

Client View

23 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$175,000 7211 E NORTHRIDGE ST Mesa, AZ 85207 Closed / 4922106	Las Sendas	2	2	1,131	Community	163.53 / 154.73	106	07/31/2013
2		\$190,000 7259 E MILLS ST Mesa, AZ 85207 Closed / 4937673	Wingsong at Las Sendas	2	2	1,372	Community	138.48 / 138.48	7	07/08/2013
3		\$204,000 7246 E MANNING ST Mesa, AZ 85207 Closed / 4942061	Windsong at Las Sendas	4	3	1,605	Community	124.55 / 127.1	11	07/01/2013
4		\$264,325 3330 N BOULDER CYN Mesa, AZ 85207 Closed / 4870865	Las Sendas Tapestry Mountain	3	2	1,571	Community	178.17 / 168.25	150	07/10/2013
5		\$270,000 6919 E PEARL ST Mesa, AZ 85207 Closed / 4887279	Vintage Hills Las Sendas	3	2	1,567	Community	190.17 / 172.3	167	07/24/2013
6		\$285,000 7408 E MELROSE ST Mesa, AZ 85207 Closed / 4903211	GRAYFOX at LAS SENDAS	3	2	1,999	Community	147.57 / 142.57	70	07/19/2013
7		\$288,000 3055 N RED MOUNTAIN RD 207 Mesa, AZ 85207 Closed / 4951282	Las Sendas	4	3	2,150	Community	139.53 / 133.95	9	07/03/2013
8		\$295,000 7611 E ROLAND CIR Mesa, AZ 85207 Closed / 4918384	Las Sendas	4	3	2,451	Both	114.24 / 120.36	107	07/24/2013
9		\$298,000 7460 E NORA ST Mesa, AZ 85207 Closed / 4948357	Grayfox at Las Sendas	3	2	1,999	Both	150.08 / 149.07	9	07/30/2013
10		\$299,900 7544 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 4929238	Las Sendas	3	2	1,571	Both	197.26 / 190.9	21	07/09/2013
11		\$301,000 3614 N PASEO DEL SOL ST Mesa, AZ 85207 Closed / 4932580	ROLLING HILLS AT LAS SENDAS	3	2	1,756	Community	179.38 / 171.41	38	07/10/2013
12		\$315,000 7438 E NANCE ST Mesa, AZ 85207 Closed / 4930486	Las Sendas-Grayfox	3	2	2,276	Both	147.19 / 138.4	63	07/03/2013
13		\$320,000 2634 N STERLING ST Mesa, AZ 85207 Closed / 4957173	Las Sendas	4	2	2,153	Both	148.58 / 148.63	35	07/29/2013
14		\$328,000 3055 N RED MTN 115	Las Sendas-Ironwood Pass	4	3	2,451	Both	136.68 / 133.82	156	07/31/2013


		Mesa, AZ 85207 Closed / 4872301										
15		\$344,000 3055 N RED MOUNTAIN -- 98 Mesa, AZ 85207 Closed / 4955126	Las Sendas - Ironwood Pass	4	3	2,451	Both	142.39 / 140.35	27	07/31/2013		
16		\$357,000 3562 N DESERT OASIS ST Mesa, AZ 85207 Closed / 4933151	LAS SENDAS	4	2.5	2,150	Both	179.07 / 166.05	51	07/19/2013		
17		\$357,500 7545 E Sierra Morena CIR Mesa, AZ 85207 Closed / 4894069	Las Sendas - Shadow Canyon	3	2.5	2,200	Both	170.41 / 162.5	74	07/01/2013		
18		\$375,000 7462 E ORION CIR Mesa, AZ 85207 Closed / 4889927	Las Sendas	3	2	2,226	Both	174.75 / 168.46	76	07/02/2013		
19		\$385,000 2725 N RAVEN -- Mesa, AZ 85207 Closed / 4935063	LAS SENDAS	5	4	3,006	Community	132.73 / 128.08	19	07/15/2013		
20		\$413,000 7751 E ROLAND CIR Mesa, AZ 85207 Closed / 4899898	Las Sendas - Grayhawk	4	2.5	2,574	Both	163.13 / 160.45	109	07/29/2013		
21		\$430,000 7445 E EAGLE CREST DR 1035 Mesa, AZ 85207 Closed / 4917246	Las Sendas	3	3.5	2,308	Community	188.47 / 186.31	29	07/10/2013		
22		\$470,000 4056 N MIRADA CIR Mesa, AZ 85207 Closed / 4897617	Las Sendas	3	2.5	2,464	Both	198.46 / 190.75	45	07/10/2013		
23		\$580,000 7260 E EAGLE CREST DR 16 Mesa, AZ 85207 Closed / 4866666	LA ATALAYA AT LAS SENDAS	5	4	3,900	Both	163.85 / 148.72	178	07/18/2013		

Prepared by Chris and
Michele Keith*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*Monday, September 09, 2013 © 2013 ARMLS and
4:51 PM FBS.*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.*

Client Report (1)

7211 E NORTHRIDGE ST Mesa, AZ 85207

\$175,000

	4922106	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,131 / County Assessor Price/SqFt: \$154.73 Year Built: 2002 Pool: Community Encoded Features: 22R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,050 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Maracay Hun Block: 2700 N Map Code/Grid: Q42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: MCDOWELL AND POWER **Directions:** Directions: East on McDowell to Ridgecrest, South to Norwood, West through gate of Windsong, North to Northridge

Public Remarks: Las Sendas charm!! This two bedroom plus a den has it all! Many upgrades and in great condition, this home is vacant and ready for move in. Cherry Cabinets, Corion Counters, 16 X 16 Tile, completely wired for surround sound (throughout the home plus patio!!), the list goes on. Premium corner lot, community club house, pools, walking trails, golf and tennins await. Don't pass this one up. Vacant and easy to show. Thanks for showing!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s) Community Features: Community Pool; Community Spa; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Contemporary Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 219-25-435 Lot Number: 106 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,171/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$376 / Quarterly	HOA Name: Las Sendas Community	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$0		
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$125.33
Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 106 / 106 Status Change Date: 08/01/2013 Close of Escrow Date: 07/31/2013 Off Market Date: 08/01/2013	List Price: \$184,950 Sold Price: \$175,000 Sold Price/SqFt: \$154.73 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: Hunt Real Estate ERA (hraz01)

Client Report (2)

7259 E MILLS ST Mesa, AZ 85207

\$190,000



4937673	Residential	Single Family - Detached	Closed
Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,372 / County Assessor Price/SqFt: \$138.48 Year Built: 2001 Pool: Community Encoded Features: 22RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,131 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Wingsong at Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Windsong at Las Sendas Model: Builder Name: Maracay Hun Block: 2700 N Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: McDowell & Power **Directions:** East to Ridgecrest, South to Norwood, West to North Raven, South to Mills, West to property.

Public Remarks: WOW...what an outstanding find in Las Sendas! Enjoy your new home with all that Las Sendas has to offer! Open floor plan with tile, carpet and Sisal flooring for that unique touch you have been looking for. This home has beautiful French doors, with Phantom Screens to enjoy your covered patio. Nice large living area with beautiful shutters. Master Suite offers sliding glass doors for convenient access to the backyard. Master bath compete with sit down vanity lots of counter space. The kitchen is loaded with stoneite countertops, pull outs in the cabinets, large pantry, and Bosch dishwasher. The cook will always be entertained with a drop down T.V. and DVD player. Large second bedroom with classy closets has so much to offer for your over night guest

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Other Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2011	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-351 Lot Number: 22 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,099.48/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$376 / Quarterly HOA Transfer Fee: \$0	HOA Name: Rossmar & Graham HOA Telephone: 480-551-4300
HOA 2 Y/N: N //	
HOA 3 Y/N: 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: \$125.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 7 / 7 Status Change Date: 07/09/2013 Close of Escrow Date: 07/08/2013 Off Market Date: 05/23/2013	List Price: \$190,000 Sold Price: \$190,000 Sold Price/SqFt: \$138.48 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 3,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Client Report (3)

7246 E MANNING ST Mesa, AZ 85207

\$204,000

	4942061 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 1,605 / County Assessor Price/SqFt: \$127.1 Year Built: 2002 Pool: Community Encoded Features: 43FR2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached
	Approx Lot SqFt: 4,059 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Windsong at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Maracay Homes Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: McDowell and Power **Directions:** East on McDowell to Ridgecrest then South to Windsong community on right. Once thru gate, left then right on Manning. Home on right.

Public Remarks: Best lot in the Windsong subdivision of Las Sendas. Move-in ready, Lovely 4 bedroom 3 bath home backs to open park and around the corner from heated pool, large back yard with view fence. Private, no one behind you! Main level has open floor plan, kitchen island and walk-in pantry, a large bedroom and full bathroom. Second level has 3 bedrooms, 2 bathrooms, laundry and walk-out balcony w/ mountain views. Master bedroom has walk-in closet and private bathroom. 2 car garage has built-in cabinets and water softener. Enjoy all Las Sendas community amenities, a premier master planned community with the world-renowned Las Sendas golf course. Near the 202 Loop, Red Mountain Fwy, near Boeing, near shopping, restaurants and groceries, near Mesa Public Library, near Usery Park & Saguaro Lake.

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: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Laminate; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Private Toilet Room; 2 Master Baths Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: 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 Electric; 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 Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-403 Lot Number: 74 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,341/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$381	HOA Name: Las Sendas HOA Prop Man Co Name: Rossmar & Graham	HOA Telephone: 480-551-4300 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Quarterly Rec Center Fee 2 Y/N: N //	Ttl Mthly Fee Equiv: \$125.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
	Land Lease Fee Y/N: N //	
	PAD Fee Y/N: Y / \$60 / Quarterly	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 11 / 31 Status Change Date: 07/02/2013 Close of Escrow Date: 07/01/2013 Off Market Date: 06/04/2013	List Price: \$199,900 Sold Price: \$204,000 Sold Price/SqFt: \$127.1 Loan Type: Cash Loan Years: 0 Payment Type: Other	Special Listing Cond: N/A

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

Listed by: Cactus Mountain Properties, LLC (cmpa01)

Prepared by Chris and
Michele Keith

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**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.**

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Client Report (4)

3330 N BOULDER CYN Mesa, AZ 85207

\$264,325



4870865	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$168.25 Year Built: 2003 Pool: Community Encoded Features: 32R03G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,005 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tapestry Mountain Tax Municipality: Mesa Marketing Name: Tapestry Mountain Planned Cmty Name: Las Sendas Model: Cactus Wren Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd./Thomas Rd **Directions:** East onto Eaglecrest, to Red Mountain. Turn right, go to Roland, turn left into Tapestry Mountain. Turn right on Boulder Canyon to property.

Public Remarks: Ignore days on market! This home screams entertainment! Full length covered patio, private backyard oasis. Extra wide lot. 3 car garage. Stacked stone accents on front elevation. Views of mountains from front. Popular "Cactus Wren" floor plan. Easy care laminate floors throughout traffic areas and Great room. 10 foot ceilings. Gas cooking. Split floor plan with big master bath. Wonderful living at award winning Las Sendas. Gated community. Walk to elementary School, parks and community pool! 18 hole championship golf club. Hiking, biking included! Fresh 2 tone paint T/O! Wow! This is not a short sale!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Natural Desert Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Breakfast Room Other Rooms: Great Room Basement Description: None	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s); HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 1 AT LAS SENDAS AN: 219-19-722 Lot Number: 63 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,666.2/2012 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317.8 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.93 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 %


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 150 / 150 Status Change Date: 07/11/2013 Close of Escrow Date: 07/10/2013 Off Market Date: 06/06/2013	List Price: \$279,900 Sold Price: \$264,325 Sold Price/SqFt: \$168.25 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; Owner/Agent

Listed by: RE/MAX Alliance Group (rma101)

Client Report (5)

6919 E PEARL ST Mesa, AZ 85207

\$270,000

 <p>©2013 ARMLS</p>	4887279 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,567 / Builder Price/SqFt: \$172.3 Year Built: 2005 Pool: Community Encoded Features: 32R2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,300 / Builder Apx Lot Size Range: 1 - 7,500 Subdivision: Vintage Hills Las Sendas Tax Municipality: Maricopa - CITY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & McDowell **Directions:** McDowell east to Ridgecrest. North to N. Red Mountain Rd. West to Vintage Hills neighborhood (Portia St.) West thru gates then 1st left to Pearl St. Pearl west to home on the left.

Public Remarks: Move-in Ready! Traditional Sale! This upgraded home is complete with gas cook top range, granite counters, ample tile & plantation shutters throughout. Home backs to the desert with views of mountains and plenty of room to soak up the sun. Walking distance to 1 of the 2 community pools and many parks. Las Sendas community offers hiking/biking trails, tennis, golf, pools, parks and much more!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s) Landscaping: Desert Front; Desert Back Exterior Features: Patio 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 Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Electric; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: HERS Rating Y/N: N	County Code: Maricopa Legal Subdivision: VINTAGE HILLS AT LAS SENDAS AN: 219-19-850 Lot Number: 56 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,367.2/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: 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: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 167 / 167 Status Change Date: 07/25/2013 Close of Escrow Date: 07/24/2013 Off Market Date: 07/25/2013	List Price: \$298,000 Sold Price: \$270,000 Sold Price/SqFt: \$172.3 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (cri11)

Client Report (6)

7408 E MELROSE ST Mesa, AZ 85207

\$285,000

	4903211 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,999 / County Assessor Price/SqFt: \$142.57 Year Built: 2002 Pool: Community Encoded Features: 32FRDNO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,600 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: GRAYFOX at LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Persimmon Builder Name: Fulton Hun Block: 7408 E Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: MCDOWELL/ POWER **Directions:** East on McDowell, South on Ridgcrest, East on Melrose to home East on McDowell, South on Ridgcrest, East on Melrose to home

Public Remarks: Beautiful single story home in Mesa now available at an amazing price! Enter into stunning tiled family room with vaulted ceiling and arched doorways. Continue on to kitchen with an island, lots of counter and cabinet space, and updated appliances. Spacious bedrooms let in lots of natural light. Backyard is your own private paradise with its beautiful landscaping, covered patio, and built in BBQ and bar! This one won't stay on the market long, hurry and make this dream home your own!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area; Built-in BBQ Features: Skylight(s); Vaulted Ceiling (s); No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-525 Lot Number: 57 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,624/2012 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear; Other (See Remarks) Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$319 / Quarterly HOA Transfer Fee: \$350	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: 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; Club; Membership Opt; 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: \$106.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 70 / 76 Status Change Date: 07/20/2013 Close of Escrow Date: 07/19/2013 Off Market Date: 06/25/2013	List Price: \$295,000 Sold Price: \$285,000 Sold Price/SqFt: \$142.57 Loan Type: Cash Loan Years: 15 Payment Type: Fixed	Special Listing Cond: N/A

Buyr Concess to Sell: 0 \$
Sellr Concess to Buy: 0 \$
Closing Cost Split: Seller Paid - S

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (7)

3055 N RED MOUNTAIN RD 207 Mesa, AZ 85207

\$288,000

 <p>©2013 ARMLS</p>	4951282 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,150 / Builder Price/SqFt: \$133.95 Year Built: 1997 Pool: Community Encoded Features: 43FRDX2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached </td> <td> Approx Lot SqFt: 6,146 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Ironwood Pass Planned Cmty Name: Las Sendas Model: NIGHTHAWK Builder Name: Blandford Hun Block: 6800 E Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain </td> </tr> </table>	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,150 / Builder Price/SqFt: \$133.95 Year Built: 1997 Pool: Community Encoded Features: 43FRDX2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,146 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Ironwood Pass Planned Cmty Name: Las Sendas Model: NIGHTHAWK Builder Name: Blandford Hun Block: 6800 E Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,150 / Builder Price/SqFt: \$133.95 Year Built: 1997 Pool: Community Encoded Features: 43FRDX2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,146 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Ironwood Pass Planned Cmty Name: Las Sendas Model: NIGHTHAWK Builder Name: Blandford Hun Block: 6800 E Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain			

Cross Streets: Power/Thomas - Eaglecrest **Directions:** From Power go east onto Eaglecrest, right onto Red Mountain, to Ironwood Pass community gate, thru gates, first left, then home is on the right side

Public Remarks: How nice is this....a two minute walk to school, around the quiet cul de sac, then down the treed path - there 100feet away, is the Las Sendas Elementary School, alongside the Boulder Mountain Swim Center, Soccer and Baseball fields, tennis court, doggie area, it is all about Location, location! Las Sendas school receives the highest educational standing: it is all about quality, friends and family. Such a wonderful home for play, grassy backyard, with childrens' play equipment. Quiet backing to green space. Make this your home, make fond memories, to last a life time. Buyers Agent please see Private Remarks for showing instructions....all information is to be verified by the buyer

Master Bedroom 16 14	Bedroom 2 13 10	Bedroom 3 11 10	Bedroom 4 11 10	Living Room 15 14
	Family Room 12 12	Kitchen 10 10	Dining Room 12 12	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area Features: Skylight(s); 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; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry; Other (See Remarks) Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2002; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2005; Kitchen Partial/Full: Partial	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; HVAC SEER Rating: 13; Programmable Thmstat Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Leased Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 219-19-143 Lot Number: 207 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,690/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$300	HOA Name: LSHA	HOA Telephone: 480 3578780
HOA 2 Y/N: N / /		
HOA 3 Y/N: 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 / \$0 /	Ttl Mthly Fee Equiv: \$105.66 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 9 / 9	List Price: \$299,999	Special Listing Cond: N/A

Status Change Date: 07/04/2013
Close of Escrow Date: 07/03/2013
Off Market Date: 06/21/2013

Sold Price: \$288,000
Sold Price/SqFt: \$133.95
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: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and Michele Keith

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Client Report (8)

7611 E ROLAND CIR Mesa, AZ 85207

\$295,000

 <p>©2013 ARMLS</p>	4918384 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$120.36 Year Built: 1999 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 8,860 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Rolling Hills Planned Cmty Name: Las Sendas Model: Golden Eagle Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power/McDowell **Directions:** Power & McDowell Directions: East to Ridgecrest, left to Mountainridge, left to 1st entry on right `Rolling Hills`, thru gate, left on Barron, Left on Roland Circle to home

Public Remarks: Popular Golden Eagle floor plan in prestigious gated golf community of Las Sendas. 2451 ft 4 bed 2.5 bath plus loft. Bedroom and full bath downstairs. Premium cul-de-sac lot and low maintenance back yard oasis with fenced pool, putting green, basketball court, fire pit, RV gate. Great mountain views from master bedroom patio. Plantation shutters, fireplace, new front door, flagstone in front and back. Needs new carpet. Las Sendas offers clubhouse, restaurants, 2 heated pools, tennis, 18 hole champion golf course, close to the 202 shops and restaurants and only 20 mins to Sky Harbor airport and Scottsdale.

Master Bedroom 17 13	Bedroom 2 11 12	Bedroom 3 12 12	Bedroom 4 10 10	Living Room 15 13
	Family Room 15 15	Kitchen 18 10	Dining Room 12 11	
	Loft 12 11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Sport Court(s); Patio; Covered Patio(s); Balcony/Deck (s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Loft Basement Description: None	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-110 Lot Number: 486 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$2,179/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 107 / 107 Status Change Date: 07/26/2013 Close of Escrow Date: 07/24/2013 Off Market Date: 07/26/2013	List Price: \$280,000 Sold Price: \$295,000 Sold Price/SqFt: \$120.36 Loan Type: Cash	Special Listing Cond: Short Sale Aprvl Req

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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith


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Client Report (9)

7460 E NORA ST Mesa, AZ 85207

\$298,000

 <p>©2013 ARMLS</p>	4948357 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,999 / County Assessor Price/SqFt: \$149.07 Year Built: 2002 Pool: Both Private & Community Encoded Features: 32RXPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,640 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Grayfox at Las Sendas Tax Municipality: Mesa Marketing Name: Grayfox at Las Sendas Planned Cmty Name: Model: Builder Name: Fulton Hun Block: 7400 E Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: 202 & McDowell **Directions:** E on McDowell, S on Ridgecrest, E on Nance, N on Rowan, E on Nora to home!

Public Remarks: Gorgeous, move in ready single level home in Las Sendas! This 3bdm + Den, property offers a desirable open/ split great room floor plan with a large kitchen that opens to the nook & great room, and has beautiful staggered maple cabinetry, Island with raised breakfast bar, pantry, & stainless steel appliances. The home features many upgrades including , tasteful designer paint, neutral tile and wood laminate floors throughout, 2 inch blinds, new AC in 2012, ceiling fans, soft water loop, and much more. The backyard is a private oasis with a pebble finish saltwater pool w/ waterfall, built in BBQ and fireplace, ample decking, and a large covered patio. Great location within close proximity to the 202 freeway, shopping, sought after schools, & Las Sendas amenities!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa; Golf Course; Workout Facility Flooring: Laminate; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Additional Bedroom: Master Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Den/Office Basement Description: None Items Updated: Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-484 Lot Number: 16 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,788/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 9 / 9 Status Change Date: 07/30/2013 Close of Escrow Date: 07/30/2013 Off Market Date: 06/15/2013	List Price: \$300,000 Sold Price: \$298,000 Sold Price/SqFt: \$149.07 Loan Type: Cash Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Lender Approved SS

Listed by: Precision Real Estate (ckbr01)

Client Report (10)

7544 E SIERRA MORENA CIR Mesa, AZ 85207

\$299,900

	4929238	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$190.89 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32RPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,353 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Shadow Canyon 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 Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas/Eaglecrest **Directions:** East on Thomas which turns into Eagle Crest. Right on Saddleback Street. Right on Desert Oasis into Shadow Canyon Subdivision. Left on E Sierra Morena Circle to home on cul-de-sac.

Public Remarks: Cul-de-sac lot backs to a desert wash. This beautiful home has an open great room floor plan that looks out to a spacious back yard with heated pool. Master is separate from other bedrooms. Updated kitchen features refinished cabinets, pantry, stainless steel appliances (refrigerator, gas range, microwave and dishwasher). Large master bedroom separate exit to backyard, separate tub and shower, double sinks, private water closet. Vaulted ceilings, ceiling fans, lots of Travertine floor and baseboards. Covered patio. Perfect vacation home or primary residence. 20 minutes to Sky Harbor. Convenient to shopping, golf, medical facilities and freeways.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Adjacent to Wash Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball; Workout Facility Flooring: Carpet; Stone	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2010	Architecture: Ranch 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: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 3 AT LAS SENDAS AMD AN: 219-17-104 Lot Number: 256 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,909.06/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: 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: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 21 Status Change Date: 07/10/2013 Close of Escrow Date: 07/09/2013 Off Market Date: 07/05/2013	List Price: \$309,900 Sold Price: \$299,900 Sold Price/SqFt: \$190.9 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Canam Realty Group (cana001)

Prepared by Chris and
Michele Keith


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customers or clients in any manner whatsoever.**

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Client Report (11)

3614 N PASEO DEL SOL ST Mesa, AZ 85207

\$301,000

 <p>©2013 ARMLS</p>	4932580 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$179.38 Year Built: 1999 Pool: Community Encoded Features: 32FRO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 5,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: ROLLING HILLS AT LAS SENDAS Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: ROLLING HILLS AT LAS SENDAS Model: MORNING DOVE Builder Name: BLANDFORD HOMES Hun Block: 3600 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: POWER/MCDOWELL. E ON MCDOWELL, N ON **Directions:** RIDGECREST, LEFT ON MOUNTAIN RIDGE TO 2ND ENTRANCE TO ROLLING HILLS (ON RIGHT). THRU GATE, TO PASEO DEL SOL, HOME ON RIGHT.

Public Remarks: WOW! Total remodel, custom cabinetry, tile throughout this gorgeous home. Bright, open, 3 bedrooms 2 bath single level with vaulted ceilings, warm neutral wall tones, arched entries, and 18' tile throughout. Kitchen boasts granite countertops with decorated tile back splash, window seat with storage beneath, upgraded cabinets, gas range, and breakfast bar that seats 5 comfortably. Many picture windows to bring the outdoors in while maintaining a cool atmosphere. Master with dual closets and warm accent wall colors. Remodeled bathroom with double sink vanity, large shower with tile inlay. All bedrooms have ceiling fans. Covered patio, paver walkways and seating area with mature trees and easy to maintain landscaping. Home is available fully furnished for those desiring turn key property.

Master Bedroom	15 13	Bedroom 2	10 11	Bedroom 3	10 10		
		Family Room	15 10	Kitchen	15 18		
				Great Room	15 23		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace; Other (See Remarks) Property Description: Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: Skylight(s); Vaulted Ceiling (s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; Workout Facility Flooring: Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Full; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2008; Bath(s) Partial/Full: Full	Const - Finish: Painted; Stucco 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: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: ROLLING HILLS AT LAS SENDAS AN: 219-20-082 Lot Number: 458 Town-Range-Section: 2N-7E-32 Cty Bk&Pg: 47207 Plat: Taxes/Yr: \$1,576.34/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Private Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Disc Req Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$65 / Monthly HOA Transfer Fee: \$300	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-7687
HOA 2 Y/N: N / /		
HOA 3 Y/N: N / /		

Association Fee Incl: Common Area Maint; Street Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$65 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 38 / 38 Status Change Date: 07/10/2013 Close of Escrow Date: 07/10/2013	List Price: \$315,000 Sold Price: \$301,000 Sold Price/SqFt: \$171.41	Special Listing Cond: Owner/Agent

Off Market Date: 06/14/2013

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

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith


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Client Report (12)

7438 E NANCE ST Mesa, AZ 85207

\$315,000

	4930486 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,276 / County Assessor Price/SqFt: \$138.4 Year Built: 2002 Pool: Both Private & Community Encoded Features: 32FDPO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 10,863 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas- Grayfox Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 3000 N Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Las Sendas	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power Rd & McDowell Rd **Directions:** East to Ridgecrest South to Nance East to the property

Public Remarks: This home is a MUST SEE!!! Large, cul-de-sac lot. This gorgeous home has a spacious great room floor plan, upgraded kitchen, beautiful cabinets, lots of travertine. Huge backyard with pool. Close to shopping and freeway.

Master Bedroom	Bedroom 2	Bedroom 3	Living Room
Den	Family Room	Kitchen	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Street(s) Features: 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Golf Course; Near Bus Stop; On-Site Guard; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: Concrete Fencing: Block Cooling: HVAC SEER Rating: 12 Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Electric; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-553 Lot Number: 85 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,912/2012 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: N / /		
Association Fee Incl: Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$105.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 64 Status Change Date: 07/04/2013 Close of Escrow Date: 07/03/2013 Off Market Date: 07/04/2013	List Price: \$335,000 Sold Price: \$315,000 Sold Price/SqFt: \$138.4 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 3 % Closing Cost Split: Seller Paid - S	Special Listing Cond: N/A

Listed by: US Preferred Realty (uspr01)

Client Report (13)

2634 N STERLING ST Mesa, AZ 85207

\$320,000

 <p>©2013 ARMLS</p>	4957173 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,153 / County Assessor Price/SqFt: \$148.63 Year Built: 2002 Pool: Both Private & Community Encoded Features: 42RDXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,797 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Persimmon Builder Name: Fulton Hun Block: Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power and McDowell **Directions:** East on McDowell. South on Sterling to home on right.

Public Remarks: **PRICED TO SELL** Desirable LAS SENDAS GOLF COMMUNITY home. Gorgeous curb appeal with FRESHLY PAINTED EXTERIOR (2013). Step inside and enjoy the OPEN FLOOR-PLAN including VAULTED CEILINGS, SPLIT MASTER, and LARGE GREATROOM with GAS FIREPLACE. Display artwork and family photos in the lighted niches. Upgrades abound including STAGGERED CHERRY KITCHEN CABINETS, STAINLESS APPLIANCES, GAS RANGE, BREAKFAST BAR, UPGRADED LIGHTING AND FANS, PROFESSIONAL 2-TONE PAINT, DIAGONALLY PLACED TILE, WOOD FLOORING IN THE DINING ROOM, WOOD BLINDS and UPDATED HARDWARE. You will love entertaining in the resort-style backyard including EXTENDED PATIO, BUILT-IN BBQ, GAS FIRE PIT, BANCO SEATING, PEBBLE-TEC POOL WITH SWIM-UP BAR.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extndd Lngth Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit 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); Misting System; Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2001; Floor Partial/Full: Partial; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco 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: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-515 Lot Number: 47 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,077/2012 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$317 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas HOA Telephone: 480.357.8780
HOA 2 Y/N: N //	
HOA 3 Y/N: 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: \$105.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 35 / 35 Status Change Date: 07/29/2013 Close of Escrow Date: 07/29/2013 Off Market Date: 07/29/2013	List Price: \$319,900 Sold Price: \$320,000 Sold Price/SqFt: \$148.63 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: RE/MAX Excalibur Realty (reex02)

Client Report (14)

3055 N RED MTN 115 Mesa, AZ 85207

\$328,000

 <p>©2013 ARMLS</p>	4872301 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / County Assessor Price/SqFt: \$133.82 Year Built: 1996 Pool: Both Private & Community Encoded Features: 43FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 9,223 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas-Ironwood Pass 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 Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power @ Mcdowell **Directions:** East on Mcdowell to Ridgecrest. Left on Ridgecrest. Left on Red Mountain RD to first gated entrance on right. Follow directional signs to # 115

Public Remarks: This home has just been professionally staged and looks like a model home. Great house on a premium cul-de-sac lot with an awesome back yard which features a premium diving pool and waterfall. Back yard faces open space so no neighbors behind. Just remodeled kitchen with newly installed granite. Includes access to all Las Sendas amenities: Two community pools open year round, baseball and soccer fields, tennis and miles of community walking and bike trails. Community surrounds beautiful Robert Trent Jones Jr. Golf Course.

Master Bedroom 17 13	Bedroom 2 12 11	Bedroom 3 12 12	Bedroom 4 10 10	Living Room 15 13
	Family Room 15 13	Kitchen 18 10	Dining Room 12 11	
	Loft 12 10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Diving Pool Spa: None Horses: N Fireplace: Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); Adjacent to Wash; Borders Common Area Landscaping: Gravel/Stone Front; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s); 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 Htd; Gated Community; Golf Course Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Dining in LR/GR Other Rooms: Family Room; Loft Basement Description: None Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath (s) Partial/Full: Partial	Const - Finish: Painted; Stucco; Stone Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-051 Lot Number: 115 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,143/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$381		
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$105.6
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N //	

Listing Dates

Pricing and Sale Info

Listing Contract Info

CDOM/ADOM: 156 / 156
Status Change Date: 08/01/2013
Close of Escrow Date: 07/31/2013
Off Market Date: 06/20/2013

List Price: \$335,000
Sold Price: \$328,000
Sold Price/SqFt: \$133.82
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: Red Hawk Realty (reha001)

Prepared by Chris and Michele Keith

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