - Echo Canyon | 4 | 3 | 2,732 | Both | 164.53 / 161.05 | 14 | 06/02/2017 |
| 16 | | \$475,000 7364 E RED HAWK ST Mesa, AZ 85207 Closed / 5596401 | SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD | 4 | 3 | 3,851 | Community | 125.94 / 123.34 | 14 | 06/02/2017 |
| 17 | | \$479,900 3628 N EAGLE CANYON Mesa, AZ 85207 Closed / 5562650 | SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD | 5 | 3 | 3,654 | Both | 132.73 / 131.34 | 234 | 06/30/2017 |
| 18 | | \$499,000 7355 E RED HAWK ST Mesa, AZ 85207 Closed / 5588894 | SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD | 5 | 3 | 3,330 | Both | 160.66 / 149.85 | 236 | 06/16/2017 |
| 19 | THE RES | \$500,000 8010 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 5564818 | LAS SENDAS | 3 | 2.5 | 2,309 | Both | 223.04 / 216.54 | 69 | 06/29/2017 |
| 20 | | \$570,000 3840 N CALISTO CIR Mesa, AZ 85207 Closed / 5573202 | ECHO CANYON PHASE 1 AT LAS SENDAS | 4 | 3 | 3,330 | Both | 178.89 / 171.17 | 65 | 06/06/2017 |
| 21 | | \$573,000 4029 N STONE PEAK CIR Mesa, AZ 85207 Closed / 5577217 | STONECLIFF AT LAS SENDAS MOUNTAIN | 4 | 3 | 2,942 | Both | 199.01 / 194.77 | 54 | 06/16/2017 |
| 22 | | \$575,000 7547 E TORREY POINT ST Mesa, AZ 85207 Closed / 5495124 | LAS SENDAS | 5 | 3.5 | 4,275 | Both | 140.35 / 134.5 | 267 | 06/02/2017 |
| 23 | Name of the last | \$585,000 3606 N BOULDER CANYON ST Mesa, AZ 85207 Closed / 5559368 | LAS SENDAS- Mountain Village | 4 | 3 | 2,942 | Both | 212.44 / 198.84 | 134 | 06/23/2017 |
| 24 | | \$625,000 3762 N AVOCA Mesa, AZ 85207 Closed / 5505719 | Las Sendas | 4 | 4 | 3,831 | Community | 170.97 / 163.14 | 269 | 06/29/2017 |
| 25 | | \$763,000 4157 N HIGHVIEW Mesa, AZ 85207 Closed / 5583384 | LAS SENDAS | 4 | 3.5 | 3,554 | Both | 215.25 / 214.69 | 68 | 06/06/2017 |

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with AM FBS.

customers or clients in any manner whatsoever.

DMCA

flexmls Web Page 3 of 48

Client Report (1)

7356 E NORTHRIDGE CIR, Mesa, AZ 85207

\$287,500 Closed



5578238 Residential

Beds/Baths: 4 / 3
Bedrooms Plus: 4

Approx SqFt: 2,219 / Appraiser Price/SqFt: \$129.56 Year Built: 2002

Pool: None
Encoded Features: 43RO2G2S

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 Bldg Number: High School Dist #: 004 - Mesa Unified

Single Family - Detached

Model:

Hun Block:

High School: Red Mountain High School

Approx Lot SqFt: 7,839 / County Assessor

Subdivision: GRAYFOX AT LAS SENDAS

Apx Lot Size Range: 1 - 7,500

Builder Name: FULTON HOMES

Tax Municipality: Mesa Marketing Name: Planned Cmty Name:

Map Code/Grid: Q42

Cross Streets: POWER & MCDOWELL Directions: EAST TO RIDGECREST, SOUTH TO NORTHRIDGE CIRCLE, EAST TO PROPERTY.

Public Remarks: TAKE A LOOK AT THIS 4 BEDROOM, DEN, 3 BATH HOME LOCATED ON A CUL DE SAC IN A GREAT AREA. TAX RECORDS STATE 1999 SQ FT, PRIOR LISTING STATES 2219 SQ FT PER APPRAISER. HOME IN NEED OF INTERIOR/EXTERIOR PAINT AND CARPET. BUILT IN BBQ IN THE LUSH BACK YARD.

| Master Bedroom | 18 14 | Bedroom 2 | 12 | 10 | Bedroom 3 | 11 | 11 | Bedroom 4 | 11 | 11 | |
|----------------|-------|-----------|----|----|------------|----|----|-------------|----|----|---|
| Den | 14 10 | | | | Kitchen | 13 | 12 | Dining Room | 14 | 12 | i |
| | | | | | Great Room | 17 | 16 | | | | · |

Features Room Details Construction & Utilities County, Tax and Financing Approx SqFt Range: 2,001 - 2,250 Kitchen Features: Range/Oven Elec; Const - Finish: Painted; Stucco County Code: Maricopa Garage Spaces: 2 Disposal; Dishwasher Construction: Frame - Wood Legal Description (Abbrev): LOT Carport Spaces: 0 Master Bathroom: Full Bth Master Roofing: All Tile 126 GRAYFOX AT LAS SENDAS Total Covered Spaces: 2 Bdrm: Separate Shwr & Tub: Double Fencing: Block MCR 052946 Slab Parking Spaces: 2 Cooling: Refrigeration AN: 219-25-594 Sinks Laundry: Inside Laundry Parking Features: Electric Door Heating: Electric Heat Lot Number: 126 Opener Dining Area: Eat-in Kitchen Utilities: SRP; City Gas Town-Range-Section: 1N-7E-6 Pool - Private: No Pool Basement Y/N: N Water: City Water Cty Bk&Pg: Spa: None Sep Den/Office Y/N: N Sewer: Sewer - Public; Sewer in & Horses: N Other Rooms: Great Room Taxes/Yr: \$2,493/2016 Ownership: Fee Simple Fireplace: No Fireplace Energy/Green Feature: Ceiling Fan New Financing: Cash Property Description: Cul-De-Sac (s): Multi-Zones Total Asum Mnth Pmts: \$0 Lot Down Payment: \$0 Landscaping: Desert Front; Grass Back Existing 1st Loan: Treat as Features: Fix-Up Needs Repair Free&Clear Flooring: Carpet; Concrete; Tile Existing 1st Ln Trms: Disclosures: None Possession: Close of Escrow Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400 HOA Prop Man Co Name: First Service Reside HOA Prop Man Co Tele: 480-551-4300 HOA 2 Y/N: N / /

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: Prof Managed

| Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
| Listing Dates | Pricing and Sale Info | Listing Contract Info

CDOM/ADOM: 47 / 47 \$280,800 Special Listing Cond: Lender Owned/REO List Price: 06/17/2017 Status Update: Multiple Offers Recd; REO Apprvl Status Change Date: Sold Price: \$287.500 Sold Price/SqFt: Close of Escrow Date: 06/16/2017 \$129.56 Indicated; Buyer Signed Bnk Add Off Market Date: 05/06/2017 Loan Type: Cash Loan Years: Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N

Listed by: Realty Executives (reax10)

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

DMCA

flexmls Web Page 4 of 48

Client Report (2)

7261 E NORLAND ST, Mesa, AZ 85207

\$304,500 Closed



Residential

Beds/Baths: 4 / 3 **Bedrooms Plus: 5**

5572812

Approx SqFt: 1,926 / County Assessor

Price/SqFt: \$158.1 Year Built: 2008 Pool: Community Only

Encoded Features: 43FRDO2G2S

Exterior Stories: 1 # of Interior Levels: 1

Dwelling Type: Single Family - Detached

Jr. High School: Fremont Junior High School

Dwelling Styles: Detached

Bldg Number: Ele Sch Dist: 004 - Mesa Unified District High School Dist #: 004 - Mesa Unified

Single Family - Detached

Marketing Name:

Planned Cmty Name:

Hun Block: 2700 N

Map Code/Grid: P42

Builder Name: Blandford

SENDAS

Model:

District

Elementary School: Las Sendas Elementary

High School: Red Mountain High School

Approx Lot SqFt: 5,586 / County Assessor Apx Lot Size Range: 1 - 7,500
Subdivision: TRAILRIDGE AT LAS

Tax Municipality: Maricopa - COUNTY

Cross Streets: McDowell Rd and Power Rd Directions: East on McDowell to Ridgecrest, South to Trailridge Gate, West through gate, right on Raven to

Public Remarks: Welcome Home! Located in the highly desirable community of Las Sendas with its great community amenities like parks, pools, walking paths and nice gated neighborhoods, this home is immaculate and ready for move-in. Light and bright with 4 bedrooms and 3 full baths, open great room and a formal dining room. Master is enormous with 2 closets. Nice neutral tile in all the right places and brand new upgraded carpet in all bedrooms and the formal dining room. Interior is freshly painted with designer colors. Back yard has beautiful mature landscaping, a nice covered patio and a BBQ island. This home will not disappoint your buyer!

| lione will not disappoint your buyer: | - | : | | | | | | |
|---|--|--|--|--|--|--|--|--|
| Features | Room Details | Construction & Utilities | County, Tax and Financing | | | | | |
| Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane Accessibility Feat.: Bath Grab Bars; Bath Roll-Under Sink | Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Other Bdrm Split 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: Y Other Rooms: Family Room; Great Room | Unit Style: All on One Level Const - Finish: Painted; Stucco Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Bl Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy/Green Feature: Ceiling (s); Multi-Zones | TRAILRIDGE AT LAS SENDAS MC 824-11 AN: 219-25-772 Lot Number: 85 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,922/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; | | | | | |
| | Fees & Homeowner As | Fees & Homeowner Association Information | | | | | | |
| HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$400 | HOA Name: Las Sendas HOA | | | | | | | |
| HOA 2 Y/N: N / / | | | | | | | | |
| HOA 3 Y/N: / / | | | | | | | | |
| Association Fee Incl: Common Area Assoc Rules/Info: Pets OK (See Rmr (See Rmks); FHA Approved Prjct; VA | ks); NoVsble TrkTrlrRvBt; Rental OK | 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 \$ Com Facilities Distr: N | | | | | |
| Listing Dates | Pricing an | d Sale Info | Listing Contract Info | | | | | |
| CDOM/ADOM: 87 / 87 Status Change Date: 06/15/2017 Close of Escrow Date: 06/15/2017 Off Market Date: 06/04/2017 | Sold Price: \$: Sold Price/SqFt: \$ Loan Type: C Loan Years: 0 | 304,500 158.1 ash vther \$ | Special Listing Cond: N/A | | | | | |

flexmls Web Page 5 of 48

flexmls Web Page 6 of 48

Client Report (3)

3333 N BRIGHTON --, Mesa, AZ 85207

\$314,000 Closed



Residential

Beds/Baths: 3 / 2 Bedrooms Plus: 3

5586049

Approx SqFt: 1,756 / County Assessor Price/SqFt: \$178.81

Year Built: 2002 Pool: Community Only

Encoded Features: 32FRDXO2G2S

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: 5,940 / 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: Morning Dove

Single Family - Detached

Builder Name: BLANDFORD HOMES

Hun Block: 7100 E Map Code/Grid: P42 Bldg Number:

High School Dist #: 004 - Mesa Unified

High School: Red Mountain High School

Cross Streets: Power & Thomas (Eagle Crest) Directions: Take Eagle Crest, go right on Red Mountain then left on Roland through gate. Take right on Boulder Canyon, right on Regina then left on Brighton

Public Remarks: Charming single story upgraded home located in a gated area of the popular golf community of Las Sendas. Kitchen has custom staggered maple cabinets, granite countertops, SS appliances and large island open to the family room with stacked stone appointed gas fireplace. Spacious master bedroom has 2 closets and a remodeled bathroom with dual vanities and huge walk in super shower. Entire house has 20in travertine like porcelain tile, vaulted ceilings and new carpet in all bedrooms. Formal living & dining space also perfect for game room or office. Cozy back yard with beautiful mountain views and covered patio. Walking distance to elementary school & park. Las Sendas is a master planned community that offers a Golf Club, restaurants, fitness center, 2 swimming pools, spa, tennis, volley ball

| | Fees & Homeow | Fees & Homeowner Association Information | | | | | | | |
|---|---|---|---|--|--|--|--|--|--|
| HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 | HOA Name: Las Sendas Commu HOA Prop Man Co Name: First | , | • | ne: 480-357-8780 nn Co Tele: 480-551-4300 | | | | | |
| HOA 2 Y/N: N / / | | | | | | | | | |
| HOA 3 Y/N: / / | | | | | | | | | |
| Association Fee Incl: Common Are Assoc Rules/Info: Pets OK (See Rr | | Rec Center Fee Y/N: Rec Center Fee 2 Y/N | | Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ | | | | | |

| | Clubhouse/Rec Center; | Prof Managed | | Land Lease Fee Y/N: N / PAD Fee Y/N: N / \$0 / | \$0 / | Cap Impv/Impt Fee 2:\$0 \$ | | |
|---|-----------------------|--------------|---------------------|---|---------------|----------------------------|--|--|
| | Listing Dates | | Pricing an | d Sale Info | | Listing Contract Info | | |
| 1 | CDOM/ADOM: | 76 / 77 | List Price: \$3 | 314,000 | Special Listi | ing Cond: N/A | | |
| 1 | Status Change Date: | 06/23/2017 | Sold Price: \$3 | 314,000 | | | | |
| | Close of Escrow Date: | 06/22/2017 | Sold Price/SqFt: \$ | 178.82 | | | | |

Off Market Date: 06/20/2017 Loan Type: Conventional

Loan Years:

flexmls Web Page 7 of 48

Payment Type: Fixe Buyr Concess to Sell: 0 \$ Fixed Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Seller Assist - A

Listed by: Club Realty (club21)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 8 of 48

Client Report (4)

7422 E OASIS ST, Mesa, AZ 85207

\$316,000 Closed

5575226 Residential Single Family - Detached

Beds/Baths: 4 / 3 Bedrooms Plus: 5

Approx SqFt: 2,451 / County Assessor

Price/SqFt: \$128.92 Year Built: 1999 Pool: Community Only

Encoded Features: 43RDO3G3S

Exterior Stories: 2

of Interior Levels: 2 Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

School

Jr. High School: Fremont Junior High School

Approx Lot SqFt: 7,388 / 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: Golden Eagle

Builder Name: Blandford Homes

Hun Block:

Map Code/Grid: P42 Bldg Number:

High School Dist #: 004 - Mesa Unified

High School: Red Mountain High School

Cross Streets: Power & McDowell Directions: East on McDowell, North on Ridgecrest, first right into Silverhawke gate, straight thru gate to home on left

Public Remarks: Fantastic home in the gorgeous Las Sendas Community. This Golden Eagle floorplan is the most popular in the neighborhood. Light, Bright and Open features; NEW Real wood flooring ,is beautiful! The Home has one bedroom and bath downstairs and 3 more bedrooms and a loft upstairs. Other features are custom paint thruout, large master bedroom balcony, A great north facing back yard with covered patio, Spacious bedroom sizes. Huge picture window in the Kitchen overlooks the lush landscaped back yard. Kitchen is upgraded with Black cabinets, granite counters and stainless steel appliances. The Las Sendas master planned community has many pools, tennis courts,fitness ctr, spa, hiking and biking trails,walking paths,parks, basketball & more. VivintSolar system makes home amazingly energy efficient.

| - | | | |
|--|---|---|--|
| Features | Room Details | Construction & Utilities | County, Tax and Financing |
| Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area Features: Vaulted Ceiling(s) 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; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane | Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs 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: Loft | Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas; Oth Elec (See Rmrks) Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Solar Panels; Ceiling Fan(s); Other (See Remarks) | County Code: Maricopa Legal Description (Abbrev): LOT 325 IRONWOOD PASS UNIT 4 AT LAS SENDAS MCR 046201 AN: 219-19-581 Lot Number: 325 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,450/2016 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 A | ssociation Information | |
| HOA Y/N: Y / \$333 / Quarterly | HOA Name: Las Sendas Community | | elephone: 480-357-8780 |
| HOA Transfer Fee: \$0 | HOA Prop Man Co Name: First Service | | |
| LICA O V/NI- NI / / | | | |

HOA 2 Y/N: N / / HOA 3 Y/N: / /

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Club, Membership Opt; Prof Managed; None

Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /

Rec Center Fee Y/N: Y / \$125 /

Ttl Mthly Fee Equiv: \$236 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

| Listin | ng Dates | Pricing | and Sale Info | Listing Contract Info |
|-----------------------|------------|------------------|---------------|---------------------------|
| CDOM/ADOM: | 61 / 61 | List Price: | \$324,900 | Special Listing Cond: N/A |
| Status Change Date: | 06/10/2017 | Sold Price: | \$316,000 | |
| Close of Escrow Date: | 06/09/2017 | Sold Price/SqFt: | \$128.93 | |
| Off Market Date: | 05/14/2017 | Loan Type: | Conventional | |
| | | Loan Years: | 30 | |
| | | Payment Type: | Fixed | |

flexmls Web Page 9 of 48

Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$
Closing Cost Split: Nor Normal - N Listed by: Keller Williams Integrity First (kwif01)

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 10 of 48

Client Report (5)

7445 E EAGLE CREST DR 1099, Mesa, AZ 85207

\$317,000Closed



5579703 Residential
Beds/Baths: 3 / 2
Bedrooms Plus: 3
Approx SqFt: 1,762 / Builder
Price/SqFt: \$179.9
Year Built: 2002
Pool: Community Only
Encoded Features: 32RDX2G
Exterior Stories: 1

Encoded Features: 32RDX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached Ele Sch Dist: 004 - Mesa Unified District

Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School Bldg Number: High School Dist #: 004 - Mesa Unified

Approx Lot SqFt: 1,672 / County Assessor

Townhouse

Tax Municipality: Mesa

Builder Name: Cachet

Map Code/Grid: P42

Model:

Hun Block:

Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS

Marketing Name: Planned Cmty Name: Las Sendas

High School: Red Mountain High School

Cross Streets: Power/Thomas Directions: East on Thomas, which turns into Eagle Crest Dr, continue to Cachet at Las Sendas on right. Go through gates and turn right, follow to back of neighborhood to unit 1099 on left

Public Remarks: Don't miss this exquisite town home in the beautiful, gated community of Cachet @ Las Sendas. This split floor plan features 3 bedrooms, 2 bathrooms, great room, & 2 car garage. Stunning upgrades include: Quartz counter tops in kitchen and bathrooms, 18 inch tile, French doors in den/bedroom, newer hot water heater, HVAC, refrigerator, dishwasher, R/O unit, raised commodes, storage cabinets and workbench in garage! The private backyard enjoys tranquil views of an open greenbelt area, sun-screened patio and mature shrubbery. Cachet at Las Sendas features a pool, spa, and workbench facility. Additionally, the community of Las Sendas offers 2 pools, 2 spas, 6 tennis courts, volleyball & basketball courts, parks, trails, The Trailhead Members Club, nationally recognized Las Sendas Golf Club &more!

Features Room Details Construction & Utilities County, Tax and Financing Approx SqFt Range: 1,601 - 1,800 Kitchen Features: Cook Top Elec; Const - Finish: Painted; Stucco; County Code: Maricopa Garage Spaces: 2 Disposal; Dishwasher; Built-in Brick Trim/Veneer Legal Description (Abbrev): LOT Carport Spaces: 0 Microwave; Refrigerator; Reverse Construction: Frame - Wood 1099 CACHET AT LAS SENDAS Total Covered Spaces: 2 Osmosis; Wall Oven(s); Pantry; Non-Roofing: All Tile CONDOMINIUM MCR 052505 AN: 219-17-706 Slab Parking Spaces: 0 laminate Counter, Kitchen Island Fencing: View/Wrought Iron Cooling: Refrigeration Parking Features: Attch'd Gar Master Bathroom: Full Bth Master Lot Number: 1099 Town-Range-Section: 2N-7E-30 Cabinets; Dir Entry frm Garage; Bdrm; Separate Shwr & Tub; Double Heating: Electric Heat Plumbing: Gas Hot Water Heater Electric Door Opener Sinks: Private Toilet Room Cty Bk&Pg: Pool - Private: No Pool Master Bedroom: Split Utilities: SRP Plat: Spa: None Additional Bedroom: Separate Bdrm Water: City Water Taxes/Yr: \$2,020/2016 Horses: N Exit; Mstr Bdr Walkin Clst Sewer: Sewer - Public Ownership: Fee Simple Fireplace: 1 Fireplace; Fireplace Laundry: Wshr/Dry HookUp Only; Services: City Services New Financing: Cash; Conventional Family Rm; Gas Fireplace Inside Laundry Technology: Cable TV Avail; Total Asum Mnth Pmts: \$0 Property Description: Border Dining Area: Formal; Eat-in Kitchen; HighSpd Intrnt Aval; Security Sys Down Payment: \$0 Pres/Pub Lnd; North/South Exposure Breakfast Bar; Dining in LR/GR Owned Existing 1st Loan: Treat as Landscaping: Desert Front; Desert Basement Y/N: N Energy/Green Feature: Ceiling Fan Free&Clear Back; Yrd Wtring Sys Front; Yrd Sep Den/Office Y/N: N Existing 1st Ln Trms: Wtring Sys Back, Auto Timer H2O Disclosures: Seller Disc Avail Front; Auto Timer H2O Back Possession: Close of Escrow Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys
Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane Fees & Homeowner Association Information HOA Y/N: Y / \$173 / Monthly HOA Name: Cachet at Las Sendas HOA Telephone: 480-829-7400 HOA Transfer Fee: \$0 HOA Prop Man Co Name: PMG Services HOA Prop Man Co Tele: 480-829-7400 HOA 2 Y/N: Y / \$363 / Quarterly HOA 2 Name: Las Sendas HOA HOA 2 Telephone: 480-357-8780 HOA 2 Transfer Fee: \$400 HOA2 Prp Man Co Name: First Service Res HOA2 Prp Man Co Tele: 480-357-8780 HOA 3 Y/N: N / / Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Rec Center Fee Y/N: N / / Ttl Mthly Fee Equiv: \$294 Rec Center Fee 2 Y/N: N / / Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint Cap Imprv/Impact Fee: \$ 0 \$ Assoc Rules/Info: Prof Managed 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:
 89 / 89
 List Price:
 \$325,900
 Special Listing Cond: N/A

 Status Change Date:
 06/20/2017
 Sold Price:
 \$317,000

 Close of Escrow Date:
 06/19/2017
 Sold Price/SqFt:
 \$179.91

flexmls Web Page 11 of 48

Loan Type: Loan Years: Off Market Date: 06/20/2017 Cash Payment Type: Othe
Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Norr Other Normal - N Listed by: HomeSmart (cril11)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 12 of 48

Client Report (6)

3435 N SONORAN HLS, Mesa, AZ 85207

\$322,500Closed



5580243 Residential Single Family - Detached

Beds/Baths: 4 / 3 Bedrooms Plus: 4

Approx SqFt: 1,911 / County Assessor Price/SqFt: \$168.75

Year Built: 2006
Pool: Community Only

Encoded Features: 43FRQO2G2S

Exterior Stories: 1
of Interior Levels: 1

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Map Code/Grid: P42 Bldg Number:

High School Dist #: 004 - Mesa Unified

Model: Tuscan Builder Name: Blandford

Hun Block: 7000 E

SENDAS

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

Jr. High School: Fremont Junior High School

District **High School:** Red Mountain High School

Approx Lot SqFt: 6,547 / County Assessor

Apx Lot Size Range: 1 - 7,500 Subdivision: STONELEDGE AT LAS

Marketing Name: Las Sendas

Planned Cmty Name: Las Sendas

Tax Municipality: Mesa

Cross Streets: Power and Eagle Crest (Thomas) Directions: East of Power on Eagle Crest (Thomas). Right on Red Mountain. Right into Stoneledge. 1/4 mile. No Sign.

Public Remarks: Cul de sac corner lot. Garage extended 4 ft. Side yard has 8 ft. wall with privacy for storage. Backs to common area. 2 bedrooms have double doors. Walk to tennis, park and pool. Office/bedroom with private entrance. Master bedrm has 12x7 walk in closet instead of 5th bedroom. Fidelity home warranty. Lush upper Sonoran desert, 8' doors through out, side service door in garage, 42" upper cabinets, 3 operable windows in two of the bathrooms, built in refrigerator, large center island in kitchen, windows in garage door, two swim centers.

| Master Bedroom | 16 | 13 | Bedroom 2 | 12 | 11 | Bedroom 3 | 12 | 12 | Bedroom 4 11 11 | |
|----------------|----|----|-----------|----|----|------------|----|----|-----------------|--|
| | | | | | | Kitchen | 16 | 15 | | |
| | | | | | | Great Room | 18 | 14 | | |
| | | | | | | Garage 1 | 24 | 19 | | |

Room Details **Construction & Utilities Features** County, Tax and Financing Approx SqFt Range: 1,801 - 2,000 Kitchen Features: Range/Oven Gas; Architecture: Santa Barbara/Tuscan County Code: Maricopa Garage Spaces: 2 Cook Top Gas; Disposal; Dishwasher; Const - Finish: Painted; Stucco; Legal Description (Abbrev): LOT 37 STONELEDGE AT LAS SENDAS Carport Spaces: 0 Built-in Microwave: Refrigerator: Stone Total Covered Spaces: 2 Pantry; Granite Countertops; Kitchen Construction: Frame - Wood MCR 071550 Slab Parking Spaces: 2 Roofing: All Tile Fencing: View/Wrought Iron; Block AN: 219-19-784 Island Parking Features: Dir Entry frm Master Bathroom: Full Bth Master Lot Number: 37 Cooling: Refrigeration; Garage; Electric Door Opener; Bdrm; Separate Shwr & Tub; Double Town-Range-Section: 2N-7E-31 Extnded Lngth Garage; Over Height Sinks; Private Toilet Room Programmable Thmstat Cty Bk&Pg: Master Bedroom: Not Split Heating: Electric Heat Plat: Garage Pool - Private: No Pool Additional Bedroom: Separate Bdrm Plumbing: Gas Hot Water Heater Taxes/Yr: \$2,126.87/2016 Spa: None Exit; Mstr Bdr Walkin Clst Utilities: SRP; City Gas Ownership: Fee Simple Horses: N Laundry: Washer Included; Dryer Water: City Water New Financing: Cash; VA; FHA; Sewer: Sewer - Public; Sewer in & Fireplace: No Fireplace Included; Inside Laundry Conventional Dining Area: Breakfast Bar; Dining in Property Description: Cul-De-Sac Cnctd Total Asum Mnth Pmts: \$0 Lot; Corner Lot; City Light View(s); LR/GR; Dining in FR Services: City Services Total Encumbrance: \$256,000 Basement Y/N: N Technology: 3+ Exist Tele Lines; Down Payment: \$0 Mountain View(s); North/South Sep Den/Office Y/N: N Exposure; Borders Common Area Cable TV Avail; HighSpd Intrnt Aval Existing 1st Loan: Conventional; Other Rooms: Family Room; Great Landscaping: Gravel/Stone Front; Energy/Green Feature: Ceiling Fan Treat as Free&Clear Gravel/Stone Back; Desert Front; Room; Guest Qtrs-Sep Entrn (s) Existing 1st Ln Trms: Non Desert Back; Yrd Wtring Sys Front; Assumable Yrd Wtring Sys Back; Auto Timer H2O Disclosures: Seller Disc Avail; Front, Auto Timer H2O Back Agency Discl Req Exterior Features: Patio; Covered Miscellaneous: Home Warranty Patio(s); Private Street(s); Pvt Yrd Possession: Close of Escrow (s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Near Bus Stop

Fees & Homeowner Association Information

HOA Y/N: Y / \$332 / Quarterly
HOA Transfer Fee: \$400

HOA 2 Y/N: N / /

HOA 3 Y/N: / /

Association Fee Incl: Common Area Maint; Street Maint

Fees & Homeowner Association Information

HOA Telephone: 480-551-4304

Association Fee Incl: Common Area Maint; Street Maint

Flooring: Carpet; Tile

Rec Center Fee 2 Y/N: N / /

Ttl Mthly Fee Equiv: \$110.67 Cap Imprv/Impact Fee: \$ 0 \$ flexmls Web Page 13 of 48

| | s OK (See Rmrks); NoVsble /Rec Center; Club, Members t; Prof Managed | | Land Lease Fee Y/N: N / PAD Fee Y/N: N // | / Cap Impv/Impt Fee 2:\$ | 0 \$ | | |
|--|--|---|---|-----------------------------------|------|--|--|
| Listin | ng Dates | Pricing | and Sale Info | Listing Contract Info | | | |
| Status Change Date: Close of Escrow Date: | 06/17/2017 06/16/2017 05/05/2017 | List Price: Sold Price: Sold Price/SqFt: Loan Type: Loan Years: Payment Type: Buyr Concess to Sell: Sellr Concess to Buy: Closing Cost Split: | | Special Listing Cond: Owner/Agent | | | |
| Listed by: Brian R Teske | e (tesk01) | | | | | | |

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and

AM

flexmls Web Page 14 of 48

Client Report (7)

6855 E PEARL ST, Mesa, AZ 85207

\$324,900 Closed



Residential Single Family - Detached

Beds/Baths: 4 / 3 Bedrooms Plus: 5

5574367

Approx SqFt: 2,475 / County Assessor

Price/SqFt: \$131.27 Year Built: 2006 Pool: Community Only

Encoded Features: 43FRDO3G3S

Exterior Stories: 2 # of Interior Levels: 2

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

Jr. High School: Fremont Junior High School

Builder Name: Blandford Hun Block: 6900 E Map Code/Grid: P42

Approx Lot SqFt: 5,583 / County Assessor

Subdivision: Las Sendas- Vintage Hills

Bldg Number:

Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas

Apx Lot Size Range: 1 - 7,500

Tax Municipality: Mesa

Model: Resident 6

High School Dist #: 004 - Mesa Unified

High School: Red Mountain High School

Cross Streets: Power and Thomas Directions: 202 E. to Power, North to Thomas, East to Red Mountain (past school), Right on Portia, Left on N Sonoran Hills, Right on Pearl to property. Property on Left- No sign in yard

Public Remarks: Come see this highly upgraded 4 bed with Loft, 3 bath Blandford home in the very desirable master planned community of Las Sendas! Amazing curb appeal offers a 3 car garage, stone façade plus a paver driveway & courtyard that leads to an amazing interior. An inviting raised entry, formal living & dining room offer soaring ceilings & view of the second floor. A huge great room is adjacent to the gourmet kitchen which features granite counters, large island, breakfast nook, upgraded maple cabinets, JennAir stainless steel appliances (including gas stove/ oven) & pantry. Downstairs also features a separate guest bedroom and full bathroom. The second story offers two bedrooms with jack & jill bathroom, a custom loft & a large master bedroom with a stunning master bath that features a separate

Features Room Details Construction & Utilities County, Tax and Financing Kitchen Features: Range/Oven Gas; Approx SqFt Range: 2,251 - 2,500 Architecture: Santa Barbara/Tuscan County Code: Maricopa Garage Spaces: 3 Disposal; Dishwasher; Built-in Architect: Blandford Legal Description (Abbrev): Carport Spaces: 0 Microwave; Refrigerator; Pantry; Const - Finish: Painted; Stucco; VINTAGE HILLS AT LAS SENDAS Total Covered Spaces: 3 Granite Countertops; Kitchen Island Brick Trim/Veneer AN: 219-19-845 Slab Parking Spaces: 3 Master Bathroom: Full Bth Master Construction: Frame - Wood Lot Number: 51 Pool - Private: No Pool Bdrm; Separate Shwr & Tub; Double Roofing: All Tile Town-Range-Section: 02N-07E-31 Fencing: View/Wrought Iron; Block Spa: None Cty Bk&Pg: Sinks Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Master Bedroom: Upstairs Plat: Horses: N Additional Bedroom: Other Bdrm Fireplace: No Fireplace Taxes/Yr: \$2,212/2016 Property Description: Mountain Dwnstrs; Mstr Bdr Walkin Clst Ownership: Fee Simple View(s); North/South Exposure Laundry: Wshr/Dry HookUp Only; New Financing: Cash; VA; Landscaping: Desert Front; Desert Inside Laundry Water: City Water Conventional Total Asum Mnth Pmts: \$0 Back; Grass Back; Yrd Wtring Sys Dining Area: Formal; Eat-in Kitchen; Sewer: Sewer - Public Front; Yrd Wtring Sys Back Breakfast Bar Services: City Services Down Payment: \$0 Exterior Features: Patio; Covered Basement Y/N: N Technology: Cable TV Avail; Existing 1st Loan: Treat as Patio(s); Pvt Yrd(s)/Crtyrd(s); Sep Den/Office Y/N: N HighSpd Intrnt Aval Free&Clear Childrens Play Area Features: Vaulted Ceiling(s); Water Other Rooms: Family Room; Great Energy/Green Feature: Ceiling Fan Existing 1st Ln Trms: Non (s); Multi-Zones Room; Loft Assumable Softener Owned; Soft Water Loop Items Updated: Plmbg Yr Updated: Disclosures: Seller Disc Avail; Community Features: 2016; Plmbg Partial/Full: Partial; Agency Discl Req Possession: Close of Escrow Biking/Walking Path; Children's Ht/Cool Yr Updated: 2016; Ht/Cool Playgrnd; Clubhouse/Rec Room; Partial/Full: Partial Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community, Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane Fees & Homeowner Association Information HOA Y/N: Y / \$330 / Quarterly HOA Name: Las Sendas HOA Telephone: 480-829-7400 HOA Transfer Fee: \$155

HOA 2 Y/N: N / / HOA 3 Y/N: / /

Association Fee Incl: Common Area Maint

Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed

Rec Center Fee Y/N: Y / \$100 /

Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /

Ttl Mthly Fee Equiv: \$210 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ Com Facilities Distr: N

Listing Dates Listing Contract Info Pricing and Sale Info CDOM/ADOM: 109 / 110 List Price: \$329,900 Special Listing Cond: N/A Status Change Date: Sold Price: 06/30/2017 \$324,900 Close of Escrow Date: 06/29/2017 Sold Price/SqFt: \$131.27 Off Market Date: 06/30/2017 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 4,000 \$

flexmls Web Page 15 of 48

| Closing Cost Split: Seller Assist - A |
| Listed by: DPR Realty LLC (dvpt03)
| Prepared by Chris and Michele Keith | DND2 (D o N of D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with AM | OND2 is confidential. Some of the data in any manner whatsoever. | OND | OND

flexmls Web Page 16 of 48

Client Report (8)

3611 N BARRON CIR, Mesa, AZ 85207

\$330,000 Closed



5584247 Residential Single Family - Detached

Beds/Baths: 3 / 2.5 Bedrooms Plus: 4

Approx SqFt: 2,150 / County Assessor

Price/SqFt: \$153.48 Year Built: 1999

Pool: Both Private & Community Encoded Features: 32.5FRPO2G

Exterior Stories: 2

of Interior Levels: 2

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: ROLLING HILLS AT LAS SENDAS

Tax Municipality: Mesa

Marketing Name: BEAUTIFUL. GATED.

PRIVATE

Planned Cmty Name: Las Sendas

Model: NIGHŤHAWK Builder Name: Blandford Hun Block: 3000 N Map Code/Grid: P42

Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

School Jr. High School: Fremont Junior High School High School Dist #: 004 - Mesa Unified

District

High School: Red Mountain High School

Cross Streets: Power & Thomas/Eagle Crest Directions: East on Eagle Crest 1.7 miles, South on Mountain Ridge, East on E. Sierra Morena St, South on Barron Circle to property on left

Public Remarks: CAPTIVATING, UPGRADED HOME w/ heated pool on private lot in beautiful, upscale Las Sendas! This remarkable house is just as exciting outside as inside. The open living area provides comfortable seating with abundant natural light and beautiful tile floors. The adjacent dining area is well lit and provides ideal space for formal dining and your favorite cuisine. Large and striking kitchen with granite counter tops accommodates multiple chefs and offers a bar and in-kitchen dining. Kitchen opens into expansive family room with cozy seating for many. Upstairs bedrooms include a master suite with private balcony and stunning mountain views. Master bath features double sinks, garden tub, and large walk-in glass and tile shower. Both additional...

Features Room Details **Construction & Utilities** County, Tax and Financing Approx SqFt Range: 2,001 - 2,250 Kitchen Features: Range/Oven Gas; Architecture: Ranch County Code: Maricopa Garage Spaces: 2 Disposal; Dishwasher; Built-in Const - Finish: Painted; Stucco Legal Description (Abbrev): LOT Carport Spaces: 0 Microwave; Pantry; Granite Construction: Frame - Wood 436 ROLLING HILLS AT LAS Total Covered Spaces: 2 Countertops Roofing: All Tile SENDAS MCR 047207 AN: 219-20-060 Slab Parking Spaces: 0 Master Bathroom: Full Bth Master Fencing: View/Wrought Iron; Block Parking Features: Electric Door Cooling: Refrigeration Bdrm; Separate Shwr & Tub; Double Lot Number: 436 Heating: Electric Heat Town-Range-Section: 2N-7E-29 Opener Sinks Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Laundry: Wshr/Dry HookUp Only; Pool - Private: Pool - Private; Heated Cty Bk&Pg: Plat: Pool; Variable Speed Pump Inside Laundry Dining Area: Dining in FR Spa: None Water: City Water Taxes/Yr: \$2,891/2016 Horses: N Basement Y/N: N Sewer: Sewer - Public Ownership: Fee Simple Fireplace: Firepit; No Fireplace Sep Den/Office Y/N: N Services: City Services New Financing: Cash; VA; FHA; Property Description: Cul-De-Sac Other Rooms: Family Room; Loft Conventional Lot; Mountain View(s); Borders Items Updated: Floor Yr Updated: Total Asum Mnth Pmts: \$0 Common Area 2011; Floor Partial/Full: Full; Ht/Cool Down Payment: \$0 Existing 1st Loan: Treat as Landscaping: Desert Front; Desert Yr Updated: 2015; Ht/Cool Partial/Full: Back; Irrigation Front; Irrigation Back Full; Bath(s) Yr Updated: 2015; Bath Free&Clear Exterior Features: Patio; Covered (s) Partial/Full: Partial; Pool Yr Existing 1st Ln Trms: Patio(s); Balcony/Deck(s) Ùpdated: 2013; Pool Partial/Full: Disclosures: Seller Disc Avail; Features: Vaulted Ceiling(s); 9+ Flat Partial Agency Discl Req Ceilings; Water Softener Owned; Possession: Close of Escrow Furnished(See Rmrks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s) Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Name: Las Sendas HOA Telephone: 480-357-8780 HOA Transfer Fee: \$155 HOA 2 Y/N: N / / HOA 3 Y/N: / /

Association Fee Incl: Common Area Maint; Street Maint; Other (See

Assoc Rules/Info: Clubhouse/Rec Center; Other (See Remarks)

Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /

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 Special Listing Cond: FIRPTA may apply CDOM/ADOM: 58 / 58 List Price: \$339,990 Status Change Date: 06/28/2017 Sold Price: \$330,000 Sold Price/SqFt: Close of Escrow Date: 06/27/2017 \$153.49 Off Market Date: 05/29/2017 Loan Type: Conventional Loan Years:

flexmls Web Page 17 of 48

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

Listed by: Carvalho Real Estate (creg001)

Prepared by Chris and
Michele Keith DND

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 18 of 48

Client Report (9)

3322 N Brighton --, Mesa, AZ 85207

\$335,000



5598761 Residential Si

Beds/Baths: 4 / 2.75 Bedrooms Plus: 5

Approx SqFt: 2,451 / County Assessor Price/SqFt: \$136.67

Year Built: 2002

Pool: Both Private & Community Encoded Features: 42.75FRDXPO3G3S

Exterior Stories: 2 # of Interior Levels: 2

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas

Elementary School

Jr. High School: Shepherd Junior High
School

Single Family - Detached Closed

Approx Lot SqFt: 5,940 / County Assessor
Apx Lot Size Range: 1 - 7,500

Subdivision: IRONWOOD PASS UNIT 1 AT

LAS SENDAS **Tax Municipality:** Mesa

Marketing Name: Tapestry Mountain Planned Cmty Name: Las Sendad

Model: Golden Eagle Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:

High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Eagle Crest (Thomas) Directions: East on Eagle Crest, First Right onto Red Mountain Rd, First Left on Roland (Tapestry Mountain) thru gate, Right on N Boulder Canyon follow around to Brighton

Public Remarks: Now's your chance to live in the Award Winning gated community of Las Sendas. This home is ready for you. Perfectly located near the Las Sendas Elementary, tennis courts, community pool, parks, soccer field, ball field, basketball court and trails you'll enjoy sunsets and city lights too! Entertaining at home will be a delight with a cooks kitchen. Plenty of work space, a pantry, gas stove or cook outside on the built in grill. Take the night off and enjoy dinner at the famous Bogey's Patio where the food and live music will be enjoyed by all. Nearby in the Tonto National forest you can Hike, fish, bike, canoe, or boat in the Salt River or Saguaro Lake or Canyon Lake.

| Master Bedroom | x x Bedroom 2 | хх | Bedroom 3 | х | х | Bedroom 4 | х | х | х |
|----------------|---------------|----|-----------|---|---|-------------|---|---|---|
| | Family Room | хх | Kitchen | Х | Х | Dining Room | Х | Х | |
| | Loft | хх | | | | | | | |

Features Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private; Play 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: Gravel/Stone Front; Gravel/Stone Back; 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); Private Street(s); Built-in

Yrd Wtring Sys Back; Auto Timer H2O
Front; Auto Timer H2O Back
Exterior Features: Patio; Covered
Patio(s); Private Street(s); Built-in
BBQ
Features: Vaulted Ceiling(s); 9+ Flat
Ceilings; Water Softener Owned; Soft
Water Loop
Community Features:
Biking/Walking Path; Children's
Playgrnd; Clubhouse/Rec Room;

Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane

HOA 2 Y/N: N / /

Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd;

Room Details

Kitchen Features: Range/Oven Gas; Disposal; Built-in Microwave; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double

Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only;

Inside Laundry

Dining Area: Formal; Eat-in Kitchen;

Dining in LR/GR
Basement Y/N: N
Sep Den/Office Y/N: N

Other Rooms: Family Room; Loft

Construction & Utilities

Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial 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: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan

(s); Multi-Zones

County, Tax and Financing

County Code: Maricopa Legal Description (Abbrev): IRONWOOD PASS UNIT 1 AT LAS SENDAS MCR 576-20

AN: 219-19-678 Lot Number: 19

Town-Range-Section: 2N-7E-31

Cty Bk&Pg:

Taxes/Yr: \$3,260/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA;

Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Total Encumbrance: \$335,000 Down Payment: \$0

Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable

Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 HOA Prop Man Co Name

HOA Prop Man Co Name: First Service Res

HOA Pres Man Co Tale: 480-55

HOA Prop Man Co Tele: 480-551-4300

Association Fee Incl: Common Area Maint: Street Maint

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed

Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 / Annually Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

http://armls.flexmls.com/cgi-bin/mainmenu.cgi?cmd=srv+srch_rs/print.html&printSelectio... 9/14/2017

flexmls Web Page 19 of 48

| Listii | ng Dates | Pricing | and Sale Info | Listing Contract Info |
|--------------------------|-------------------------|------------------------------|-------------------|---------------------------|
| CDOM/ADOM: | 12 / 12 | List Price: | \$340,000 | Special Listing Cond: N/A |
| Status Change Date: | 06/15/2017 | Sold Price: | \$335,000 | - |
| Close of Escrow Date: | 06/14/2017 | Sold Price/SqFt: | \$136.68 | |
| Off Market Date: | 05/13/2017 | Loan Type: | VA | |
| | | Loan Years: | 30 | |
| | | Payment Type: | Fixed | |
| | | Buyr Concess to Sell: | 0\$ | |
| | | Sellr Concess to Buy: | 2 % | |
| | | Closing Cost Split: | Seller Assist - A | |
| Listed by: Century 21-To | owne & Country (matt01) | | | |

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS. DMCA

flexmls Web Page 20 of 48

Client Report (10)

2732 N AUGUSTINE ST, Mesa, AZ 85207

\$352,500



5597358 Residential Single Family - Detached Closed Beds/Baths: 4 / 3 Approx Lot SqFt: 5,221 / County Assessor **Bedrooms Plus: 5** Apx Lot Size Range: 1 - 7,500 Subdivision: TRAILRIDGE AT LAS Approx SqFt: 2,475 / County Assessor Price/SqFt: \$142.42 SENDAS Tax Municipality: Maricopa - COUNTY Year Built: 2007 Marketing Name:

Pool: Both Private & Community Encoded Features: 43FRDPO3G3S Exterior Stories: 2

of Interior Levels: 2

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

Jr. High School: Fremont Junior High School

Bldg Number: High School Dist #: 004 - Mesa Unified

District

Model:

Hun Block:

Planned Cmty Name:

Map Code/Grid: Q42

Builder Name: Blandford

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: Welcome to Affordable Luxury! You are going to love this 4 bedroom 3 bath home with loft that has lots of modern finishes & amenities. The kitchen is equipped with a gas oven and range, built-in microwave, pantry, stainless steel appliances, granite countertops and kitchen island. The master bedroom has a master bathroom and walk-in closet. Master bath has separate shower and soaking tub with dual vanities. The backyard is large with tons of great features to include covered balcony overlooking the pool, beautiful grass area and outdoor kitchen with built in BBQ. If you love to be outside this is the house for you! Don't wait until it's too late schedule your appointment today!

| Features | Room Details | Construction & Utilities | County, Tax and Financing | | |
|---|---|---|--|--|--|
| Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Front; Desert Front; Desert Back; Synthetic Grass Back Exterior Features: Patio; | Kitchen Features: Range/Oven Gas; Cook Top Gas; Gas Stub for Range; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Master Bedroom: Upstairs Laundry: Washer Included; Dryer Included Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft | Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS; SRP Water: City Water Sewer: Sewer - Public | County Code: Maricopa Legal Description (Abbrev): LOT 22 TRAILRIDGE AT LAS SENDAS MCR 082411 AN: 219-25-709 Lot Number: 22 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,299/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow | | |
| | Fees & Homeowner A | ssociation Information | | | |
| HOA Y/N: Y / \$110.88 / Monthly HOA Transfer Fee: \$332.64 | | | | | |

| - | | rees a nomeowner association information | | | | | | |
|-----|---|--|-------------------------|------|--|--|--|--|
| - 1 | HOA Y/N: Y / \$110.88 / Monthly HOA Transfer Fee: \$332.64 | HOA Name: Las Sendas | HOA Telephone: 480-357- | 3780 | | | | |
| | HOA 2 Y/N: N / / | | | | | | | |
| | HOA 3 Y/N: / / | | | | | | | |
| - 1 | | | | | | | | |

| Association Fee Incl: Common Area Maint | Rec Center Fee Y/N: N / / | Ttl Mthly Fee Equiv: \$110.88 |
|---|-----------------------------|-------------------------------|
| Assoc Rules/Info: 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 / / | |

| Listii | Listing Dates | | Pricing and Sale Info | |
|-----------------------|---------------|-----------------------|-----------------------|---------------------------|
| CDOM/ADOM: | 42 / 48 | List Price: | \$370,000 | Special Listing Cond: N/A |
| Status Change Date: | 06/14/2017 | Sold Price: | \$352,500 | |
| Close of Escrow Date: | 06/13/2017 | Sold Price/SqFt: | \$142.42 | |
| Off Market Date: | 06/09/2017 | 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: HomeSmart (cril01)

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

DMCA

flexmls Web Page 21 of 48

Client Report (11)

3247 N BOULDER CANYON --, Mesa, AZ 85207

\$365,000 Closed



5590027 Residential Single Family - Detached

Beds/Baths: 3 / 2 **Bedrooms Plus: 3**

Approx SqFt: 2,226 / County Assessor

Price/SqFt: \$163.97 Year Built: 1998 Pool: Community Only

Encoded Features: 32RDO2.5G Exterior Stories: 1

of Interior Levels: 1

Dwelling Type: Single Family - Detached Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District

Elementary School: Las Sendas Elementary School

Jr. High School: Fremont Junior High School

Approx Lot SqFt: 8,133 / County Assessor Apx Lot Size Range: 7,501 - 10,000

Subdivision: Las Sendas Tax Municipality: Mesa

Marketing Name: Planned Cmty Name: Las Sendas

Model:

Builder Name: Blandford **Hun Block:** Map Code/Grid: P42 **Bldg Number:**

High School Dist #: 004 - Mesa Unified

High School: Red Mountain High School

Cross Streets: POWER AND THOMAS Directions: E on Thomas/Eaglecrest, R on Red Mountain, Left on Quartz L on Boulder Canyon to home on left

Public Remarks: This beautiful single story home nestled in the prestigious gated golf community of Las Sendas sits on a premium golf course lot. Meticulously maintained by original owners as their second home. 3 Bed, 2 Bath, 2.5 Car Garage ready for your golf cart. Bright, open and spacious split floor plan w/soaring vaulted ceilings and expansive windows to frame the stunning views. Formal Dining*huge Great Room*Kitchen w/Granite Island and Breakfast Nook. Elegant Bay Windows in Master & Breakfast Nook. Relax in your tranquil backyard overlooking the award winning golf course or enjoy the majestic mountain views and shimmering sunsets from your view deck. Las Sendas offers a golf course*2 pools*tennis courts*parks and much more. Close to freeway, just 25 minutes Sky Harbor, 20 minutes Scottsdale

Features Room Details **Construction & Utilities** County, Tax and Financing Approx SqFt Range: 2,251 - 2,500 Kitchen Features: Cook Top Gas; County Code: Maricopa Architecture: Ranch Garage Spaces: 2.5 Disposal; Dishwasher; Built-in Const - Finish: Painted; Stucco Legal Description (Abbrev): LOT 23 Carport Spaces: 0 Microwave; Refrigerator; Reverse Construction: Frame - Wood DESERT VISTAS UNIT 1 AT LAS Total Covered Spaces: 2.5 Osmosis; Pantry; Kitchen Island Roofing: All Tile SENDAS AMD MCR 045138 Slab Parking Spaces: 0 Master Bathroom: Full Bth Master Fencing: View/Wrought Iron; Block AN: 219-19-433 Parking Features: Attch'd Gar Cooling: Refrigeration Bdrm; Separate Shwr & Tub; Double Lot Number: 23 Sinks; Private Toilet Room; Tub with Cabinets; Electric Door Opener; Heating: Electric Heat Town-Range-Section: 2N-7E-31 Utilities: SRP; City Gas Water: City Water Extnded Lngth Garage Cty Bk&Pg: Jets Pool - Private: No Pool Master Bedroom: Split Plat: Additional Bedroom: Other Bdrm Spa: None Sewer: Sewer - Public Taxes/Yr: \$3,276/2016 Split; Mstr Bdr Walkin Clst Services: City Services Ownership: Fee Simple Horses: N Fireplace: No Fireplace Laundry: Washer Included; Dryer Technology: 3+ Exist Tele Lines; New Financing: Cash; VA; FHA Property Description: Golf Course Included Cable TV Avail; HighSpd Intrnt Aval Total Asum Mnth Pmts: \$0 Lot; Mountain View(s); North/South Dining Area: Formal; Eat-in Kitchen; Energy/Green Feature: Ceiling Fan Down Payment: \$0 Breakfast Bar Existing 1st Loan: Treat as Exposure Landscaping: Gravel/Stone Front; Basement Y/N: N Free&Clear Gravel/Stone Back; Desert Front; Sep Den/Office Y/N: N Existing 1st Ln Trms: Non Desert Back; Yrd Wtring Sys Front; Assumable Other Rooms: Great Room Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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 Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Linoleum; Tile Windows: Sunscreen(s); Dual Pane Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Name: Las Sendas HOA Telephone: 480-357-8780 HOA Transfer Fee: \$155 HOA Prop Man Co Tele: 480-357-7687 HOA Prop Man Co Name: First Service Res. HOA 2 Y/N: N / / HOA 3 Y/N: / /

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks)

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 Contract Info **Listing Dates** Pricing and Sale Info CDOM/ADOM: 53 / 53 \$375,000 Special Listing Cond: N/A List Price: Status Change Date: 06/05/2017 Sold Price: \$365,000 Close of Escrow Date: 06/02/2017 Sold Price/SqFt: \$163.97 Off Market Date: 06/05/2017 Loan Type: Conventional

flexmls Web Page 22 of 48

| | Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N | |
|-------------------------------------|---|--|
| Listed by: KOR Properties (korp001) | | |

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 23 of 48

Client Report (12)

7445 E EAGLE CREST DR 1026, Mesa, AZ 85207

\$399,000 Closed



5569982 Residential

Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,585 / Builder Price/SqFt: \$154.35

Year Built: 2001 Pool: Community Only

Encoded Features: 33.5RDXO2G

Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Attached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School

Jr. High School: Fremont Junior High School

Map Code/Grid: P42 Bldg Number: 9 High School Dist #: 004 - Mesa Unified District

High School: Red Mountain High School

Townhouse

Apx Lot Size Range: 1 - 7,500

Marketing Name: Las Sendas

Builder Name: Cachet Homes

Planned Cmty Name: Las Sendas

CONDOMINIUM Tax Municipality: Mesa

Model: The Regal

Hun Block:

Approx Lot SqFt: 136 / County Assessor

Subdivision: CACHET AT LAS SENDAS

Cross Streets: Power Rd & Eagle Crest Drive Directions: Drive East on Eagle Crest for about 1 mile, Turn Right at "The Cachet" gate entrance, stay to the right and look for building 9

Public Remarks: Premium lot with spectacular views in gated resort community! Highly upgraded and model perfect. Dual Master Suites(one on main floor and one on second floor) with double sinks, separate tub and shower, and walk in closets. Downstairs master opens to secluded patio, beautiful landscaped yard and desert views. Upstairs Master has a balcony that overlooks the city lights, mountain views, breathtaking sunsets and a peak at the 9th green of the Las Sendas Golf Course. Huge third bedroom with double doors adjacent to third full bath. Relaxing Loft area with lots of natural light and adjoining small balcony with mountain views. Gourmet kitchen with granite tile counter tops, glass top cooking, wall oven and microwave,

Master Bedroom 15' 14' Bedroom 2 Bedroom 3

Sinks; 2 Master Baths

Downstairs

Walkin Clst

Master Bedroom: Upstairs;

Included; Inside Laundry

Sep Den/Office Y/N: Y

Basement Y/N: N

Additional Bedroom: 2 Master

Laundry: Washer Included; Dryer

Dining Area: Formal; Eat-in Kitchen

Room Details Kitchen Features: Range/Oven Elec;

Cook Top Elec; Disposal; Dishwasher

Built-in Microwave; Refrigerator;

Pantry; Granite Countertops; Non-

laminate Counter; Kitchen Island

Master Bathroom: Full Bth Master

Bdrm; Separate Shwr & Tub; Double

Bdrms; Separate Bdrm Exit; Mstr Bdr

Construction & Utilities Architecture: Santa Barbara/Tuscan Unit Style: Two Levels; Two Common Walls

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; City Gas

Water: City Water Sewer: Sewer - Public

Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan

(s)

County, Tax and Financing

Legal Description (Abbrev): LOT 1026 CACHET AT LAS SENDAS CONDOMINIUM MCR 052505

AN: 219-17-633 Lot Number: 1026

County Code: Maricopa

Town-Range-Section: 2N-7E-30

Cty Bk&Pg: Plat:

Taxes/Yr: \$2,585/2016 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

Features

Approx SqFt Range: 2,501 - 2,750

Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener;

Shared Driveway Pool - Private: No Pool

Spa: None Horses: N

Fireplace: 1 Fireplace; Fireplace

Living Rm

Property Description: City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash, Borders Common Area Landscaping: Desert Back

Exterior Features: Covered Patio(s); Balcony/Deck(s)

Features: Vaulted Ceiling(s); 9+ Flat

Ceilings

Community Features:

Biking/Walking Path; 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: Sunscreen(s); Dual Pane;

Tinted

Fees & Homeowner Association Information

HOA Y/N: Y / \$186 / Monthly HOA Telephone: 480-829-7400 HOA Name: Cachet @ Las Sendas HOA Transfer Fee: \$160 HOA Prop Man Co Name: PMG **HOA Prop Man Co Tele:** 480-829-7400

HOA 2 Y/N: Y / \$332.64 / Quarterly HOA 2 Transfer Fee: \$155

HOA 2 Name: Las Sendas

HOA 2 Telephone: 480-357-8780

Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Pest Control; Front Yard Maint; Common Area Maint;

HOA 3 Y/N: N / /

Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed

Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /

Ttl Mthly Fee Equiv: \$296.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

Pricing and Sale Info Listing Contract Info **Listing Dates** CDOM/ADOM: 112 / 112 List Price: \$399,000 Special Listing Cond: N/A Status Change Date: 06/24/2017 Sold Price: \$399,000

flexmls Web Page 24 of 48

Listed by: Revelation Real Estate (wsrr01)

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

DMCA

flexmls Web Page 25 of 48

Client Report (13)

3060 N RIDGECREST -- 139, Mesa, AZ 85207

\$407,000 Closed



5503857 Residential Single Family - Detached

Beds/Baths: 4 / 2 Bedrooms Plus: 4

Approx SqFt: 2,369 / County Assessor Price/SqFt: \$171.8

Year Built: 1997

Pool: Both Private & Community Encoded Features: 42FRDXP3G3S

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

Jr. High School: Fremont Junior High School

Approx Lot SqFt: 8,546 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas

Model: Builder Name: Blandford Homes

Hun Block: Map Code/Grid: P42 Bldg Number:

High School Dist #: 004 - Mesa Unified

High School: Red Mountain High School

Cross Streets: Power & McDowell Directions: Head East on McDowell, North on Ridgecrest to Desert Vista Gate on left. Go through gate and stay on this road as it curves to the right, home #139 will be on the left-hand side.

Public Remarks: Wonderful 4 Bed 2 Bath home nestled in the gated Desert Vistas section of Las Sendas! Boasting a solar heated pool, built-in gas BBQ, outdoor gas fireplace, and stunning views of Red Mountain, Las Sendas golf course, sparkling city lights, and sunsets this home makes outdoor living easy! This single level home features a formal living and dining room, vaulted ceilings, gas fireplace, neutral paint and tile flooring, security system, RV gate, extended 3 car garage, water treatment system, and more! Kitchen boasts 42 inch cabinets, gas stove and an extended island that opens to the family room for easy entertaining! Double doors lead into the master bedroom which includes a full master bathroom with a large walk-in closet, double sinks, separate shower & tub.

| Features | Room Details | Construction & Utilities | County, Tax and Financing | |
|--|--------------------------|--|---|--|
| Garage; Electric Door Opener; Extnded Lngth Garage; RV Gate Pool - Private: Pool - Private; Solar Thermal Sys Spa: None Horses: N | | Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: All Tile; Concrete 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; HighSpd Intrnt Aval; Security Sys Owned | County Code: Maricopa Legal Description (Abbrev): DESERT VISTAS UNIT 2 AT LAS SENDAS MCR 410-17 AN: 219-19-337 Lot Number: 139 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,782/2015 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 A | ssociation Information | | |
| HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 | HOA Name: Las Sendas HOA | HOA Telephone: | 480-357-8780 o Tele: 480-551-4300 | |

| | 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: 4 HOA Prop Man Co | 80-357-8780 Tele: 480-551-4300 | | | |
| HOA 2 Y/N: N / / | | | | | | |
| HOA 3 Y/N: / / | | | | | | |
| According Eas Incl. Common Ara | Noint Pos | Contor Eco V/N: N// | Ttl Mthly Eco Equity \$110.00 | | | |

| Association Fee Incl: Common Area Maint | Rec Center Fee Y/N: N / / | Ttl Mt |
|---|-----------------------------|--------|
| Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK | Rec Center Fee 2 Y/N: N / / | Cap Ir |
| (See Rmks); Prof Managed | Land Lease Fee Y/N: N / / | Cap Ir |

PAD Fee Y/N: N / /

Ithly Fee Equiv: \$110.88 Imprv/Impact Fee: \$ 0 \$ Impv/Impt Fee 2:\$0 \$

| Listin | ng Dates | Pricing and Sale Info | | Listing Contract Info |
|-----------------------|------------|-----------------------|--------------|---------------------------|
| CDOM/ADOM: | 251 / 251 | List Price: | \$429,900 | Special Listing Cond: N/A |
| Status Change Date: | 06/07/2017 | Sold Price: | \$407,000 | |
| Close of Escrow Date: | 06/07/2017 | Sold Price/SqFt: | \$171.8 | |
| Off Market Date: | 06/07/2017 | Loan Type: | Conventional | |
| | | Loan Years: | 30 | |

flexmls Web Page 26 of 48

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

Listed by: Elpis Real Estate Boutique (ereb001)

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 27 of 48

Client Report (14)

3041 N SAWYER ST, Mesa, AZ 85207

\$412,000



5551163 Residential Beds/Baths: 5 / 4 Bedrooms Plus: 5

Approx SqFt: 3,426 / County Assessor

Price/SqFt: \$120.26 Year Built: 1999 Pool: Community Only

Encoded Features: 54FRD3G3S

Exterior Stories: 2 # of Interior Levels: 2

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

Single Family - Detached Closed Approx Lot SqFt: 12,575 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: DESERT VISTAS UNIT 3 AT LAS

Tax Municipality: Maricopa - CITY

Marketing Name:
Planned Cmty Name: Las Sendas

Model: Saquaro Builder Name: Blandford Hun Block: Map Code/Grid: P42

Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell Directions: McDowell east to RidgeCrest. North to Portia St. (2nd Rt, Terraces gate)Enter Gate, immediate right turn on

Public Remarks: \$50,000 UNDER VALUE! Built In EQUITY HERE. The Terraces is a premier gated community in Las Sendas! Las Sendas offers 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, Extended patio with mountain views. On oversized lot with distance from neighbors. Incredible kitchen, Upgraded cabinets with granite, built in Sub-zero refrigerator. Encounter nature on the gorgeous walking trails, meet your neighbors at the community parks and events, golf or simply stay inside and enjoy the beauty and serenity this home offers. Enjoy nearby dining, convenient shopping, golf, scenic drives and lakes and commute anywhere in the valley via the 202 Freew

Room Details **Construction & Utilities** County, Tax and Financing **Features Approx SqFt Range:** 3,001 - 3,500 Kitchen Features: Cook Top Gas; Architecture: Contemporary County Code: Maricopa Garage Spaces: 3 Disposal; Dishwasher; Built-in Unit Style: Two Levels Legal Description (Abbrev): Const - Finish: Stucco DESERT VISTAS UNIT 3 AT LAS Carport Spaces: 0 Microwave; Refrigerator; Wall Oven (s); Granite Countertops; Kitchen Construction: Frame - Wood SENDAS MCR 460-25 Total Covered Spaces: 3 Slab Parking Spaces: 3 AN: 219-19-506 Roofing: All Tile Island Parking Features: Electric Door Fencing: Block Master Bathroom: Full Bth Master Lot Number: 240 Opener; Extnded Lngth Garage; RV Town-Range-Section: 2N-7E-31 Bdrm; Separate Shwr & Tub; Double Cooling: Refrigeration Cty Bk&Pg: Gate; RV Parking Heating: Electric Heat Sinks: Private Toilet Room Pool - Private: No Pool Utilities: SRP; City Electric; City Gas Master Bedroom: Upstairs Plat: Taxes/Yr: \$3,058/2015 Spa: None Additional Bedroom: Other Bdrm Water: City Water Horses: N Sewer: Sewer - Public Ownership: Fee Simple Fireplace: No Fireplace Laundry: Wshr/Dry HookUp Only Energy/Green Feature: Ceiling Fan New Financing: Cash; VA; Property Description: Mountain Dining Area: Formal; Eat-in Kitchen; (s); Multi-Zones Conventional View(s); North/South Exposure Breakfast Bar; Dining in LR/GR Total Asum Mnth Pmts: \$0 Landscaping: Desert Front; Yrd Basement Y/N: N Down Payment: \$0 Existing 1st Loan: FHA; VA; Wtring Sys Front; Yrd Wtring Sys Sep Den/Office Y/N: N Back Other Rooms: Family Room Conventional Exterior Features: Covered Patio(s); Existing 1st Ln Trms: Balcony/Deck(s) Disclosures: Seller Disc Avail; Features: Central Vacuum; Water Agency Discl Req Softener Owned Possession: Close of Escrow 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; Low-E Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Name: Las Sendas HOA Telephone: 480-357-8780 HOA Transfer Fee: \$155 HOA Prop Man Co Name: First Service 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: 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 / /

| Listi | ng Dates | Pricing and Sale Info | | Listing Contract Info |
|-----------------------|------------|-----------------------|--------------|---------------------------|
| CDOM/ADOM: | 158 / 158 | List Price: | \$409,988 | Special Listing Cond: N/A |
| Status Change Date: | 06/29/2017 | Sold Price: | \$412,000 | |
| Close of Escrow Date: | 06/29/2017 | Sold Price/SqFt: | \$120.26 | |
| Off Market Date: | 05/03/2017 | Loan Type: | Conventional | |
| | | Loan Years: | 30 | |

flexmls Web Page 28 of 48

Payment Type: Fixed
Buyr Concess to Sell: 0 %
Sellr Concess to Buy: 2 %
Closing Cost Split: Seller Assist - A

Listed by: Devstar Realty (devr01)

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 29 of 48

Client Report (15)

8053 E SANDIA CIR, Mesa, AZ 85207

\$440,000 Closed



5590487 Residential Single Family - Detached

Beds/Baths: 4/3 **Bedrooms Plus: 5**

Approx SqFt: 2,732 / County Assessor Price/SqFt: \$161.05

Year Built: 2001

Pool: Both Private & Community Encoded Features: 43FRDXPO3G

Exterior Stories: 2 # of Interior Levels: 2

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

Jr. High School: Fremont Junior High School

High School Dist #: 004 - Mesa Unified

Approx Lot SqFt: 11,978 / County

Marketing Name: Echo Canyon

Planned Cmty Name: Las Sendas

Builder Name: Blandford Homes

Tax Municipality: Mesa

Map Code/Grid: P42 Bldg Number:

Apx Lot Size Range: 10,001 - 12,500

Subdivision: Las Sendas - Echo Canyon

District

Model:

Hun Block:

Assessor

High School: Red Mountain High School

Cross Streets: Power & Eagle Crest Directions: East on Eagle Crest, Left on 80th Street, Right at Echo Canyon Subdivision, Right on Ladera, Left on Sandia Circle to home

Public Remarks: This home has it all!! Gorgeous Las Sendas home located on an oversized premium cul-de-sac lot with city light and mountains views. This 4 BR/3 bath home is upgraded with silestone countertops, stainless steel appliances, new carpeting and paint throughout, plantation shutters oversized 3 car garage and more. The large Master Bedroom also has an adjacent office that could be used for the 5th bedroom. For your guests there is a bedroom and full bath on the first floor. Now to the backyard, it's like having a resort in your backyard. There is a large pool, table in the water, slide and grotto waterfall. There also is a fireplace, built in BBQ and a large grassy area for the kids and dogs. This is a must see!!! Las Sendas offers a clubhouse, restaurant, pool tennis, golf and more!!

Features Room Details **Construction & Utilities** County, Tax and Financing Approx SqFt Range: 2,501 - 2,750 Kitchen Features: Range/Oven Gas; Const - Finish: Painted; Stucco County Code: Maricopa Garage Spaces: 3 Cook Top Gas; Disposal; Dishwasher, Construction: Frame - Wood Legal Description (Abbrev): LOT 18 Carport Spaces: 0 Built-in Microwave; Pantry; Granite Roofing: All Tile ECHO CANYON PHASE 1 ÁT LAS Total Covered Spaces: 3 Countertops; Kitchen Island Fencing: View/Wrought Iron; Block SENDAS MCR 054538 Cooling: Refrigeration AN: 219-18-372 Slab Parking Spaces: 0 Master Bathroom: Full Bth Master Heating: Gas Heat Utilities: SRP; City Gas Pool - Private: Pool - Private; Fenced Bdrm; Separate Shwr & Tub; Double Lot Number: 18 Town-Range-Section: 2N-7E-29 Pool Sinks Water: City Water Spa: None Master Bedroom: Upstairs Cty Bk&Pg: Plat: Additional Bedroom: Other Bdrm Horses: N Sewer: Sewer - Public Fireplace: 1 Fireplace; Gas Fireplace Dwnstrs; Mstr Bdr Walkin Clst; Othr Technology: 3+ Exist Tele Lines; Taxes/Yr: \$3,472/2016 Property Description: Cul-De-Sac Bdr Walkin Clst Cable TV Avail; HighSpd Intrnt Aval Ownership: Fee Simple Lot; City Light View(s); Mountain View Laundry: Wshr/Dry HookUp Only; New Financing: Cash; Conventional (s); Adjacent to Wash Inside Laundry Total Asum Mnth Pmts: \$0 Landscaping: Desert Front; Desert Dining Area: Formal; Eat-in Kitchen Down Payment: \$0 Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Basement Y/N: N Existing 1st Loan: Conventional Existing 1st Ln Trms: Sep Den/Office Y/N: N Timer H2O Front; Auto Timer H2O Other Rooms: Family Room; Loft Disclosures: Seller Disc Avail; Back Items Updated: Floor Yr Updated: Agency Discl Req Possession: Close of Escrow Exterior Features: Patio; Covered 2017; Floor Partial/Full: Partial Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile; Wood Windows: Sunscreen(s) Fees & Homeowner Association Information HOA Y/N: Y / \$332 / Quarterly

HOA Name: Las Sendas HOA Telephone: 480-357-8780 HOA Transfer Fee: \$155 HOA 2 Y/N: N / / HOA 3 Y/N: / /

Association Fee Incl: Common Area Maint

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof

Managed

Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /

Ttl Mthly Fee Equiv: \$110.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

Listing Contract Info **Listing Dates Pricing and Sale Info** CDOM/ADOM: 14 / 15 List Price: \$449,500 Special Listing Cond: N/A \$440,000 Status Change Date: 06/02/2017 Sold Price: Sold Price/SqFt: Close of Escrow Date: 06/02/2017 \$161.05 Off Market Date: 06/01/2017 Loan Type: Cash Loan Years:

flexmls Web Page 30 of 48

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

Listed by: DPR Realty LLC (dvpt03)

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 31 of 48

Client Report (16)

7364 E RED HAWK ST, Mesa, AZ 85207

\$475,000



5596401 Residential Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 3,851 / Owner Price/SqFt: \$123.34

Year Built: 1998 Pool: Community Only

Encoded Features: 43FRDXO3G3S Exterior Stories: 2

of Interior Levels: 2

Dwelling Type: Single Family - Detacher Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District

Elementary School: Las Sendas Elementary School

Jr. High School: Fremont Junior High

Single Family - Detached Closed Approx Lot SqFt: 16,339 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD

Tax Municipality: Mesa

Marketing Name: Boulder Mountain Las Send Planned Cmty Name: LAS SENDAS

Model: Echo Canyon

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 and Thomas Directions: East on Eagle Crest (Thomas), Right on Saddleback, Right on Sonoran Heights. Follow Sonoran Heights to the left to the back of development. Turn right on Red Hawk Street. Property on right.

Public Remarks: Immaculate and move in ready executive home in award winning Las Sendas Golf community. A beautiful flagstone courtyard greets you along with a Grand Entrance w/vaulted ceilings. This home is an entertainers dream with 42' maple cabinets, slab granite counters and Jenn Air appliances. The master beautifully appointed with a 3 way fire place and sitting area. It features a HUGE extended garage with extra storage, 2 NEW TRANE HVAC Units, and is situated at the back of the development on an OVERSIZED corner lot and low drive by traffic. Why maintain a pool? Las Sendas has 2 beautiful heated community pools as well as an athletic club, spa, hiking, tennis courts, playgrounds and much more. New Painted exterior. This home has been meticulously maintained and has beautiful mountain views.

Master Bedroom 24 17 Bedroom 2 13 Bedroom 3 12 Bedroom 4 17 13 Living Room 18 14 20 10 Family Room Kitchen Dining Room 13 13 Den

Features Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Over Height Garage
Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Gas Fireplace

Property Description: Corner Lot; Mountain View(s); Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Balcony/Deck(s);

Private Street(s)

Features: Skylight(s); Vaulted Ceiling (s); Intercom; Water Softener Owned

Community Features:

Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility

Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane

Room Details

Kitchen Features: Cook Top Gas; 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

Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm

Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen;

Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y

Other Rooms: Family Room; Great Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2005; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Full

Construction & Utilities

Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Block; Frame - Wood

Roofing: All Tile Fencing: View/Wrought Iron; Block

Cooling: Refrigeration Heating: Electric Heat

Plumbing: Gas Hot Water Heater Utilities: SRP

Water: City Water Sewer: Sewer - Public

Technology: Pre-Wire Srnd Snd; HighSpd Intrnt Aval; Security Sys

Owned

County, Tax and Financing

County Code: Maricopa Legal Description (Abbrev): LOT

176 SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 045139 AN: 219-17-240

Lot Number: 176

Town-Range-Section: 2N-7E-31

Cty Bk&Pg:

Taxes/Yr: \$3,397.1/2016 Ownership: Fee Simple New Financing: Cash; FHA;

Conventional

Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as

Free&Clear

Existing 1st Ln Trms: Non

Assumable

Disclosures: Seller Disc Avail;

Agency Discl Req

Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$336.52 / Quarterly HOA Telephone: 480-551-4300 HOA Name: Las Sendas HOA Transfer Fee: \$400 HOA 2 Y/N: N / /

Association Fee Incl: Common Area Maint; Street Maint

Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof

Managed

HOA 3 Y/N: / /

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: \$112.17 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ Com Facilities Distr: N

Listing Dates Pricing and Sale Info Listing Contract Info flexmls Web Page 32 of 48

Special Listing Cond: N/A CDOM/ADOM: 14 / 14 List Price: \$485,000 Status Change Date: 06/02/2017 Sold Price: \$475,000 Close of Escrow Date: 06/02/2017 Sold Price/SqFt: \$123.34 Loan Type: Loan Years: Off Market Date: 05/11/2017 Conventional 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N

Listed by: Realty Executives (reax117)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 33 of 48

Client Report (17)

COURSE ON RIGHT

3628 N EAGLE CANYON --, Mesa, AZ 85207

\$479,900 Closed



5562650 Residential Single Family - Detached

Beds/Baths: 5 / 3 **Bedrooms Plus: 5**

Approx SqFt: 3,654 / County Assessor Price/SqFt: \$131.33

Year Built: 1999

Pool: Both Private & Community Encoded Features: 53FRDXPS3G3S

Exterior Stories: 2 # of Interior Levels: 2

Builder Name: Blandford Dwelling Type: Single Family - Detached Hun Block: Map Code/Grid: P42

Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School

Jr. High School: Fremont Junior High

High School: Red Mountain High School

Planned Cmty Name: Las Sendas

Approx Lot SqFt: 10,376 / County Assessor Apx Lot Size Range: 10,001 - 12,500

LAS SENDAS AMD

Model:

Bldg Number:

Subdivision: SONORAN HEIGHTS UNIT 2 AT

Tax Municipality: Mesa
Marketing Name: Las Sendas Sonoran Height

High School Dist #: 004 - Mesa Unified District

Cross Streets: Power and Thomas Directions: NORTH ON POWER TO THOMAS, EAST ON THOMAS INTO LAS SENDAS ONTO EAGLECREST DRIVE. RIGHT ONTO SADDLEBACK. PROCEED ON SADDLEBACK TO GATED COMMUNITY OF BOULDER MOUNTAIN. HOME BACKS TO GOLF

Public Remarks: Premium Mountain Preserve and Golf Course Lot in a gated community with gorgeous views. This home is warm and inviting and as you enter you will find a spacious open floor plan for today's living. The spacious kitchen is great for meal prep and entertaining featuring a gas cook top glass tile backsplash, nice counter tops, and lots of beautiful cabinetry with views from windows. The family room is inviting and just the right size. Enjoy the gas fireplace and the views of the stunning backyard and mountain views. There is one bedroom downstairs with a bathroom for guests or generational living. The master bedroom is over sized and has a deck to enjoy the AZ evenings. Master bathroom has been updated with new plank tile, European glass shower & new fixtures. Oversized secondary b

Room Details Construction & Utilities **Features** County, Tax and Financing Approx SqFt Range: 3,501 - 4,000 Kitchen Features: Range/Oven Gas; Unit Style: Two Levels County Code: Maricopa Const - Finish: Painted; Stucco Legal Description (Abbrev): LOT 87 Garage Spaces: 3 Cook Top Gas; Disposal; Dishwasher Construction: Block; Frame - Wood Carport Spaces: 0 Built-in Microwave; Reverse Osmosis; SONORAN HEIGHTS UNIT 2 AT LAS Total Covered Spaces: 3 Wall Oven(s); Walk-in Pantry; Non-Roofing: All Tile SENDAS AMD MCR 045139 Slab Parking Spaces: 3 laminate Counter; Kitchen Island Fencing: View/Wrought Iron AN: 219-17-151 Cooling: Refrigeration Master Bathroom: Full Bth Master Parking Features: Attch'd Gar Lot Number: 87 Cabinets; Dir Entry frm Garage; Bdrm; Separate Shwr & Tub; Double Heating: Electric Heat Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Electric Door Opener Sinks; Private Toilet Room Plumbing: Gas Hot Water Heater Pool - Private: Pool - Private; Heated Master Bedroom: Upstairs Utilities: City Gas Plat: Pool; Play Pool Additional Bedroom: Other Bdrm Water: City Water Taxes/Yr: \$4,350/2016 Spa: Spa - Private Dwnstrs; Mstr Bdr Walkin Clst; Othr Sewer: Sewer - Public; Septic in & Ownership: Fee Simple New Financing: Cash, VA; Horses: N Bdr Walkin Clst Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; Fireplace: 1 Fireplace; Fireplace Laundry: Wshr/Dry HookUp Only; Conventional Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Family Rm; Gas Fireplace Total Asum Mnth Pmts: \$0 Property Description: Border Pres/Pub Lnd; Golf Course Lot; Down Payment: \$0 Existing 1st Loan: VA, Conventional HighSpd Intrnt Aval; Ntwrk Wrng Multi Mountain View(s) Basement Y/N: N Rms; Security Sys Owned Existing 1st Ln Trms: Non Landscaping: Desert Front; Grass Sep Den/Office Y/N: N Energy/Green Feature: Ceiling Fan Assumable Back; Yrd Wtring Sys Front; Yrd Other Rooms: Family Room (s); Multi-Zones Disclosures: Seller Disc Avail; Wtring Sys Back, Auto Timer H2O Items Updated: Floor Yr Updated: Agency Discl Req Front, Auto Timer H2O Back 2016; Floor Partial/Full: Full; Kitchen Possession: Close of Escrow Exterior Features: Patio; Covered Yr Updated: 2016; Kitchen Partial/Full: Patio(s); Balcony/Deck(s); Storage Full; Bath(s) Yr Updated: 2016; Bath Shed(s); Private Street(s); Misting (s) Partial/Full: Full System; Childrens Play Area Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane

Fees & Homeowner Association Information HOA Y/N: Y / \$332.64 / Quarterly HOA Name: Las Sendas HOA Telephone: 480-357-8780 HOA Transfer Fee: \$155 HOA 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); Clubhouse/Rec Center; Prof Managed

Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /

Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

flexmls Web Page 34 of 48

| Listing Dates | | Pricing | and Sale Info | Listing Contract Info | |
|--|-----------------------------|---|---|---------------------------|--|
| CDOM/ADOM: Status Change Date: Close of Escrow Date: Off Market Date: | 234 / 119 07/01/2017 | List Price: Sold Price: Sold Price/SqFt: Loan Type: Loan Years: Payment Type: Buyr Concess to Sell: Sellr Concess to Buy: | \$485,000 \$479,900 \$131.34 Conventional 30 Fixed 0 \$ | Special Listing Cond: N/A | |
| | | Closing Cost Split: | Normal - N | | |
| Listed by: Kallar William | s Realty Fast Valley (kweyt | 01) | | | |

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS. DMCA

flexmls Web Page 35 of 48

Client Report (18)

HOA Transfer Fee: \$400

HOA 2 Y/N: N / /

7355 E RED HAWK ST, Mesa, AZ 85207

\$499,000 Closed



5588894 Residential Single Family - Detached

Beds/Baths: 5 / 3 Approx Lot SqFt: 10,210 / Coi

Bedrooms Plus: 7 Approx SqFt: 3,330 / County Assessor Price/SqFt: \$149.84

Year Built: 1998
Pool: Both Private & Community
Encoded Features: 53FRDXPO3G

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: 10,210 / County Assessor
Apx Lot Size Range: 10,001 - 12,500
Subdivision: SONORAN HEIGHTS UNIT 2 AT
LAS SENDAS AMD
Tax Municipality: Mesa
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Blandford
Hun Block:
Map Code/Grid: P42

Bldg Number:
High School Dist #: 004 - Mesa Unified District
High School: Red Mountain High School

Cross Streets: N Power Rd & E McDowell Rd Directions: Head east on E McDowell Rd, Turn left on N Ridgecrest, left on N Mountain Ridge, left on E Saddleback St, left on N Eagle Canyon, turns left and becomes E Red Hawk St, Property is on the right.

Public Remarks: Come and see this charming 5 bed, 3 bath property for sale located on Las Sendas golf course! This home features low maintenance desert landscaping, 3 car garage with built-in cabinets, a den, vaulted ceilings, cozy fireplace, and designer paint. The fabulous interior boasts your dream kitchen with everything you need, stainless steel appliances, a pantry, recessed lighting, and a lovely island with centered sink and breakfast bar. Inside the spacious master bedroom you will find private exit, full bath, double sinks, separate tub and step-in shower, and a walk-in closet. This backyard shows the fairway of Hole 13, has a covered patio, paved sitting area with mountain views, and a refreshing blue pool perfect for summer. Don't miss out on this wonderful property. Schedule a showing today!

| Features | Room Details Construction & Utilities | | County, Tax and Financing | | |
|--|--|--|---|--|--|
| Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Golf Course Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile | Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Bonus/Game Room | Unit Style: All on One Level 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 104 SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 045139 AN: 219-17-168 Lot Number: 104 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$5,072/2016 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: Agency Discl Req Possession: Close of Escrow | | |
| Fees & Homeowner Association Information | | | | | |
| HOA Y/N: Y / \$332.64 / Quarterly | HOA Name: LAS SENDAS | HOA Telepho | ne: 480-357-8780 | | |

| HOA Name: LAS SENDAS | HOA Telephone: 480-357-8780 | |
|---|---|--|
| HOA Prop Man Co Name: First Services Resi | HOA Prop Man Co Tele: 480-357-8780 | |
| | | |

| 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: Prof Managed | Rec Center Fee 2 Y/N: N / / | Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ |

PAD Fee Y/N: N / /

| Listin | ng Dates | Pricing | and Sale Info | Listing Contract Info |
|-----------------------|------------|-----------------------|---------------|---------------------------|
| CDOM/ADOM: | 236 / 24 | List Price: | \$535,000 | Special Listing Cond: N/A |
| Status Change Date: | 06/17/2017 | Sold Price: | \$499,000 | |
| Close of Escrow Date: | 06/16/2017 | Sold Price/SqFt: | \$149.85 | |
| Off Market Date: | 05/04/2017 | Loan Type: | VA | |
| | | Loan Years: | 30 | |
| | | Payment Type: | Fixed | |
| | | Buyr Concess to Sell: | 0\$ | |
| | | Sellr Concess to Buy: | 0\$ | |
| | | Closing Cost Split: | Normal - N | |

http://armls.flexmls.com/cgi-bin/mainmenu.cgi?cmd=srv+srch_rs/print.html&printSelectio... 9/14/2017

flexmls Web Page 36 of 48

Listed by: Realty ONE Group (reog14)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS. DMCA

flexmls Web Page 37 of 48

Client Report (19)

8010 E SUGARLOAF CIR, Mesa, AZ 85207

\$500,000 Closed



| 5564818 | Residential | Single Family - Detached

Beds/Baths: 3 / 2.5 Bedrooms Plus: 3

Approx SqFt: 2,309 / County Assessor Price/SqFt: \$216.54

Year Built: 2004

Pool: Both Private & Community **Encoded Features:** 32.5RDXPSO3G

Exterior Stories: 1 # of Interior Levels: 1

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Approx Lot SqFt: 9,662 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas

Model:

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/Eaglecrest Directions: E on Eaglecrest for over a mile, L on Las Sendas Mtn Dr to upper Stonecliff gate go R on Pinnacle Ridge Street and thru gate, take R, L on Highview/ R on Sugarloaf to home at end of cul-de-sac.

Public Remarks: Absolutely beautiful home on elevated oversized cul-de-sac lot that backs to a wide ravine/wash. No homes close behind. View of Red Mountain. Very private and quiet. Upscale backyard. Heated pool/spa, nat'l gas BBQ and firepit. Plantation shutters thruout. Upgraded tile flooring. Commercial kitchen with large island and built-in fridge. Courtyard entry. Owner uses Bedroom 3 as office/guest bedroom—can install closet doors at buyer request. New Trane A/C-large unit. New exterior paint. Furnishings available. 20-25 mins to airports. Convenient to dining, golf, medical, shopping, freeways.

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|---|---|---|
| Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace; Fireplace Living Rm; Gas Fireplace; Firepit Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Built-in BBQ Features: No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Cated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane | Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: 2 Master Bdrms; 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: Great Room Items Updated: Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Partial | Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng One Room; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones | County Code: Maricopa Legal Description (Abbrev): LOT 62 STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 060632 AN: 219-35-113 Lot Number: 62 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,117/2016 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: Agency Discl Req Possession: Close of Escrow |
| | Fees & Homeowner A | ssociation Information | |
| HOA Y/N: Y / \$371.64 / Quarterly | HOA Name: Las Sendas HOA | | a: 480-357-8780 |

Fees & Homeowner Association Information HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$155 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
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK
(See Rmks); Clubhouse/Rec Center; Prof Managed

Rec Center Fee Y/N: N / /
Rec Center Fee 2 Y/N: N / /
Land Lease Fee Y/N: N / /
PAD Fee Y/N: N / /

Ttl Mthly Fee Equiv: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

| Listing Dates | | F | Pricing and Sale Info | Listing Contract Info | | |
|---------------------|------------|-------------|-----------------------|---------------------------|--|--|
| CDOM/ADOM: | 69 / 69 | List Price: | \$515,000 | Special Listing Cond: N/A | | |
| Status Change Date: | 06/30/2017 | Sold Price: | \$500,000 | | | |

flexmls Web Page 38 of 48

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 39 of 48

Client Report (20)

3840 N CALISTO CIR, Mesa, AZ 85207

\$570,000 Closed



5573202 Residential Beds/Baths: 4/3 Bedrooms Plus: 5

Approx SqFt: 3,330 / County Assessor Price/SqFt: \$171.17

Year Built: 2001

Pool: Both Private & Community Encoded Features: 43FRDXPSO3G

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

Apx Lot Size Range: 10,001 - 12,500 Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Galaxy Builder Name: Blandford Homes Hun Block: N Map Code/Grid: P42 Bldg Number:

Approx Lot SqFt: 11,424 / County Assessor

Single Family - Detached

High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: N Power Road at Thomas Road Directions: Heading north on Power Rd, turn east on Thomas Rd/N Ridgecrest Dr. Follow N Ridgecrest approx 2 miles, left on N 80th St, right into Echo Canyon thru gate. Follow N Sienna, third right onto N Calisto

Public Remarks: HIGHLY UPDATED AND IMMACULATE HOME READY FOR MOVE IN! BLANDFORD'S LARGEST SINGLE STORY SONORAN SERIES PLAN, 3330 SF WITH 4 BEDROOMS, LARGE OFFICE/DEN, AND 3 FULL BATHS, FORMAL LIVING ROOM AND DINING ROOM, SPLIT FLOORPLAN, EXTENSIVE TILE AREAS IN FAMILY ROOM AND HALLWAYS. THIS HOME SHOWS LIKE A MODEL! MASTER BATH HAS BEEN FULLY REMODELED, MUST SEE TO BELIEVE! TRAVERTINE FLOORS IN THE OFFICE. WALK IN CLOSETS IN ALL BEDROOMS. 5" BASEBOARDS THROUGHOUT. DACOR STAINLESS STEEL GAS COOKTOP, OVEN AND MICROWAVE, BUILT IN 52 BOTTLE WINE COOLER AND WALK IN PANTRY. THIS OWNER HAS SPARED NO EXPENSE GETTING THIS HOME READY, NEW A/C INSTALLED JUNE 2016, EPOXY GARAGE FLOORS. ON THE EXTERIOR ENJOY A SWIMMING POOL, SPA AND BUILT IN BBQ WITH BEAUTIFUL LANSCAPING ON A QUIET CUL-DE-SAC LOT.

| Master Bedroom | 14 | 15 | Bedroom 2 | 10.5 | 12 | Bedroom 3 | 11.5 | 11.5 | Bedroom 4 | 11 | 12.5 | Living Room | 16.5 | 14 |
|----------------|------|----|-------------|------|----|-----------|------|------|----------------|------|------|-------------|------|----|
| Den | 12.5 | 11 | Family Room | 16 | 22 | | | | Dining Room | 1035 | 12 | | | |
| | | | | | | | | | Breakfast Room | 10 | 12.5 | | | |

Features 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: Pool - Private; Heated Pool; Variable Speed Pump Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Cul-De-Sac Lot Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back, Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Storage Shed(s); Built-in BBQ Features: Skylight(s); Vaulted Ceiling (s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'I Property Use: None Flooring: Carpet; Stone; Tile

Windows: Sunscreen(s); Dual Pane;

Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island

Room Details

Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks: Private Toilet Room

Master Bedroom: Split; Downstairs Additional Bedroom: 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: Y

Other Rooms: Family Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial;

Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2015; Roof Partial/Full: Partial; Bath (s) Yr Updated: 2016; Bath(s) . Partial/Full: Partial

County, Tax and Financing **Construction & Utilities**

Unit Style: All on One Level; No County Code: Maricopa Common Walls

Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile; Reflective

Coating

Fencing: View/Wrought Iron; Block Cooling: Refrigeration;

Programmable Thmstat; HVAC SEER

Rating: 15

Heating: Electric Heat

Plumbing: Gas Hot Water Heater Utilities: City Gas

Water: City Water Sewer: Sewer - Public Services: City Services

Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval;

Security Sys Leased Energy/Green Feature: Ceiling Fan

Legal Description (Abbrev): LOT 70 ECHO CANYON PHASE 1 ÁT LAS

SENDAS MCR 054538 AN: 219-18-424 Lot Number: 70

Town-Range-Section: 2N-7E-29

Cty Bk&Pg: Plat:

Taxes/Yr: \$4,071/2016 Ownership: Fee Simple

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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332 / Quarterly HOA Name: Las Sendas Comm Assn HOA Telephone: 480-551-4300 HOA Transfer Fee: \$400

HOA 2 Y/N: N / / HOA 3 Y/N: / /

Tinted; Vinyl Frame

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed

Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / /

Ttl Mthly Fee Equiv: \$110.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

flexmls Web Page 40 of 48

| | PAD Fee Y/N: N // | | | | | |
|--|---|---|--|---------------------------|--|--|
| Listin | ng Dates | Pricing | and Sale Info | Listing Contract Info | | |
| CDOM/ADOM: Status Change Date: Close of Escrow Date: Off Market Date: | 65 / 65 06/07/2017 06/06/2017 05/14/2017 | List Price: Sold Price: Sold Price/SqFt: Loan Type: Loan Years: Payment Type: Buyr Concess to Sell: Sellr Concess to Buy: Closing Cost Split: | \$570,000 \$171.17 Cash 0 Other 0 % | Special Listing Cond: N/A | | |
| Listed by: American Rea | alty Brokers (amer01) | | | | | |

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS. DMCA

flexmls Web Page 41 of 48

Client Report (21)

4029 N STONE PEAK CIR, Mesa, AZ 85207

\$573,000



5577217 Residential Single Family - Detached

Beds/Baths: 4 / 3 Approx Lot SqFt: 10,033 / 0

Bedrooms Plus: 5 Approx SqFt: 2,942 / County Assessor

Price/SqFt: \$194.76

Year Built: 2005

Pool: Both Private & Community
Encoded Features: 43RXPSO3G

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

Single Family - Detached Closed

Approx Lot SqFt: 10,033 / County Assessor

Apx Lot Size Range: 10,001 - 12,500

Subdivision: STONECLIFF AT LAS SENDAS

MOUNTAIN

Tax Municipality: Mesa
Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas

Model: UPGRADED Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain High School

Cross Streets: Power and Thomas Directions: East all the way around, past golf course, to Las Sendas Mountain Dr. North to 1st Stonecliff gate on your right. Left after the gate to your 2nd cul de sac on your right. House is on the left.

Public Remarks: Pride in Ownership. Shows like a model. Single level, split floor plan, corner cul de sac lot. New paint, new shutters, new security screen doors, updated cabinets, granite counters, backsplach, wine fridge, gated courtyard, and more. See document tab for updates. 1st class everything. 4 bed, 3 baths, + a den. Great floor plan and perfect amount of space. Painting and finishes are all tastefully done and with the times. Competitively priced. Las Sendas is a gated community that offers golf, dining, parks, trails, tennis, basketball, fitness center, and more. Just minutes to shopping, dining, airports, Saguaro Lake, 202, 101, etc. Great neighborhood to call home. Family friednly w/Food Truck Fridays in the park next to the top rated Las Sendas elementary! No place like it! This is a find

Room Details Construction & Utilities County, Tax and Financing **Features** Approx SqFt Range: 2,751 - 3,000 Kitchen Features: Range/Oven Gas; Unit Style: All on One Level; No County Code: Maricopa Garage Spaces: 3 Disposal; Dishwasher; Built-in Common Walls Legal Description (Abbrev): LOT 30 Carport Spaces: 0 Microwave; Refrigerator; Reverse Const - Finish: Painted; Stucco STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 060632 Total Covered Spaces: 3 Osmosis; Wall Oven(s); Granite Construction: Frame - Wood Slab Parking Spaces: 0 Roofing: All Tile Countertops; Kitchen Island AN: 219-35-081 Fencing: Block Parking Features: Attch'd Gar Master Bathroom: Full Bth Master Lot Number: 30 Cooling: Refrigeration Cabinets; Dir Entry frm Garage; Bdrm; Separate Shwr & Tub; Double Town-Range-Section: 2N-7E-29 Sinks; Private Toilet Room Cty Bk&Pg: Electric Door Opener Heating: Gas Heat Pool - Private: Pool - Private; Heated Master Bedroom: Split Plumbing: Gas Hot Water Heater Plat: Taxes/Yr: \$5,016/2016 Additional Bedroom: Other Bdrm Utilities: SRP; City Gas Pool Spa: Spa - Private; Spa - Heated Split; Separate Bdrm Exit; Mstr Bdr Water: City Water Ownership: Fee Simple Horses: N Sewer: Sewer - Public New Financing: Cash; Conventional Walkin Clst Fireplace: 2 Fireplace; Fireplace Laundry: Inside Laundry; Other (See Services: City Services Total Asum Mnth Pmts: \$0 Living Rm; Gas Fireplace; Firepit Remarks) Technology: Cable TV Avail; HighSpd Intrnt Aval Down Payment: \$0 Property Description: Cul-De-Sac Existing 1st Loan: Treat as Dining Area: Breakfast Bar; Dining in Energy/Green Feature: Ceiling Fan Lot; Corner Lot I R/GR Free&Clear Landscaping: Desert Front; Desert Basement Y/N: N (s); Multi-Zones Existing 1st Ln Trms: Back Sep Den/Office Y/N: Y Disclosures: Seller Disc Avail; Exterior Features: Patio; Covered Agency Discl Req Possession: Close of Escrow Features: 9+ Flat Ceilings; 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 Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane Fees & Homeowner Association Information

HOA Y/N: Y / \$371.64 / Quarterly
HOA Transfer Fee: \$155

HOA Telephone: 480-357-8780

HOA 2 Y/N: N / /

Association Fee Incl: Common Area Maint; Street Maint

(See Rmks); Club, Membership Opt; Prof Managed

Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK

HOA 3 Y/N: / /

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

 I: 54 / 54
 List Price: \$585,500
 Special Listing Cond: N/A

 CDOM/ADOM:
 54 / 54
 List Price:
 \$585,500

 Status Change Date:
 06/17/2017
 Sold Price:
 \$573,000

 Close of Escrow Date:
 06/16/2017
 Sold Price/SqFt:
 \$194.77

 Off Market Date:
 06/13/2017
 Loan Type:
 Conventional

flexmls Web Page 42 of 48

Loan Years: Payment Type: Fixed Buyr Concess to Sell: 0\$ Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N Listed by: DPR Realty LLC (dvpt03)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 43 of 48

Client Report (22)

7547 E TORREY POINT ST, Mesa, AZ 85207

\$575,000 Closed



5495124 Residential Single Family - Detached

Beds/Baths: 5 / 3.5 Bedrooms Plus: 7

Approx SqFt: 4,275 / County Assessor

Price/SqFt: \$134.5 Year Built: 2002

Pool: Both Private & Community Encoded Features: 53.5FRDXPSO3G

Exterior Stories: 2

of Interior Levels: 2

Dwelling Type: Single Family - Detached Dwelling Styles: Detached

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

Jr. High School: Fremont Junior High School

Apx Lot Size Range: 12,501 - 15,000

Approx Lot SqFt: 12,695 / County Assessor

Subdivision: LAS SENDAS Tax Municipality: Mesa
Marketing Name: Pinnacle Point Planned Cmty Name: Las Sendas

Model: Desert Legacy Builder Name: Blandford Homes

Hun Block: Map Code/Grid: P42

Bldg Number:

High School Dist #: 004 - Mesa Unified

High School: Red Mountain High School

Cross Streets: Power Road and Thomas Directions: From Power turn right (East) on Eaglecrest. Drive approx 1.5 miles, past golf course, to Desert Gate, Pinnacle Point community, turn right, turn right on E. Torrey Point St. to home on left.

Public Remarks: This former model home exudes charm within it's 4275 sq ft, 5 bedroom, bonus room, and 3.5 baths. It encompasses the finest finishes from it's marble floors, to soaring ceilings, venetian plaster and custom paint touches. The kitchen, which opens to a spacious family room, is complete with granite counters, gourmet gas range, and double oven. But you may want to live in the backyard, with it's fully equipped outdoor kitchen, heated pool and spa, putting green, and covered patio. The large, upstairs bedrooms provide ample space, and you can see the city lights from the master balcony. One of the best buys in the Las Sendas community. You have to see it before it's gone!

HOA Y/N: Y / \$332.64 / Quarterly HOA Name: Las Sendas Community HOA Telephone: 480-357-8780 HOA Transfer Fee: \$155 HOA 2 Y/N: N / / HOA 3 Y/N: / /

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; 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 \$

Pricing and Sale Info Listing Dates Listing Contract Info CDOM/ADOM: \$600,000 267 / 295 List Price: Special Listing Cond: Court Approval Reqd Status Change Date: 06/03/2017 Sold Price: \$575,000 Sold Price/SqFt: Close of Escrow Date: 06/02/2017 \$134.5 Off Market Date: 06/03/2017 Loan Type: Conventional

flexmls Web Page 44 of 48

Loan Years: Payment Type: Other Buyr Concess to Sell: 0\$ Sellr Concess to Buy: 0 \$
Closing Cost Split: Normal - N Listed by: Realty Executives (reax10)

Prepared by Chris and Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and AM FBS.

flexmls Web Page 45 of 48

Client Report (23)

3606 N BOULDER CANYON ST, Mesa, AZ 85207

\$585,000 Closed



5559368 Residential Single Family - Detached

Beds/Baths: 4 / 3 **Bedrooms Plus: 5**

Approx SqFt: 2,942 / County Assessor Price/SqFt: \$198.84

Year Built: 2008

Pool: Both Private & Community Encoded Features: 43RDXPSNO3G3S

Exterior Stories: 1 # of Interior Levels: 1

Dwelling Type: Single Family - Detached

Dwelling Styles: Detached

Approx Lot SqFt: 10,999 / County

Assessor

Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS-Mountain Village

Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas

Model:

Builder Name: Blandford Hun Block: 7200 E Map Code/Grid: P42 Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary

School Jr. High School: Fremont Junior High School High School Dist #: 004 - Mesa Unified

High School: Red Mountain High School

Cross Streets: Power/Thomas (Eaglescrest) Directions: On Power go North to Thomas. Turn east(Rt) on Eagle Crest/Thomas into Las Sendas, follow to Mountain Village entrance on right

Public Remarks: Immaculate home situated on a large lot w/beautiful heated pool/hot tub/water fall & patio w/extended pavers, freestanding BBQ area & artificial grass sunning area. Inside, upgrades abound. Kitchen has been given a face lift w/new paint & stunning backsplash. Entire home repainted inside & out in last 3 yrs & boasts Control-4 home system (see docs tab for replacement cost). Convenient 3 way split floor plan accommodates multiple generations easily. 3 car garage w/storage & work area. Las Sendas is a wonderful community w/multiple amenities & low HOA. A/C service warranty thru 2024. Near shopping, restaurants & outdoor entertainment & hiking/biking, running, & golf. A short drive from Sky Harbor & convenient to multiple highways. Furniture could convey on a seperate bill of sale.

| Master Bedroom | 18'6 18'3 Bedroom 2 | 13'3 | 10'6 | Bedroom 3 | 14 | 11 | Bedroom 4 | 11 | 10 | Office | 14'3 | 11'6 |
|----------------|----------------------------|------|------|------------|------|----|-------------|----|----|--------|------|------|
| | | | | Kitchen | 23'6 | 20 | Dining Room | 14 | 12 | | | |
| | | | | Great Room | 20'6 | 18 | | | | | | |

Features Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 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: 1 Fireplace; Fireplace Living Rm Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd

(s)/Crtyrd(s); Built-in BBQ

Features: Skylight(s); Vaulted Ceiling (s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys; Furnished(See Rmrks)

Community Features:

Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa; Community Spa Htd; Gated

Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane;

Low-E; Tinted Accessibility Feat.: Dr/Access 32in+ Wide; Hallways 36in+ Wide; Hard/Low Nap Floors

Room Details

Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); 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 Master Bedroom: Split

Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer

Included; Inside Laundry **Dining Area:** Formal; Eat-in Kitchen; Breakfast Bar

Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Partial;

Roof Yr Updated: 2012; Roof Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2016; Pool Partial/Full: Partial

Construction & Utilities

Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Construction Status: Complete Spe-

Home Roofing: All Tile Fencing: Block

Cooling: Refrigeration; Programmable Thmstat, Other (See

Remarks)

Heating: Electric Heat; Other (See

Remarks)

Plumbing: Gas Hot Water Heater

Utilities: SRP; City Gas Water: City Water

Sewer: Sewer - Public Services: City Services **Technology:** Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV

Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Smart

Home System

County, Tax and Financing

County Code: Maricopa Legal Description (Abbrev): LOT 28 MOUNTAIN VILLAGE AT LAS

SENDAS MCR 076249 AN: 219-19-911 Lot Number: 28

Town-Range-Section: 2N-7E-30

Cty Bk&Pg: Plat:

Taxes/Yr: \$5,677/2016 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 Rea Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400

HOA Name: Las Sendas HOA

HOA Prop Man Co Name: First Service Reside

HOA Telephone: 480-357-8780

HOA Prop Man Co Tele: 480-551-4300

flexmls Web Page 46 of 48

| HOA 2 Y/N: N / / | | | | | | | |
|--|----------------|-----|--|---------------|---|---------------|--|
| HOA 3 Y/N: / / | | | | | | | |
| Association Fee Incl: Blanket Ins Policy; Common Assoc Rules/Info: Pets OK (See Rmrks); NoVsble (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 / \$0 / Qu | | Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ Com Facilities Distr: N | | |
| Listir | ng Dates | | Pricing a | and Sale Info | Listing Contract Info | | |
| Status Change Date: Close of Escrow Date: | | | Loan Years: Payment Type: Buyr Concess to Sell: Sellr Concess to Buy: | | Special List | ing Cond: N/A | |
| Listed by: RE/MAX Allia | nce Group (rma | 01) | | | | · | |

Prepared by Chris and Michele Keith All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

09/14/2017 11:00 © 2017 ARMLS and FBS. DMCA

flexmls Web Page 47 of 48

Client Report (24)

3762 N AVOCA --, Mesa, AZ 85207

\$625,000Closed



5505719 Residential Single Family - Detached

Beds/Baths: 4 / 4 Bedrooms Plus: 5

Approx SqFt: 3,831 / County Assessor

Price/SqFt: \$163.14 Year Built: 2000 Pool: Community Only

Encoded Features: 44RDXLO3G3S

Exterior Stories: 1 # of Interior Levels: 1

Dwelling Type: Single Family - Detached

Dwelling Styles: Attached

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas Elementary

School

Jr. High School: Fremont Junior High School

Approx Lot SqFt: 15,200 / County

Assessor

Apx Lot Size Range: 15,001 - 18,000 Subdivision: Las Sendas Tax Municipality: Mesa

Marketing Name: Las Sendas
Planned Cmty Name: Las Sendas

Model: Builder Name: Custom

Hun Block: Map Code/Grid: P42 Bldg Number:

High School Dist #: 004 - Mesa Unified

District

High School: Red Mountain High School

Cross Streets: Power & Thomas Directions Directions: East on Thomas (Turns into Eagle Crest), right on Saddleback, left at gate (Sonoran Heights) into "Preserve", right and follow around to home B E A U T I F U L!

Public Remarks: DRASTICALLY REDUCED! MOTIVATED SELLER! OPEN TO A LEASE/PURCHASE!Custom Home is Waiting for You! Located in the "The Preserve" a Gated Enclave of Las Sendas, Your Home is well Appointed with Beautiful Upgrades at Every Turn. Travertine/Carpet Flooring, Gas Fireplace in the Great-Room, Stunning Coffered Ceilings in your Great-Room, Dining & Master add Elegance Entertain in your Open & Inviting Gourmet kitchen with Granite Counters, Island with Utility Sink, Alder Cabinets, Sub-Zero Fridge, Double Ovens and 5-Burner Stove. The Master Retreat has Everything you could ask for! Separate Dual-Sinks, Spa-Like Jetted Tub & Fabulous Oversized Shower! Lush Green Private Backyard Completes your home! Private Gated Community, Community Pool/Spa, Golf Course & Recreation Center make this a MUST SEE!

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|--|--------------------------|--|
| Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Corner Lot Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd | Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s) Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room | | County Code: Maricopa Legal Description (Abbrev): LAS COLINAS AT LAS SENDAS MCR 463-42 AN: 219-17-358 Lot Number: 31 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,015/4799 Ownership: Fee Simple New Financing: Cash; Conventional; Lease Purchase Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Loan: Conventional Existing 1st Loan: Conventional Cashing |
| | Fees & Homeowner A | ssociation Information | ı. |
| HOA Y/N: Y / \$332 / Quarterly | HOA Name: Las Sendas | | one: 480-357-8780 |

| | Fees & Homeowner Association Information | | | | | | |
|---|--|--|--|--|--|--|--|
| HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$400 | HOA Name: Las Sendas HOA Telephone: 480-357-8780 HOA Prop Man Co Name: First Service | | | | | | |
| HOA 2 Y/N: N / / | | | | | | | |
| HOA 3 Y/N: / / | | | | | | | |
| | | | | | | | |

| next o marr | | |
|---|-----------------------------|-------------------------------|
| Association Fee Incl: Common Area Maint | Rec Center Fee Y/N: N / / | Ttl Mthly Fee Equiv: \$110.67 |
| Assoc Rules/Info: 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 Contract Info Listing Dates Pricing and Sale Info CDOM/ADOM: 269 / 270 List Price: \$655,000 Special Listing Cond: N/A Sold Price: Status Change Date: 06/29/2017 \$625,000 Sold Price/SqFt: Close of Escrow Date: 06/29/2017 \$163.14 Off Market Date: 06/29/2017 Loan Type: Conventional Loan Years: 30

flexmls Web Page 48 of 48

| Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N | |
|--|--|
| Glosnig Cost Spiit: Normai - N | |

Listed by: Mavericks Real Estate, LLC (mave01)

Prepared by Chris and Michele
Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

09/14/2017 11:00

AM

DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

AM