


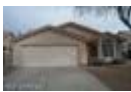






















Client View

79 Properties


		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$144,000 3633 N TIROL CIR Mesa, AZ 85215 Closed / 4705239	Parcel 25 at Red Mountain Ranch	3	2	1,595	Community	90.85 / 90.28	4	02/03/2012
2		\$150,000 6034 E Sierra Blanca ST Mesa, AZ 85215 Closed / 4755750	Red Mountain Ranch	3	2	1,757	Private	88.22 / 85.37	59	07/04/2012
3		\$169,000 6540 E REDMONT DR 7 Mesa, AZ 85215 Closed / 4713748	Red Mountain Ranch	2	2	1,188	Community	151.35 / 142.26	46	04/27/2012
4		\$169,000 3633 N TIROL CIR Mesa, AZ 85215 Closed / 4719998	Red Mountain Ranch	3	2	1,600	Community	109.88 / 105.63	24	04/17/2012
5		\$175,000 5963 E TETON CIR Mesa, AZ 85215 Closed / 4676082	Red Mountain Ranch	3	2	1,521	Community	124.85 / 115.06	44	01/13/2012
6		\$175,000 4244 N Ranier -- Mesa, AZ 85215 Closed / 4715011	RED MOUNTAIN RANCH	3	2	1,923	None	91 / 91	46	06/14/2012
7		\$175,000 5954 E Trailridge ST Mesa, AZ 85215 Closed / 4720239	WEST HILLS	3	2	1,717	None	101.92 / 101.92	152	06/25/2012
8		\$175,000 6640 E Snowdon CIR Mesa, AZ 85215 Closed / 4759846	Red Mountain Village	4	2.5	2,047	Private	85.49 / 85.49	162	10/25/2012
9		\$180,000 5951 E Tinto ST Mesa, AZ 85215 Closed / 4787496	Red Mountain Ranch	3	2	1,553	Both	121.7 / 115.9	5	08/03/2012
10		\$185,000 4125 N Signal CIR Mesa, AZ 85215 Closed / 4744381	Red Mountain Ranch	3	2	1,446	None	131.4 / 127.94	15	06/06/2012
11		\$185,000 3804 N Lomond CIR Mesa, AZ 85215 Closed / 4804731	Red Mountain Ranch	3	2	1,767	None	109.68 / 104.7	69	10/15/2012
12		\$187,000 6561 E SADDLEBACK ST Mesa, AZ 85215 Closed / 4691969	Red Mountain Ranch	3	2	1,700	Community	114.65 / 110	42	02/15/2012
13		\$187,500 3763 N Tabor -- Mesa, AZ 85215 Closed / 4741790	Red Mountain Village	3	2.5	2,381	Community	79.8 / 78.75	23	05/14/2012
14		\$189,900 6664 E Saddleback ST Mesa, AZ 85215 Closed / 4709742	Red Mountain Village	4	2.5	2,047	Community	92.77 / 92.77	8	04/05/2012

15		\$190,000 3625 N SAN GABRIEL ST Mesa, AZ 85215 Closed / 4660940	Red Mountain Ranch	3	2	1,729	Private	114.81 / 109.89	145	04/11/2012
16		\$193,900 3826 N LOMOND CIR Mesa, AZ 85215 Closed / 4686438	Red Mountain Ranch	3	2	1,595	None	125.33 / 121.57	24	01/26/2012
17		\$194,000 6462 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4665359	RED MOUNTAIN VILLAGE	3	2	1,717	Community	115.9 / 112.99	80	01/23/2012
18		\$196,000 6603 E Saddleback ST Mesa, AZ 85215 Closed / 4767038	Red Mountain Village	4	2.5	2,047	Community	97.66 / 95.75	29	07/02/2012
19		\$198,000 6729 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4720820	Red Mountain Village	3	2.5	2,068	Community	95.74 / 95.74	27	04/12/2012
20		\$200,000 6628 E Sugarloaf ST Mesa, AZ 85215 Closed / 4764957	Red Mountain Ranch	3	2.5	2,381	Community	90.3 / 84	52	08/13/2012
21		\$203,000 6611 E Snowdon ST Mesa, AZ 85215 Closed / 4775829	Red Mountain Village	4	2.5	2,047	Community	97.46 / 99.17	69	10/05/2012
22		\$204,000 3805 N St. Elias CIR Mesa, AZ 85215 Closed / 4735581	Parcel 08 @Red Mountain Ranch	3	2	1,767	None	123.09 / 115.45	30	06/18/2012
23		\$208,000 6565 E Sierra Morena ST Mesa, AZ 85215 Closed / 4734619	Red Mountain Ranch	3	2	2,007	None	109.57 / 103.64	4	04/18/2012
24		\$208,000 6632 E Raffriver ST Mesa, AZ 85215 Closed / 4779780	Red Mountain Ranch	4	2.5	2,049	Private	100.05 / 101.51	92	09/26/2012
25		\$210,000 4248 N Lomond LN Mesa, AZ 85215 Closed / 4727703	RED MOUNTAIN RANCH	3	2	1,842	None	120.79 / 114.01	123	07/19/2012
26		\$212,000 6634 E SADDLEBACK ST Mesa, AZ 85215 Closed / 4795144	Red Mountain Village	4	2.5	2,047	None	103.57 / 103.57	12	09/10/2012
27		\$212,000 4106 N RECKER RD Mesa, AZ 85215 Closed / 4821092	West Hills	3	2.5	1,943	Private	105.46 / 109.11	75	12/31/2012
28		\$215,000 6334 E Viewmont DR 4 Mesa, AZ 85215 Closed / 4736524	Red Mountain Ranch	3	2	1,978	None	116.23 / 108.7	99	07/23/2012

29		\$215,000 6118 E Star Valley ST Mesa, AZ 85215 Closed / 4753222	Red Mountain Estates	4	2	2,330	Private	96.57 / 92.27	12	07/31/2012
30		\$215,000 6357 E Redmont DR Mesa, AZ 85215 Closed / 4784478	Red Mountain Ranch	2	2	1,526	None	150.07 / 140.89	107	10/30/2012
31		\$218,000 5937 E TINTO ST Mesa, AZ 85215 Closed / 4700798	Red Mountain Ranch	3	2	1,830	None	122.95 / 119.13	117	06/20/2012
32		\$219,000 5965 E TETON CIR Mesa, AZ 85215 Closed / 4704480	Red Mountain Ranch	3	2	1,943	Community	120.95 / 112.71	102	05/02/2012
33		\$220,000 4254 N EVEREST ST Mesa, AZ 85215 Closed / 4679568	Red Mountain Ranch	4	2	2,349	None	97.7 / 93.66	65	03/09/2012
34		\$222,600 6604 E Raffriver ST Mesa, AZ 85215 Closed / 4815209	Red Mountain Village	4	2.5	2,047	Private	109.92 / 108.74	10	11/08/2012
35		\$227,000 6125 E SNOWDON ST Mesa, AZ 85215 Closed / 4693161	Red Mountain Ranch	3	2	2,049	Both	110.79 / 110.79	142	06/18/2012
36		\$230,000 6007 E Scaffell CIR Mesa, AZ 85215 Closed / 4796815	Red Mountain Ranch	3	2	1,759	Private	135.3 / 130.76	42	09/11/2012
37		\$233,900 3636 N Greylock CIR Mesa, AZ 85215 Closed / 4746863	parcel 11 @ Red Mountain	3	2	1,869	None	128.36 / 125.15	36	06/29/2012
38		\$235,000 5952 E Taunus CIR Mesa, AZ 85215 Closed / 4746955	Red Mountain Ranch	3	2.5	2,314	Private	102.42 / 101.56	5	05/24/2012
39		\$235,849 3763 N TABOR -- Mesa, AZ 85215 Closed / 4775391	Red Mountain Village	3	2.5	2,381	Community	102.9 / 99.05	80	11/19/2012
40		\$238,000 6333 E VIEWMONT DR 74 Mesa, AZ 85215 Closed / 4709329	Red Mountain Ranch	3	2	1,938	Community	118.63 / 122.81	156	07/27/2012
41		\$240,000 3653 N Katmai -- Mesa, AZ 85215 Closed / 4741016	Red Mountain Ranch	3	2	2,007	Both	119.53 / 119.58	6	05/22/2012
42		\$244,500 4213 N TABOR -- Mesa, AZ 85215 Closed / 4625583	Red Mountain Ranch	3	2	2,607	Private	95.13 / 93.79	238	03/27/2012
43		\$245,000 3926 N Kashmir -- Mesa, AZ 85215 Closed / 4727574	Red Mountain Ranch	3	2	2,039	None	127.46 / 120.16	20	04/30/2012

44		\$245,000 6545 E SNOWDON ST Mesa, AZ 85215 Closed / 4819224	RED MOUNTAIN VILLAGE MCR 309-22 LOT 87	4	2.5	2,472	Community	101.09 / 99.11	87	12/19/2012
45		\$250,000 6638 E SNOWDON CIR Mesa, AZ 85215 Closed / 4766166	RED MOUNTAIN VILLAGE	4	2.5	2,518	Private	99.29 / 99.29	37	07/13/2012
46		\$255,000 4241 N EVEREST -- Mesa, AZ 85215 Closed / 4696752	Red Mountain Ranch	3	2	1,842	None	142.51 / 138.44	45	02/22/2012
47		\$255,000 6334 E Viewmont DR 19 Mesa, AZ 85215 Closed / 4711912	Sienna Hills	3	2	1,978	Community	115.77 / 128.92	114	06/19/2012
48		\$255,000 3756 N Tabor -- Mesa, AZ 85215 Closed / 4763744	RED MOUNTAIN RANCH	4	2.5	2,445	Private	110.39 / 104.29	16	08/06/2012
49		\$257,500 6702 E Sugarloaf ST Mesa, AZ 85215 Closed / 4797687	Red Mountain Ranch	3	2.5	2,381	Community	112.98 / 108.15	57	10/25/2012
50		\$260,000 3821 N Sawtooth CIR Mesa, AZ 85215 Closed / 4788506	Red Mountain Ranch	3	2.5	2,445	Both	110.43 / 106.34	48	10/05/2012
51		\$260,000 4240 N Lomond -- Mesa, AZ 85215 Closed / 4788634	RED MOUNTAIN RANCH	4	2.5	2,544	Private	102.16 / 102.2	26	08/31/2012
52		\$265,000 6111 E STAR VALLEY ST Mesa, AZ 85215 Closed / 4681327	Red Mountain Ranch	3	3	2,564	None	105.27 / 103.35	39	02/28/2012
53		\$265,000 6334 E VIEWMONT DR 6 Mesa, AZ 85215 Closed / 4820435	RED MOUNTAIN RANCH	3	2	1,702	None	158.05 / 155.7	43	12/07/2012
54		\$267,000 6127 E Saddleback ST Mesa, AZ 85215 Closed / 4721730	RED MOUNTAIN ESTATES	3	3	2,564	Private	107.22 / 104.13	154	08/24/2012
55		\$272,000 6157 E STAR VALLEY ST Mesa, AZ 85215 Closed / 4676101	Red Mountain Estates	3	2	2,039	None	134.82 / 133.4	19	01/20/2012
56		\$275,000 6134 E Saddleback ST Mesa, AZ 85215 Closed / 4801689	Red Mountain Ranch	3	2	2,039	Private	134.87 / 134.87	68	10/15/2012
57		\$284,000 6658 E VILLEROY ST Mesa, AZ 85215 Closed / 4667129	Red Mountain Ranch	5	2.5	3,205	Private	90.45 / 88.61	5	01/17/2012


58		\$297,000 6327 E STAR VALLEY CIR Mesa, AZ 85215 Closed / 4685074	Red Mountain	3	3.5	3,769	Both	84.88 / 78.8	319	01/03/2012
59		\$300,000 6211 E STAR VALLEY ST Mesa, AZ 85215 Closed / 4709402	Red Mountain Ranch	3	2	2,155	Community	143.39 / 139.21	52	03/22/2012
60		\$300,000 6646 E Venue CIR Mesa, AZ 85215 Closed / 4716101	Red Mountain Ranch	3	2	2,607	Private	120.83 / 115.07	38	03/27/2012
61		\$300,000 6636 E Redmont DR Mesa, AZ 85215 Closed / 4751343	Red Mountain Ranch	2	2	2,146	Both	146.78 / 139.79	32	06/27/2012
62		\$301,500 6045 E VIEWMONT DR Mesa, AZ 85215 Closed / 4678387	Red Mountain Ranch	3	2	2,398	Private	137.57 / 125.73	90	02/15/2012
63		\$305,000 6141 E Star Valley ST Mesa, AZ 85215 Closed / 4569881	Red Mountain Ranch	4	2	2,197	Private	145.61 / 138.83	290	02/17/2012
64		\$305,000 6334 E VIEWMONT DR 54 Mesa, AZ 85215 Closed / 4695779	Sienna Hills	2	2	2,146	None	148.65 / 142.12	3	02/15/2012
65		\$345,000 6446 E TRAILRIDGE CIR 80 Mesa, AZ 85215 Closed / 4581887	Sky Mountain Estates	3	2.5	3,150	Community	119.05 / 109.52	99	04/17/2012
66		\$349,000 6124 E REDMONT DR Mesa, AZ 85215 Closed / 4821070	Red Mountain Ranch	3	3	2,473	None	145.17 / 141.12	0	11/01/2012
67		\$350,000 6446 E TRAILRIDGE CIR 54 Mesa, AZ 85215 Closed / 4569731	Red Mountain Ranch	4	3.5	3,610	Community	110.8 / 96.95	886	04/27/2012
68		\$385,000 3953 N Recker RD Mesa, AZ 85215 Closed / 4710772	Red Mountain Ranch, The Fairways 2	3	2.5	2,732	Both	155.2 / 140.92	104	05/25/2012
69		\$400,000 4055 N Recker RD 74 Mesa, AZ 85215 Closed / 4793129	Parcel 18 @ Red Mountain Ranch	3	3	2,770	Private	151.62 / 144.4	36	10/25/2012
70		\$410,000 4055 N RECKER RD 44 Mesa, AZ 85215 Closed / 4655884	Red Mountain Ranch, Country Club Estates	4	3	3,181	Private	134.86 / 128.89	164	04/16/2012
71		\$419,000 6230 E REDMONT DR Mesa, AZ 85215 Closed / 4649787	MOUNTAIN VIEW GREENS MCR	4	4.5	3,811	Both	110.18 / 109.94	285	10/11/2012

72		\$428,500 4055 N Recker RD 77 Mesa, AZ 85215 Closed / 4718572	RED MOUNTAIN RANCH	4	2.5	3,134	Private	140.36 / 136.73	174	08/31/2012
73		\$435,000 4017 N Recker RD Mesa, AZ 85215 Closed / 4753625	RED MOUNTAIN RANCH	4	2	2,486	Private	181.01 / 174.98	9	06/29/2012
74		\$465,000 6327 E Star Valley CIR Mesa, AZ 85215 Closed / 4740107	Red Mountain Ranch	4	3.5	3,769	Private	124.6 / 123.37	162	12/31/2012
75		\$475,000 6024 E TRAILRIDGE CIR Mesa, AZ 85215 Closed / 4658096	Parcel at Red Mountain Ranch	2	3	3,464	Private	158.78 / 137.12	121	02/17/2012
76		\$528,000 4055 N Recker RD 23 Mesa, AZ 85215 Closed / 4818736	Red Mountain Ranch	4	2.5	3,300	Both	166.64 / 160	62	11/26/2012
77		\$639,815 6404 E REDMONT DR Mesa, AZ 85215 Closed / 4849637	Red Mountain Ranch	4	3.5	3,585	Both	179.92 / 178.47	18	12/17/2012
78		\$669,000 4055 N RECKER RD 21 Mesa, AZ 85215 Closed / 4700596	Red Mountain Ranch	4	4.5	4,154	Private	168.27 / 161.05	122	06/25/2012
79		\$1,300,000 4364 N Santiago CIR Mesa, AZ 85215 Closed / 4805893	Las Sendas Area	4	5	5,792	Both	257.25 / 224.45	83	12/07/2012

Prepared by Chris and
Michele Keith

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 <p>©2012 ARMLS</p>	4705239 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,595 / County Assessor Price/SqFt: \$90.27 Year Built: 1994 Pool: Community Encoded Features: 32FR2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached </td> <td> Approx Lot SqFt: 5,258 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Parcel 25 at Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Saddleback Homes Hun Block: Map Code/Grid: P41 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain </td> </tr> </table>	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,595 / County Assessor Price/SqFt: \$90.27 Year Built: 1994 Pool: Community Encoded Features: 32FR2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 5,258 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Parcel 25 at Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Saddleback Homes Hun Block: Map Code/Grid: P41 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,595 / County Assessor Price/SqFt: \$90.27 Year Built: 1994 Pool: Community Encoded Features: 32FR2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 5,258 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Parcel 25 at Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Saddleback Homes Hun Block: Map Code/Grid: P41 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd	High School Dist #: 004 - Mesa Unified District High School: Red Mountain			

Cross Streets: Thomas & Power **Directions:** Go NORTH on Power--WEST (LEFT) on Redmont; SOUTH (LEFT) on Santiago; (RIGHT) on Sierra Morena; Turn (RIGHT) on Tirol. Home is on Your Right.

Public Remarks: Just Right for the Investor or the Committed Winter Visitor! 3 Bedroom, 2 Bath home nestled on a Cul-de-Sac Street in Popular Red Mountain Ranch Subdivision. Tile at front entry. Light and Bright Eat-In Kitchen with Island. EZ Low Maintenance Landscaping Front and Back, allows You to focus on Enjoying the Arizona Climate! Don't wait! This is Priced to Sell Fast! Buyer to verify all information, figures and measurements. Home being sold as is, where is.

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: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front Community Features: Community Pool; Community Spa Flooring: Carpet; Linoleum; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Other (See Remarks) Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: PARCEL 25 AT RED MOUNTAIN RANCH AN: 141-92-301 Lot Number: 73 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,333.1/2011 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: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$398 / Semi-Annually HOA Transfer Fee: \$120	HOA Name: RED MOOUNTAIN RANCH HOA Prop Man Co Name: Tri-City Prop'ty Mgt	HOA Prop Man Co Tele: 480-844-2224
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$66.33 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4 Status Change Date: 02/04/2012 Close of Escrow Date: 02/03/2012 Off Market Date: 01/26/2012	List Price: \$144,900 Sold Price: \$144,000 Sold Price/SqFt: \$90.28 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: Nextage Southwest Premier Rlty (nspr02)

Prepared by Chris and Michele Keith

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Client Report (2)

6034 E Sierra Blanca ST Mesa, AZ 85215

\$150,000



4755750	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,757 / County Assessor Price/SqFt: \$85.37 Year Built: 1993 Pool: Private Encoded Features: 32RXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,845 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Sierra Builder Name: Ryland Hun Block: 60 E Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Recker & Sierra Blanca **Directions:** North on Recker 2 streets past Thomas turn right onto Sierra Blanca St., 5th house on left.

Public Remarks: short sale approval required- cash only house needs repairs BANK APPROVED LIST PRICE

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 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Desert Front Exterior Features: Covered Patio(s) Flooring: Other	Kitchen Features: Disposal; Dishwasher Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clist Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Other Rooms: Den/Office Basement Description: None Items Updated: Pool Yr Updated: 2004; Pool Partial/Full: Full	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: Parcel 28 At Red Mountain Ranch Lt 01-74 Tr A-C AN: 141-39-037 Lot Number: 36 Town-Range-Section: -- Cty Bk&Pg: 35416 Plat: Taxes/Yr: \$1,600/2011 Ownership: Fee Simple New Financing: Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$300 / Semi-Annually	HOA Name: Red Mt. Home Owners	HOA Telephone: 480.981.6480
HOA Transfer Fee: \$0		
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Cable or Satellite; Common Area Maint	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$50
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee 2 Y/N: //	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 59 / 59 Status Change Date: 07/05/2012 Close of Escrow Date: 07/04/2012 Off Market Date: 07/05/2012	List Price: \$155,000 Sold Price: \$150,000 Sold Price/SqFt: \$85.37 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Previously Aprvrd SS; Pre-Foreclosure Status Update: SS Offr Submtd Lendr

Listed by: HomeSmart (crl02)

Prepared by Chris and Michele Keith


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Client Report (3)

6540 E REDMONT DR 7 Mesa, AZ 85215

\$169,000

	4713748	Residential	Patio Home	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,188 / County Assessor Price/SqFt: \$142.25 Year Built: 2002 Pool: Community Encoded Features: 22RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Patio Home		Approx Lot SqFt: 2,475 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Rock at Red Mountain Model: Builder Name: Unknown Hun Block: 4000 N Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** North On Power Rd to Redmont Drive, left on Redmont to the Rock Gates about.04 miles

Public Remarks: A resort condo in quiet gated upscale Rock at Red Mountain. Across the street from Red Mountain Ranch County Club, Driving Range and Golf Course. 2 pools! Lap Pool and Tennis at Club. Pristine sun pool/jacuzzi right out your door and walk to the Driving Range. Vaulted 15 ft ceilings open floor plan. New beautiful 20x20 tile and paint in entire unit! Breakfast bar in kitchen. Master suite with walk in closet and master bath has double sinks and jetted roman tub. Second bedroom on other side of home for privacy. Large laundry room and two car garage. Covered patio directly out slider from great room for BBQ. Perfect resort style living can be yours.

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: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: Freestnd Fireplace; Exterior Fireplace Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Lake Subdivision Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; 2 Master Bdrms; Mstr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only Dining Area: Breakfast Bar; Dining in FR Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2010	Architecture: Territorial/Santa Fe Unit Style: All on One Level; Two Common Walls; Poolside; Ground Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: ROCK AT RED MOUNTAIN PARCEL 15 AN: 141-92-503 Lot Number: 7 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$891/2011 Ownership: Condominium 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 / \$187 / Monthly	HOA Prop Man Co Name: Brown Community Mngm	HOA Prop Man Co Tele: 480-539-1396
HOA 2 Y/N: Y / /		
HOA 3 Y/N: / /		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Pest Control; Cable or Satellite; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$383 / Semi-Annually	Ttl Mthly Fee Equiv: \$250.83 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 46 / 50 Status Change Date: 04/28/2012 Close of Escrow Date: 04/27/2012 Off Market Date: 03/26/2012	List Price: \$179,800 Sold Price: \$169,000 Sold Price/SqFt: \$142.26 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: HomeSmart (crl11)

Prepared by Chris and Michele Keith

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Client Report (4)

3633 N TIROL CIR Mesa, AZ 85215

\$169,000



4719998	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,600 / County Assessor Price/SqFt: \$105.62 Year Built: 1994 Pool: Community Encoded Features: 32FR2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,258 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: SADDLEBACK HOMES Hun Block: Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Thomas & Power **Directions:** TAKE POWER ROAD NORTH OF THOMAS GO TO REDMONT GO LEFT FOLLOW ALL THE WAY DOWN PAST STOP SIGN GO TO YOU SANTIAGO GO LEFT TO SIERRA MORENA GO RIGHT TO TIROL GO RIGHT TO PROPERTY

Public Remarks: COMPLETE REMODEL MOVE IN READY. BRAND NEW CABINETS THROUGHOUT THE WHOLE HOUSE. NEW TILE AND BRAND NEW CARPET. THE KITCHEN OFFERS GRANITE SLABS, BRAND NEW STAINLESS STEEL APPLIANCES, UNDER-MOUNT SINK WITH A NEW FAUCET AND PLENTY OF BEAUTIFUL NEW CABINETS. NEW FRESH TWO TONE PAINT WITH NEUTRAL COLORS AND A GREAT LAYOUT. THE AC IS ONLY 4 MONTHS OLD!! NOT A SHORT SALE NOT A BANK OWNED. COME AND SEE THIS GREAT HOUSE!

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: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course Flooring: Carpet; Linoleum; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Other (See Remarks) Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2011; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: PARCEL 25 AT RED MOUNTAIN RANCH AN: 141-92-301 Lot Number: 73 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,333/2011 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 / \$398 / Semi-Annually HOA Transfer Fee: \$120	HOA Name: RED MOOUNTAIN RANCH HOA Prop Man Co Name: Tri-City Prop'ty Mgt	HOA Prop Man Co Tele: 480-844-2224
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$66.33 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 24 / 24 Status Change Date: 04/18/2012 Close of Escrow Date: 04/17/2012 Off Market Date: 03/17/2012	List Price: \$175,800 Sold Price: \$169,000 Sold Price/SqFt: \$105.63 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: Phoenix Property Group (pynr01)

Prepared by Chris and
Michele Keith

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Client Report (5)

5963 E TETON CIR Mesa, AZ 85215

\$175,000



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4676082	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,521 / County Assessor Price/SqFt: \$115.05 Year Built: 1989 Pool: Community Encoded Features: 32FRXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,379 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Red Mountain Ranch Model: Builder Name: Unknown Hun Block: 4100 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Thomas and Recker **Directions:** North on Recker to Teton Circle. Left to second property on the left.

Public Remarks: Cute, Cozy and very Clean! South facing patio for all you winter sun lovers! Beautiful 16" tile flooring, warm and inviting interior designer colors, new light fixtures, new appliances, new window coverings and much more! This price is fully furnished!! Terrific neighborhood and Country Club community. Golf, tennis, swim, work-out! Join the Club or pay as you use.. Borders National Recreation area Sagaruo Lake

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Skylight(s); Vaulted Ceiling (s); No Interior Steps; Water Softener Owned; Furnished(See Rmrks) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in FR; Breakfast Room Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Floor Yr Updated: 2006; Floor Partial/Full: Full	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat 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: WEST HILLS LOT 1-70 TR A-D AN: 141-70-599 Lot Number: 59 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,259.38/2010 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: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$394 / Semi-Annually	HOA Name: Red Mountain Ranch	HOA Telephone: 480-981-6480
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Cable or Satellite; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$65.66 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 44 / 47 Status Change Date: 01/14/2012 Close of Escrow Date: 01/13/2012 Off Market Date: 12/28/2011	List Price: \$189,900 Sold Price: \$175,000 Sold Price/SqFt: \$115.06 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Club Realty (club21)

Client Report (6)

4244 N Ranier -- Mesa, AZ 85215

\$175,000



4715011	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,923 / County Assessor Price/SqFt: \$91 Year Built: 1991 Pool: None Encoded Features: 32FR2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,630 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: RED MOUNTAIN RANCH Tax Municipality: Mesa Marketing Name: RED MOUNTAIN RANCH Planned Cmty Name: REDMOUNTAIN RANCH Model: Builder Name: RYLAND HOMES Hun Block: Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: RECKER AND TINTO **Directions:** 202 EXIT 22, RECKER RD. TURN LEFT ON E TINTO ST, TAKE THE 1ST RIGHT ONTO N. RAINER.

Public Remarks: This home has a great floor plan. Perfect family home, great school district and you gotta love the views! A must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Front; Grass Back Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops Master Bathroom: Full Bth Master Bdrm Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen Other Rooms: Family Room 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: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: Viewpoint At Red Mountain Ranch Lt 01-51 Tr A-D AN: 141-70-658 Lot Number: 11 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,507/2011 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$346 / Semi-Annually	HOA Name: Red Mountain Ranch	HOA Telephone: 480-981-6480
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$57.66 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 46 / 46 Status Change Date: 06/15/2012 Close of Escrow Date: 06/14/2012 Off Market Date: 05/29/2012	List Price: \$175,000 Sold Price: \$175,000 Sold Price/SqFt: \$91 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: Short Sale Aprvl Req

Listed by: HomeSmart (crl11)

Prepared by Chris and Michele Keith


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Client Report (7)

5954 E Trailridge ST Mesa, AZ 85215

\$175,000

	4720239 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,717 / County Assessor Price/SqFt: \$101.92 Year Built: 1990 Pool: None Encoded Features: 32RXO2G2C2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,092 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: WEST HILLS Tax Municipality: Mesa Marketing Name: RED MOUNTAIN RANCH Planned Cmty Name: WEST HILLS Model: Builder Name: RYLAND HOMES Hun Block: Map Code/Grid: P41 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Red Mountain Ranch	High School Dist #: 004 - Mesa Unified District High School: Shepherd

Cross Streets: 202 FREEWAY & RECKER **Directions:** (N) on Recker follow all the way around to (L) on Trailridge. (Not close to any busy streets!)

Public Remarks: Adorable Mesa Home in beautiful Red Mountain Ranch community, with well-kept homes all around and Custom Estates right down the street. Master split-floor plan and great room with high vaulted ceilings. TONS of windows in the home provides lots of natural light throughout, and wood shutters on windows in living areas. Travertine-like 16 inch diagonally set tile in main walk ways and neutral carpet in the rooms. Bright and cheerful kitchen with lots of windows! Nice size, low maintenance yard with shady trees and bushes. Corner lot allows for lots of space & privacy. **Short Sale negotiated by experienced agent team**

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 2 Total Covered Spaces: 4 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure 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) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Near Bus Stop; Transportation Svcs Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Breakfast Room Other Rooms: Great Room Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: West Hills Lt 01-70 Tr A-D AN: 141-70-560 Lot Number: 20 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,456/2011 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; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$398 / Quarterly HOA Transfer Fee: \$400	HOA Name: Red Mountain Ranch HOA Prop Man Co Name: Tri City Prop. Man.	HOA Telephone: 480) 981-6480 HOA Prop Man Co Tele: 480-844-2224
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Cable or Satellite; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$99.5 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 152 / 152 Status Change Date: 07/24/2012 Close of Escrow Date: 06/25/2012 Off Market Date: 07/24/2012	List Price: \$175,000 Sold Price: \$175,000 Sold Price/SqFt: \$101.92 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: Short Sale Aprvl Req

Listed by: HomeSmart (crl14)

Prepared by Chris and Michele Keith

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Client Report (8)

6640 E Snowdon CIR Mesa, AZ 85215

\$175,000



4759846	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,047 / County Assessor Price/SqFt: \$85.49 Year Built: 1993 Pool: Private Encoded Features: 42.5FRDXP2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,384 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Village Tax Municipality: Mesa Marketing Name: Red Mountain Ranch Planned Cmty Name: Red Mountain Ranch Model: Builder Name: Unknown Hun Block: 6600 E Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 0004 - Casa Grande Elementary District - Pinal Elementary School: Red Mountain Ranch Jr. High School: Red Mountain Ranch		High School Dist #: 0004 - Casa Grande Elementary District - Pinal High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** West on Thomas, 1st Right on Rafriver, 1st Right on Tabor, 1st Right on Snowdon Cir.

Public Remarks: Great Home!!! 4 bedrooms, 2.5 bathrooms, Private Pool, and more... The Village Area Includes Front Yard Landscape Care and Cable.the Optional Red Mountain Ranch Country Club Offers: Golf, Tennis, Heated Swimming Pool & Fitness Center.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpot Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Cul-De-Sac Lot Landscaping: Desert Front; Grass Back Exterior Features: Patio Features: Vaulted Ceiling(s) Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: Red Mountain Village Lt 01-252 AN: 141-70-463 Lot Number: 176 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,615/2011 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 / Monthly HOA Transfer Fee: \$120	HOA Name: Red Mt Ranch HOA	HOA Telephone: 480-981-6480
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Cable or Satellite; Street 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: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$73 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 162 / 162 Status Change Date: 10/29/2012 Close of Escrow Date: 10/25/2012 Off Market Date: 10/24/2012	List Price: \$175,000 Sold Price: \$175,000 Sold Price/SqFt: \$85.49 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 3.5 % Sellr Concess to Buy: 2.5 % Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Century 21 Arizona Foothills (cere104)

Prepared by Chris and Michele Keith


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Client Report (9)

5951 E Tinto ST Mesa, AZ 85215

\$180,000

	4787496	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,553 / County Assessor Price/SqFt: \$115.9 Year Built: 1992 Pool: Both Private & Community Encoded Features: 32RPS2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,642 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: unk Hun Block: Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain Ranch	

Cross Streets: Power & Thomas **Directions:** EAST ON THOMAS TO RECKER, NORTH TO TINTO, WEST TO PROPERTY

Public Remarks: NOT A SHORT SALE!! Great home with a amazing views. Private heated pool and spa. Longer pool for lap swimmers. Long covered and fenced patio. Vaulted ceilings throughout. Close to shopping and Freeway access. Great property for investors to jump in on early before renovations start or for a buyer that wants to customize the home to their liking. As updates are made by contractors price will INCREASE.

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: Pool - Private; Heated Pool; Play Pool; Lap Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Golf Course Flooring: Carpet; Concrete; Tile	Kitchen Features: Disposal Master Bathroom: Full Bth Master Bdrm; Other (See Remarks) Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: Viewpoint At Red Mountain Ranch Lt 01-51 Tr A-D AN: 141-70-649 Lot Number: 2 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,777/2011 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: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$398 / Semi-Annually	HOA Name: Red Mountain Ranch	HOA Telephone: 480-981-6480
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$66.33
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5 Status Change Date: 08/06/2012 Close of Escrow Date: 08/03/2012 Off Market Date: 07/16/2012	List Price: \$189,000 Sold Price: \$180,000 Sold Price/SqFt: \$115.9 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Listed by: Solutions Real Estate (solu01)

Prepared by Chris and
Michele Keith


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Client Report (10)

4125 N Signal CIR Mesa, AZ 85215

\$185,000

	4744381	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,446 / County Assessor Price/SqFt: \$127.93 Year Built: 1989 Pool: None Encoded Features: 32RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,713 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Thomas & Recker **Directions:** North on Recker to Trailridge. Left to Signal. Right to home on right.

Public Remarks: Just off a remodel this home is 100% move in ready. Fresh two tone paint job & new carpet throughout. New upgraded baseboards have just been installed. Large vaulted ceilings in all common areas & master bedroom. Be the first to use the brand new kitchen aid appliances in the kitchen. There are also granite counter tops with an undermount sink in the kitchen. Master bathroom has his & her sinks with separate shower & tub. New sod has just been laid in the backyard. Large covered patio that extends across the whole backside of the home. Great views of Red mountain from backyard. Garage has it all with new floor coating & built in cabinets. This home is the one, come see it today!

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: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: Mountain View (s) Landscaping: Desert Front; Grass Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Children's Playgrnd Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: West Hills Lt 01-70 Tr A-D AN: 141-70-572 Lot Number: 32 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,324/2011 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: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$398 / Semi-Annually	HOA Name: Red Mountain Ranch	HOA Telephone: 480-981-6480
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$66.33 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 Status Change Date: 06/07/2012 Close of Escrow Date: 06/06/2012 Off Market Date: 05/01/2012	List Price: \$190,000 Sold Price: \$185,000 Sold Price/SqFt: \$127.94 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: Coldwell Banker Residential Brokerage (cbr12)

Prepared by Chris and
Michele Keith


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Client Report (11)

3804 N Lomond CIR Mesa, AZ 85215

\$185,000

	4804731	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,767 / County Assessor Price/SqFt: \$104.7 Year Built: 1995 Pool: None Encoded Features: 32RDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,351 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Saddleback Homes Hun Block: Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** Thomas, West to Rafteriver, North to Tabor, East to Sugarloaf, South to Lomond, house is on corner.

Public Remarks: Beautiful home with large tile in all the right places. Large kitchen, island & walk in pantry. Great room has exit to large backyard. Extended length covered patio. Formal living & dining. 3 bedrooms, 2 bath, 2 car garage. Shutters.

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 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Grass Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Golf Course Flooring: Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Full Bth Master Bdrm Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail Energy/Green Feature: Ceiling Fan(s); Load Controller	County Code: Maricopa Legal Subdivision: Parcel 08 At Red Mountain Ranch AN: 141-92-446 Lot Number: 14 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,489/2011 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: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$79 / Monthly HOA Transfer Fee: \$500	HOA Name: Red Mountain Ranch	HOA Telephone: unknown
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Cable or Satellite Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$79 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 69 / 70 Status Change Date: 10/17/2012 Close of Escrow Date: 10/15/2012 Off Market Date: 10/17/2012	List Price: \$193,800 Sold Price: \$185,000 Sold Price/SqFt: \$104.7 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: Lender Approved SS

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele Keith

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4691969	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,700 / County Assessor Price/SqFt: \$110 Year Built: 1993 Pool: Community Encoded Features: 32FR2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,558 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Red Mountain Ranch Planned Cmty Name: Red Mountain Ranch Model: Builder Name: Continental Hun Block: Map Code/Grid: Q41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and Thomas **Directions:** West on Thomas, North on Raftiver, right on Tabor, left on Saddleback to your new home!

Public Remarks: TRUE PRIDE OF OWNERSHIP!! No short sales or REO's here, just a meticulously maintained beautiful home! CUSTOM CABINETS, slab Granite, 18 inch Tile, Wood floor in 3rd bed/den, Upgraded Fans/Lights/sink fixtures, Vaulted ceilings, are just some of the Pros of this home. The exterior is just as nice w/ a Premium, oversized corner lot, mature trees including citrus and pomegranite, and tons of Pavers! To top it off we have the most gorgeous, custom front door Plus a R/O soft water system.

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: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: Other (See Remarks) Property Description: Corner Lot Landscaping: Desert Back; Grass Front Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Community Pool; Golf Course; Lake Subdivision Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: RED MOUNTAIN VILLAGE LOT 1-252 AN: 141-70-448 Lot Number: 161 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,481/2011 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$75 / Monthly	
HOA 2 Y/N: Y / \$360 / Annually	
HOA 3 Y/N: / /	

Association Fee Incl: Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$105 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 42 / 42 Status Change Date: 02/16/2012 Close of Escrow Date: 02/15/2012 Off Market Date: 02/01/2012	List Price: \$194,900 Sold Price: \$187,000 Sold Price/SqFt: \$110 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: Posted Properties.Com LLC (pstd01)

Client Report (13)

3763 N Tabor -- Mesa, AZ 85215

\$187,500

	4741790	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,381 / County Assessor Price/SqFt: \$78.75 Year Built: 1987 Pool: Community Encoded Features: 32.5FRDXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,357 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Red Mountain Village Tax Municipality: Mesa Marketing Name: Red Mountain Ranch Planned Cmty Name: Red Mountain Ranch Model: Builder Name: Richmond American Hun Block: 6500 E Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** West on Thomas, Right on Rattriver, Right on Tabor to home on the Right.

Public Remarks: NOT SHORT SALE OR FORECLOSURE. Well-designed Richmond American 2 story home in Red Mountain Ranch. Nice mountain views and close to Las Sendas and Red Mountain Ranch golf courses. Unique/Open floor plan, very light and bright. Octagon shaped family room with cozy fireplace. Beautiful eat-in kitchen with lots of cabinets and countertop space. First floor master bedroom, two bedrooms and large loft upstairs. Master Bath has dual freestanding granite countertops and a frameless glass shower. Large private north/south lot with huge south facing backyard and 2 patios. This is a must see! Walking distance to Red Mountain Elementary, Easy access to loop 202, 20 minutes to Sky Harbor. Must see. Don't wait!

Master Bedroom	18 14	Bedroom 2	11 10	Bedroom 3	12 10	Dining Room	12 10	Living Room	14 10
		Family Room	14 12	Kitchen	15 13	Dining Room	9 8		
		Loft	14 14						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course Flooring: Carpet; Concrete; Laminate; Tile Windows: Sunscreen(s) Accessibility Feat.: Hard/Low Nap Floors	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tub with Jets Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Loft Basement Description: None Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Full; Bath(s) Yr Updated: 2008; Bath(s) Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Evaporative; Both Refrig & Evap; Window/Wall Unit Heating: Electric Heat Plumbing: Tankless Ht Wtr Heat Utilities: SRP; Butane/Propane Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: Red Mountain Village Lt 01-252 AN: 141-70-476 Lot Number: 189 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,684/2011 Ownership: Fee Simple Week Avail Timeshare: 0 New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$400 / Semi-Annually	HOA Name: Red Mtn Ranch HOA	HOA Telephone: 480-981-6480
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$66.66 Cap Imprv/Impact Fee: 0 Cap Imprv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 23 / 23 Status Change Date: 05/15/2012 Close of Escrow Date: 05/14/2012 Off Market Date: 05/02/2012	List Price: \$190,000 Sold Price: \$187,500 Sold Price/SqFt: \$78.75 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 %	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: Cactus Golf Properties (cago001)

Prepared by Chris and
Michele Keith

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Client Report (14)

6664 E Saddleback ST Mesa, AZ 85215

\$189,900



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4709742	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,047 / County Assessor Price/SqFt: \$92.76 Year Built: 1992 Pool: Community Encoded Features: 42.5FRX2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 7,728 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Red Mountain Village Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 3600 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** West to Rafteriver, north to Tabor East to Saddleback, hoe is on corner of Tabor and Saddleback

Public Remarks: Traditional Sale! This is a Well Cared for home in desirable Red Mountain Ranch with golf course and club house. This home features nice updates including designer tile, countertops, & sink, fresh neutral paint. Other features are, fireplace, large low maintenance rear yard with built in BBQ and covered patio. Appliances included. The HOA maintains the front yard, and Mr and Mrs. clean live here, so buyers will not be dissatisfied!

Master Bedroom	20 13	Bedroom 2	10 12	Bedroom 3	10 11	Bedroom 4	10 10	Living Room	12 10
		Family Room	25 14	Kitchen	16 12	Dining Room	12 10		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 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: 1 Fireplace; Fireplace Family Rm Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course Flooring: Carpet; Linoleum; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2007; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2007; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2011; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 141-70-435 Lot Number: 148 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,596/2011 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 / Monthly	HOA Name: Tri Citi	HOA Telephone: 480-981-6480
HOA 2 Y/N: N / \$388 / Semi-Annually		
HOA 3 Y/N: / /		
Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$137.66 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 8 / 8 Status Change Date: 04/06/2012 Close of Escrow Date: 04/05/2012 Off Market Date: 02/09/2012	List Price: \$189,900 Sold Price: \$189,900 Sold Price/SqFt: \$92.77 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele Keith

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Client Report (15)

3625 N SAN GABRIEL ST Mesa, AZ 85215

\$190,000



4660940	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,729 / County Assessor Price/SqFt: \$109.88 Year Built: 1994 Pool: Private Encoded Features: 32RDPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,917 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 6100 E Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Recker & Thomas **Directions:** North on Recker to Redmont*Right on Redmont*Right on San Gabriel to home on left

Public Remarks: ***Watch the VIDEO TOUR*** NOT a short sale or banked owned! Quick response and a quick closing. Awesome 3 bd home in Red Mountain Ranch with a pebbletec play pool! Contemporary tile in all high traffic areas and new carpet in the bedrooms. New paint, ceiling fans, granite countertops, stainless steel sink, Kitchen Aid gas range, master bath tub and shower tile surround, flagstone patio, window blinds and more. Come see- this one won't last.

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: Electric Door Opener Pool - Private: Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Flooring: Carpet; Tile Accessibility Feat.: Bath Grab Bars	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Partial; Plmbg Yr Updated: 2011; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2011; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2011; Bath(s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: PARCEL 25 AT RED MOUNTAIN RANCH AN: 141-92-311 Lot Number: 83 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,567.36/2011 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 / /	HOA Name: Red Mtn Ranch HOA	HOA Telephone: 480-981-6480
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 145 / 145 Status Change Date: 04/12/2012 Close of Escrow Date: 04/11/2012 Off Market Date: 03/06/2012	List Price: \$198,500 Sold Price: \$190,000 Sold Price/SqFt: \$109.89 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: O48 Realty of Phoenix (ofrp01)

Prepared by Chris and Michele Keith

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Client Report (16)

3826 N LOMOND CIR Mesa, AZ 85215

\$193,900



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4686438	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,595 / County Assessor Price/SqFt: \$121.57 Year Built: 1995 Pool: None Encoded Features: 32RDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 6,395 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: RED MOUNTAIN RANCH Planned Cmty Name: RED MOUNTAIN RANCH Model: Builder Name: SADDLEBACK HOMES Hun Block: 3800 N Map Code/Grid: P41 Bldg Number:		
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd	High School Dist #: 004 - Mesa Unified District High School: Red Mountain		

Cross Streets: POWER ROAD AND THOMAS **Directions:** HEAD NORTH ON POWER ROAD FROM THOMAS TO REDMONT, TURN LEFT ON REDMONT, FOLLOW TO SUGARLOAF AND TURN LEFT. FOLLOW TO LOMOND AND TURN LEFT TO HOME ON LEFT.

Public Remarks: STOP HERE!*THIS HOME IS A PERFECT 10+*IMPECCABLE AND TOTALLY REMODELED!*LOOKS LIKE A MODEL NEW HOME*NEW EXT/INT 2-TONE PAINT*NEWER KITCHEN/DINING MAPLE CABINETS AND LEADED GLASS DOORS IN FORMAL DINING BUILT-IN CHINA CABINET!*ALL NEW 20 X 20 CERAMIC TILE THROUGHOUT EXCEPT FOR NEW CARPET IN BEDROOMS*NEW FLOOR BASEBOARDS*NEWER LG BRAND STAINLESS RANGE,MICROWAVE,DISHWASHER,&SIDE BY SIDE REFRIGERATOR!*NEW GRANITE SLAB COUNTER TOPS*SIX NEW CEILING FANS*NEW FIXTURES*MASTER IS SPLIT FROM OTHER BEDROOMS ALL WITH HUGE WALK IN CLOSETS WITH BUILT IN SHELVING AND DBL. RODS* NEWER BOSCH TANKLESS WATER HEATER*N/S FACING HOME WITH HUGE PATIO*NEW LANDSCAPING*EPOXY FLOOR IN 2 CAR GARAGE W/CABINETS*THIS HOME HAS IT ALL!!*Red Mtn.Ranch CC offers Golf/Olympic Pool/Tennis,etc.w/sep.membership*20min to Airport!

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: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Golf Course; Lake Subdivision; Near Bus Stop Flooring: Carpet; Tile Accessibility Feat.: Zero-Grade Entry; Hallways 36in+ Wide; Hard/Low Nap Floors	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Full; Plmbg Yr Updated: 2011; Plmbg Partial/Full: Partial; Roof Yr Updated: 2011; Roof Partial/Full: Partial; Kitchen Yr Updated: 2011; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2011; Bath(s) 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: Tankless Ht Wtr Heat 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: PARCEL 8 AT RED MOUNTAIN RANCH AN: 141-92-443 Lot Number: 11 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,416.68/2011 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: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$394 / Semi-Annually HOA Transfer Fee: \$375	HOA Name: RMR Owners Assoc	HOA Telephone: 480-981-6480
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmks); Club; Membership Opt; Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$65.66 Cap Impv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 24 / 23 Status Change Date: 01/27/2012 Close of Escrow Date: 01/26/2012 Off Market Date: 12/31/2011	List Price: \$199,900 Sold Price: \$193,900 Sold Price/SqFt: \$121.57 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax92)



4665359	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,717 / County Assessor Price/SqFt: \$112.98 Year Built: 1988 Pool: Community Encoded Features: 32FRX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,940 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: RED MOUNTAIN VILLAGE Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: RED MOUNTAIN VILLAGE Model: Builder Name: UNKNOWN Hun Block: 3850 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER RD. & THOMAS **Directions:** WEST ON THOMAS, RIGHT ON RAFTRIVER ST., RIGHT ON TABOR, LEFT ON SNOWDON ST., RIGHT ON GALLATIN, LEFT ON SUGARLOAF TO HOME ON THE RIGHT.

Public Remarks: CUTE 3 BEDROOM HOME ON PREMIUM LOT IN RED MOUNTAIN VILLAGE. GREAT GOLF COURSE VIEWS FROM LOW-MAINTENANCE BACK PATIO. 3 BEDROOMS, 2 BATHS. MASTER BEDROOM FEATURES WALK-IN CLOSET, VAULTED CEILINGS, CEILING FAN, SLIDING GLASS DOOR TO PATIO, AND ATTACHED BATH WITH DOUBLE SINKS, SUNKEN TUB, AND SEPARATE SHOWER. KITCHEN IS OPEN TO FAMILY ROOM AND CASUAL DINING AREA AND IS COMPLETE WITH ALL APPLIANCES. FORMAL LIVING AND DINING, ALL WITH NEUTRAL DECOR. ENJOY ALL THE AMENITIES OF RED MOUNTAIN VILLAGE...CLUBHOUSE, POOL, TENNIS, GOLF, AND MUCH MORE! SEE THIS HOME TODAY!

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 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Golf Course; Lake Subdivision Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Dishwasher; Refrigerator; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: RED MOUNTAIN VILLAGE LOT 1-252 AN: 141-70-511 Lot Number: 224 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,558/2010 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 / \$73 / Monthly	HOA Name: THE VILLAGES	HOA Prop Man Co Name: TRI CITY PROPERTY	HOA Prop Man Co Tele: 480-844-2224 X. 131
HOA 2 Y/N: Y / \$398 / Semi-Annually	HOA 2 Name: RED MOUNTAIN RANCH		
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: //	Ttl Mthly Fee Equiv: \$139.33	
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: //	Cap Imprv/Impact Fee: 40 DOC FEE	
	Land Lease Fee Y/N: / \$0 /	Cap Impv/Impt Fee 2:	
	PAD Fee Y/N: / \$0 /		

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 80 / 85 Status Change Date: 01/24/2012 Close of Escrow Date: 01/23/2012 Off Market Date: 01/09/2012	List Price: \$199,000 Sold Price: \$194,000 Sold Price/SqFt: \$112.99 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: Keller Williams Integrity First Realty (kwif08)

Client Report (18)

6603 E Saddleback ST Mesa, AZ 85215

\$196,000



4767038	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,047 / County Assessor Price/SqFt: \$95.75 Year Built: 1993 Pool: Community Encoded Features: 42.5FRX2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,961 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Village Tax Municipality: Mesa Marketing Name: Red Mountain Village Planned Cmty Name: Model: Builder Name: Continental Homes Hun Block: 3600 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas Rd **Directions:** West on Thomas. North (R) on Rafteriver. Continue to Tabor. North (R) on Tabor to Saddleback St. West (L) to Home.

Public Remarks: LOOK NO FURTHER! A Smokin' Hot Deal in Mesa's highly desired Red Mountain Ranch. This 4 bedroom 2.5 bath and over 2,000 SF await you. Just some good TLC from a new buyer or investor can make this a perfect home. Red Mountain Country Club offers all the amenities you have ever wished for. Convenience comes via walking distance to A+ Elementary School, park and private golf course. Few minutes away from the 202 and 20 min. to Saguaro Lake. Major employers nearby include Boeing and Banner Health Systems. Must submit LSR and As-Is Addendum with all offers. Seller to choose Title Company. To top off, this is regular sale, no waiting for the bank to respond.

Master Bedroom	20	13	Bedroom 2	11	10	Bedroom 3	10	11	Bedroom 4	10	10	Living Room	13	10
						Kitchen	12	9	Dining Room	10	10	Other	9	10
						Great Room	25	14						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 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: Fireplace Family Rm; No Fireplace Property Description: North/South Exposure Landscaping: Desert Back; Natural Desert Front; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Irrigation Back Exterior Features: Patio; Covered Patio(s) Features: Fix-Up Needs Repair; Skylight(s); Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Concierge; Golf Course; Lake Subdivision; Transportation Svcs Flooring: Linoleum; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Roof Yr Updated: 2010; Bath(s) Yr Updated: 2012	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: Red Mountain Village Lt 01-252 AN: 141-70-446 Lot Number: 159 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,504/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: VA; 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 / \$73 / Monthly HOA Transfer Fee: \$120	HOA Name: Tri City Property Mgt HOA Prop Man Co Name: Katie Zorn	HOA Telephone: (480) 844-2224
HOA 2 Y/N: Y / \$78 / Semi-Annually HOA 2 Transfer Fee: \$0	HOA 2 Name: Tri City	HOA 2 Telephone: (480) 844-2224 Ex133
HOA 3 Y/N: / /		
Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt; Rental OK (See Rmrks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equip: \$86 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 29	List Price: \$199,900	Special Listing Cond: N/A

Status Change Date: 07/05/2012
Close of Escrow Date: 07/02/2012
Off Market Date: 06/29/2012

Sold Price: \$196,000
Sold Price/SqFt: \$95.75
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: Solutions Real Estate (solu01)

Prepared by Chris and
Michele Keith

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Client Report (19)

6729 E SUGARLOAF ST Mesa, AZ 85215

\$198,000



4720820	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,068 / County Assessor Price/SqFt: \$95.73 Year Built: 1987 Pool: Community Encoded Features: 32.5FRDXS2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,354 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Village Tax Municipality: Mesa Marketing Name: Red Mountain Village Planned Cmty Name: Red Mountain Village Model: Builder Name: Continental Hun Block: 3800 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Red Mountain Ranch		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/Thomas **Directions:** From Power Rd., West on Thomas to Raft River, North to Tabor, turn right on Tabor to Sugarloaf. This home is close to shopping & 202 freeway, 20-30 minutes anywhere in the valley including the airport!

Public Remarks: Prestigious Red Mountain Ranch in The Villages (front maintenance and cable included)*REGULAR SALE*3bedroom 2.5 bath home. This home has spectacular arch's, and soaring vaulted ceilings, truly one of a kind! They don't build them like this anymore. It has a very open and bright feeling. It features a formal living and dining room with a 2 way fireplace between. Family room is open to the kitchen which has an island bar with sink, and eat in dining area. Mastersuite is very large w/separate shower&tub. The backyard is a low maintenance paradise with in ground spa, fountain, and citrus trees. Red Mountain Ranch Country Club has, Golf, Tennis, Heated pool, Fitness center and offers many types of membership options including seasonal. Walking distance to elementary school and park. New A/C in 9/2011

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Fireplace Living Rm; Two Way Fireplace Property Description: Mountain View (s) Landscaping: Gravel/Stone Back; Desert Front; Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Golf Course Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2011	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: RED MOUNTAIN VILLAGE LOT 1-252 AN: 141-70-479 Lot Number: 192 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,498/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 /	HOA Name: Red Mountain Ranch HOA Prop Man Co Name: Tri-City	HOA Telephone: 480-981-6480 HOA Prop Man Co Tele: 480-844-2224
HOA 2 Y/N: N / \$398 / Semi-Annually		
HOA 3 Y/N: / /		
Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /	Ttl Mthly Fee Equiv: \$66.33 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 27 / 27 Status Change Date: 04/13/2012 Close of Escrow Date: 04/12/2012 Off Market Date: 03/22/2012	List Price: \$198,000 Sold Price: \$198,000 Sold Price/SqFt: \$95.74 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: Century 21 Arizona Foothills (cere23)

Prepared by Chris and
Michele Keith


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Client Report (20)

6628 E Sugarloaf ST Mesa, AZ 85215

\$200,000

	4764957	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,381 / County Assessor Price/SqFt: \$84 Year Built: 1987 Pool: Community Encoded Features: 32.5FRDXO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,979 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Red Mountain Village Planned Cmty Name: Red Mountain Village Model: Builder Name: Richmond American Hun Block: Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd & Thomas **Directions:** North on Power Rd, Left on Redmont, Left on Sugarloaf to home.

Public Remarks: What a open, contemporary floorplan. Entryway has tile that opens into formal dining room and living room or large great room space that also flow into a neat den/family room with fireplace. Kitchen has tile counters.Cabinets galore. Pantry too!Kitchen dining with windows that bring the outside views in! Master downstairs with french doors to backyard and Golf Course and Mtn Views. Master bath is large with walk in closet, dual sinks, large tiled soaker tub and walk in shower. Upstairs has open loft area, beamed ceilings, another 2 bedrooms that share a full bath with dual sinks. Owner has added extra storage in home. Backyard is private with golf course and Mtn views surrounding you. Enjoy the stars year round and create your own paradise. Mature fruit trees. Garage has built in cabinets.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Other (See Remarks) Property Description: Golf Course Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Skylight(s); Vaulted Ceiling (s); Wet Bar(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Golf Course; Lake Subdivision; Near Bus Stop Flooring: Carpet; Linoleum; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room; Loft Basement Description: None Items Updated: Roof Yr Updated: 2012; Roof Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Other (See Remarks) Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: Red Mountain Village Lt 01-252 AN: 141-70-529 Lot Number: 242 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,799/2011 Ownership: Fee Simple New Financing: Cash; 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: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 / Monthly HOA Transfer Fee: \$0	HOA Name: Red Mountain Ranch	HOA Telephone: 480-844-2224 x131
HOA 2 Y/N: Y / \$0 / Semi-Annually HOA 2 Transfer Fee: \$0	HOA 2 Name: Unknown	HOA 2 Telephone: 000-000-0000
HOA 3 Y/N: //		
Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: Y / \$0 / Annually	Ttl Mthly Fee Equiv: \$73 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 52 / 52 Status Change Date: 08/15/2012 Close of Escrow Date: 08/13/2012 Off Market Date: 07/16/2012	List Price: \$215,000 Sold Price: \$200,000 Sold Price/SqFt: \$84 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Century 21 Arizona Foothills (cere23)

Prepared by Chris and
Michele Keith


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Client Report (21)

6611 E Snowdon ST Mesa, AZ 85215

\$203,000

	4775829	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,047 / County Assessor Price/SqFt: \$99.16 Year Built: 1994 Pool: Community Encoded Features: 42.5FRX2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,948 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Red Mountain Village Tax Municipality: Mesa Marketing Name: TURN KEY! Planned Cmty Name: Red Mountain Village Model: Builder Name: O Hun Block: 6600 E Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** West to Rafteriver, North to Tabor, follow to Snowdon, West to Property.

Public Remarks: Immaculate, Charming and a Person to Person sale! Wow! This TURN KEY home has Patio French Doors with custom screen, Custom Shade, Upgraded UV protected Sunscreens, New Tile in Master Bath, Landscaped yard, Soft Water System Owned, fireplace, Silhouette Blinds W/Window Treatments, New Carpet Throughout, Crown Molding, Fans Throughout, including covered Patio, Extended Concrete Patio and Sidewalk, Desert Landscape fully irrigated with timer and Yard Lights, New Appliances with all manuals and warranties, Custom Garage Cabinets and Front Security Screen Door! Your buyer won't find anything to disappoint here! Excellent access to freeway, shopping. Lovely place to live! See Remarks Buyer to verify all facts and figures-

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 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: 1 Fireplace; Fireplace Family Rm Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: Red Mountain Village Lt 01-252 AN: 141-70-366 Lot Number: 79 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,511/2011 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 / \$78 / Monthly HOA Transfer Fee: \$0	HOA Name: Tri Citi HOA Telephone: 480-981-6480
HOA 2 Y/N: Y / \$398 / Semi-Annually HOA 2 Transfer Fee: \$0	HOA 2 Name: Tri City HOA2 Prp Man Co Name: 480-844-2224 HOA 2 Telephone: 0
HOA 3 Y/N: //	
Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$144.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 69 / 69 Status Change Date: 10/06/2012 Close of Escrow Date: 10/05/2012 Off Market Date: 09/03/2012	List Price: \$199,500 Sold Price: \$203,000 Sold Price/SqFt: \$99.17 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 1.5 % Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Listed by: HomeSmart (crl12)

Prepared by Chris and
Michele Keith

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4735581	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,767 / County Assessor Price/SqFt: \$115.44 Year Built: 1995 Pool: None Encoded Features: 32RDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,455 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Parcel 08 @ Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Saddleback Homes, Ltd Hun Block: 3800 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Red Mountain Ranch		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Thomas and Power **Directions:** One block west on Thomas, turn right on Rafriver, turn right on Tabor, then left on Sugarloaf to Property on corner of St. Elias Circle.

Public Remarks: This is a Traditional Sale so can close fast on this home. Great family neighborhood that is well maintained and clean. It seems also that everyone is very friendly and waves "hi". Grade School is only 2 blocks away! Close to Las Sendas Golf Course and Red Mountain Ranch Golf Course. Close to the 202 and can be to Sky Harbor Airport in 30 minutes. Close to shopping and other amenities. Backyard has dwarf citrus trees and great afternoon sun. House is in very good condition and ready to move in!!

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 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Desert Front; Desert Back Exterior Features: Patio Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Separate Shwr & Tub Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: All on One Level 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 Services: City Services Technology: Cable TV Avail; Security Sys Owned	County Code: Maricopa Legal Subdivision: AN: 141-92-447 Lot Number: 15 Town-Range-Section: 141-92-447 Cty Bk&Pg: Plat: Taxes/Yr: \$1,489/2011 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 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$79 / Monthly	
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: / / Rec Center Fee 2 Y/N: / / Land Lease Fee Y/N: / \$0 / PAD Fee Y/N: / \$0 /
	Ttl Mthly Fee Equiv: \$79 Cap Imprv/Impact Fee: 0 Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 30 / 30 Status Change Date: 06/19/2012 Close of Escrow Date: 06/18/2012 Off Market Date: 04/26/2012	List Price: \$217,500 Sold Price: \$204,000 Sold Price/SqFt: \$115.45 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: Coldwell Banker Residential Br (cbrb07)

Prepared by Chris and Michele Keith

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4734619	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,007 / County Assessor Price/SqFt: \$103.63 Year Built: 1995 Pool: None Encoded Features: 32FRDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,726 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Red Mountain Ranch Planned Cmty Name: Red Mountain Ranch Model: Single-Story Builder Name: Maracay Homes Hun Block: 3625 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Thomas & Power **Directions:** Thomas (west of Power Rd.) to Raftriver, north to Sierra Morena, then west to home

Public Remarks: WOW! This immaculate TRADITIONAL sale just shines with upgrades. Very open, bright, and spacious 2,000+ sq.ft. single-level floorplan with split 3 bedrooms/2 baths (but with possible 4th room if needed - ask for details!). Dramatic travertine tile in all traffic areas. Beautifully remodeled bathrooms; master bathroom looks like a spa resort. Open island kitchen with stainless steel appliances. Enormous amount of pavers for both front and rear patios, and gorgeous rear hardscaping with low maintenance. Original owner has maintained and upgraded this beautiful home -- not one to miss!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Gazebo/Ramada; Storage Shed(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned Flooring: Carpet; Stone; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Dishwasher; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Spanish; Santa Barbara/Tuscan Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Washer Included; Dryer Included; Inside Laundry Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: Parcel 11 At Red Mountain Ranch Lt 01-105 Tr A-G AN: 141-92-085 Lot Number: 85 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,551/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$400 / Semi-Annually		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: / /	Ttl Mthly Fee Equiv: \$66.66
Assoc Rules/Info: Other (See Remarks)	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: 0
	Land Lease Fee Y/N: / \$0 /	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4 Status Change Date: 04/18/2012 Close of Escrow Date: 04/18/2012 Off Market Date: 03/28/2012	List Price: \$219,900 Sold Price: \$208,000 Sold Price/SqFt: \$103.64 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: Realty Executives (reax15)

Prepared by Chris and Michele Keith


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Client Report (24)

6632 E Raftriver ST Mesa, AZ 85215

\$208,000

	4779780	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,049 / County Assessor Price/SqFt: \$101.51 Year Built: 1994 Pool: Private Encoded Features: 42.5FRDP2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 4,959 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Red Mountain Ranch Model: Builder Name: Continental Hun Block: 3750 N Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Rock	

Cross Streets: Power & Thomas **Directions:** West on Thomas to Raftriver. North to home on the right

Public Remarks: Great family home in beautiful Red Mountain Ranch. Kitchen is open to a large family room & has an island and eat-in area with french doors out to the great backyard with fenced pebble-tec pool. Tile in all rooms downstairs. Living room is being used as billiards room by seller but can be easily returned to formal/dining/living room. Carpet in bedrooms upstairs. Master bedroom is huge. Master bath has double sinks, separate tub & shower & large walk-in closet. Close to 202 Freeway, park & ride, restaurants & shopping.

Master Bedroom	20 13	Bedroom 2	12 10	Bedroom 3	11 10	Bedroom 4	10 10	Living Room	14 10
		Family Room	21 14	Kitchen	18 14	Dining Room	14 8		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Grass Front; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Golf Course; Lake Subdivision; Near Bus Stop; Transportation Svcs Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: Red Mountain Village Lt 01-252 AN: 141-70-357 Lot Number: 70 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,596/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$400 / Semi-Annually HOA Transfer Fee: \$0	HOA Name: Tri City Management	HOA Telephone: 0
HOA 2 Y/N: Y / \$70 / Monthly HOA 2 Transfer Fee: \$0	HOA 2 Name: Tri City Management	HOA 2 Telephone: 0
HOA 3 Y/N: //		
Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$136.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 92 / 92 Status Change Date: 09/27/2012 Close of Escrow Date: 09/26/2012 Off Market Date: 09/25/2012	List Price: \$205,000 Sold Price: \$208,000 Sold Price/SqFt: \$101.51 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: Short Sale Aprvl Req

Listed by: Red Mountain Real Estate (rdre01)

Prepared by Chris and
Michele Keith


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Client Report (25)

4248 N Lomond LN Mesa, AZ 85215

\$210,000

	4727703	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,842 / County Assessor Price/SqFt: \$114.01 Year Built: 1994 Pool: None Encoded Features: 32RX3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,459 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: RED MOUNTAIN RANCH Tax Municipality: Maricopa - CITY Marketing Name: Planned Cmty Name: RED MOUNTAIN RANCH Model: Builder Name: UDC Homes Hun Block: 6800 E Map Code/Grid: P41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: N-THOMAS/W-POWER **Directions:** N TO REDMONT,W TO VIEWPOINT,N TO LOMOND E AROUND CURVE TO PROPERTY.

Public Remarks: BEAUTIFULLY REFRESHED 3 BEDROOM 2 BATH WITH A THREE CAR GARAGE, YARD SERVICE, FAMILY ROOM, FIREPLACE, GREAT OPEN FLOOR PLAN. ALL IN THE BEAUTIFUL RED MOUNTAIN RANCH! NEW PICTURES COMING SOON!!

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: 3 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Landscaping: Desert Front	Kitchen Features: Range/Oven Elec; Disposal Master Bathroom: Separate Shwr & Tub Laundry: Laundry in Garage Dining Area: Eat-in Kitchen Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: City Electric Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: Parcel 06 At Red Mountain Ranch Lt 01-164 Tr A-J AN: 141-70-875 Lot Number: 94 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,623/2011 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; None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$269.5 / Semi-Annually	HOA Name: TRI-CITY PROPERTY	HOA Telephone: 480.844.2224
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$44.91
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / \$0 /	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 123 / 123 Status Change Date: 07/19/2012 Close of Escrow Date: 07/19/2012 Off Market Date: 07/17/2012	List Price: \$222,500 Sold Price: \$210,000 Sold Price/SqFt: \$114.01 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: Blue Mountain Realty Inc (slog01)

Prepared by Chris and Michele Keith

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4795144	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,047 / County Assessor Price/SqFt: \$103.56 Year Built: 1993 Pool: None Encoded Features: 42.5FRDO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,990 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Red Mountain Village Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Red Mountain Model: Builder Name: unknw Hun Block: 3800 N Map Code/Grid: Q41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Thomas & Power Rd. **Directions:** West on Thomas to Rafriver. North on Rafriver. Right on Tabor. Left on Saddleback to property.

Public Remarks: THIS BEAUTIFUL HOME IN THE DESIRABLE RED MOUNTAIN RANCH COMMUNITY IS A ****NORMAL SALE**** NO BANKS TO DEAL WITH AND IT'S IN **GREAT** CONDITION. THE HOME IS WALKING DISTANCE TO SCHOOL, PARK AND PRIVATE COUNTRY CLUB WITH A PETE DYE CHAMPIONSHIP GOLF COURSE! PERGO FLOORING IN THE KITCHEN AND TILE COUNTERTOPS. DOWNSTAIRS THE LARGE OPEN FLOORPLAN IS PERFECT FOR FAMILIES AND TO ENTERTAIN. UPSTAIRS, THE LARGE MASTER BEDROOM HAS PLENTY OF SPACE AND A LARGE WALK IN CLOSET! LARGE POOL SIZED BACKYARD OFFERS PRIVACY.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Laminate; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Pantry; Walk-in Pantry; Kitchen Island 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 Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: RED MOUNTAIN VILLAGE LOT 1-252 AN: 141-70-427 Lot Number: 140 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,783/2011 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 Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$78 / Semi-Annually HOA Transfer Fee: \$300	HOA Name: Red Mountain Ranch HOA Telephone: 480-981-6480
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Front Yard Maint; Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N / \$0 / Annually PAD Fee Y/N: Y / \$368 / Semi-Annually
	Ttl Mthly Fee Equiv: \$74.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 12 / 13 Status Change Date: 09/11/2012 Close of Escrow Date: 09/10/2012 Off Market Date: 08/08/2012	List Price: \$212,000 Sold Price: \$212,000 Sold Price/SqFt: \$103.57 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 3 % Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: HomeSmart (crl03)

Client Report (27)

4106 N RECKER RD Mesa, AZ 85215

\$212,000

	4821092	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 1,943 / County Assessor Price/SqFt: \$109.11 Year Built: 1989 Pool: Private Encoded Features: 32.5FRDXPO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 8,191 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: West Hills Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: P41 Bldg Number:	
©2012 ARMLS	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: 202 N and Recker Rd **Directions:** N on Recker Rd past Thomas to home

Public Remarks: Nice 3 bed/2.5 bath home close to the 202. Home sits on a large lot with mountain views and features private pool, covered patio, fireplace, window coverings, huge master suite, and loft. This remarkable property is available for immediate sale. The seller is very responsive and the property is a perfect opportunity. Special financing options available – ask your agent for details.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Landscaping: Desert Back; Grass Front Exterior Features: Covered Patio(s)	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Laundry: Inside Laundry Dining Area: Formal Other Rooms: Family Room; Loft Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: WEST HILLS LOT 1-70 TR A-D AN: 141-70-596 Lot Number: 56 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,691/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$398 / Semi-Annually HOA Transfer Fee: \$0	HOA Name: TRI CITY PROPERTY MG	HOA Telephone: 480-844-2224
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$66.33 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 75 / 76 Status Change Date: 01/02/2013 Close of Escrow Date: 12/31/2012 Off Market Date: 12/03/2012	List Price: \$204,900 Sold Price: \$212,000 Sold Price/SqFt: \$109.11 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: Lender Owned/REO

Listed by: American Allstar Realty (alst01)

Prepared by Chris and Michele Keith


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Client Report (28)

6334 E Viewmont DR 4 Mesa, AZ 85215

\$215,000

	4736524	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,978 / County Assessor Price/SqFt: \$108.7 Year Built: 1995 Pool: None Encoded Features: 32FRX2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 6,608 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Red Mountain Ranch Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 4300 N Map Code/Grid: P41 Bldg Number:	
©2012 ARMLS	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Shepherd		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** West on Thomas, North on Recker, East on Viewmont to property.

Public Remarks: Beautiful home in Sienna Hills gated community. This home features, a spacious kitchen, family room with fireplace, dining room, and formal living room. Double door entry to a Large Master Suite and Bath, with separate shower and oval tub, walk-in closet. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage or HomePath Renovation Mortgage Financing. Contact agent for more information

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Mountain View (s); North/South Exposure Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Community Features: Gated Community	Kitchen Features: Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Breakfast Room Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: Parcel 05 At Red Mountain Ranch AN: 141-92-116 Lot Number: 4 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,957/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; FannieMae (HomePath) 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; None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$67 / Monthly HOA Transfer Fee: \$200	HOA Name: Red Mtn Ranch HOA Telephone: 4808442224
HOA 2 Y/N: Y / \$42 / Monthly HOA 2 Transfer Fee: \$0	HOA 2 Name: Red Mtn ranch HOA 2 Telephone: 4808442224 HOA2 Prp Man Co Name: Tri City
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /
	Ttl Mthly Fee Equiv: \$109 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 99 / 100 Status Change Date: 07/24/2012 Close of Escrow Date: 07/23/2012 Off Market Date: 07/06/2012	List Price: \$229,900 Sold Price: \$215,000 Sold Price/SqFt: \$108.7 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: Lender Owned/REO Status Update: REO Apprvl Indicated; Buyer Signed Bnk Add

Listed by: Desert 2 Mountain Realty (ckad01)

Prepared by Chris and Michele Keith

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