







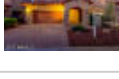

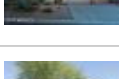



Client View

22 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$227,000 7265 E MELROSE ST Mesa, AZ 85207 Closed / 5606657	WINDSONG AT LAS SENDAS	2	2	1,372	Community	170.04 / 165.45	19	07/05/2017
2		\$228,000 7258 E MANNING ST Mesa, AZ 85207 Closed / 5615418	WINDSONG AT LAS SENDAS	2	2	1,372	Community	167.57 / 166.18	4	07/15/2017
3		\$243,000 7445 E EAGLE CREST DR 2123 Mesa, AZ 85207 Closed / 5592314	CACHET at Las Sendas	3	2	1,810	Community	138.07 / 134.25	261	07/19/2017
4		\$309,000 7234 E TYNDALL ST Mesa, AZ 85207 Closed / 5596983	FEATHERWIND AT LAS SENDAS	3	2	1,571	Community	196.69 / 196.69	67	07/03/2017
5		\$320,000 6938 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 5612470	COBBLESTONE AT LAS SENDAS	3	3	1,926	Community	168.74 / 166.15	26	07/24/2017
6		\$330,000 7609 E WOLF CANYON ST Mesa, AZ 85207 Closed / 5609055	Las Sendas	4	3	2,451	Community	138.68 / 134.64	60	07/20/2017
7		\$335,000 4127 N Starry Pass CIR Mesa, AZ 85207 Closed / 5619419	Las Sendas	4	2	1,811	Both	187.69 / 184.98	38	07/20/2017
8		\$345,000 3419 N Sonoran Hills -- Mesa, AZ 85207 Closed / 5613581	Las Sendas	5	3	2,475	Community	139.39 / 139.39	61	07/31/2017
9		\$347,000 7343 E NORWOOD ST Mesa, AZ 85207 Closed / 5611892	GRAYFOX AT LAS SENDAS	4	2	2,126	Both	169.33 / 163.22	63	07/28/2017
10		\$348,700 7240 E NANCE ST Mesa, AZ 85207 Closed / 5582933	TRAILRIDGE AT LAS SENDAS	4	3	2,835	Community	123 / 123	105	07/31/2017
11		\$350,000 3209 N Boulder Canyon -- Mesa, AZ 85207 Closed / 5464305	Las Sendas - Granite Ridge	5	3	2,732	Both	128.11 / 128.11	21	07/18/2017
12		\$385,000 7633 E SAYAN ST Mesa, AZ 85207 Closed / 5573307	LAS SENDAS	3	2	2,105	Community	184.09 / 182.9	74	07/14/2017
13		\$445,000 7947 E SANDIA CIR Mesa, AZ 85207 Closed / 5614075	Las Sendas	3	2.5	2,413	Both	182.3 / 184.42	3	07/10/2017

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
14		\$455,000 3652 N SONORAN HTS Mesa, AZ 85207 Closed / 5502888	SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD	4	3	3,854	Both	120.65 / 118.06	291	07/14/2017
15		\$485,000 6949 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 5594244	SONORAN HILLS ESTATES	4	2.75	3,655	Both	136.77 / 132.69	360	07/03/2017
16		\$525,000 3829 N STONE GULLY CIR Mesa, AZ 85207 Closed / 5493743	EAGLEFEATHER AT LAS SENDAS	5	3.5	4,275	None	128.63 / 122.81	280	07/10/2017
17		\$529,500 3841 N STONE POINT CIR Mesa, AZ 85207 Closed / 5584825	ECHO CANYON PHASE 1 AT LAS SENDAS	5	3	3,655	Community	144.87 / 144.87	179	07/21/2017
18		\$535,000 7351 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 5628076	Las Sendas	5	3.5	3,249	Both	164.67 / 164.67	0	07/06/2017
19		\$587,000 8258 E TETON CIR Mesa, AZ 85207 Closed / 5594161	STONECLIFF AT LAS SENDAS MOUNTAIN AMD	3	3.5	2,883	Both	206.38 / 203.61	21	07/03/2017
20		\$752,500 4213 N Highview -- Mesa, AZ 85207 Closed / 5582441	Las Sendas	4	2.5	3,730	Both	206.17 / 201.74	90	07/27/2017
21		\$825,000 7928 E RIVERDALE ST Mesa, AZ 85207 Closed / 5494377	LAS SENDAS	3	4.5	3,900	Both	217.69 / 211.54	378	07/10/2017
22		\$1,100,000 4317 N BRIGHTON CIR Mesa, AZ 85207 Closed / 5607743	SUMMIT AT LAS SENDAS	6	5.5	5,400	Both	222.04 / 203.7	46	07/31/2017

Prepared by Chris and Michele Keith


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Client Report (1)

7265 E MELROSE ST, Mesa, AZ 85207

\$227,000

	5606657 Residential Single Family - Detached Closed	
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,372 / County Assessor Price/SqFt: \$165.45 Year Built: 2001 Pool: Community Only Encoded Features: 22RDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,096 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: WINDSONG AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Durango Builder Name: Maracay Homes Hun Block: 7300 E Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: E McDowell Rd & N Ridgecrest **Directions:** Head east on E McDowell Rd, Turn right onto N Ridgecrest, Turn right onto E Norwood St, Turn left onto N Raven, Turn right onto E Melrose St.

Public Remarks: Amazing 2 bed, 2 bath property located in a premium corner lot in gated Windsong in coveted Las Sendas community. This fabulous newer home offers 2 car garage with built-in cabinets, security screen door, formal living & dining room, a den or an office, and neutral paint. The lovely kitchen is equipped with white appliances, ample cabinet & counter space, pantry, and breakfast bar. The spacious master suite features a full bath with double sink, and a closet with sliding mirror doors. The beautiful backyard has a covered patio, grassy landscaping, sprinklers and drip system on timers, and trees that provides constant shade and breeze. Priced to sell! Has its own community pool and jacuzzi just 1-2 blocks away! 2 extra parking spots on driveway. Exterior newly painted!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Gravel/Stone Back; Desert Front; Grass Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Drink Wtr Filter Sys Community Features: Biking/Walking Path; Community Pool; Community Spa Htd; Gated Community Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Territorial/Santa Fe Unit Style: All on One Level; No Common Walls; Street Facing Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 32 WINDSONG AT LAS SENDAS MCR 052944 AN: 219-25-361 Lot Number: 32 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,402/2016 Ownership: Fee Simple Week Avail Timeshare: 0 New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: Y / \$60 / Quarterly HOA 2 Transfer Fee: \$245	HOA 2 Name: Windsong at Las Send	HOA 2 Telephone: 4803578780
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$130.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 19 / 21 Status Change Date: 07/05/2017 Close of Escrow Date: 07/05/2017 Off Market Date: 06/05/2017	List Price: \$233,299 Sold Price: \$227,000 Sold Price/SqFt: \$165.45 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Selr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl02)

Prepared by Chris and Michele Keith

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Client Report (2)

7258 E MANNING ST, Mesa, AZ 85207

\$228,000

 <p>2017 ARMLS</p>	5615418 Residential Single Family - Detached Closed	
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,372 / County Assessor Price/SqFt: \$166.18 Year Built: 2002 Pool: Community Only Encoded Features: 22RO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 4,574 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: WINDSONG AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Maracay Homes Hun Block: 2500 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: POWER ROAD & MC DOWELL ROAD EAST **Directions:** 202 Exit McDowell East to N Ridgecrest go South to Norwood North through the gate. First left on Raven, immediate right on Manning.

Public Remarks: WOW! Model condition, spacious 2/2 in the heart of Windsong. Impeccably cared for, this home features one of the largest lots with a beautiful iron fence view. Inside, you will find a desirable split floor plan with huge office off the living area. An oversized kitchen with plenty of storage that opens up to the great room. The guest bedroom is generously sized and private. The roomy Master features an ensuite bathroom. This home is turn-key and boasts many favorable features. There is a community pool, greenbelts and parks throughout neighborhood for an active lifestyle and nestled near the mountains there is plenty of hiking and outdoor exploring around. Conveniently located near 202,60 and 101 freeways makes it easy to reach all of the valleys hottest locations.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Grass Back Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Gated Community; Golf Course; Near Bus Stop Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm Master Bedroom: Split Additional Bedroom: Other Bdrm Split Laundry: Washer Included; Dryer Included Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Contemporary 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 Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 76 WINDSONG AT LAS SENDAS MCR 052944 AN: 219-25-405 Lot Number: 76 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,697/2016 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: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$393 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Telephone: (480)357-8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); 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: \$131 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4 Status Change Date: 07/16/2017 Close of Escrow Date: 07/15/2017 Off Market Date: 06/09/2017	List Price: \$229,900 Sold Price: \$228,000 Sold Price/SqFt: \$166.18 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: Homesmart (cri106)

Prepared by Chris and Michele Keith


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Client Report (3)

7445 E EAGLE CREST DR 2123, Mesa, AZ 85207

\$243,000

	5592314 Residential Townhouse Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,810 / Builder Price/SqFt: \$134.25 Year Built: 2003 Pool: Community Only Encoded Features: 32RDXO2G Exterior Stories: 2 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>

Cross Streets: Power & Eagle Crest/Thomas Rd **Directions:** East 1.2 miles to the LUXURY LIFESTYLE GATED COMMUNITY of CACHET (Boulder Mountain Road), South (R) through gate. East (L) & look for the 3 guest parking spots. Home is southwest of parking spots.

Public Remarks: LIFESTYLE MATTERS. UPSCALE LUXURY living NESTLED IN the Exclusive Gated NE Mesa UPLANDS Master Planned Community of LAS SENDAS. TOP RATED WORLD CLASS GOLF & COUNTRY CLUB including TENNIS, HIKING & BIKING, 3 COMMUNITY POOLS, REC CENTER's, GYM, & the friendliest neighbors ever. Barely used URBAN FLAT features 2 private balconies, designer carpet & paint, tall baseboards, newer electric & plumbing fixtures, & RARE 2 CAR GARAGE. Den can easily be 3rd BR w/closet conversion Close prox. to both Major Airports, fine dining, upscale shopping, malls, parks, Salt River, Saguaro Lake, 202 loop, Tonto National Park across the street & steps away from the 19th HOLE. LOWEST PRICED PER SQ FT TO SELL TODAY! Check the pics & visit today! Once you're here STAYCATION FOREVER. HURRY, these units never last!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extdnd Lngth Garage; Over Height Garage; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Borders Common Area Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Drink Wtr Filter Sys; Other (See Remarks) 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; Near Bus Stop; Transportation Svcs; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E </p>	<p> Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths Master Bedroom: Split Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; 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; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Media Room Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial </p>	<p> Unit Style: All on One Level; Neighbor Below Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Description (Abbrev): CACHET AT LAS SENDAS CONDOMINIUM MCR 525-05 UNIT 2123 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES AN: 219-17-767 Lot Number: 2123 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,626/2016 Ownership: Condominium 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 </p>

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 Resid	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300	
HOA 2 Y/N: Y / \$230 / Monthly HOA 2 Transfer Fee: \$160	HOA 2 Name: PMG	HOA 2 Telephone: 480-829-7400	
HOA 3 Y/N: N //			
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$340.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 261 / 58 Status Change Date: 07/20/2017 Close of Escrow Date: 07/19/2017 Off Market Date: 06/15/2017	List Price: \$249,899 Sold Price: \$243,000 Sold Price/SqFt: \$134.25 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl11)

Prepared by Chris and Michele Keith


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Client Report (4)

7234 E TYNDALL ST, Mesa, AZ 85207

\$309,000

	5596983 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$196.69 Year Built: 2000 Pool: Community Only Encoded Features: 32FRO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 8,599 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: FEATHERWIND AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: 3000 N Map Code/Grid: P42 Bldg Number: </p>
<p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>	<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: POWER AND MCDOWELL **Directions:** R on Thomas into Las Sendas* (Becomes Eaglecrest)*R on Sagewood (Featherwind neighborhood) *Immediate right to home.

Public Remarks: Do you love the outdoors? Do you love the desert? If yes than Las Sendas and this home is for you. This popular Cactus Wren floor plan with rare three car garage offers the perfect layout. The Sunlit, Eat-In Kitchen, Breakfast Island, with fresh granite tops. Oversized Master Suite offers large picture windows & sliding doors to allow the beautiful scenery to sneak in. Garage Cabinets for storage. Home has great curb appeal & amazing backyard views. This home is a must see! Las Sendas is a Master Plan Community & offers a beautiful Clubhouse w/ Activities, Spa, Workout Facilities, Heated Pools & Spas, Parks, Tennis, Golf, Restaurant & More! Mountain bike trails, Salt River and Saguaro Lake is right down the road.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Grass Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s) 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 Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room </p>	<p> 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: APS; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 496 FEATHERWIND AT LAS SENDAS MCR 051709 AN: 219-17-508 Lot Number: 496 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,006/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 </p>	<p> HOA Name: Las Sendas HOA Telephone: 480-357-8780 </p>
<p> HOA 2 Y/N: N // </p>	
<p> HOA 3 Y/N: // </p>	
<p> Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed </p>	<p> Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 / </p>
	<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 67 / 67 Status Change Date: 07/03/2017 Close of Escrow Date: 07/03/2017 Off Market Date: 07/03/2017 </p>	<p> List Price: \$309,000 Sold Price: \$309,000 Sold Price/SqFt: \$196.69 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Selr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B </p>	<p> Special Listing Cond: N/A Status Update: Multiple Offers Recd </p>

Listed by: Berkshire Hathaway HomeServices Arizona Properties (praz05)


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Client Report (5)

6938 E SIERRA MORENA CIR, Mesa, AZ 85207

\$320,000

	5612470 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3 Bedrooms Plus: 3 Approx SqFt: 1,926 / County Assessor Price/SqFt: \$166.15 Year Built: 2007 Pool: Community Only Encoded Features: 33RD2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,022 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COBBLESTONE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power Rd. and Thomas Rd **Directions:** East on Thomas/Eaglecrest to first subdivision on the left (Cobblestone). Thru gate, left, then 1st left on Sierra Morena and home is on the left.

Public Remarks: Like-new beautiful, 3 bedrooms, 3 bathrooms, great cul-de-sac lot, built 2007, all appliances included, Clean! Las Sendas Golf Course Master Planned and Gated Community. Open Floor Plan, large tiled great room and kitchen with granite island and counter tops, 42 in. mahogany cabinets, & pantry. Separate formal dining room. Master suite with walk-in closet, bay window, walk-in shower, raised vanity w 2 sinks, large soaking tub, toilet room. Very Private backyard. Desirable Las Sendas in foothills of NE Mesa, swim year round, 2 community pools, 2 spas; walking paths, biking, running, tennis, pickleball, basketball, kids play areas.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Desert Front; Grass Back Exterior Features: Patio Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Additional Bedroom: Other Bdrm Split Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N	Unit Style: All on One Level Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 57 COBBLESTONE AT LAS SENDAS MCR 078127 AN: 219-20-377 Lot Number: 57 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,505/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: Y / \$50 / Monthly Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$160.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 26 / 26 Status Change Date: 07/25/2017 Close of Escrow Date: 07/24/2017 Off Market Date: 06/25/2017	List Price: \$325,000 Sold Price: \$320,000 Sold Price/SqFt: \$166.15 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Realty Phoenix (kwrp001)

Client Report (6)

7609 E WOLF CANYON ST, Mesa, AZ 85207

\$330,000

	5609055 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$134.63 Year Built: 2001 Pool: Community Only Encoded Features: 43FRDX03G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 8,806 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: LAS SENDAS Mountain Gate Planned Cmty Name: LAS SENDAS - Mountain Gate Model: Golden Eagle Builder Name: Blanford Homes Hun Block: 7600 E Map Code/Grid: P42 Bldg Number: </p>
<p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>	<p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: POWER/THOMAS **Directions:** EAST ON THOMAS WHICH TURNS INTO EAGLECREST - TO DESERT OASIS (THE FIRST WESTERNMOST "MOUNTAIN GATE" ENTRANCE) THROUGH THE GATE AND TAKE A RIGHT ON WOLF CANYON, SECOND HOME ON YOUR RIGHT.

Public Remarks: MOUNTAIN & CITY LIGHT VIEWS PLUS AN ENORMOUS BACKYARD -- ALL IN THE HIGHLY DESIRABLE "MOUNTAIN GATE" SECTION OF THE LAS SENDAS GOLF COMMUNITY! LOCATED ON A PREMIUM LOT NEAR THE TRAILS IN THE SOUGHT-AFTER NORTH SIDE OF LAS SENDAS ON A PRIVATE GATED STREET WITH PREFERRED N/S EXPOSURE. THIS HOME HAS 4 BEDROOMS + LOFT, A 3-CAR GARAGE & NO NEIGHBORS BEHIND THE HOME! KITCHEN HAS BIG VIEW WINDOWS, BEAUTIFUL CABINETRY, CENTER ISLAND, GRANITE COUNTERTOPS & A GAS RANGE. BIG GRASSY BACKYARD WILL PROVIDE ENDLESS FAMILY ENTERTAINMENT WITH A FIREPIT, COVERED PATIO, 2nd FLOOR VIEW BALCONY & AN ELEVATED SEATING AREA TO ENJOY THE GORGEOUS VIEWS. LIVING AREA HAS SOARING CEILINGS, A TWO-WAY GAS FIREPLACE & SURROUND SOUND.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Gas Fireplace; Firepit Property Description: City Light View (s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Private Street(s) Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs 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: Family Room </p>	<p> Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Description (Abbrev): MOUNTAIN GATE AT LAS SENDAS MCR 538-38 AN: 219-17-870 Lot Number: 633 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,803/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 60 / 60	List Price: \$339,900	Special Listing Cond: N/A

Status Change Date: 07/21/2017	Sold Price: \$330,000
Close of Escrow Date: 07/20/2017	Sold Price/SqFt: \$134.64
Off Market Date: 07/21/2017	Loan Type: Cash
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Clients First Realty, LLC (clfr01)

Prepared by Chris and
Michele Keith

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Client Report (7)

4127 N Starry Pass CIR, Mesa, AZ 85207

\$335,000

	5619419 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,811 / Appraiser Price/SqFt: \$184.98 Year Built: 2001 Pool: Both Private & Community Encoded Features: 42FRDP3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,451 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Mountain Gate Model: Acacia Builder Name: Blandford Hun Block: 6900 E Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell & Ridgecrest **Directions:** From McDowell Rd, Left on Ridgecrest, continue onto E Eagle Crest Dr, Right onto Desert Gate, Right on Western Hills St, Right onto N Starry Pass Cir to your new home.

Public Remarks: Million Dollar views in the highly desirable Mountain Gate subdivision!! This gated, cul-de-sac 4 bedroom, 2 bath is in immaculate condition backing to the Preserve. All flooring replaced with upgraded oversized tile, new carpet, interior repainted w/premium two-tone paint & new baseboards. Nearly 1/4 acre over-sized lot backyard features a pool, synthetic turf, putting green, garden beds, desert landscaping, spectacular mountain views & backs to natural preserve with no immediate rear neighbors. Open & inviting feel with Blandford Home's most desirable "Arcadia" model. Minutes from the Loop 202 & seconds from beautiful hiking trails, walking paths. Nearby Trailhead Members Club featuring community pool, spa, work-out facility, tennis courts & golf.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; Cul-De-Sac Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Full; Pool Partial/Full: Full	Architecture: Ranch Const - Finish: Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Srnd Snd; Pre- Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): AN: 219-17-830 Lot Number: 593 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,547.1/2016 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: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$333 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint 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 /	Ttl Mthly Fee Equiv: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 38 / 38 Status Change Date: 07/21/2017 Close of Escrow Date: 07/20/2017 Off Market Date: 07/21/2017	List Price: \$339,900 Sold Price: \$335,000 Sold Price/SqFt: \$184.98 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 800 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Venture REI, LLC (vrei01)

Prepared by Chris and
Michele Keith


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Client Report (8)

3419 N Sonoran Hills --, Mesa, AZ 85207

\$345,000

 <p>2017 ARMLS</p>	5613581 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$139.39 Year Built: 2006 Pool: Community Only Encoded Features: 53FRD3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,877 / 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: Residence 6 Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** Power north, right on eaglecrest, right on red mountain, right on Roland, right on street.

Public Remarks: Immaculate Home located on a cul-de-sac in gated golf course community. Large size lot with great mountain views! Gourmet kitchen with 42" maple cabinets, granite counter tops, center island, stainless steel appliances including a refrigerator. Nice size breakfast room off the kitchen. Family Room, Dining Room and Living Room all have tile throughout. One Bedroom and bathroom are downstairs. Master Bedroom features double sinks, walk-in closet, separate shower and tub and covered walk-out balcony to enjoy the mountain views. Large backyard with covered patio for entertaining. Additional features of this lovely home include: water softener, security system, reverse osmosis and pre-wired for surround sound. This Master Planned Community features a golf course, 2 junior olympic size

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Desert Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Near Bus Stop; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Description (Abbrev): AN: 219-19-788 Lot Number: 41 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,993/2016 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: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas Communit HOA Prop Man Co Name: First Service Reside	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; FHA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 61 / 61 Status Change Date: 08/01/2017 Close of Escrow Date: 07/31/2017 Off Market Date: 08/01/2017	List Price: \$345,000 Sold Price: \$345,000 Sold Price/SqFt: \$139.39 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax117)

Prepared by Chris and
Michele Keith


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Client Report (9)

7343 E NORWOOD ST, Mesa, AZ 85207

\$347,000

	5611892 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$163.21 Year Built: 2001 Pool: Both Private & Community Encoded Features: 42FRDPO3G3S 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: 6,833 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Sienna Builder Name: Fulton Homes Hun Block: 2800 N Map Code/Grid: Q42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: McDowell Rd & Power Rd **Directions:** East on McDowell from Power, Right on Ridgecrest, Left on Norwood, home is on the Right.

Public Remarks: The English meaning of the name Norwood is: From the north forest. And, that is very fitting for this highly sought after north Mesa location. Less than 5 minutes from the 202 and surrounded by mountain views, this Las Sendas gem offers quick access to the national forest without the long and dreadful commute to the city. Truly the best of both worlds! Warm and inviting, this spacious single level is everything you'll ever need and more! Granite counters, tile in all the high traffic areas, and HUGE formal living and dining areas. The split floor plan offers a 4 bedroom with double door entry to the master. The ENORMOUS walk-in master closet with double sinks and soaking tub create a luxurious atmosphere with ample storage. AC unit was just recently replaced!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Partial/Full: Full; Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Full; Kitchen Partial/Full: Partial; Pool Partial/Full: Full	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water; Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 65 GRAYFOX AT LAS SENDAS MCR 052946 AN: 219-25-533 Lot Number: 65 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,291/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$225 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community HOA Telephone: 480 357-8780
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: N / \$0 / Rec Center Fee 2 Y/N: N / \$0 / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /
Ttl Mthly Fee Equiv: \$75 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 64 Status Change Date: 07/29/2017 Close of Escrow Date: 07/28/2017 Off Market Date: 07/29/2017	List Price: \$360,000 Sold Price: \$347,000 Sold Price/SqFt: \$163.22 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: Revelation Real Estate (wsrr01)

Prepared by Chris and
Michele Keith

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Client Report (10)

7240 E NANCE ST, Mesa, AZ 85207

\$348,700

 <p>2017 ARMLS</p>	5582933 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,835 / County Assessor Price/SqFt: \$123 Year Built: 2007 Pool: Community Only Encoded Features: 43RO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 4,808 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: TRAILRIDGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: Q42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** East on McDowell to Ridgecrest, South to Trailridge entrance on the West, Turn left through the gate to Nance, Follow West to Home on the North.

Public Remarks: Beautifully Upgraded Home! This Gorgeous Remodel sits on one of the best lots in Trailridge backing to Open Space and Breathtaking Views with no rear neighbor. The home boasts Brand New Carpet, New Interior Paint, Upgraded Cabinetry, New Oil Bronze Hardware, Upgraded Light and Plumbing Fixtures, Granite Countertops, Stainless Appliances, Extended Depth Tandem Garage, Huge Gameroom, Full Bath and Den Downstairs, Paver Patio and Courtyard, and Oversized Bedrooms. Las Sendas is one of the Premium Communities in the Valley with nearby Parks, Heated Pools, Tennis Courts, Golf Course, Hiking/Biking Trails, and nearby Shopping, Restaurants and Freeway Access, not to mention one of the Best Elementary Schools in Mesa. Amazing Home for an Amazing Price.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Over Height Garage; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Loft Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 92 TRAILRIDGE AT LAS SENDAS MCR 082411 AN: 219-25-779 Lot Number: 92 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,360/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: 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/Impmt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 105 / 105 Status Change Date: 07/31/2017 Close of Escrow Date: 07/31/2017 Off Market Date: 07/13/2017	List Price: \$348,700 Sold Price: \$348,700 Sold Price/SqFt: \$123 Loan Type: Cash Loan Years: 0 Payment Type: Other	Special Listing Cond: N/A

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

Listed by: AZ Real Estate Options, LLC (azro01)

Prepared by Chris and
Michele Keith

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Client Report (11)

3209 N Boulder Canyon --, Mesa, AZ 85207

\$350,000

 <p>2016 ARMLS</p>	5464305 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$128.11 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53FRXP3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,056 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas - Granite Ridge Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell, north on Ridgecrest, left on Red Mountain, Right on Quartz into Granite Ridge, thru the gate, right on Brighton and follow until it dead ends.

Public Remarks: Instant Equity!! Popular Palo Verde Floor Plan right on the 4th Tee Box – no golf balls to worry about!! Great Location with North Facing backyard. Needs updating and is priced at a discount to reflect this. Large Rooms, Vaulted ceilings, Ceiling Fans, Wood Shutters. Fabulous Views from Inside the house, the Master Bedroom Balcony and the Backyard. Spacious Kitchen with Lots of Oak Cabinets, Kitchen Island, Gas Range and Refrigerator. the Kitchen also overlooks the Family Room with a Fireplace. One Bedroom and Full Bathroom Downstairs for Guests or Parents. Huge Master Suite includes two closets, His and Her Sinks, Roman Soaking Tub and Walk-in Shower. Backyard includes Extended Covered Patio, Synthetic Grass and Fenced Pebble-Tec Pool. Being SOLD AS-IS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Golf Course Lot; Cul-De-Sac Lot; Mountain View (s); North/South Exposure Landscaping: Gravel/Stone Front; Grass 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); Balcony/Deck(s) Features: Fix-Up Needs Repair; Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): DESERT VISTAS UNIT 1 AT LAS SENDAS AMD MCR 451-38 AN: 219-19-426 Lot Number: 16 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$3,835/2015 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas Com Assoc HOA Prop Man Co Name: First Service Resid	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble 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: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 21 Status Change Date: 07/24/2017 Close of Escrow Date: 07/18/2017	List Price: \$350,000 Sold Price: \$350,000 Sold Price/SqFt: \$128.11	Special Listing Cond: N/A

Off Market Date: 08/01/2016	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: RE/MAX Excalibur (reex02)

Prepared by Chris and
Michele Keith


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Client Report (12)

7633 E SAYAN ST, Mesa, AZ 85207

\$385,000

 <p>2017 ARMLS</p>	5573307 Residential Single Family - Detached Closed
	<p> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,105 / County Assessor Price/SqFt: \$182.89 Year Built: 1999 Pool: Community Only Encoded Features: 32RDO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>

Approx Lot SqFt: 7,700 / County Assessor
Apx Lot Size Range: 7,501 - 10,000
Subdivision: LAS SENDAS
Tax Municipality: Mesa
Marketing Name: PROFESSIONALLY REMODELED
Planned Cmty Name: THE HIGHLANDS
Model: Desert Willow
Builder Name: BLANDFORD
Hun Block: 3600 N
Map Code/Grid: P42
Bldg Number:

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

Cross Streets: POWER & THOMAS (EAGLE CREST) **Directions:** East .4 mi to Saddleback. East (R) .8 mi to Mountain Ridge. Forward through HIGHLANDS GATE (see code). South (R) on Barron .1 mi to Sayan. East (L) to REMODELED HOME on South (R). Look for sign. Hurry!

Public Remarks: GET HERE 1ST! This is your ultimate MOVE-IN-READY, HYPER-CLEAN, GREAT ROOM FLOOR PLAN w/40K+ in recent upgrades & options [SEE PICTURES]. Extraordinarily appointed w/REMODELED KITCHEN & BATHS, raised panel cabinets, STAINLESS STEEL APPLIANCES, spacious VAULTED ceilings, UPGRADED plumbing & lighting, DESIGNER carpet & 2-tone paint, N/S EXPOSURE, full length COVERED PATO & surrounded by single story homes. NESTLED w/in the HIGHLY ACCLAIMED MASTER PLANNED & GATED Sonoran Uplands GOLF & TENNIS community of LAS SENDAS. Close proximity to Saguaro Lake, Salt River, Parks, 202 Freeway loop, Intl Airport, TOP RATED SCHOOLS, ASU, MCC, Fine Dining, Upscale Shopping, Hospitals, Old Town Scottsdale, a plethora of Golf Courses & World Class Hiking & Mtn Biking. Click the (more) tab! LIFESTYLE MATTERS!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Over Height Garage; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Transportation Svcs; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E Accessibility Feat.: Hallways 36in+ Wide </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshtr/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: Great Room Items Updated: Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial </p>	<p> Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 268 HIGHLANDS AT LAS SENDAS MCR 046708 AN: 219-18-026 Lot Number: 268 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,498/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$250 </p>	<p> HOA Name: Las Sendas HOA HOA Prop Man Co Name: 1st Service Res </p>	<p> HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780 </p>
<p> HOA 2 Y/N: N // </p>		
<p> HOA 3 Y/N: // </p>		
<p> Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; Prof Managed </p>	<p> Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N // </p>	<p> Ttl Mthly Fee Equiv: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 74 / 74 Status Change Date: 07/15/2017 Close of Escrow Date: 07/14/2017 Off Market Date: 05/23/2017	List Price: \$387,500 Sold Price: \$385,000 Sold Price/SqFt: \$182.9 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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Client Report (13)

7947 E SANDIA CIR, Mesa, AZ 85207

\$445,000



5614075	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,413 / County Assessor Price/SqFt: \$184.41 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 11,839 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Model: Sagewood Builder Name: Blanford Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power & Eaglecrest **Directions:** Right on Eaglecrest from Power, Eaglecrest to right on sugar loaf, left on Canyon Wash, left to Sandia.

Public Remarks: LOCATION LOCATION. Gorgeous private south facing resort style yard with mountain & valley views, beautiful heated pool & spa , built in BBQ , new putting green, private roof top deck & covered patio makes this a perfect and private 1/4 acre Oasis. Immaculate 2413 sqft split floor plan features a beautiful large and bright great room with vaulted ceilings & gas fireplace . Large open kitchen with breakfast nook & bar, stainless steel appliances with gas stove. Good size master bedroom , double sinks, newer travertine shower,newer fixtures and glass enclosure & walk in closet. Two additional bedrooms with easy access to full bath. Additional features & upgrades include Cul de sac location,Plantation shutters, newer carpeting, newer gas fired water heater, water softner,newer AC heat pump,

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: 0 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s); Adjacent to Wash Landscaping: Gravel/Stone Front; Desert Front; Desert Back; Synthetic Grass Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); Furnished(See Rmrks) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room Items Updated: Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Partial; Bath (s) Yr Updated: 2013; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Avail	County Code: Maricopa Legal Description (Abbrev): LOT 315 EAGLEFEATHER AT LAS SENDAS MCR 050548 AN: 219-18-239 Lot Number: 315 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,730/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA; Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Monthly Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 % Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 5 Status Change Date: 07/11/2017 Close of Escrow Date: 07/10/2017 Off Market Date: 06/05/2017	List Price: \$439,900 Sold Price: \$445,000 Sold Price/SqFt: \$184.42 Loan Type: Conventional Loan Years: 25 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: FIRPTA may apply

Listed by: HomeSmart (crl02)

Prepared by Chris and
Michele Keith


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Client Report (14)

3652 N SONORAN HTS, Mesa, AZ 85207

\$455,000

 <p>2016 ARMLS</p>	5502888 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 3,854 / Builder Price/SqFt: \$118.05 Year Built: 1998 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 9,527 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD 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 **Directions:** East on Thomas to Saddleback Right to the Sonoran Heights (Second Boulder Mountain Gate) through gate to home on the right.

Public Remarks: HUGE PRICE REDUCTION!! \$5000 CREDIT TO THE BUYER TO REPLACE CARPET. REMODELED CHEF'S KIT OFFERS WOLF 6 BURNER GAS COOKTOP/GRIDDLE, ELECTROLUX DBL OVEN, SLAB GRANITE, MASSIVE ISLAND/BAR, B-I WINE FRIDGE & CUSTOM CABINETRY ALL OPEN TO SPACIOUS FAMILY RM W/SURROUND SOUND(media equipment available on separate agreement) STEP OUT BACK ONTO HUGE COVERED PATIO TO ENJOY TROPICAL RESORT STYLE YARD COMPLETE W/ PBL TEC POOL W/ GROTTO & INSET BAR TABLE, BUILTIN BBQ W/ FLAGSTONE BAR, & GAS FIREPIT - AN ENTERTAINERS DREAM YARD! HUGE MASTER RETREAT W/ 2 WAY FIREPLACE AND SITTING AREA PERFECT FOR OFFICE, GYM, OR NURSERY EXIT ONTO BALCONY TO ENJOY SUNSETS & MTN VIEWS. FIRST FLR GUEST BED W/FULL BATH, BONUS ROOM DWNSTRS COULD BE BED #5, OFFICE, GAME RM, MEDIA RM, ETC. RV GATE,-POOL TABLE TO CONVEY

Master Bedroom 27 20	Bedroom 2 17 13	Bedroom 3 12 12	Bedroom 4 13 12	Living Room 17 14
Den 18 9	Family Room 22 17	Kitchen 18 13	Dining Room 13 13	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extdnd Lngth Garage; RV Gate Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Master Bdr; Two Way Fireplace Property Description: Corner Lot; Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 136 SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 045139 AN: 219-17-200 Lot Number: 136 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,854/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); 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 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 291 / 291 Status Change Date: 07/15/2017	List Price: \$465,000 Sold Price: \$455,000	Special Listing Cond: N/A

Close of Escrow Date: 07/14/2017	Sold Price/SqFt: \$118.06
Off Market Date: 07/15/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Long Realty Partners (lore001)

Prepared by Chris and
Michele Keith


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Client Report (15)

6949 E SUGARLOAF CIR, Mesa, AZ 85207

\$485,000

 <p>2017 ARMLS</p>	5594244 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.75 Bedrooms Plus: 6 Approx SqFt: 3,655 / County Assessor Price/SqFt: \$132.69 Year Built: 1999 Pool: Both Private & Community Encoded Features: 42.75FRXPSO3G 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: 21,635 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: SONORAN HILLS ESTATES Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Eagle Crest Dr & Power Rd **Directions:** Head East on Eagle Crest Drive. Road will curve North. Turn West on Teton Cir into the gated community. Turn South after the gate on Sonoran Hills. Then West on Sugarloaf Cir to home.

Public Remarks: This wonderful home boasts 3,655 square feet with 4 bedrooms and 2.75 bathrooms all located on an ideal North/South exposed corner lot. Over \$75,000 has been spent on home upgrades! Some of these include; amazing tile flooring with a wood appearance, a refinished glass tile fireplace, a downstairs guest quarters with a bathroom, a water softener, a three car garage equipped with built in storage cabinets, amazing views of Red Mountain, and a large master bedroom with two walk in closet and a full bathroom. The kitchen incorporates stunning 42" upper cabinets that beautifully compliment the stainless steel appliances and gorgeous granite counter tops. The backyard embodies a vast landscaping, a full BBQ area, a gas fire pit, and a heated diving pool and spa! The gated community of Las...

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Diving Pool; Heated Pool; Variable Speed Pump Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Gas Fireplace; Firepit Property Description: Corner Lot; 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); Built-in BBQ Features: 9+ Flat Ceilings; Intercom; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Gas Dryer Hookup; 220 V Dryer Hookup; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Rolled Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srmd Snd; Sat Dish TV Ownd; Cable TV Avail Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 46 SONORAN HILLS ESTATES MCR 047926 AN: 219-17-408 Lot Number: 46 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,151/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 360 / 30	List Price: \$499,900	Special Listing Cond: N/A

Status Change Date: 07/03/2017	Sold Price: \$485,000
Close of Escrow Date: 07/03/2017	Sold Price/SqFt: \$132.69
Off Market Date: 06/02/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: RE/MAX Excalibur (reex04)

Prepared by Chris and
Michele Keith

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Client Report (16)

3829 N STONE GULLY CIR, Mesa, AZ 85207

\$525,000

 <p>2016 ARMLS</p>	5493743 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,275 / County Assessor Price/SqFt: \$122.8 Year Built: 2000 Pool: None Encoded Features: 53.5FRDX03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 19,242 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: EAGLEFEATHER AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD Hun Block: Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,275 / County Assessor Price/SqFt: \$122.8 Year Built: 2000 Pool: None Encoded Features: 53.5FRDX03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 19,242 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: EAGLEFEATHER AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,275 / County Assessor Price/SqFt: \$122.8 Year Built: 2000 Pool: None Encoded Features: 53.5FRDX03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 19,242 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: EAGLEFEATHER AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BLANDFORD Hun Block: Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: POWER RD & MCDOWELL **Directions:** MCDOWELL NORTH ON RIDGWCREST, LEFT AT 2ND ENTRANCE OF EAGLE FEATHER, LEFT AT THE END OF THE ROAD, RIGHT ON STONE GULLY.

Public Remarks: Just updated with new Jenn Air stainless steel appliances, fresh paint inside and out, new carpeting, new bathroom fixtures and more! Huge family home on nearly a half acre lot with lots of grass for the kids. Open space directly behind the house. Las Sendas Elementary minutes away is top rated elementary in state. No pool for safety but has half court basketball, play set and lots of grass. Trailhead community pool is a 5 minute walk. Bedrooms are all very large with walk-in closets. Master bedroom suite is enormous.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Master Bdr Landscaping: Grass Front; Grass Back Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Bonus/Game Room	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): LOT 335 EAGLEFEATHER AT LAS SENDAS MCR 050548 AN: 219-18-259 Lot Number: 335 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,646/2015 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS	HOA Telephone: 000-000-0000
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 280 / 280 Status Change Date: 07/11/2017 Close of Escrow Date: 07/10/2017 Off Market Date: 06/13/2017	List Price: \$549,900 Sold Price: \$525,000 Sold Price/SqFt: \$122.81 Loan Type: Conventional Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: USELLSMART Real Estate (usel001)

Prepared by Chris and Michele Keith


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Client Report (17)

3841 N STONE POINT CIR, Mesa, AZ 85207

\$529,500

 <p>2017 ARMLS</p>	5584825 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,655 / County Assessor Price/SqFt: \$144.87 Year Built: 2001 Pool: Community Only Encoded Features: 53FRDXLO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 14,153 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Echo Canyon Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power Rd & McDowell Rd **Directions:** Power Road -- RT on McDowell-- RT on Echo Canyon St -- LF on Sienna St -- RT on Stone Point Cir

Public Remarks: ***Take a 3D WALKTHROUGH TOUR of this AMAZING HOME via the VIRTUAL TOUR LINK*** NESTLED high up in the GATED community of Las Sendas, this upgraded, professionally designed home is your PARADISE IN THE DESERT! From the customized gourmet kitchen to the serene oasis in the desert backyard, this 5 bedroom 3 bath, 3655sf residence is like a resort. Situated on an elevated View lot, steps to miles of hiking & world class mountain biking in the Usery Mountains and Tonto National Forest, all with GORGEOUS MOUNTAIN VIEWS!!! ***Don't Miss Out*** Walk to the resort-style amenities at the Trailhead Members Club featuring a heated LAP POOL & SPA, Lighted Tennis Courts, Beautiful Park & Playground...(please click "more")

Features	Room Details	Construction & Utilities	County, Tax and Financing
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; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Hillside Lot; Cul-De-Sac Lot; Mountain View(s); Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys; 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); Dual Pane; Tinted	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Engy Star (See Rmrks); Reverse Osmosis; Built In Recycling; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Separate Workshop Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2015; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco; Low VOC Paint Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Ownd; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrmt Aval; Ntwrk Wrng One Room; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): ECHO CANYON PHASE 1 AT LAS SENDAS MCR 545-38 AN: 219-18-436 Lot Number: 82 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,356/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional; Also for Rent 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 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: First Service	HOA Telephone: 480.357.8780 HOA Prop Man Co Tele: 480.551.4300	
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$112 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 179 / 180 Status Change Date: 07/22/2017 Close of Escrow Date: 07/21/2017 Off Market Date: 05/24/2017	List Price: \$529,500 Sold Price: \$529,500 Sold Price/SqFt: \$144.87 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: DPR Realty LLC (dvpt01)

Prepared by Chris and
Michele Keith


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Client Report (18)

7351 E SIERRA MORENA CIR, Mesa, AZ 85207

\$535,000

 <p>2017 ARMLS</p>	5628076 Residential Single Family - Detached Closed	Beds/Baths: 5 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,249 / County Assessor Price/SqFt: \$164.66 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53.5RDXP503G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 13,347 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P41 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: Directions:

Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 2 Fireplace; Firepit Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Laminate; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Other Bdrm Dwnstrs; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2016; Ht/Cool Yr Updated: 2010; Kitchen Yr Updated: 2014; Bath(s) Yr Updated: 2014	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 159 SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 045139 AN: 219-17-223 Lot Number: 159 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,016/3500 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: % 0 %


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 Status Change Date: 07/07/2017 Close of Escrow Date: 07/06/2017 Off Market Date: 07/03/2017	List Price: \$535,000 Sold Price: \$535,000 Sold Price/SqFt: \$164.67 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A; Owner/Agent

Listed by: KOR Properties (korp001)

Client Report (19)

8258 E TETON CIR, Mesa, AZ 85207

\$587,000

 <p>2017 ARMLS</p>	5594161 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,883 / County Assessor Price/SqFt: \$203.6 Year Built: 2004 Pool: Both Private & Community Encoded Features: 33.5RDXP502G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,607 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas/Eagle Crest **Directions:** E on Eagle Crest, L on Las Sendas Mtn Rd, R on Pinnacle Ridge (Stonecliff Upper Gate), L on Teton to home on left at end of cul-de-sac

Public Remarks: Absolutely gorgeous 3 BR plus office, 3.5 Bath semi-custom home on cul-de-sac. 2 master suites. Located in award winning master community of Las Sendas. Sides to wide wash. Desirable mountain views. Upscale gourmet kitchen. WOLF cooktop, wall oven & microwave. 7th upgrade chocolate glazed cabinets w/pullouts & oversized island. Level 4 granite counters. Newer stainless Subzero fridge (\$11K). Arched interior doors. 12 foot ceilings. Plantation shutters. Stonecreek entertainment center. 2 cantera fireplaces. Whole house water filtration system. Awesome resort backyard. Remote control pool, spa, waterfall. Stainless steel gas BBQ & 2 side burners. Extensive decking. Private gated courtyard entry. Some furniture available. Convenient to airports, golf, dining, shopping, medical, freeways

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking 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: 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash 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); Storage Shed(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; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: 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: Y Other Rooms: Great Room Items Updated: Kitchen Yr Updated: 2014; Kitchen 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; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Smd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 90 STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 060632 AN: 219-35-141 Lot Number: 90 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,126/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA HOA Prop Man Co Name: First Service Resid	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$123.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 21 / 21	List Price: \$595,000	Special Listing Cond: N/A
Status Change Date: 07/04/2017	Sold Price: \$587,000	
Close of Escrow Date: 07/03/2017	Sold Price/SqFt: \$203.61	
Off Market Date: 05/12/2017	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Other	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith

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Client Report (20)

4213 N Highview --, Mesa, AZ 85207

\$752,500

 <p>2017 ARMLS</p>	5582441 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 7 Approx SqFt: 3,730 / County Assessor Price/SqFt: \$201.74 Year Built: 2005 Pool: Both Private & Community Encoded Features: 42.5RDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 14,417 / County Assessor Apx Lot Size Range: 12,501 - 15,000 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:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power/Thomas **Directions:** East on Thomas, turns into Eagle Crest, Left on Las Sendas Mountain Drive, Left on Stone Peak (Entrance to Granite Preserve). Right on Vista Canyon St., which becomes Highview.

Public Remarks: Enjoying majestic MOUNTAIN views & perfectly located on a large lot in the gated, golf community of Granite Preserve @ Las Sendas, this home offers 3 bedrooms, den, game room, exercise room, great room & 3 car garage. Since purchase, owner has installed over \$40,000 in additional upgrades! Fabulous upgrades incl: granite counter tops, stainless steel appliances, Wolf gas range, custom staggered cabinets w/glass fronts, engineered acacia wood floors, custom entertainment center w/ accent lighting, wine refrigerator, plantation shutters, stone gas fireplace, surround sound, custom security door & more! The backyard is an entertainer's paradise complete w/heated Pebble tec pool & spa w/ water feature & spillover (Omni auto controls from indoors), built-in grill w/ Kiva fireplace, grassy area, large

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extned Lngh Garage Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Mountain View (s); Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane; Mechanical Sun Shds	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr 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; Library-Blt-in Bkcke; Bonus/Game Room	Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): AN: 219-18-874 Lot Number: 23 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$6,174/2016 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$371.64 / Quarterly HOA Transfer Fee: \$145	HOA Name: Las Sendas Assoc HOA Prop Man Co Name: First Serv Res	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: 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 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 90	List Price: \$769,000	Special Listing Cond: N/A

Status Change Date: 07/27/2017	Sold Price: \$752,500
Close of Escrow Date: 07/27/2017	Sold Price/SqFt: \$201.74
Off Market Date: 06/27/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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Client Report (21)

7928 E RIVERDALE ST, Mesa, AZ 85207

\$825,000

	5494377 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 4.5 Bedrooms Plus: 4 Approx SqFt: 3,900 / County Assessor Price/SqFt: \$211.53 Year Built: 2006 Pool: Both Private & Community Encoded Features: 34.5FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 25,428 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Mountain & City Views Planned Cmty Name: Las Sendas Model: Custom Builder Name: Custom Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell to Entrance of Las Sendas (Ridgecrest), North to Rock Canyon Enclave (Tuscany). Enter through gate, Left on Riverdale to property.

Public Remarks: Exceptionally well priced for this stunning CUSTOM home in Award Winning LAS SENDAS nestled in the FOOTHILLS of NE Mesa. Tasteful elegance from the moment you enter the private courtyard. Amazing volume ceiling in Grand Foyer allows for an abundance of natural light. You'll love the fine finishes throughout including, solid ALDER doors, upgraded granite counters, GOURMET kitchen w/ PRO GRADE gas stove & oven, walk in pantry, THEATRE room, en-suite secondary bedrooms. Situated on over 1/2 ACRE offering PRIVACY & stunning VIEWS. Multiple WALK DECKS for added CITY and panoramic MOUNTAIN views. Enjoy the private RESORT LIKE backyard w/ INFINITY pool, spa, outdoor FIREPLACE, extended TRAVERTINE patios, low maintenance TURF & beautiful manicured landscape! 3 BED + OFFICE + Master Sitting Room

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Gas Fireplace; Exterior Fireplace Property Description: City Light View (s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Media Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 18 ROCK CANYON AT LAS SENDAS MCR 061740 AN: 219-20-267 Lot Number: 18 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$5,745/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club; Membership Opt	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 378 / 274 Status Change Date: 07/11/2017 Close of Escrow Date: 07/10/2017 Off Market Date: 06/09/2017	List Price: \$849,000 Sold Price: \$825,000 Sold Price/SqFt: \$211.54 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	Special Listing Cond: N/A

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

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith

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Client Report (22)

4317 N BRIGHTON CIR, Mesa, AZ 85207

\$1,100,000

 <p>2017 ARMLS</p>	5607743 Residential Single Family - Detached Closed	Beds/Baths: 6 / 5.5 Bedrooms Plus: 9 Approx SqFt: 5,400 / Owner Price/SqFt: \$203.7 Year Built: 2004 Pool: Both Private & Community Encoded Features: 65.5FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 27,433 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: SUMMIT AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Custom Home Builder Name: Custom Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power and Thomas (Eagle Crest) **Directions:** From the I-202 exit on #23B onto McDowell Rd, turn left on E McDowell, right on Power, right on Eagle Crest, left on Boulder Cyn, Lefto on to Summit then right on Brighton Circle to home.

Public Remarks: Welcome to this lovely custom home with spectacular, sweeping views of Red Mountain. The home is located in the exclusive gated community of Las Sendas. The home boasts a beautiful separate casita with a full bath and bedroom. Relax under the misters on the covered patio beside the heated pool with waterfall and spa and views you can't find anywhere else in the valley. The enormous split master offers a jetted soaker tub, separate shower unbelievable walk in closet, fireplace, office with private exterior door, sitting area with doors to terrace and views of the mountains. The home has tile and travertine floors with basket weave that flow throughout the home. The ceilings have natural tongue and groove hard wood that is matched in the casita. The formal dining room is set beside a small

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: Hillside Lot; Corner Lot; City Light View(s); Mountain View(s) Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Separate Guest House; Patio; Misting System Features: Vaulted Ceiling(s); Central Vacuum; Wet Bar(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone Windows: Dual Pane; Low-E Accessibility Feat.: Zero-Grade Entry	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: Y Basement Description: Finished Sep Den/Office Y/N: Y Other Rooms: Family Room; Library-Blt-in Bkcke; Bonus/Game Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Built-Up; Partial Tile Fencing: Block; Partial Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; Security Sys Owned	County Code: Maricopa Legal Description (Abbrev): LOT 20 SUMMIT AT LAS SENDAS MCR 055914 AN: 219-17-900 Lot Number: 20 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$8,847/2016 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Prop Man Co Name: First Service Resd	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Garbage Collection; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 46 / 47	List Price: \$1,199,000	Special Listing Cond: N/A

Status Change Date: 07/31/2017	Sold Price: \$1,100,000
Close of Escrow Date: 07/31/2017	Sold Price/SqFt: \$203.7
Off Market Date: 07/04/2017	Loan Type: Conventional
	Loan Years: 20
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Better Homes & Gardens Real Estate Move Time Realty (movt02)

Prepared by Chris and
Michele Keith

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