












Client View

24 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$214,000 7445 E EAGLE CREST DR 1125 Mesa, AZ 85207 Closed / 5616956	CACHET AT LAS SENDAS	2	2	1,388	Community	154.18 / 154.18	53	08/18/2017
2		\$224,900 2622 N ATHENA -- Mesa, AZ 85207 Closed / 5626616	WINDSONG AT LAS SENDAS	3	2	1,372	Community	163.92 / 163.92	47	08/18/2017
3		\$255,000 2947 N 71ST PL Mesa, AZ 85207 Closed / 5577134	DESERT CREEK AT LAS SENDAS	3	2.5	1,740	Community	149.43 / 146.55	140	08/31/2017
4		\$258,000 2939 N 71ST PL Mesa, AZ 85207 Closed / 5596780	DESERT CREEK AT LAS SENDAS	3	2.5	1,920	Community	135.36 / 134.38	61	08/07/2017
5		\$305,000 7445 E EAGLE CREST DR 1045 Mesa, AZ 85207 Closed / 5591044	CACHET AT LAS SENDAS CONDOMINIUM	3	2	1,666	Community	186.07 / 183.07	123	08/15/2017
6		\$315,000 3055 N RED MOUNTAIN -- 110 Mesa, AZ 85207 Closed / 5632899	LAS SENDAS	3	2	1,571	Both	200.51 / 200.51	2	08/31/2017
7		\$318,500 7445 E EAGLE CREST DR 1096 Mesa, AZ 85207 Closed / 5629832	LAS SENDAS	3	2	1,834	Community	173.66 / 173.66	2	08/10/2017
8		\$329,000 7411 E NORWOOD ST Mesa, AZ 85207 Closed / 5609988	GRAYFOX AT LAS SENDAS	3	2	2,126	Community	159.88 / 154.75	36	08/07/2017
9		\$336,000 7405 E NORTHRIDGE CIR Mesa, AZ 85207 Closed / 5615335	GRAYFOX AT LAS SENDAS	4	3	2,512	Community	137.34 / 133.76	81	08/24/2017
10		\$360,000 3519 N SONORAN HILLS -- Mesa, AZ 85207 Closed / 5637719	STONELEDGE AT LAS SENDAS	3	2.75	2,475	Both	151.52 / 145.45	15	08/24/2017
11		\$365,000 3749 N LADERA CIR Mesa, AZ 85207 Closed / 5595931	ECHO CANYON PHASE 1 AT LAS SENDAS	4	2	2,370	Community	158.23 / 154.01	77	08/15/2017
12		\$365,000 4253 N STARRY PASS Mesa, AZ 85207 Closed / 5643476	MOUNTAIN GATE AT LAS SENDAS	3	2	1,794	Community	209.03 / 203.46	16	08/25/2017
13		\$420,000 3813 N CIRRUS CIR	LAS SENDAS	4	2	2,226	Both	192.72 / 188.68	105	08/08/2017

	Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
	Mesa, AZ 85207 Closed / 5603520								
14	 \$422,500 7937 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 5616286	Las Sendas -Eagle Feather	3	2.5	2,551	Community	168.48 / 165.62	75	08/31/2017
15	 \$443,000 3533 N CANYON WASH CIR Mesa, AZ 85207 Closed / 5614980	GRAYHAWK AT LAS SENDAS	3	2	2,551	Both	175.97 / 173.66	19	08/10/2017
16	 \$455,000 3430 N MOUNTAIN RIDGE -- 15 Mesa, AZ 85207 Closed / 5541563	SONORAN HEIGHTS UNIT 1 AT LAS SENDAS	4	3	4,275	Both	111.11 / 106.43	211	08/24/2017
17	 \$460,000 3941 N SONORAN HILLS -- Mesa, AZ 85207 Closed / 5590594	LAS SENDAS SONORAN HILLS ESTATES	5	3	3,233	Both	142.28 / 142.28	112	08/31/2017
18	 \$489,900 3913 N Sonoran Hills -- Mesa, AZ 85207 Closed / 5597977	Las Sendas	5	3	3,233	Both	151.53 / 151.53	110	08/17/2017
19	 \$510,000 3619 N SONORAN HEIGHTS HTS Mesa, AZ 85207 Closed / 5605598	Las Sendas - Boulder Mountain	5	3.5	4,275	Community	120.47 / 119.3	45	08/10/2017
20	 \$589,000 3430 N MOUNTAIN RDG 47 Mesa, AZ 85207 Closed / 5593676	LAS SENDAS	5	3.5	4,055	Both	147.72 / 145.25	126	08/22/2017
21	 \$595,000 8062 E TETON CIR Mesa, AZ 85207 Closed / 5629093	STONECLIFF AT LAS SENDAS MOUNTAIN AMD	4	3	2,942	Both	203.91 / 202.24	54	08/30/2017
22	 \$860,000 7130 E SADDLEBACK ST 54 Mesa, AZ 85207 Closed / 5550437	LAS SENDAS	4	4.5	3,802	Both	236.45 / 226.2	193	08/28/2017
23	 \$1,170,000 3526 N SHADOW TRAIL -- Mesa, AZ 85207 Closed / 5604383	LAS SENDAS	5	4.5	4,745	Both	250.58 / 246.58	164	08/04/2017
24	 \$1,612,500 4240 N EL SERENO CIR Mesa, AZ 85207 Closed / 5523866	Las Sendas - Copper Canyon	6	7	7,236	Both	234.25 / 222.84	255	08/23/2017

Prepared by Chris and Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and FBS, DMCA

Client Report (1)

7445 E EAGLE CREST DR 1125, Mesa, AZ 85207

\$214,000

	5616956	Residential	Townhouse	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,388 / County Assessor Price/SqFt: \$154.17 Year Built: 2002 Pool: Community Only Encoded Features: 22RDXT02G Exterior Stories: 2 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached		Approx Lot SqFt: 1,388 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Cachet homes Las Sendas Planned Cmty Name: Cachet Homes Model: Builder Name: Cache 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:** Turn into Las Sendas onto Eagle Crest. Proceed to Cache Home gate on the right. Thru gate go left first right to bluiding 36. Numbers are not in order.

Public Remarks: SUNSET VIEWS! Amazing single level living condo within the gated highly sought after Las Sendas community. Carefree living at its best. Beautifully maintained 2 bedroom 2 bath home with large great room. Gas fireplace! Open kitchen w/ upgrade cabinets & counter tops. Beautiful back splash & all appliances. Formal dining area opens to the patio w/ mountain & sunset views.Lg master suite, walk in closet & full bath. Private balcony off the master. 2nd bedroom has it's own private balcony. 2 car garage w/ built in storage. Cache homes has it's own heated pool & fitness center. But also enjoys all that Las Sendas has to offer. Golf course, restaurants, Heated pool, fitness center. BBB & pickle ball sport courts. Many actives for all ages. Close to shopping & dining. Minutes to hiking & lakes!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: City Light View(s); Mountain View(s); Borders Common Area Landscaping: None Exterior Features: Pvt Tennis Court (s); Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: 9+ Flat Ceilings; Fire Sprinklers; 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; Near Bus Stop; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: Two Levels; One Common Wall Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: None 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; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): AN: 219-17-732 Lot Number: 1125 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,776/2016 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 / \$242 / Monthly HOA Transfer Fee: \$254	HOA Name: Cachet Homes HOA Prop Man Co Name: PMG	HOA Telephone: 480-829-7400
HOA 2 Y/N: Y / \$316 / Quarterly HOA 2 Transfer Fee: \$400	HOA 2 Name: Las Sendas HOA2 Prp Man Co Name: Rossmar & Graham	HOA 2 Telephone: 480-357-8780 HOA2 Prp Man Co Tele: 480-551-4300
HOA 3 Y/N: N / /		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; 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: \$347.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 53 / 56 Status Change Date: 08/19/2017 Close of Escrow Date: 08/18/2017 Off Market Date: 07/31/2017	List Price: \$214,000 Sold Price: \$214,000 Sold Price/SqFt: \$154.18 Loan Type: Conventional Loan Years: 30	Special Listing Cond: N/A

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

Listed by: Realty Executives (reax15)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (2)

2622 N ATHENA --, Mesa, AZ 85207

\$224,900

5626616	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,372 / County Assessor Price/SqFt: \$163.92 Year Built: 2001 Pool: Community Only Encoded Features: 32R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 4,141 / 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 Hun Block: 2010 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 and McDowell **Directions:** From Power, head east on McDowell. Turn south on Ridgecrest. Take 2nd right onto Norwood St. Left o Raven. 1st right onto Norwood. Left onto Athena.

Public Remarks: Beautiful move-in ready home in the desirable Las Sendas neighborhood! This home offers an open floor plan with a large extended patio and new air conditioning unit. Located on a side street with little traffic and across from the common area and community pool. The third bedroom doesn't have a door or closet, so it can be used as either a bedroom or an office.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Community Features: Community Pool; Community Spa; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Separate Shwr & Tub Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N	Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 70 WINDSONG AT LAS SENDAS MCR 052944 AN: 219-25-399 Lot Number: 70 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,658/2016 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: \$400	HOA Name: Las Sendas HOA Telephone: 480-357-8780
HOA 2 Y/N: Y / \$60 / Quarterly HOA 2 Transfer Fee: \$0	HOA 2 Name: Windsong HOA 2 Telephone: 480-357-8780
HOA 3 Y/N: 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: \$130.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 47 / 47 Status Change Date: 08/19/2017 Close of Escrow Date: 08/18/2017 Off Market Date: 08/15/2017	List Price: \$224,900 Sold Price: \$224,900 Sold Price/SqFt: \$163.92 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 3 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: West USA Realty (wusa04)

Prepared by Chris and Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and FBS. DMCA

Client Report (3)

2947 N 71ST PL, Mesa, AZ 85207

\$255,000

	5577134 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,740 / County Assessor Price/SqFt: \$146.55 Year Built: 2016 Pool: Community Only Encoded Features: 32.5RO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 2,430 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: DESERT CREEK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: CalAtlantic 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: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,740 / County Assessor Price/SqFt: \$146.55 Year Built: 2016 Pool: Community Only Encoded Features: 32.5RO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 2,430 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: DESERT CREEK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: CalAtlantic 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: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,740 / County Assessor Price/SqFt: \$146.55 Year Built: 2016 Pool: Community Only Encoded Features: 32.5RO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 2,430 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: DESERT CREEK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: CalAtlantic 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: 202 & McDowell **Directions:** *GPS maps may be incorrect* East on McDowell from 202. Left (north) at Boulder Canyon & go thru two roundabouts. Thru gate on left, left on East Ocean St. Follow around to guest parking on Orion.

Public Remarks: Newer, gently lived in gated community home with community pool. Sought after area with easy access to the 202, shopping, dining, entertainment and more. Walking distance to top rated school. Near Usery Mountain Regional Park and Red Mountain Baseball and Softball Complex. Gorgeous home loaded with upgrades throughout. Upgraded staggered kitchen cabinets with glaze detailing, stainless steel appliances and granite counters. Tile flooring throughout main level. Upgraded carpet and two-tone paint throughout. Spacious bedrooms and laundry upstairs. Large walk-in master closet. Energy efficient home, ceiling fans throughout. Fully paved side yard for low maintenance. Perfect starter home, investment or second home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Ctryrd(s) Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Gated Community Flooring: Carpet; Tile Windows: Dual Pane; Energy Star	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry; Upstairs Laundry Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: 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; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 12 PARCEL D OF DESERT CREEK AT LAS SENDAS PARCEL 51 MCR 121131 AN: 219-20-396 Lot Number: 12 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$273/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$124 / Monthly HOA Transfer Fee: \$85	HOA Name: AAM, LLC HOA Telephone: 602)957-919
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Front Yard Maint; 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: \$124 Cap Imprv/Impact Fee: \$ 248 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 140 / 140 Status Change Date: 08/31/2017 Close of Escrow Date: 08/31/2017 Off Market Date: 08/04/2017	List Price: \$260,000 Sold Price: \$255,000 Sold Price/SqFt: \$146.55 Loan Type: Conventional Loan Years: 30 Payment Type: Interest Only Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: My Home Group Real Estate (myhg07)

Client Report (4)

2939 N 71ST PL, Mesa, AZ 85207

\$258,000

	5596780 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,920 / County Assessor Price/SqFt: \$134.38 Year Built: 2016 Pool: Community Only Encoded Features: 32.5RO2G 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: 2,430 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: DESERT CREEK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: Builder Name: Ryland Homes Hun Block: Map Code/Grid: P42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell Rd and Power Rd **Directions:** East on McDowell, Left on Boulder Canyon, at roundabout take 1st exit to Boulder Canyon, at roundabout take 2nd exit to Boulder Canyon, Left on Ocean St, continue as it becomes 71st, to home on Right

Public Remarks: You'll love this like-new, one-owner home in gated Las Sendas with 3 bedrooms & 2.5 baths in 1920 SqFt. Great room floor plan w/wide-plank laminate flooring throughout living areas & bedrooms, lots of natural light, & curved archways providing charm & character. The kitchen has dark maple cabinetry w/crown molding & stainless hardware, granite counters, stainless appliances, pantry, tile floors & recessed lighting. Sliding doors lead out to a paved patio, perfect for outdoor entertaining! Bedrooms & laundry are upstairs. The master has a large private bath w/dual sink vanity w/makeup area, oversized shower & roomy walk-in closet. Other features: 2 car garage w/overhead storage rack & great community pool & common areas. Walking distance to Las Sendas Elementary school. See today!

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: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Rear Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community Flooring: Laminate; Tile; Vinyl	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Upstairs; Not Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry; Upstairs Laundry Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great 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: Cable TV Avail; HighSpd Intrnt Avail	County Code: Maricopa Legal Description (Abbrev): LOT 14 PARCEL D OF DESERT CREEK AT LAS SENDAS PARCEL 51 MCR 121131 AN: 219-20-398 Lot Number: 14 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$273/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$124 / Monthly HOA Transfer Fee: \$0	HOA Name: Desert Creek HOA Prop Man Co Name: AAM	HOA Telephone: 602-957-9191
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$124 Cap Imprv/Impact Fee: \$ 248.00 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 61 / 61 Status Change Date: 08/07/2017 Close of Escrow Date: 08/07/2017 Off Market Date: 06/27/2017	List Price: \$259,900 Sold Price: \$258,000 Sold Price/SqFt: \$134.38 Loan Type: VA 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 Arizona Realty (kwaz10)

Prepared by Chris and Michele Keith

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

09/14/2017 10:53 © 2017 ARMLS and AM FBS, DMCA

Client Report (5)

7445 E EAGLE CREST DR 1045, Mesa, AZ 85207

\$305,000

	5591044 Residential Apartment Style/Flat Closed Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,666 / County Assessor Price/SqFt: \$183.07 Year Built: 2001 Pool: Community Only Encoded Features: 32RDX02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Apartment Style/Flat Dwelling Styles: Attached	Approx Lot SqFt: 1,573 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CACHET AT LAS SENDAS CONDOMINIUM Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Cachet at Las Sendas Condo Model: Builder Name: Cachet Hun Block: 3600 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Thomas/Eagle Crest @ Power Road **Directions:** East of Power Rd Thomas becomes Eagle Crest Dr. E on Eagle Crest to Entrance to Cachet. Past gate, left around to 1045. Guest parking across street from condo.

Public Remarks: \$15,000 price reduction. Absolutely stunning remodeled ground floor unit. Almost everything has been redone. Fabulous kitchen with top-of-the-line GE stainless appliances, granite counter top, back splash and lighting. Plantation shutters, redone baths with quartz counter top, all replaced flooring includes wood plank porcelain tile, Shows like a model home. Split BRs, master has private patio. Patio off great room. Cabinets in laundry room and garage. Immaculately maintained. Bedroom 3 has walk-in closet. Newer dual flush toilets in both bathrooms. Floor to ceiling tile surrounds fireplace. Deluxe features throughout. All the glitz and glamour you'd expect in this exclusive Las Sendas neighborhood. Owners spared no expense to impress.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Golf Course Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back Exterior Features: Covered Patio(s); Private Street(s) Features: Fire Sprinklers; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Lake Subdivision Flooring: Carpet; Tile Windows: Dual Pane Accessibility Feat.: Dr/Access 32in+ Wide; Hallways 36in+ Wide	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Granite Countertops 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; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Full; Wiring Yr Updated: 2016; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2016; Plmbg Partial/Full: Full; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2016; Bath (s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: All on One Level; Two Common Walls Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Built-Up; Rolled Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Dual Flush Toilet; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services; County Services; Other (See Remarks) Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 1045 CACHET AT LAS SENDAS CONDOMINIUM MCR 052505 AN: 219-17-652 Lot Number: 1045 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,117/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Assume - Quality Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$0 / Monthly HOA Transfer Fee: \$0	HOA Name: Cachet at Las Sendas HOA Prop Man Co Name: PMG Management	HOA Telephone: 480-829-7400 HOA Prop Man Co Tele: 480-829-7400
HOA 2 Y/N: Y / \$230 / Monthly HOA 2 Transfer Fee: \$160	HOA 2 Name: Las Sendas HOA	HOA 2 Telephone: 480-357-8780
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Cable or Satellite; 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: \$230 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 123 / 123 Status Change Date: 08/16/2017 Close of Escrow Date: 08/15/2017 Off Market Date: 08/15/2017	List Price: \$310,000 Sold Price: \$305,000 Sold Price/SqFt: \$183.07 Loan Type: Conventional	Special Listing Cond: N/A

Loan Years:	30
Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	0 \$
Closing Cost Split:	Normal - N

Listed by: West USA Realty (wusa04)

Prepared by Chris and
Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (6)

3055 N RED MOUNTAIN -- 110, Mesa, AZ 85207

\$315,000

	5632899 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$200.5 Year Built: 1996 Pool: Both Private & Community Encoded Features: 32RPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,890 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power / McDowell **Directions:** E on McDowell from Power. N on Ridgecrest. Left on Red Mountain. 1st Right into Ironwood Pass Enclave. Through gate to end of street & turn left. Take next left & home is on the right.

Public Remarks: STYLISH 3 bedroom, 2 bath, single level split floor plan with 1,571 square feet in gated Las Sendas enclave! Upgraded kitchen with granite countertops, gas range, pantry & eating area. Open plan & great room w/ gorgeous wood floors & sliding door to patio. Lg master suite w/ access to backyard & room for sitting area or desk. Newer Trane HVAC. Lovely yard with pebble-tec pool, turf, succulent garden, covered patio & view fence to natural desert area. N/S exposure & two car garage. Short walk to award-winning Las Sendas Elementary School, parks, playgrounds, tennis/basketball/volleyball courts, hiking/biking trails, Mesa Food Truck Fridays & community pool. Great access to the 202 Red Mountain Freeway - just 20 minutes to Sky Harbor or Gateway Airport! A great find

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: 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) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Wshrr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; 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: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 110 IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 040950 AN: 219-19-046 Lot Number: 110 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,954/2016 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 Prop Man Co Name: 1st 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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 Status Change Date: 09/01/2017 Close of Escrow Date: 08/31/2017 Off Market Date: 07/15/2017	List Price: \$315,000 Sold Price: \$315,000 Sold Price/SqFt: \$200.51 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: KOR Properties (korp001)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (7)

7445 E EAGLE CREST DR 1096, Mesa, AZ 85207

\$318,500

	5629832	Residential	Townhouse	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,834 / County Assessor Price/SqFt: \$173.66 Year Built: 2001 Pool: Community Only Encoded Features: 32RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached		Approx Lot SqFt: 176 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Cachet at Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Cachet Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School		

Cross Streets: Power & Thomas (Eagle Crest) **Directions:** East on Eagle Crest; South into Cachet; Right at the clubhouse; follow around to unit 1096

Public Remarks: Gated Resort Living in Cachet at Las Sendas! Beautiful single level 1,864 sf, 3 BR, 2 BA end unit. This floorplan rarely comes to market! Light & bright kitchen w/island, pantry, 42 inch upgraded cabinets & lovely eating area. Great room w/fireplace & great light. Split master suite w/door to patio. Upgraded master bath w/stone floors, garden tub & large walk-in closet. 3rd bedroom is used as an office with built-in double desks & bookshelves. Beautiful rotunda entry, custom dog run & 2 car garage w/room for storage. HOA includes roof, pest control, front yard maintenance & beautiful private pool, gym & clubhouse. Cachet residents also have all the benefits of Las Sendas including access to pools, tennis courts, trails & clubs, book clubs, Mesa Food Truck Fridays & Concerts in the park!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Side Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: 220 V Dryer Hookup; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Ht/Cool Yr Updated: 2013	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level; One Common Wall; End Unit; Ground Level 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: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 1096 CACHET AT LAS SENDAS CONDOMINIUM MCR 052505 AN: 219-17-703 Lot Number: 1096 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,183/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; 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: 1st Service Resident	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-8780
HOA 2 Y/N: Y / \$242 / Monthly HOA 2 Transfer Fee: \$0	HOA 2 Name: Cachet at Las Sendas HOA2 Prp Man Co Name: PMG	HOA 2 Telephone: 480-829-7400 HOA2 Prp Man Co Tele: 480-829-7400
HOA 3 Y/N: N //		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Pest Control; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile 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: \$352.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 Status Change Date: 08/10/2017 Close of Escrow Date: 08/10/2017	List Price: \$318,500 Sold Price: \$318,500 Sold Price/SqFt: \$173.66	Special Listing Cond: N/A; Owner/Agent

Off Market Date: 07/09/2017	Loan Type: Cash
	Loan Years: 0
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: KOR Properties (korp001)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS,
DMCA

Client Report (8)

7411 E NORWOOD ST, Mesa, AZ 85207

\$329,000

	5609988 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$154.75 Year Built: 2001 Pool: Community Only Encoded Features: 32FRDO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Approx Lot SqFt: 8,203 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Hun Block: Map Code/Grid: Q42 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

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

Public Remarks: This immaculate home with N/S Exposure is MOVE-IN READY and LOADED w/updates! Recently updated Granite Counter tops, Sinks and Gas Range. Split master floor plan w/bright, open kitchen with plenty of cabinet space. This stunning home has TILE THROUGHOUT and beautiful WOOD FLOORS in bedrooms. NO CARPET! ALL bedrooms have WALK-IN CLOSETS! Office has built-in desks and cabinets with TONS of storage! GORGEOUS CUSTOM DESERT LANDSCAPING in the front and backyard has LARGE GRASSY AREA, stucco fence and RV gate. 3 car garage has tons of cabinets and service door. A/C, hot water heater and microwave updated in 2015. This is a MUST SEE!!! Award-winning Las Sendas community features community pools, parks, tennis courts, hiking trails, golf & more!

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: 0 Parking Features: Atch'd Gar Cabinets; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Childrens Play Area Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Flooring: Laminat; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Gas Stub for Range; 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: Split Additional Bedroom: Other Bdrm Split; 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: Y Other Rooms: Family Room; Great Room Items Updated: Ht/Cool Yr Updated: 2015; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2017; Bath(s) Partial/Full: Partial	Architecture: Spanish Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: 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 72 GRAYFOX AT LAS SENDAS MCR 052946 AN: 219-25-540 Lot Number: 72 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,186/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; 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 / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: First Service 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	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 36 / 36 Status Change Date: 08/09/2017 Close of Escrow Date: 08/07/2017 Off Market Date: 06/29/2017	List Price: \$339,900 Sold Price: \$329,000 Sold Price/SqFt: \$154.75 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 1 % Closing Cost Split: Seller Assist - A	Special Listing Cond: Owner/Agent Status Update: Multiple Offers Recd

Listed by: HomeSmart (crl11)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (9)

7405 E NORTHRIDGE CIR, Mesa, AZ 85207

\$336,000

 <p>2017 ARMLS</p>	5615335 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,512 / County Assessor Price/SqFt: \$133.76 Year Built: 2001 Pool: Community Only Encoded Features: 43FRDXO3G 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: 8,223 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Maize Builder Name: Fulton Hun Block: Map Code/Grid: Q42 Bldg Number:	
High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: Power/McDowell Directions: East to Ridgcrest South to Northridge Circle East to home

Public Remarks: PRISTINE HOME IMPECCABLY CARED FOR BY ORIGINAL OWNERS ON LARGE CUL-DE-SAC LOT IN AWARD WINNING LAS SENDAS COMMUNITY BOASTS MODERN/CONTEMPORARY STYLE AND A RELAXING/CALM ATMOSPHERE. FRONT COURTYARD & BACK PATIO SHADED BY STACK STONE WEST WALL & GORGEOUS FOLIAGE OFFER EXTENDED LIVING AREAS IDEAL FOR ARIZONA LIFESTYLE. GOURMET EAT-IN KITCHEN FEATURES UPGRADED APPLIANCES, GAS RANGE, TILED BACK SPLASH, & BREAKFAST BAR OPEN TO SPACIOUS FR WITH STUNNING SLATE ACCENT WALL, GAS FIREPLACE, & ENTERTAINMENT/MEDIA NICHE. FIRST FLOOR DEN & FULL BATH IDEAL OFFICE-GUEST QUARTERS. TONS OF OPTIONS FOR UPSTAIRS LOFT - MUSIC ROOM, COMPUTER STATION, LIBRARY - YOU DECIDE! MASSIVE MASTER SUITE W/ SEPARATE TUB/SHOWER-DUAL SINKS-HUGE W/IN CLST * PRIVACY ABOUND NO 2 STORIES BEHIND * 3 CAR GARAGE W/ B/IN CABINETS

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Mastering Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s) 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 Flooring: Carpet; Concrete; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Disposal; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 119 GRAYFOX AT LAS SENDAS MCR 052946 AN: 219-25-587 Lot Number: 119 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,241/2006 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: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement

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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; 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: \$111 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 81 / 81 Status Change Date: 08/25/2017 Close of Escrow Date: 08/24/2017 Off Market Date: 08/25/2017	List Price: \$345,000 Sold Price: \$336,000 Sold Price/SqFt: \$133.76 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: Long Realty Partners (lore001)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (10)

3519 N SONORAN HILLS --, Mesa, AZ 85207

\$360,000

	5637719 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.75 Bedrooms Plus: 4 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$145.45 Year Built: 2006 Pool: Both Private & Community Encoded Features: 32.75RDPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 5,766 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: STONELEDGE AT 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: Thomas Rd and Power Rd **Directions:** East on Thomas Rd (Eaglecrest Dr). Right on Red Mountain. Right on Roland St. (Entrance into Stone Ledge Gated section). Enter through gate and follow to home on right.

Public Remarks: Must See Beauty located in the highly sought after gated community of Las Sendas. Amazing views of Boulder Mountain!! This 3 bedroom, 2.75 bath home includes a den/office that could easily be converted into a 4th bedroom. Extra large master bedroom with large covered balcony. Many of the upgrades include plantation shutters throughout home, newer stainless steel appliances and many hanging storage racks in the garage. The backyard features a beautiful heated pool and spa with soothing water feature and an artificial grass side yard that would be great for pets. Las Sendas elementary school is just down the street as well as Boulder Mountain Park that is currently being redesigned to feature bocce ball, a splash pad, amphitheater, dog park and more still to come. Must see the 3D tour!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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; Handball/Raquetball; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Built In Recycling; Pantry; Granite Countertops; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Upstairs; Not Split Additional Bedroom: Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 30 STONELEDGE AT LAS SENDAS MCR 071550 AN: 219-19-777 Lot Number: 30 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,611/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas Associati HOA Prop Man Co Name: First Service	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: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
--	---	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 Status Change Date: 08/25/2017	List Price: \$375,000 Sold Price: \$360,000	Special Listing Cond: N/A

Close of Escrow Date: 08/24/2017	Sold Price/SqFt: \$145.45
Off Market Date: 08/09/2017	Loan Type: Cash
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 2,500 \$
	Closing Cost Split: Normal - N

Listed by: Century 21 Arizona Foothills (cere23)

Prepared by Chris and
Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (11)

3749 N LADERA CIR, Mesa, AZ 85207

\$365,000

	5595931 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,370 / County Assessor Price/SqFt: \$154 Year Built: 2001 Pool: Community Only Encoded Features: 42FRDO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,845 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: 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 RD. / EAGLE CREST DR.(THOMAS) **Directions:** GO EAST ON EAGLE CREST DR. GO ABOUT 2 MILES TO 80TH ST. TURN LEFT GO TO SIENNA ST. TURN RIGHT. GO THROUGH GATE AND TURN RIGHT ON TO LADERA CIR. STREET WILL CURVE STAY TO THE RIGHT TO HOME ON LEFT.

Public Remarks: THIS HOME IS NESTLED IN A BEAUTIFUL GATED COMMUNITY OF LAS SENDAS. THIS POPULAR FLOOR PLAN SHOWS PRIDE OF OWNERSHIP FRONT TO BACK. AS YOU ENTER THE HOME NOTICE THE UPGRADED FLOORING THROUGHOUT & SOARING VAULTS. PASS THE LARGE LIVING ROOM & DINING ROOM & INTO A LARGE KITCHEN WITH UPGRADED FLOORING, GRANITE, KITCHEN ISLAND, STAINLESS STEEL APPLIANCES & GAS COOK TOP. OFF THE KITCHEN IS A HUGE GREAT ROOM. THE MASTER BEDROOM OFFERS UPGRADED FLOORING & 2 CLOSETS. THE MASTER BATH OFFERS A SEPARATE TUB/SHOWER & DOUBLE SINKS. STEP OUT BACK TO AN AMAZING BACK YARD WITH FIREPIT & SYNTHETIC GRASS FOR EASY MAINTENANCE. THE 3 CAR GARAGE OFFERS EXTRA STORAGE CABINETS. CLOSE TO SHOPPING, RESTAURANTS, GOLF, POOL, TENNIS, HIKING AND MUCH MORE!

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: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: Firepit 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: Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Laminated; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: Oth Gas (See Rmrks) Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 15 ECHO CANYON PHASE 1 AT LAS SENDAS MCR 054538 AN: 219-18-369 Lot Number: 15 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,356/2016 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: None Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$0	HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: FIRST SVC.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 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: 77 / 77 Status Change Date: 08/16/2017 Close of Escrow Date: 08/15/2017 Off Market Date: 07/12/2017	List Price: \$375,000 Sold Price: \$365,000 Sold Price/SqFt: \$154.01 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: HomeSmart (crii01)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (12)

4253 N STARRY PASS, Mesa, AZ 85207

\$365,000

	5643476 Residential Single Family - Detached Closed
	<p>Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,794 / County Assessor Price/SqFt: \$203.46 Year Built: 2001 Pool: Community Only Encoded Features: 32RDO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p> <p>Approx Lot SqFt: 7,150 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: MOUNTAIN GATE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Mountain Gate/ Las Sendas Planned Cmty Name: Model: Acacia Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:</p>
<p>Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School</p>	<p>High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School</p>

Cross Streets: Power/Thomas **Directions:** East on Thomas/Eagle Crest North on N Desert Oasis, Entrance to Mountain Gate Subdivision, East on E. Wolf Canyon Street (turns into Starry Pass) to home on left

Public Remarks: This 3bd/2ba home is gorgeous & move in ready. Located in the prestigious gated golf community of Las Sendas on premium lot. Open floor plan & vaulted ceilings including the master, make this home very spacious and bright. Upgrades add elegance with Plantation shutters, Viewing balcony w/sprinal stair case, tile and Laminated wood floors in the bedrooms and Office/Den. kitchen has granite tile Countertops and SS Appliances, upgraded steel tubs in master bath and hall bathrooms, fresh Int. Paint. Relax and unwind in your back yard oasis that backs to a wash for added privacy, Enjoy the mountain and desert views w/Water Feature and Built-in-BBQ. Las Sendas offers a golf course, 2 heated community pools, tennis courts, parks, hiking & biking trails and more. 20 Minutes to Sky Harbor Airport.

Master Bedroom 17' 13'	Bedroom 2 10.5' 10.5'	Bedroom 3 10.5 10.5	Dining Room 11' 10'	Living Room 14' 13'
	Family Room 21' 13'	Kitchen 10.5' 11'	Breakfast Room 9.5' 8.5'	Office 11' 10'
		Garage 1 27' 20.5'		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Auto Timer H2O Front Exterior Features: Patio; Balcony/Deck(s); Built-in BBQ Features: Vaulted Ceiling(s); Drink Wtr Filter Sys; Other (See Remarks) Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Near Bus Stop Flooring: Laminated; Tile Windows: Sunscreen(s); Dual Pane</p>	<p>Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Partial</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Stucco Construction: Block Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)</p>	<p>County Code: Maricopa Legal Description (Abbrev): LOT 580 MOUNTAIN GATE AT LAS SENDAS MCR 053838 AN: 219-17-817 Lot Number: 580 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,308/2016 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 Name: Las Sendas	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$155		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88
Assoc Rules/Info: Clubhouse/Rec Center	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 16 / 16 Status Change Date: 08/28/2017 Close of Escrow Date: 08/25/2017 Off Market Date: 08/23/2017</p>	<p>List Price: \$375,000 Sold Price: \$365,000 Sold Price/SqFt: \$203.46 Loan Type: Cash Loan Years: 0 Payment Type: Balloon</p>	<p>Special Listing Cond: N/A</p>

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

Listed by: Keller Williams Realty East Valley (kwevt01)

Prepared by Chris and
Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (13)

3813 N CIRRUS CIR, Mesa, AZ 85207

\$420,000

	5603520 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$188.68 Year Built: 2001 Pool: Both Private & Community Encoded Features: 42FRDPO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 14,046 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Echo Canyon Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power & Thomas (Eaglecrest) **Directions:** East on Eaglecrest 2.1 miles to 80th St. Turn L on 80th to Echo Canyon. Continue thru gates second right Cirrus Cir to address.

Public Remarks: Outstanding 'Sagewood Model' 5 star Home in the Gated Community of Las Sendas. Nestled on a premium cul-de-sac lot (over 14,000 SF) with great curb appeal and Majestic Mountain Views. Contemporary interior palette, soaring ceilings, plantation shutters, ceiling fans, plush carpet, and beautiful wood "look" tile floor in all the right places. Spacious eat-in kitchen features breakfast bar, corian counters, center island, pantry, tile floor, and wood cabinetry. Perfect Home for entertaining inside and out. Formal dining room and bay window in breakfast nook. Upscale main bathroom boasts designer tile, raised vessel sinks, unique fixtures, and mirror. Generous size bedrooms, ample closets, and move-in ready. Enjoy the backyard sparkling fenced pool, covered patio, and Mature Garden area.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Separate Strge Area Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Hillside Lot; Cul-De-Sac Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Private Street(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; On-Site Guard; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Gas Dryer Hookup; Inside Laundry Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2017; Bath(s) Partial/Full: Full </p>	<p> Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Block Roofing: Built-Up; All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 37 ECHO CANYON PHASE 1 AT LAS SENDAS MCR 054538 AN: 219-18-391 Lot Number: 37 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,054/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155 </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: 480-551-4300 </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 TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed </p>	<p> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / </p>	<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
----------------------	------------------------------	------------------------------

CDOM/ADOM: 105 / 91	List Price: \$429,000	Special Listing Cond: N/A
Status Change Date: 08/09/2017	Sold Price: \$420,000	
Close of Escrow Date: 08/08/2017	Sold Price/SqFt: \$188.68	
Off Market Date: 08/09/2017	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: Desert Canyon Properties (dcpr01)

Prepared by Chris and Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and FBS. DMCA

Client Report (14)

7937 E SIERRA MORENA CIR, Mesa, AZ 85207

\$422,500

	5616286 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,551 / County Assessor Price/SqFt: \$165.62 Year Built: 2001 Pool: Community Only Encoded Features: 32.5RDXO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 11,017 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas -Eagle Feather Tax Municipality: Mesa Marketing Name: Las Sendas - EagleFeather Planned Cmty Name: Model: Desert Oasis Builder Name: Blanford Homes Hun Block: 3700 N Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** East on McDowell to Ridgecrest. Left at light into Las Sendas, follow Ridgecrest for approx. 1 mile to first gate of EagleFeather. Left on Piedra, left on Canyon Wash (around circle) to Sierra Morena.

Public Remarks: Reduced 10K! ! Single level home on oversized cul de sac lot. Home has been cared for with pride of ownership. Newer raised panel kitchen cabinetry, granite slab countertops, decorative tile backsplash. stainless steel appliances, pantry, beautiful glass front cabinets with lighting above desk area. Great room, gas FP, built in ent ctr, surround sound . Split floorplan with two bedrooms/bath on one side of home, master separate from other bedrooms. Master bedroom with plantation shutters, walk in closet, linen closet and newly finished cabinetry. Oversized backyard with covered ramada, built in BBQ, fountain, outdoor fireplace, observation deck. Three car garage with plenty of storage space. Community features two pools, tennis, fitness center/spa, golf

Master Bedroom 16 16	Bedroom 2 11 14	Bedroom 3 11 12	Dining Room 10 13
		Kitchen 25 15	
		Great Room 25 20	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngh Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Gazebo/Ramada; Built-in BBQ; Other (See Remarks) Features: Vaulted Ceiling(s); 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; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Wall Oven(s); 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 Laundry: Wshlr/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 Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Full; Plmbg Yr Updated: 2014; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2006; Ht/Cool Partial/Full: Partial; Roof Yr Updated: 2014; Roof Partial/Full: Partial; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile; Rolled Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): EAGLEFEATHER AT LAS SENDAS AN: 219-18-205 Lot Number: 281 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: 050548 Plat: Taxes/Yr: \$3,078/2016 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: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA HOA Prop Man Co Name: FIRST SERVICE	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
--	---	---

HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed		Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
		Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 75 / 75 Status Change Date: 09/01/2017 Close of Escrow Date: 08/31/2017 Off Market Date: 08/23/2017	List Price: \$429,800 Sold Price: \$422,500 Sold Price/SqFt: \$165.62 Loan Type: Conventional Loan Years: 15 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 (crl11)		

Prepared by Chris and Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and FBS. DMCA

Client Report (15)

3533 N CANYON WASH CIR, Mesa, AZ 85207

\$443,000

 <p>2017 ARMLS</p>	5614980 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,551 / County Assessor Price/SqFt: \$173.66 Year Built: 2001 Pool: Both Private & Community Encoded Features: 32FPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 14,757 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: GRAYHAWK AT LAS SENDAS Tax Municipality: Mesa Marketing Name: GRAYHAWK Planned Cmty Name: LAS SENDAS Model: Builder Name: BLANDFORD HOMES LLC Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power/McDowell **Directions:** East on McDowell, North on Ridgecrest to Stone Gully gate entrance (Grayhawk) Right on Canyon Wash Cir

Public Remarks: Play & Entertain in the Gated Master Planned Golf Community of Las Sendas! Stunning semi-custom single-story Grayhawk open floor plan. Freshly painted inside and out, modern kitchen nicely appointed with upgraded alder wood cabinets, custom Granite counter-tops, island and gas range. Three Bedrooms and large den that could be a fourth room. Backyard resort is a Golfer's dream with brand new putting green & chipping pad w/night lighting, Gas fire pit and oversized Pebble-tec diving pool with built in table! Extended length 3-car garage with cabinets for storage and owned soft water system. Rear Patio has been extended the entire length of home to enjoy those Las Sendas sunsets year-round!

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: Electric Door Opener; Extned Lngth Garage; RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View (s); Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front Exterior Features: Covered Patio(s) Features: 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 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; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room Items Updated: Ht/Cool Yr Updated: 2013; Kitchen Yr Updated: 2017; Bath (s) Yr Updated: 2017	Architecture: Spanish; Contemporary Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: Block Cooling: Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Description (Abbrev): LOT 442 GRAYHAWK AT LAS SENDAS MCR 050547 AN: 219-20-204 Lot Number: 442 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$3,579.4/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$322.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: First Service Reside	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: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$107.55 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 19 / 19 Status Change Date: 08/22/2017 Close of Escrow Date: 08/10/2017 Off Market Date: 06/22/2017	List Price: \$448,900 Sold Price: \$443,000 Sold Price/SqFt: \$173.66 Loan Type: VA	Special Listing Cond: N/A

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

Listed by: Weichert, Realtors-Home Pro Realty (stra001)

Prepared by Chris and
Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (16)

3430 N MOUNTAIN RIDGE -- 15, Mesa, AZ 85207

\$455,000

	5541563 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 4,275 / County Assessor Price/SqFt: \$106.43 Year Built: 1996 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p>
	<p> Approx Lot SqFt: 21,484 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: SONORAN HEIGHTS UNIT 1 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: POWER & THOMAS **Directions:** E on Thomas into Las Sendas; Rt on Saddleback to end; Rt on Mountain Ridge to Sonoran Heights Entrance; Rt through Gate to #15. Veer Lt at fork in road to end of street. Home is on the Lt.

Public Remarks: Need an Offer! Great Opportunity to have this 4BR 3BA + Office & 3 car garage home w/Mountain & Golf Course Views on a private almost 1/2 AC lot in Sonoran Heights! The back yard offers full privacy & safety (no golf balls) & is the largest lot in the subdivision. The home features gourmet kitchen w/upgraded counters, breakfast area, spacious FR, formal DR, separate LR, office/5th BR, large laundry room, 4th BR & full BA on the 1st floor w/MBR Ensuite + sitting area, Jack & Jill BR's w/BA on 2nd floor. A perfect floor plan for entertaining that flows out back to a wonderful play area for the children including in-ground trampoline, a fenced pool w/waterfall & grotto, a separate dog run & much more. The pool, the waterfall/grotto, & decking were redone in 2016. Gas pool heater & gas BBQ.

Master Bedroom	23 17	Bedroom 2	16 15	Bedroom 3	15 13	Bedroom 4	13 12	Living Room	19 12
Den	15 15	Family Room	23 18	Kitchen	18 15	Dining Room	13 12		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; RV Gate Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: None Horses: N Fireplace: Fireplace Master Bdr; Gas Fireplace Property Description: Golf Course Lot; Cul-De-Sac Lot; City Light View (s); Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area 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; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Walk-in Pantry; Non-laminate Counter; 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 Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Partial; Pool Yr Updated: 2016; Pool Partial/Full: Full </p>	<p> Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 15 SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 041016 AN: 219-19-179 Lot Number: 15 Town-Range-Section: 2N-7E-31 City Bk&Pg: Plat: Taxes/Yr: \$5,116/2016 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$335 / Quarterly HOA Transfer Fee: \$150	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 //	Ttl Mthly Fee Equiv: \$111.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

		PAD Fee Y/N: N / /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	211 / 211	List Price:	\$475,000	Special Listing Cond: Previously Aprved SS	
Status Change Date:	08/26/2017	Sold Price:	\$455,000		
Close of Escrow Date:	08/24/2017	Sold Price/SqFt:	\$106.43		
Off Market Date:	08/03/2017	Loan Type:	Cash		
		Loan Years:	0		
		Payment Type:	Other		
		Buyr Concess to Sell:	0 \$		
		Selr Concess to Buy:	0 \$		
		Closing Cost Split:	Normal - N		
<i>Listed by:</i> Long Realty Platinum Premier (ppaz01)					

Prepared by Chris and Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and FBS. DMCA

Client Report (17)

3941 N SONORAN HILLS --, Mesa, AZ 85207

\$460,000

	5590594 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,233 / County Assessor Price/SqFt: \$142.28 Year Built: 2000 Pool: Both Private & Community Encoded Features: 53FRDXPS3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 17,350 / County Assessor Apx Lot Size Range: 15,001 - 18,000 Subdivision: LAS SENDAS SONORAN HILLS ESTATES Tax Municipality: Maricopa - COUNTY 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 & Mcdowell **Directions:** Power North and right on Eagle Crest Left on Teton thru the gate first left on Sonoran Hills and house is 2 house on left

Public Remarks: PRICED BELOW APPRAISAL !!Gorgeous Home Located in the Las Sendas Golf Community! As you drive thru the gates with the Surrounding Mountains you pull into the drive of this 5 Bedroom, 2 of the bedrooms are downstairs, 3 Bath ,3 Car Garage and it says "WELCOME HOME" as you walk thru the courtyard and enter the front door you will be in awe with the stone columns and Spacious Kitchen with Granite Countertops and Stainless Steel Appliances that opens to the spacious Family with Large window looking out to the Entertainers Backyard with Heated Pool/Spa with Waterfall and Gas Firepit & BBQ all of this on a 1/3 acre private lot. Las Sendas offers enjoyment for the whole family Golf Course , Tennis Club, Community Pool,and then end your day at Bogey's Steak an Seafood Restaurant.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Firepit Property Description: Mountain View(s) Landscaping: Gravel/Stone Back; Desert Front; Desert Back Exterior Features: Patio; Pvt Yrd (s)/Crtryd(s); Built-in BBQ Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Multiple Ovens; 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 Dining Area: Formal; Eat-in Kitchen; Breakfast Bar 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 Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 60 SONORAN HILLS ESTATES MCR 047926 AN: 219-17-422 Lot Number: 60 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$3,603/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Private Existing 1st Ln Trms: Disclosures: Other (See Remarks) Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$318 / Quarterly HOA Transfer Fee: \$250	HOA Name: 1st Services res	HOA Telephone: 480 357 8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: 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: \$106 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 112 / 112 Status Change Date: 09/01/2017 Close of Escrow Date: 08/31/2017 Off Market Date: 08/04/2017	List Price: \$460,000 Sold Price: \$460,000 Sold Price/SqFt: \$142.28 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: West USA Realty (wusa92)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (18)

3913 N Sonoran Hills --, Mesa, AZ 85207

\$489,900

 <p>2017 ARMLS</p>	5597977 Residential Single Family - Detached Closed	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,233 / County Assessor Price/SqFt: \$151.53 Year Built: 1999 Pool: Both Private & Community Encoded Features: 53RDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 18,230 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Desert Vista Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	
	Cross Streets: POWER AND THOMAS Directions: East on Thomas/Eaglecrest, N on E. Teton Circle, West on Sonoran Hills Ave to home on left.		

Public Remarks: Beautifully remodeled 5 bed 3 bath home w/great curb appeal in prestigious Gated Golf Community of Las Sendas. Gourmet kitchen remodel w/New Cabinets, Granite, Backsplash, SS Double Ovens, Gas Cook Top. Remodeled Bathrooms add to this turnkey/move-in ready home. Formal Living and Dining Room, oversized Family Room w/Stone Fireplace. Guest Bed/Bath downstairs. Open and Spacious Floor Plan, Vaulted Ceilings, Plantation Shutters, Central Vac. Huge back yard retreat to relax in your Sparkling Pool with Spa, extended patio and grass area perfect for kids or pets to play. Las Sendas offers an award winning golf course, 2 pools, tennis courts, parks, hiking & biking trails. 20 minutes Sky Harbor Airport, 20 minutes Scottsdale. Close to shops and restaurants, 15 minutes to Saguaro Lake

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Mountain View(s) Landscaping: Gravel/Stone Back; Desert Front; Desert Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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; Near Bus Stop; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Energy Star	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst 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: Great Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath (s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): AN: 219-17-420 Lot Number: 58 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,642/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Service Res.	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Monthly 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: 110 / 110 Status Change Date: 08/17/2017	List Price: \$489,900 Sold Price: \$489,900	Special Listing Cond: N/A

Close of Escrow Date: 08/17/2017	Sold Price/SqFt: \$151.53
Off Market Date: 08/17/2017	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: KOR Properties (korp001)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (19)

3619 N SONORAN HEIGHTS HTS, Mesa, AZ 85207

\$510,000

	5605598 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,275 / County Assessor Price/SqFt: \$119.29 Year Built: 1998 Pool: Community Only Encoded Features: 53.5RDXO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 13,277 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas - Boulder Mountain Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Desert Legacy Builder Name: Blandford Homes Hun Block: 7450 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:** E on Eagle Crest (Thomas), R on Saddleback, R on Sonoran Heights

Public Remarks: This exquisite Desert Legacy home with amazing mountain views sits in a very private setting on the 2nd green of the golf course at prestigious Las Sendas, a gated, master-planned community in the foothills of northeast Mesa. The home has been thoughtfully upgraded and lovingly maintained to create a sanctuary in our beautiful Sonoran Desert. See the Documents tab for a list of the many upgrades and details.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 4,001 - 4,500 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: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Other (See Remarks) Property Description: Border Pres/Pub Lnd; Golf Course Lot; Corner Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Other (See Remarks) Master Bedroom: Upstairs; Downstairs Additional Bedroom: Other Bdrm Split; 2 Master Bd rms; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Bonus/Game Room </p>	<p> Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Snd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Load Controller; Multi-Zones </p>	<p> County Code: Maricopa Legal Description (Abbrev): LOT 117 SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 045139 AN: 219-17-181 Lot Number: 117 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,693/2015 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$530,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: None Possession: Close of Escrow </p>

Fees & Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
----------------------	------------------------------	------------------------------

CDOM/ADOM: 45 / 45	List Price: \$515,000	Special Listing Cond: N/A
Status Change Date: 08/11/2017	Sold Price: \$510,000	
Close of Escrow Date: 08/10/2017	Sold Price/SqFt: \$119.3	
Off Market Date: 06/29/2017	Loan Type: VA	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Seller Paid - S	

Listed by: Realty Executives (reax117)

Prepared by Chris and Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and FBS. DMCA

Client Report (20)

3430 N MOUNTAIN RDG 47, Mesa, AZ 85207

\$589,000

	5593676 Residential Single Family - Detached Closed
	<p>Beds/Baths: 5 / 3.5 Bedrooms Plus: 5 Approx SqFt: 4,055 / County Assessor Price/SqFt: \$145.25 Year Built: 1997 Pool: Both Private & Community Encoded Features: 53.5FRDXP3.5G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>
	<p>Approx Lot SqFt: 9,980 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:</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 THOMAS **Directions:** Right on Thomas. Second right on Saddleback, Right on Mountain Ridge to Sonoran Heights on Right

Public Remarks: Exquisite home in the Gated Golf Course community of Las Sendas is entertainers delight. Lovingly remodeled with no expense spared. Dramatic entry w/Vaulted Ceilings open to Formal Living and Formal Dining Rooms. Remodeled Gourmet Chefs Kitchen w/Granite*Viking SS Oven*Gas Cook top. Guest Suite downstairs en-suite bath. Huge Master Retreat w/Elegant Stone Two Way fireplace*Sitting Area. Extended Deck to take in the Breathtaking Sunsets*Mountain Views and Shimmering City Lights. Relax or entertain in Back Yard Oasis w/Ambient Lighting, Sparkling Pool w/Water Feature*Gas Fire Pit*TV*Surround Sound*Grass Area. Las Sendas offers an award winning golf course*2 pools*tennis courts*parks*hiking & biking trails 20 minutes Sky Harbor airport, 20 minutes Scottsdale. Furniture available for sale

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3.5 Carport Spaces: 0 Total Covered Spaces: 3.5 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Firepit Property Description: Corner Lot; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area 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; Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; 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 Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Stone; Tile Windows: Sunscreen(s); Dual Pane; Tinted</p>	<p>Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; 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: Upstairs Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Gas Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2006; Floor Partial/Full: Full; Plmbg Yr Updated: 2006; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2006; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2006; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2015; Pool Partial/Full: Partial</p>	<p>Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones</p>	<p>County Code: Maricopa Legal Description (Abbrev): LOT 47 SONORAN HEIGHTS UNIT 1 AT LAS SENDAS MCR 041016 AN: 219-19-211 Lot Number: 47 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$3,765/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req 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 Prop Man Co Name: First Service Reside</p>	<p>HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-357-7687</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 TrkTrlrRvBt; Rental OK (See Rmks); 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 / / PAD Fee Y/N: N / /</p>	<p>Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 126 / 124 Status Change Date: 08/22/2017 Close of Escrow Date: 08/22/2017 Off Market Date: 08/22/2017	List Price: \$599,000 Sold Price: \$589,000 Sold Price/SqFt: \$145.25 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: KOR Properties (korp001)

Prepared by Chris and
Michele Keith


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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (21)

8062 E TETON CIR, Mesa, AZ 85207

\$595,000

 <p>2017 ARMLS</p>	5629093 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,942 / County Assessor Price/SqFt: \$202.24 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43FRDXPO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 9,641 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: STONECLIFF AT LAS SENDAS MOUNTAIN AMD Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Residence 3 Builder Name: Blandford Homes Hun Block: 4000 N Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Eaglecrest Drive **Directions:**

Public Remarks: GORGEOUS 4 bed, 3 bath, stone front home on premium corner lot with north facing backyard, backs up to a large wash with mountain views for maximum privacy Award winning community of Las Sendas. PRE-INSPECTED, METICULOUSLY MAINTAINED and PERFECTLY PRICED!.. Chef's kitchen including Jenn-air appliances and built in refrigerator, granite slab countertops, updated backsplash and lighting. Family room with Canterra fireplace. Large master suite. All custom window treatments; plantation shutters & 10' silk drapes with custom curved oil-rubbed bronze rods, included. Lush backyard with mature landscaping, full size swimming pool with remote controlled water feature and underwater lighting, glass rock fire feature, built in BBQ. Newly painted inside & out! See document tab for recent upgrades!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Adjacent to Wash Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Childrens Play Area Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrmd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; 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 Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clist 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	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 Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 32 STONECLIFF AT LAS SENDAS MOUNTAIN AMD MCR 060632 AN: 219-35-083 Lot Number: 32 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$5,516/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas Community HOA Prop Man Co Name: First Service Reside	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); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 54 Status Change Date: 08/31/2017 Close of Escrow Date: 08/30/2017 Off Market Date: 08/29/2017	List Price: \$599,900 Sold Price: \$595,000 Sold Price/SqFt: \$202.24 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	Special Listing Cond: N/A

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

Listed by: Redefy (rcon01)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

Client Report (22)

7130 E SADDLEBACK ST 54, Mesa, AZ 85207

\$860,000

 <p>2017 ARMLS</p>	5550437 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 3,802 / County Assessor Price/SqFt: \$226.2 Year Built: 2005 Pool: Both Private & Community Encoded Features: 44.5RDXP3Q3G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 21,249 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: HALF ACRE CUSTOM BEAUTY! Planned Cmty Name: GOLF COLONY Model: CUSTOM HOME Builder Name: UNKNOWN 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:** *EAST ON EAGLECREST(CURVES NORTH)TO SADDLEBACK(FIRST STREET ON RT) TURN RIGHT & FOLLOW TO FIRST GATE ON LEFT(GOLF COLONY).THRU GATE NORTH TO END THEN TURN TO NEXT STREET/TURN RT. TO #54 ON CORNER

Public Remarks: *BEST CUSTOM HOME IN LAS SENDAS FOR PRICE!*THIS CORNER LOT,EXQUISITE, 3802 SF. HOME IN THE GOLF COLONY FEATURES A NEW \$120K BACK YARD AS A SHOWCASE FOR ENTERTAINMENT WITH HUGE COVERED PATIO!* *VIEW FOUNTAIN UPON ENTRY THRU THE BUTTED GLASS WINDOWS AS WELL AS THE NEGATIVE EDGE SPA, SENSATIONAL POOL,PATIO W/TRAVERTINE PAVERS, FIRE PIT,& BUILT-IN BBQ/KITCHEN*CUSTOM FEATURES THRUOUT FEATURING HIGH CEILINGS 12 TO 20 FT. CEILINGS, W/BRICK DETAILING/GROIN VAULTS & ARCHES*THIS GREAT ROOM/SPLIT BEDROOM PLAN HAS 4 HUGE BEDROOMS, ALL ARE UNIQUE EN-SUITES!*MASTER SUITE HAS AMAZING WALK-IN CLOSET W/CABINETS*FORMAL DINING RM,GOURMET KITCHEN & BREAKFAST AREA VIEWING SPECTACULAR RED MOUNTAIN!*KITCHEN BOASTS STAINLESS/KITCHEN-AID APPLS W/48-INCH REFRIGERATOR, GAS COOKTOP,GORGEOUS GRANITE COUNTERS.....

Master Bedroom 20' 15'	Bedroom 3 12'11' 12'7"	Bedroom 4 12' 12'
Master Bedroom 12' 18'	Kitchen 18'6' 17'9"	
Den 11'9' 11'9"	Great Room 20'6' 28'6"	
	Garage 1 22' 37'	

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: 6 Parking Features: Dir Entry frm Garage; Electric Door Opener; RV Gate; Side Vehicle Entry Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Corner Lot; Mountain View(s) 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); Private Street(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Central Vacuum; Intercom; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop Flooring: Carpet; Stone; Wood Windows: Dual Pane; Low-E Accessibility Feat.: Zero-Grade Entry	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; 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; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Guest Qtrs-Sep Entrn Items Updated: Plmbg Yr Updated: 2016; Plmbg Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Full	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Engy Star Ht Wtr Htr; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Sat Dish TV Ownrd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 54 GOLF COLONY AT LAS SENDAS AN: 219-17-062 Lot Number: 54 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$6,110.78/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: LAS SENDAS HOA HOA Prop Man Co Name: FIRST SERVICE RES.	HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300
--	--	---

HOA 2 Y/N: N / /					
HOA 3 Y/N: / /					
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$		
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM: 193 / 193 Status Change Date: 08/28/2017 Close of Escrow Date: 08/28/2017 Off Market Date: 08/04/2017		List Price: \$899,000 Sold Price: \$860,000 Sold Price/SqFt: \$226.2 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


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

09/14/2017 10:53 AM © 2017 ARMLS and FBS. DMCA

Client Report (23)

3526 N SHADOW TRAIL --, Mesa, AZ 85207

\$1,170,000

 <p>2017 ARMLS</p>	5604383 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 4.5 Bedrooms Plus: 7 Approx SqFt: 4,745 / Builder Price/SqFt: \$246.57 Year Built: 2013 Pool: Both Private & Community Encoded Features: 54.5FRDXPSO4G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 40,997 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Custom Hun Block: Map Code/Grid: P42 Bldg Number:
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: Hawes and Range Rider **Directions:** North on 202 to Power L on Power R on Eagle Crest. Go 2 miles then take a L at Las Sendas Mountain Drive. Follow around road becomes Hawes then L Range on Rider take second left Canyon Preserve.

Public Remarks: You must see this fabulous home with unbelievable views of surrounding mountains and city lights located in one of Las Sendas intimate gated neighborhoods. This spacious 5 bedroom 4.5 bath is upgraded with every high-end amenity you are seeking for in your next home. You won't have to do a thing (ask about the furnishings) truly a turn key opportunity. Not only will you be living in a luxurious custom home with a stunning backyard that you will never want to leave you get to enjoy everything Las Sendas has to offer such as: the renowned Robert Trent Jones Golf Course, 2 fantastic restaurants, Trailhead Members Club w/workout facility including spa treatments, 25 miles of hiking/biking trails that lead into Las Sendas backdrop the Tonto National Forest. Just minutes from the freeway

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 4 Carpport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 4 Parking Features: Electric Door Opener; Extned Lngth Garage; Over Height Garage Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: City Light View(s); Mountain View(s); North/South Exposure Landscaping: Dirt Front; Gravel/Stone Front; Gravel/Stone Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); Fire Sprinklers; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Stone; Wood Windows: Dual Pane; Low-E	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Library- Blt-in Bkcase; Media Room	Architecture: Ranch Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned	County Code: Maricopa Legal Description (Abbrev): LOT 15 GRANITE MOUNTAIN AT LAS SENDAS MCR 088441 AN: 219-24-248 Lot Number: 15 Town-Range-Section: 2N-7E-33 Cty Bk&Pg: Plat: Taxes/Yr: \$7,355/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$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: 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: 164 / 67 Status Change Date: 08/05/2017	List Price: \$1,189,000 Sold Price: \$1,170,000	Special Listing Cond: N/A

Close of Escrow Date: 08/04/2017	Sold Price/SqFt: \$246.58
Off Market Date: 07/18/2017	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: West USA Realty (wusa02)

Prepared by Chris and
Michele Keith

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

09/14/2017 10:53 AM © 2017 ARMLS and
FBS.
DMCA

