

## Client View

14 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$199,000</b> 7245 E MELROSE ST Mesa, AZ 85207 Closed / 4956506	Windsong at Las Sendas	3	2.5	1,605	Community	128.29 / 123.99	48	08/08/2013
2		<b>\$255,000</b> 7251 E NORTHRIDGE ST Mesa, AZ 85207 Closed / 4915044	LAS SENDAS	4	3	2,104	Community	122.39 / 121.2	99	08/12/2013
3		<b>\$265,000</b> 7416 E ODESSA ST Mesa, AZ 85207 Closed / 4953433	Las Sendas	3	2	1,571	Both	171.8 / 168.68	44	08/29/2013
4		<b>\$270,000</b> 2846 N ROWEN CIR Mesa, AZ 85207 Closed / 4942550	Las Sendas	3	2	1,571	Community	171.87 / 171.87	36	08/16/2013
5		<b>\$275,000</b> 3055 N RED MOUNTAIN -- 80 Mesa, AZ 85207 Closed / 4947394	LAS SENDAS	3	2	1,571	Both	175.05 / 175.05	65	08/28/2013
6		<b>\$304,000</b> 6927 E PORTIA ST Mesa, AZ 85207 Closed / 4911420	Las Sendas	4	3	1,911	Community	161.64 / 159.08	124	08/09/2013
7		<b>\$321,500</b> 7563 E WOLF CANYON ST Mesa, AZ 85207 Closed / 4979632	Mountain Gate at Las Sendas	3	2	1,756	Both	182.18 / 183.09	5	08/29/2013
8		<b>\$330,000</b> 6931 E SIERRA MORENA CIR Mesa, AZ 85207 Closed / 4879712	cobblestone at las sendas	4	4	3,006	None	123.05 / 109.78	193	08/12/2013
9		<b>\$350,000</b> 3608 N PASEO DEL SOL -- Mesa, AZ 85207 Closed / 4924183	Las Sendas	4	3	2,451	Both	146.84 / 142.8	80	08/27/2013
10		<b>\$525,000</b> 6949 E SUGARLOAF CIR Mesa, AZ 85207 Closed / 4958721	Sonoran Hills	4	3	3,870	Both	135.66 / 135.66	43	08/08/2013
11		<b>\$580,000</b> 4107 N SILVER RIDGE CIR Mesa, AZ 85207 Closed / 4966303	Las Sendas	4	3	3,017	Both	197.22 / 192.24	57	08/29/2013
12		<b>\$762,500</b> 4118 N MIRADA CIR Mesa, AZ 85207 Closed / 4949231	Las Sendas	3	2.5	3,490	Both	228.94 / 218.48	60	08/05/2013
13		<b>\$1,425,000</b> 4208 N VIA COBRE CIR Mesa, AZ 85207 Closed / 4949514	Las Sendas	5	5	5,339	Both	285.63 / 266.9	1,036	08/16/2013
14			Las Sendas	6	7	7,149	Both		250	08/30/2013



**\$1,500,000**  
4240 N EL SERENO  
CIR  
Mesa, AZ 85207  
Closed / 4849657

237.8 /  
209.82

Prepared by Chris and  
Michele Keith

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
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Client Report (1)

7245 E MELROSE ST Mesa, AZ 85207

\$199,000



4956506	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,605 / County Assessor <b>Price/SqFt:</b> \$123.99 <b>Year Built:</b> 2002 <b>Pool:</b> Community <b>Encoded Features:</b> 32.5R2G2C <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 4,059 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Windsong at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Maracay Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power and McDowell **Directions:** East on McDowell, right on Ridgecrest, right on Norwrod(Windsong Gate). Left on Raven, right on Melrose.

**Public Remarks:** Sharp, clean home in Windsong at Las Sendas. 3-bedrm, 2.5 bath, two-story home with mountain and city-light views, convenient to the loop 2002 Freeway and shopping, minutes from downtown Phoenix, Sky Harbor Airport, and midtown Scottsdale.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 2 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View (s); North/South Exposure <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrn <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS <b>AN:</b> 219-25-366 <b>Lot Number:</b> 37 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,150.54/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$376.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> N //	
<b>Association Fee Incl:</b> Street Maint <b>Assoc Rules/Info:</b> None	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //
	<b>Ttl Mthly Fee Equiv:</b> \$125.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 48 / 48 <b>Status Change Date:</b> 08/08/2013 <b>Close of Escrow Date:</b> 08/08/2013 <b>Off Market Date:</b> 08/08/2013	<b>List Price:</b> \$205,900 <b>Sold Price:</b> \$199,000 <b>Sold Price/SqFt:</b> \$123.99 <b>Loan Type:</b> VA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 700 % <b>Sellr Concess to Buy:</b> 2.5 % <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> N/A

Listed by: Keller Williams Arizona Realty (kwaz11)

## Client Report (2)

7251 E NORTHRIDGE ST Mesa, AZ 85207

\$255,000

	4915044 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 2,104 / County Assessor <b>Price/SqFt:</b> \$121.19 <b>Year Built:</b> 2003 <b>Pool:</b> Community <b>Encoded Features:</b> 43FRO2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 4,119 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> LAS SENDAS <b>Planned Cmty Name:</b> LAS SENDAS <b>Model:</b> <b>Builder Name:</b> MARACAY <b>Hun Block:</b> <b>Map Code/Grid:</b> Q42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** POWER AND MCDOWELL **Directions:** EAST TO RIDGECREST, SOUTH TO NORWOOD, WEST THROUGH GATE, NORTH TO NORTHRIDGE, WEST TO HOME.

**Public Remarks:** HUGE PRICE REDUCTION! IMMACULATE 4BR3BA \*PLUS BONUS ROOM/OFFICE\* IN LAS SENDAS AT THIS PRICE. TRADITIONAL SALE (NO BANKS OR GREEDY FLIP HERE). 18" TILE IN TRAFFIC AREAS. UPGRADED CABINETS IN GOURMET KIT W/ GAS COOKTOP, ISLAND & PANTRY OPEN TO SPACIOUS FAMILY ROOM (TRULY THE PERFECT HOME FOR ENTERTAINING). SPACIOUS MASTER SUITE OFFERS SEPARATE SHOWER/GARDEN TUB, DUAL SINKS, RAISED VANITY, AND W-IN CLOSET. HUGE BONUS ROOM UPSTAIRS PERFECT FOR AN OFFICE/PLAY AREA/GAME ROOM/THEATER ROOM. THIS COMMUNITY HAS ITS OWN POOL AREA AS WELL AS ALL ACCESS TO THE INCREDIBLE LAS SENDAS POOLS, TENNIS COURTS, HIKING, ETC. DON'T FORGET YOU ARE WITHIN MINUTES OF SPECTACULAR HIKING, MOUNTAIN BIKING, FISHING AND BOATING. THE SCHOOLS HERE ARE AWARD WINNING. CLOSE TO GREAT SHOPPING AND AMAZING DINING.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back <b>Community Features:</b> 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 <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Pantry; Kitchen Island <b>Master Bathroom:</b> Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Family Room; Bonus/Game Room; Loft <b>Basement Description:</b> None	<b>Architecture:</b> Spanish <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Avail <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WINDSONG AT LAS SENDAS <b>AN:</b> 219-25-426 <b>Lot Number:</b> 97 <b>Town-Range-Section:</b> 1N-7E-6 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,357/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$376.8 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> ROSSMAR AND GRAHAM	<b>HOA Telephone:</b> 480-551-4300
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> N //		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$125.6 <b>Cap Imprv/Impact Fee:</b> \$0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 99 / 99 <b>Status Change Date:</b> 08/13/2013 <b>Close of Escrow Date:</b> 08/12/2013 <b>Off Market Date:</b> 07/12/2013	<b>List Price:</b> \$257,500 <b>Sold Price:</b> \$255,000 <b>Sold Price/SqFt:</b> \$121.2 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Long Realty Partners (lore001)

Client Report (3)

7416 E ODESSA ST Mesa, AZ 85207

\$265,000

 <p>©2013 ARMLS</p>	4953433	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,571 / County Assessor <b>Price/SqFt:</b> \$168.68 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RPSO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 7,130 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Silverhawk <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Cactus Wren <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & McDowell **Directions:** East on McDowell, Left on Ridgecrest, 1st Right on E Oasis(Silverhawk subdivision), 2nd Left on E Odessa, House is on the left.

**Public Remarks:** Always popular Cactus Wren model located in the gated subdivision of Silverhawk, within the Las Sendas Master Planned Community. This master split 3 bedroom/2 bath home offers neutral newer carpet(2012) and tile in all high traffic areas. Rear yard is complete with covered patio, sparkling pool and separate spa, as well as a built in BBQ. Las Sendas has 2 community pools, tennis, golf, parks & walking paths. Optional fitness center membership available thru the Trailhead Center. Close to shopping, restaurants, and 202 for easy access to Sky Harbor & surrounding Phoenix.

<b>Master Bedroom</b>	16	14	<b>Bedroom 2</b>	12	11	<b>Bedroom 3</b>	11	11		
						<b>Kitchen</b>	18	9		
						<b>Great Room</b>	24	14		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Dining in FR; Breakfast Room <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS <b>AN:</b> 219-19-627 <b>Lot Number:</b> 371 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,996/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Prmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly	<b>HOA Name:</b> Rossmar & Graham	<b>HOA Telephone:</b> 480-551-4300
<b>HOA Transfer Fee:</b> \$0		
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> N / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Rec Center Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$105.6
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N / /	<b>Cap Imprv/Impact Fee:</b> \$ 0 \$
	<b>Land Lease Fee Y/N:</b> N / /	<b>Cap Impv/Impt Fee 2:</b> \$0 \$
	<b>PAD Fee Y/N:</b> N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 44 / 44 <b>Status Change Date:</b> 08/29/2013 <b>Close of Escrow Date:</b> 08/29/2013 <b>Off Market Date:</b> 07/30/2013	<b>List Price:</b> \$269,900 <b>Sold Price:</b> \$265,000 <b>Sold Price/SqFt:</b> \$168.68 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30	<b>Special Listing Cond:</b> N/A

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

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and  
Michele Keith

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


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## Client Report (4)

2846 N ROWEN CIR Mesa, AZ 85207

\$270,000

	4942550 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,571 / County Assessor <b>Price/SqFt:</b> \$171.86 <b>Year Built:</b> 2001 <b>Pool:</b> Community <b>Encoded Features:</b> 32FR2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 6,496 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Las Sendas Cactus Wren <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> 7400 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power/McDowell **Directions:** From Power and McDowell, East on McDowell, North on Ridgecrest (at light), First right into Silverhawke (on Oasis), right on Rowen to property.

**Public Remarks:** Absolutely stunning Cactus Wren. Bring your pickiest buyers, this property is gorgeous. New kitchen with cherry cabinets, beautiful light fixtures, tile throughout, soft water, fire pit in back yard, perfectly maintained. Watch beautiful AZ sunsets from your back yard. Located in the prestigious community of Las Sendas with top rated elementary school, two community pools and easy commute into Phoenix or Scottsdale. Traditional sale - no banks to haggle with. We can close quickly. Seller is open to selling most of the furniture if you are looking for a second home.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Fireplace <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> 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 <b>Flooring:</b> Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in FR <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None <b>Items Updated:</b> Kitchen Yr Updated: 2006; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2006; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 4 AT LAS SENDAS <b>AN:</b> 219-19-547 <b>Lot Number:</b> 291 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,542/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Disc Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$288 / Quarterly <b>HOA Transfer Fee:</b> \$100	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> N / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equip:</b> \$96 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$


Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 36 / 38 <b>Status Change Date:</b> 08/17/2013 <b>Close of Escrow Date:</b> 08/16/2013 <b>Off Market Date:</b> 06/30/2013	<b>List Price:</b> \$270,000 <b>Sold Price:</b> \$270,000 <b>Sold Price/SqFt:</b> \$171.87 <b>Loan Type:</b> VA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Desert Canyon Properties (dcpr01)

Client Report (5)

3055 N RED MOUNTAIN -- 80 Mesa, AZ 85207

\$275,000

 <p>©2013 ARMLS</p>	4947394	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,571 / County Assessor <b>Price/SqFt:</b> \$175.05 <b>Year Built:</b> 1996 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32RDXP20G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 6,490 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> LAS SENDAS <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Ironwood Pass <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power & Thomas (Eagle Crest) **Directions:** East on Eagle Crest; Right on Red Mountain; Left on Ironwood Pass (just past the school); Follow signs to #80

**Public Remarks:** Incredible Opportunity to purchase this 1,571 sf, 3 Bedroom, 2 Bathroom home in the exclusive gated community of Las Sendas! This home boasts all new carpet and interior paint, new slab granite counters in the large kitchen & vaulted ceilings throughout! Split Master Bedroom with it's own exit to the backyard. The Great Room has a gas fireplace and overlooks the nicely landscaped backyard with a sparking pebble-tec Pool & Spa! This home sits on a prime Cul-De-Sac lot and backs to a wash for added privacy! Don't waste your time on distressed homes, this is the one you have been waiting for!

<b>Master Bedroom</b>	16	14	<b>Bedroom 2</b>	12	11	<b>Bedroom 3</b>	11	11	<b>Dining Room</b>	9	8
						<b>Kitchen</b>	10	9			
						<b>Great Room</b>	24	14			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Cul-De-Sac Lot; North/South Exposure; Adjacent to Wash <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/CrtYrd(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Cist <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Room <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> IRONWOOD PASS UNIT 2 AT LAS SENDAS <b>AN:</b> 219-19-016 <b>Lot Number:</b> 80 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,861/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information		
<b>HOA Y/N:</b> Y / \$316.8 / Quarterly	<b>HOA Name:</b> Las Sendas	<b>HOA Telephone:</b> 480-357-8780
<b>HOA Transfer Fee:</b> \$0		
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> N //		

<b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Rec Center Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equip:</b> \$105.6
<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	<b>Rec Center Fee 2 Y/N:</b> N //	<b>Cap Imprv/Impact Fee:</b> \$ 0 \$
	<b>Land Lease Fee Y/N:</b> N //	<b>Cap Impv/Impt Fee 2:</b> \$0 \$
	<b>PAD Fee Y/N:</b> N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 65 / 65	<b>List Price:</b> \$275,000	<b>Special Listing Cond:</b> N/A
<b>Status Change Date:</b> 08/28/2013	<b>Sold Price:</b> \$275,000	
<b>Close of Escrow Date:</b> 08/28/2013	<b>Sold Price/SqFt:</b> \$175.05	



Off Market Date: 08/09/2013

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 (6)

6927 E PORTIA ST Mesa, AZ 85207

\$304,000

 <p>©2013 ARMLS</p>	4911420 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,911 / County Assessor <b>Price/SqFt:</b> \$159.08 <b>Year Built:</b> 2005 <b>Pool:</b> Community <b>Encoded Features:</b> 43RDO2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> VINTAGE HILLS AT LAS SENDAS <b>Model:</b> <b>Builder Name:</b> BLANDFORD HOMES <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** North Loop 202 & Power Road **Directions:** North on Power Road to Eagle Crest Dr.(Las Sendas) Right on Eagle Crest to Red Mountain Road then right to Vintage Hills Gate (Portia)

**Public Remarks:** WOW! Great curb appeal! This home is move in ready! Bright, open and airy. Freshly painted, tile in all the right places, carpet in living areas. Kitchen boasts granite counter tops, island with breakfast bar, black appliances. Master suite with large closet. Master bath has separate shower, garden tub. All bedrooms have ceiling fans. Covered patio and easy to maintain landscape. Don't let this one get away!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Workout Facility <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> VINTAGE HILLS AT LAS SENDAS <b>AN:</b> 219-19-820 <b>Lot Number:</b> 26 <b>Town-Range-Section:</b> 2N-7E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,603.76/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$317 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Prop Man Co Name:</b> Rossmar & Graham	<b>HOA Telephone:</b> 480-357-8780 <b>HOA Prop Man Co Tele:</b> 480-551-4300
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<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> N //	

<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$105.66 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> %0 %
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 124 / 124 <b>Status Change Date:</b> 08/09/2013 <b>Close of Escrow Date:</b> 08/09/2013 <b>Off Market Date:</b> 08/09/2013	<b>List Price:</b> \$308,900 <b>Sold Price:</b> \$304,000 <b>Sold Price/SqFt:</b> \$159.08 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A; Owner/Agent


Listed by: Realty Executives (reax48)

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Client Report (7)

7563 E WOLF CANYON ST Mesa, AZ 85207

\$321,500

	4979632	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,756 / County Assessor <b>Price/SqFt:</b> \$183.09 <b>Year Built:</b> 2001 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 32FRDXP2G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 7,450 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Mountain Gate at Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power and Thomas **Directions:** East on Thomas (turns into Eagle Crest Dr.) Pass the Golf Club House. Take a left on Desert Oasis, Left on Wolf Canyon and the home is on the left.

**Public Remarks:** This incredibly upgraded home is move in ready. Granite counters, gas appliances, new neutral paint, gorgeous pool, built in BBQ, wood burning fireplace, sitting areas that allow you to enjoy the beautiful mountain views. You will walk in and know you are at your new home. The list is endless.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Landscaping:</b> Desert Front; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> MOUNTAIN GATE AT LAS SENDAS <b>AN:</b> 219-17-783 <b>Lot Number:</b> 546 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,732/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$318 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Rossmar & Graham	<b>HOA Telephone:</b> 480 357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> N //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$106 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 5 / 5 <b>Status Change Date:</b> 08/30/2013 <b>Close of Escrow Date:</b> 08/29/2013 <b>Off Market Date:</b> 08/12/2013	<b>List Price:</b> \$319,900 <b>Sold Price:</b> \$321,500 <b>Sold Price/SqFt:</b> \$183.09 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Re/Max Infinity (rein001)

Prepared by Chris and Michele Keith

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Client Report (8)

6931 E SIERRA MORENA CIR Mesa, AZ 85207

\$330,000



4879712	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 4 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,006 / County Assessor <b>Price/SqFt:</b> \$109.78 <b>Year Built:</b> 2007 <b>Pool:</b> None <b>Encoded Features:</b> 44R2G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 7,923 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> cobblestone at las sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> UNKNOWN <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power and Tomas **Directions:** Enter Las Sendas at Power and Thomas. Proceed to Cobblestone subdivision which is first subdivision on left about .25 mile up Eagle Crest.

**Public Remarks:** GREAT LENDER OWNED PROPERTY IN PRIME LAS SENDAS COMMUNITY IN MESA. BEAUTIFUL VIEWS, UPGRADED APPLICANCES, KITCHEN AND FLOORING. IT IS READY TO MOVE IN AND ENJOY, HURRY THIS ONE WILL NOT LAST!!!! PROPERTY IS SOLD IN AS IS CONDITIONS WITH NO SPDS OR CLUE REPORT. BUYERS TO VERIFIED ALL MAJOR FACTS AND MEASUREMENTS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Landscaping:</b> Desert Front <b>Flooring:</b> Carpet; Tile; Other	<b>Kitchen Features:</b> Disposal <b>Master Bathroom:</b> Other (See Remarks) <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Basement Description:</b> None	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Energy/Green Feature:</b> HERS Rating Y/N: N	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COBBLESTONE AT LAS SENDAS <b>AN:</b> 219-20-371 <b>Lot Number:</b> 51 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,327.54/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Agency Discl Req; Other (See Remarks) <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Rossmar and Graham <b>HOA Telephone:</b> (480) 551-4300
<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> N //	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //
	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 193 / 194 <b>Status Change Date:</b> 08/13/2013 <b>Close of Escrow Date:</b> 08/12/2013 <b>Off Market Date:</b> 08/05/2013	<b>List Price:</b> \$369,900 <b>Sold Price:</b> \$330,000 <b>Sold Price/SqFt:</b> \$109.78 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: DA FA Realty & Investments (dfri01)

Client Report (9)

3608 N PASEO DEL SOL -- Mesa, AZ 85207

\$350,000



4924183	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 2,451 / County Assessor <b>Price/SqFt:</b> \$142.8 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43FRDPSO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 5,940 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Las Sendas <b>Planned Cmty Name:</b> Rolling Hills <b>Model:</b> <b>Builder Name:</b> Blanford homes <b>Hun Block:</b> 7700 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power Rd & Thomas Rd **Directions:** East on Thomas, turns into Eagles Crest. North to Saddleback St. East to Mt. Ridge. South to Rolling Hills subdivision, east thru gate. Becomes Sierra Morena. Curves south into Paseo del Sol.

**Public Remarks:** Remodeled 4 bed, 3 bath two story gorgeous home in desirable gated Las Sendas subdivision. Upgrades & improvements include: 18x18 Travertine floors in offset pattern, carpet, interior paint, bath fixtures, lighting, brushed nickel hardware, granite countertops w/Noche backsplash, stainless steel appliances (gas range), Travertine showers w/Noche deco band, pebble finish pool & spa + more. Home backs NAOS & is close to schools, shopping, freeway access & parks. All facts, figures & measurements are approx & not guaranteed by seller or listing agent/company. Back on market - buyer didn't perform. Home is preapproved for financing by CFS Mortgage. See private remarks.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,251 - 2,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener; Separate Strge Area <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Adjacent to Wash <b>Landscaping:</b> Gravel/Stone Front; Natural Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crttyrd(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Workout Facility <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Stone <b>Windows:</b> Sunscreen(s); Dual Pane; Tinted	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in FR <b>Other Rooms:</b> Family Room; Den/Office; Loft <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial; Plmbg Yr Updated: 2013; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Spanish <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> ROLLING HILLS AT LAS SENDAS <b>AN:</b> 219-20-083 <b>Lot Number:</b> 459 <b>Town-Range-Section:</b> 2N-7E-32 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,959/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$317 / Quarterly <b>HOA Transfer Fee:</b> \$250	<b>HOA Name:</b> Rossmar & Graham	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> N //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$105.66 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 80 / 82 <b>Status Change Date:</b> 08/28/2013 <b>Close of Escrow Date:</b> 08/27/2013	<b>List Price:</b> \$359,900 <b>Sold Price:</b> \$350,000 <b>Sold Price/SqFt:</b> \$142.8	<b>Special Listing Cond:</b> N/A

Off Market Date: 07/26/2013

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

Listed by: Realty Executives (reax10)

Prepared by Chris and  
Michele Keith


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

Monday, September 09, 2013 © 2013 ARMLS and  
4:52 PM FBS.

Client Report (10)

6949 E SUGARLOAF CIR Mesa, AZ 85207

\$525,000

	4958721 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> <b>Beds/Baths:</b> 4 / 3  <b>Bedrooms Plus:</b> 4  <b>Approx SqFt:</b> 3,870 / Appraiser  <b>Price/SqFt:</b> \$135.66  <b>Year Built:</b> 1999  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 43FRDXPSLO3G  <b>Exterior Stories:</b> 2  <b># of Interior Levels:</b> 2  <b>Dwelling Type:</b> Single Family - Detached                 </td> <td> <b>Approx Lot SqFt:</b> 21,635 / County Assessor  <b>Apx Lot Size Range:</b> 18,001 - 24,000  <b>Subdivision:</b> Sonoran Hills  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b>  <b>Builder Name:</b> Blandford  <b>Hun Block:</b>  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b> </td> </tr> <tr> <td> <b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas  <b>Jr. High School:</b> Fremont                 </td> <td> <b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain                 </td> </tr> </table>	<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,870 / Appraiser <b>Price/SqFt:</b> \$135.66 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43FRDXPSLO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 21,635 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Subdivision:</b> Sonoran Hills <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont
<b>Beds/Baths:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,870 / Appraiser <b>Price/SqFt:</b> \$135.66 <b>Year Built:</b> 1999 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 43FRDXPSLO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 21,635 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Subdivision:</b> Sonoran Hills <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Blandford <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>			
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain			

**Cross Streets:** Power and Thomas **Directions:** East on Eaglecrest. Left at Teton circle. Left at Sonoran Hills, right to Sugarloaf. Home is on SW corner.

**Public Remarks:** NO SHOWINGS please, August 2-7. Absolutely gorgeous home in desirable Las Sendas. Beautiful upgrades throughout including granite countertops, and dove tailed cabinetry. Large bedrooms with ample closet space. Master bedroom with Jacuzzi tub opens to a bonus room (baby? office?). Huge 3/4 acre lot with park-like back yard. Available for lease also. This one won't last!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Mountain View (s); North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Desert Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street (s) <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Gated Community <b>Flooring:</b> Carpet; Stone; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Laundry:</b> Inside Laundry; Other (See Remarks) <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Exercise/Sauna Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2008; Floor Partial/Full: Partial; Wiring Yr Updated: 2008; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2008; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Spanish <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HILLS ESTATES <b>AN:</b> 219-17-408 <b>Lot Number:</b> 46 <b>Town-Range-Section:</b> 2N-7E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,083/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional; Also for Rent <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$316.8 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas <b>HOA Telephone:</b> (480) 357-8780
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> N / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	<b>Rec Center Fee Y/N:</b> Y / \$0 / Annually <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$105.6 <b>Cap Imprv/Impact Fee:</b> \$ NA \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 43 / 43 <b>Status Change Date:</b> 08/11/2013 <b>Close of Escrow Date:</b> 08/08/2013 <b>Off Market Date:</b> 08/08/2013	<b>List Price:</b> \$525,000 <b>Sold Price:</b> \$525,000 <b>Sold Price/SqFt:</b> \$135.66 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Buyr Concess to Sell:</b> 0 % <b>Sellr Concess to Buy:</b> 0 % <b>Closing Cost Split:</b> Buyer - B	<b>Special Listing Cond:</b> N/A


Listed by: Gentry Real Estate Group (gntr01)



Client Report (11)

4107 N SILVER RIDGE CIR Mesa, AZ 85207

\$580,000

 <p>©2013 ARMLS</p>	<p>4966303 Residential Single Family - Detached Closed</p>	
	<p><b>Beds/Baths:</b> 4 / 3  <b>Bedrooms Plus:</b> 4  <b>Approx SqFt:</b> 3,017 / County Assessor  <b>Price/SqFt:</b> \$192.24  <b>Year Built:</b> 2004  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 43FRDXP3G2S  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached</p>	<p><b>Approx Lot SqFt:</b> 12,601 / County Assessor  <b>Apx Lot Size Range:</b> 12,501 - 15,000  <b>Subdivision:</b> Las Sendas  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b> Legacy Hills @ Las Sendas  <b>Planned Cmty Name:</b> Las Sendas  <b>Model:</b>  <b>Builder Name:</b> Blandford Homes  <b>Hun Block:</b> 4400 N  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas  <b>Jr. High School:</b> Fremont</p>	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain</p>

**Cross Streets:** Power/Thomas **Directions:** E on Thomas (Eaglecrest) approx. 2 miles to E. on Las Sendas Mtn Dr, N. on Terra Mesa, W. on Sage Creek (Legacy Hills Entry Gate) then Left on Legacy Hills, Right on Silver Ridge.

**Public Remarks:** A gorgeous and meticulously cared for home located in the heart of Legacy Hills at Las Sendas. You'll feel like you're walking into a model home that boasts all the upgrades you'd expect at prices much higher. A chef's kitchen with high end appliances and beautiful back yard pool/bbq/putting green highlight wonderful family and entertainments spaces. Find your peace and quite in a large master bedroom suite. Master bathroom comes with all the extras - Huge walk-in closet, soaking tub, and walk in shower all complimented by stone tile finishes. Come see the value that this home represents and the community that's inspired it.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 3,001 - 3,500  <b>Garage Spaces:</b> 3  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 2  <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener  <b>Pool - Private:</b> Pool - Private; Play Pool  <b>Spa:</b> None  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace  <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s); North/South Exposure  <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back  <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ  <b>Features:</b> No Interior Steps; Water Softener Owned  <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course  <b>Add'l Property Use:</b> None  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Sunscreen(s)</p>	<p><b>Kitchen Features:</b> Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Tub with Jets  <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR  <b>Other Rooms:</b> Family Room  <b>Basement Description:</b> None  <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial</p>	<p><b>Architecture:</b> Ranch; Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco; Stone  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile; Concrete  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Gas Heat  <b>Utilities:</b> SRP; City Gas  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned  <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED  <b>AN:</b> 219-18-941  <b>Lot Number:</b> 28  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$3,569.9/2012  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Conventional  <b>Exist 1st Loan Terms:</b> Non Assumable  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow</p>

**Fees & Homeowner Association Information**

<p><b>HOA Y/N:</b> Y / \$368 / Quarterly  <b>HOA Transfer Fee:</b> \$400</p>	<p><b>HOA Name:</b> Las Sendas HOA  <b>HOA Telephone:</b> 480-357-8780</p>
<p><b>HOA 2 Y/N:</b> N / /</p>	
<p><b>HOA 3 Y/N:</b> N / /</p>	

<p><b>Association Fee Incl:</b> Common Area Maint  <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed</p>	<p><b>Rec Center Fee Y/N:</b> N / \$0 / Monthly  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / \$0 /  <b>PAD Fee Y/N:</b> N / \$0 /</p>	<p><b>Ttl Mthly Fee Equiv:</b> \$122.66  <b>Cap Imprv/Impact Fee:</b> \$ 0 \$  <b>Cap Impv/Impt Fee 2:</b> \$0 \$</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p><b>CDOM/ADOM:</b> 57 / 8  <b>Status Change Date:</b> 08/30/2013  <b>Close of Escrow Date:</b> 08/29/2013  <b>Off Market Date:</b> 07/19/2013</p>	<p><b>List Price:</b> \$595,000  <b>Sold Price:</b> \$580,000  <b>Sold Price/SqFt:</b> \$192.24  <b>Loan Type:</b> Conventional  <b>Loan Years:</b> 30</p>	<p><b>Special Listing Cond:</b> N/A</p>

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

Listed by: Keller Williams Realty East Valley (kwev01)

Prepared by Chris and  
Michele Keith


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Client Report (12)

4118 N MIRADA CIR Mesa, AZ 85207

\$762,500

 <p>©2013 ARMLS</p>	<p>4949231 Residential Single Family - Detached Closed</p>	
	<p><b>Beds/Baths:</b> 3 / 2.5  <b>Bedrooms Plus:</b> 6  <b>Approx SqFt:</b> 3,490 / County Assessor  <b>Price/SqFt:</b> \$218.48  <b>Year Built:</b> 2003  <b>Pool:</b> Both Private &amp; Community  <b>Encoded Features:</b> 32.5FRDXPSQO3G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached</p>	<p><b>Approx Lot SqFt:</b> 12,457 / County Assessor  <b>Apx Lot Size Range:</b> 12,501 - 15,000  <b>Subdivision:</b> Las Sendas  <b>Tax Municipality:</b> Maricopa - COUNTY  <b>Marketing Name:</b> GRANITE PRESERVE  <b>Planned Cmty Name:</b> GRANITE PRESERVE AT LAS SENDAS  <b>Model:</b>  <b>Builder Name:</b> BLANDFORD HOMES  <b>Hun Block:</b> 3400 N  <b>Map Code/Grid:</b> P42  <b>Bldg Number:</b></p>
	<p><b>Ele Sch Dist:</b> 004 - Mesa Unified District  <b>Elementary School:</b> Las Sendas  <b>Jr. High School:</b> Fremont</p>	<p><b>High School Dist #:</b> 004 - Mesa Unified District  <b>High School:</b> Red Mountain</p>

**Cross Streets:** Power and Thomas **Directions:** Power North, Right on Eaglecrest, Left on Las Sendas Mountain, Left on North Stone Peak

**Public Remarks:** This former model has it all including a detached casita! Warm beam ceilings, fireplace, arched entries from rooms, built in media walls, formal dining room, picture windows, motorized window treatments, shutters, inlay tile floors just to name a few of the features. Open concept kitchen boasts slab granite counter tops with full granite backsplash, large center island with breakfast bar, Wolf and Sub-Zero appliances, and huge walk in pantry. Master bedroom features a stone gas fireplace, leading to a spacious master bath with snail shower, his & her huge walk-in closets and dual vanities. Rooms throughout the home feature wonderful picture windows that showcase the unimpeded views of the valley! Desert oasis features negative edge pool, spa, fire bowls, fire pit, BBQ, and AMAZING VIEWS!!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 3,001 - 3,500  <b>Garage Spaces:</b> 3  <b>Carport Spaces:</b> 0  <b>Total Covered Spaces:</b> 3  <b>Slab Parking Spaces:</b> 0  <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener  <b>Pool - Private:</b> Pool - Private  <b>Spa:</b> Spa - Private  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit  <b>Property Description:</b> Border Pres/Pub Lnd; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s)  <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Frnt; Synthetic Grass Back; Yrd Wtring Sys Back  <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Pvt Yrd (s)/CrtYrd(s); Built-in BBQ  <b>Features:</b> 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Water Softener Owned; Furnished(See Rmrks)  <b>Community Features:</b> Community Pool; Community Spa; Gated Community; Golf Course  <b>Flooring:</b> Carpet; Tile; Wood</p>	<p><b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island  <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr &amp; Tub; Double Sinks; Private Toilet Room  <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry  <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room  <b>Other Rooms:</b> Family Room; Library-Blt-in Bksc; Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn  <b>Basement Description:</b> None  <b>Items Updated:</b> Floor Yr Updated: 2012; Pool Yr Updated: 2012</p>	<p><b>Const - Finish:</b> Stucco  <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile  <b>Fencing:</b> View/Wrought Iron; Block  <b>Cooling:</b> Refrigeration  <b>Heating:</b> Gas Heat  <b>Utilities:</b> SRP  <b>Water:</b> City Water  <b>Sewer:</b> Sewer - Public  <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval  <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones</p>	<p><b>County Code:</b> Maricopa  <b>Legal Subdivision:</b> GRANITE PRESERVE AT LAS SENDAS MOUNTAIN 2ND AMD  <b>AN:</b> 219-18-856  <b>Lot Number:</b> 5  <b>Town-Range-Section:</b> 2N-7E-29  <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$3,841.2/2012  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; VA; FHA; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Treat as Free&amp;Clear  <b>Exist 1st Loan Terms:</b>  <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow</p>

**Fees & Homeowner Association Information**

<p><b>HOA Y/N:</b> Y / \$294 / Quarterly  <b>HOA Transfer Fee:</b> \$375</p>	<p><b>HOA Name:</b> Las Sendas  <b>HOA Telephone:</b> 480-352-8780</p>
<p><b>HOA 2 Y/N:</b> N / /</p>	
<p><b>HOA 3 Y/N:</b> N / /</p>	
<p><b>Association Fee Incl:</b> Common Area Maint  <b>Assoc Rules/Info:</b> Other (See Remarks)</p>	<p><b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / \$0 /  <b>PAD Fee Y/N:</b> N / \$0 /</p>
	<p><b>Ttl Mthly Fee Equiv:</b> \$98  <b>Cap Imprv/Impact Fee:</b> % 0 %  <b>Cap Impv/Impt Fee 2:</b>%0 %</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p><b>CDOM/ADOM:</b> 60 / 60  <b>Status Change Date:</b> 08/06/2013  <b>Close of Escrow Date:</b> 08/05/2013  <b>Off Market Date:</b> 08/06/2013</p>	<p><b>List Price:</b> \$799,000  <b>Sold Price:</b> \$762,500  <b>Sold Price/SqFt:</b> \$218.48  <b>Loan Type:</b> Conventional  <b>Loan Years:</b> 30  <b>Payment Type:</b> Fixed  <b>Buyr Concess to Sell:</b> 0 \$  <b>Sellr Concess to Buy:</b> 0 \$  <b>Closing Cost Split:</b> Normal - N</p>	<p><b>Special Listing Cond:</b> N/A</p>

Listed by: DPR Realty LLC (dvpt03)

Prepared by Chris and  
Michele Keith


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Client Report (13)

4208 N VIA COBRE CIR Mesa, AZ 85207

\$1,425,000

 <p>©2013 ARMLS</p>	4949514 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 5 / 5 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 5,339 / County Assessor <b>Price/SqFt:</b> \$266.9 <b>Year Built:</b> 2004 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 55RDXP04G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 35,086 / County Assessor <b>Apx Lot Size Range:</b> 35,001 - 43,559 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Copper Canyon <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> <b>Builder Name:</b> Custom Home <b>Hun Block:</b> <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power and Eagle Crest (Thomas) **Directions:** East on Eagle Crest, Left (east) on Las Sendas Mountain Drive, Left (north) on Terra Mesa, Left (west) on Copper Canyon St, left on Via Cobre

**Public Remarks:** Fairy tales do come true in Gated Copper Canyon at Las Sendas Mountain. Truly amazing 5BR 5BA Tuscan home w/every custom upgrade imaginable. The huge great room features beautiful travertine flooring found ONLY in this home. Kitchen is fully equipped with custom cabinetry, Viking appliances, & granite counter tops. Master bedroom walls are covered in venetian plaster imported from Italy, applied in multiple layering & found throughout the Home, and breathtakingly hand painted on the ceilings. Hand scraped mahogany floors surrounded by onyx and coral stone. Master shower features chiseled Versailles pattern sabos gold travertine marble, trimmed w/honey onyx w/"matching" onyx vessel sinks. Shower contains a full body system including five total sprays w/soothing rain shower heads.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage; Gated Parking; Over Height Garage; Separate Strge Area; Temp Controlled <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Firepit <b>Property Description:</b> Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Childrens Play Area; Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Wet Bar(s); Intercom; Water Softener Owned; Other (See Remarks) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Gated Community; Golf Course <b>Flooring:</b> Carpet; Stone; Tile; Wood <b>Windows:</b> Dual Pane; Low-E	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Great Room; Bonus/Game Room; Media Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 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; Smart Home System	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COPPER CANYON AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-18-161 <b>Lot Number:</b> 28 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$7,869.88/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$356 / Quarterly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Las Sendas HOA	<b>HOA Telephone:</b> 480-357-7687
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> N //		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //	<b>Ttl Mthly Fee Equiv:</b> \$118.66 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 1036 / 90 <b>Status Change Date:</b> 08/16/2013 <b>Close of Escrow Date:</b> 08/16/2013 <b>Off Market Date:</b> 08/07/2013	<b>List Price:</b> \$1,525,000 <b>Sold Price:</b> \$1,425,000 <b>Sold Price/SqFt:</b> \$266.9 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: RE/MAX Luxury Real Estate (perr01)

Prepared by Chris and  
Michele Keith

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Client Report (14)

4240 N EL SERENO CIR Mesa, AZ 85207

\$1,500,000

 <p>©2013 ARMLS</p>	4849657 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 6 / 7 <b>Bedrooms Plus:</b> 9 <b>Approx SqFt:</b> 7,149 / County Assessor <b>Price/SqFt:</b> \$209.81 <b>Year Built:</b> 2006 <b>Pool:</b> Both Private & Community <b>Encoded Features:</b> 67FRDXPSO4G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached	<b>Approx Lot SqFt:</b> 37,842 / County Assessor <b>Apx Lot Size Range:</b> 35,001 - 43,559 <b>Subdivision:</b> Las Sendas <b>Tax Municipality:</b> Mesa <b>Marketing Name:</b> Copper Canyon Las Sendas <b>Planned Cmty Name:</b> Las Sendas <b>Model:</b> Custom <b>Builder Name:</b> Eagle Rock Custom Homes <b>Hun Block:</b> 7800 E <b>Map Code/Grid:</b> P42 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Las Sendas <b>Jr. High School:</b> Fremont	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power and Thomas **Directions:** East on Thomas (Thomas becomes Eagle Crest) Left on Las Sendas Mountain Drive. Left on Terra Mesa to Copper Canyon gate. Left on Copper Canyon Drive. Left on El Sereno Cir.

**Public Remarks:** One of a kind custom estate situated on one of the finest lots within Las Sendas. Picturesque, breathtaking city light and mountain views. Remarkable split floorplan home. Original custom builders home with astonishing amenities featuring a gourmet kitchen with 2 islands, 2 dishwashers, built-in Viking refrigerator and freezer, gas stove with 8 burners, dual ovens and grill, handcrafted wood cabinetry, over-sized pantry, granite countertops and tiled mosaic backsplash. , Travertine and hard-wood flooring throughout. Inviting master retreat with separate sitting/library room with private access to meditation garden. Entertainment/bonus room with built-in wet bar and 96 inch projection tv. The backyard is an oasis featuring pebble-tec pool,spa,rock waterfall, fire pit, bbq, and view dec

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener; Extned Lngth Garage; Over Height Garage; Separate Strge Area; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Fenced Pool; Diving Pool; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Firepit <b>Property Description:</b> Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s); Misting System; Childrens Play Area; Other (See Remarks) <b>Features:</b> Skylight(s); 9+ Flat Ceilings; Central Vacuum; Wet Bar(s); Intercom; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys; Furnished(See Rmrks) <b>Community Features:</b> 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 <b>Add'l Property Use:</b> None <b>Flooring:</b> Stone; Wood	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Bidet; Other (See Remarks) <b>Additional Bedroom:</b> Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry; Other (See Remarks) <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkcse; Den/Office; Bonus/Game Room; Exercise/Sauna Room; Media Room <b>Basement Description:</b> None	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Stucco; Brick Trim/Veneer; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> Concrete <b>Fencing:</b> View/Wrought Iron; Partial <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 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 <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COPPER CANYON AT LAS SENDAS MOUNTAIN <b>AN:</b> 219-18-154 <b>Lot Number:</b> 21 <b>Town-Range-Section:</b> 2N-7E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$10,585/2012 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$367 / Quarterly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Las Sendas Com. Asso	<b>HOA Telephone:</b> 480-357-8780
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		

**Association Fee Incl:** Street Maint **Rec Center Fee Y/N:** Y / \$0 / Quarterly **Ttl Mthly Fee Equiv:** \$122.33

<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee 2 Y/N:</b> // <b>Land Lease Fee Y/N:</b> N / \$0 / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 250 / 250 <b>Status Change Date:</b> 08/31/2013 <b>Close of Escrow Date:</b> 08/30/2013 <b>Off Market Date:</b> 07/22/2013	<b>List Price:</b> \$1,700,000 <b>Sold Price:</b> \$1,500,000 <b>Sold Price/SqFt:</b> \$209.82 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Red Brick Realty, LLC (rdbk02)

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.*

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