


























Red Mountain Ranch Sold 2008

41 Properties

		Price / Status / MLS #	Map Code/Grid	Dwelling Type	# Bedrooms	# Bathrooms	Approx SQFT	Subdivision	Auction	Listing Member
1		\$200,000 3819 N ST ELIAS CIR Mesa, AZ 85215 Closed / 2937189	P41	SF	3	2	1,595	Red Mountain Ranch		
2		\$210,000 3802 N Sawtooth CIR Mesa, AZ 85215 Closed / 2989590	P41	SF	3	2	1,700	Red Mountain Ranch		
3		\$215,000 6540 E REDMONT DR 6 Mesa, AZ 85215 Closed / 2849243	P41	TH	2	2	1,188	Red Mountain		
4		\$215,000 5963 E TRAILRIDGE ST Mesa, AZ 85215 Closed / 2925871	P41	SF	3	2	1,471	WEST HILLS MCR 317-43		
5		\$225,000 6540 E REDMONT DR 7 Mesa, AZ 85215 Closed / 2854422	P41	TH	2	2	1,188	Rock at Red Mountain Parc		
6		\$230,000 6514 E SUGARLOAF ST Mesa, AZ 85215 Closed / 2988319	P41	SF	2	2	1,526	RED MOUNTAIN VILLAGE		
7		\$240,000 3955 E RANIER -- Mesa, AZ 85215 Closed / 2847221	P41	SF	3	2	1,717	WEST HILLS		
8		\$255,000 6540 E REDMONT DR 9 Mesa, AZ 85215 Closed / 2838232	P41	TH	2	2	1,553	THE ROCK AT RED MOUNTAIN		
9		\$270,000 6403 E REDMONT DR Mesa, AZ 85215 Closed / 2961405	P41	SF	3	2	1,700	Red Mountain Villages		
10		\$275,000 3819 N St. Elias CIR Mesa, AZ 85215 Closed / 4020073	P41	SF	3	2	1,767	Parcel 8 at Red Mountain Ranch		
11		\$280,000 6540 E STAR VALLEY ST Mesa, AZ 85215 Closed / 2956075	P41	SF	2	2	1,618	Red Mountain Ranch		
12		\$285,000 4010 N Ranier ST Mesa, AZ 85215 Closed / 2951865	P41	SF	4	2.5	1,943	Overlook		
13		\$285,000 3747 N Katmai CIR Mesa, AZ 85215 Closed / 2943097	P41	SF	4	2.5	2,047	Red Mountain Ranch		
14		\$290,000 6546 E Raftriver ST Mesa, AZ 85215 Closed / 2944284	P41	SF	4	2.5	2,047	Red Mountain Ranch		

15		\$290,000 6453 E Raffriver ST Mesa, AZ 85215 Closed / 2915806	P41	SF	3	2	1,729	Red Mountain Ranch		
16		\$294,000 6617 E SADDLEBACK ST Mesa, AZ 85215 Closed / 2869882	P41	SF	4	2.5	2,047	RED MOUNTAIN VILLAGE		
17		\$300,000 6758 E VILLEROY CIR Mesa, AZ 85215 Closed / 2901950	P41	SF	4	3	2,544	Red Mountain Rance		
18		\$312,500 3812 N Saint Elias CIR Mesa, AZ 85215 Closed / 2899728	P41	SF	3	2.5	1,912	Red Mountain Ranch		
19		\$315,000 6220 E SADDLEBACK ST Mesa, AZ 85215 Closed / 4036519	P41	SF	4	3	2,564	Red Mountain Ranch / Red		
20		\$325,000 6545 E SNOWDON ST Mesa, AZ 85215 Closed / 2832210	P41	SF	4	2.5	2,445	RED MOUNTAIN VILLAGE		
21		\$325,000 6435 E REDMONT DR Mesa, AZ 85215 Closed / 2887069	P41	SF	3	2.5	2,209	RED MOUNTAIN VILLAGE		
22		\$327,000 6333 E VIEWMONT DR 78 Mesa, AZ 85215 Closed / 4046418	P41	SF	2	2	1,864	Red Mountain Ranch		
23		\$331,000 4052 N Ranier ST Mesa, AZ 85215 Closed / 2938131	P41	SF	3	2.5	1,943	Red Mountain Ranch West Hills		
24		\$345,000 6334 E VIEWMONT DR 64 Mesa, AZ 85215 Closed / 2742519	P41	SF	3	2	1,695	Red Mountain Ranch		
25		\$350,000 4230 N RANIER ST Mesa, AZ 85215 Closed / 2860985	P41	SF	4	3	2,525	RED MOUNTAIN RANCH		
26		\$350,000 4230 N RANIER ST Mesa, AZ 85215 Closed / 2860988	P41	SF	5	3	2,525	RED MOUNTAIN RANCH		
27		\$357,500 6334 E VIEWMONT DR 30 Mesa, AZ 85215 Closed / 4053653	P41	SF	3	2	2,030	Red Mountain Ranch		
28		\$375,000 6334 E VIEWMONT DR 39 Mesa, AZ 85215 Closed / 2872876	P41	SF	3	2	1,695	Red Mountain Ranch		
29		\$375,000 6334 E VIEWMONT DR 39 Mesa, AZ 85215 Closed / 2824279	P41	SF	2	2	1,695	Red Mountain Ranch		

30		\$375,000 4342 N Recker RD Mesa, AZ 85215 Closed / 2624501	P41	SF	4	3	2,783	Red Mountain Ranch		
31		\$379,900 4243 N LOMOND -- Mesa, AZ 85215 Closed / 2923808	P41	SF	5	2.5	3,205	RED MOUNTAIN RANCH		
32		\$412,000 6713 E VILLEROY ST Mesa, AZ 85215 Closed / 2924228	P41	SF	5	2.5	3,341	Red Mountain Ranch		
33		\$420,000 6334 E Viewmont DR 29 Mesa, AZ 85215 Closed / 2896961	P41	SF	3	2	1,978	Parcel 5 at Red Mountain		
34		\$431,000 4251 N Lomond -- Mesa, AZ 85215 Closed / 2740866	P41	SF	4	2	2,349	Red Mountain Ranch		
35		\$460,000 4204 N TABOR ST Mesa, AZ 85215 Closed / 2805152	P41	SF	5	2.5	3,205	Red Mountain Ranch		
36		\$535,000 6446 E Trailridge CIR 78 Mesa, AZ 85215 Closed / 2897902	P41	SF	4	3.5	3,628	Sky Mountain Estates		
37		\$555,000 4312 N KATMAI ST Mesa, AZ 85215 Closed / 2957389	P41	SF	4	3.5	3,025	Red Mountain Ranch		
38		\$590,000 4055 N RECKER RD 77 Mesa, AZ 85215 Closed / 2988345	P41	SF	4	2.5	3,193	Red Mountain Ranch Parcel 18		
39		\$590,000 4055 N RECKER RD 77 Mesa, AZ 85215 Closed / 2988004	P41	SF	3	2.5	3,193	Red Mountain Ranch Parcel 18		
40		\$650,000 4055 N RECKER RD 60 Mesa, AZ 85215 Closed / 2939164	P41	SF	3	2.5	3,029	Parcel 18 at Red Mountain		
41		\$755,000 6446 E TRAILRIDGE CIR 10 Mesa, AZ 85215 Closed / 2920883	P41	SF	5	4.5	4,565	Sky Mountain Estates		

Prepared by Chris and
Michele Keith

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Client Report (1)

3819 N ST ELIAS CIR Mesa, AZ 85215

\$200,000



2937189	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 1,595 / County Assessor Year Built: 1995 Pool: None Encoded Features: 32FRD2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: Red Mountain Ranch Tax Municipality: Marketing Name: Red Mountain Ranch Planned Cmty Name: Red Mountain Ranch Model: Builder Name: Saddleback Homes Hun Block: 6725 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:** N on Power, W on Redmont, L on Sugarloaf, L (east) on St. Elias

Public Remarks: Red Mtn Ranch home on cul de sac lot has loads of potential. With a little elbow grease, this home could be a gem. This home does not back or side to any major streets. It has a formal living room, formal dining room & separate family rm. Other features include: spacious kitchen w/ large center work island*ceiling fans*vaulted ceilings*good sized yard*covered patio*private exit from master bedroom to backyard*master bath has separate shower/tub*interior laundry room*paneled interior doors*tile flooring*french door from fam rm to backyrd*decorative niches*loads of kitchen cabinets*pantry*

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

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: Carpport Spaces: Slab Parking Spaces: Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Desert Front Exterior Features: Patio; Covered Patio (s) Features: Fix-Up Needs Repair; Vaulted Ceiling(s)	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: 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 FR Other Rooms: Family Room Basement Description:	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer in & Cnctd Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 141-92-449 Lot Number: 17 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,398/2007 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: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$367 / Semi-Annually HOA Transfer Fee: HOA Name: Red Mountain HOA HOA Telephone: 480-981-6480	HOA 2 Y/N: HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 179 / 14 Status Change Date: 02/28/2008 Close of Escrow Date: 03/25/2008 Off Market Date: 02/28/2008	List Price: \$204,900 Sold Price: \$200,000 Sold Price/SqFt: \$125.39 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 1 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A	Special Listing Cond: Lender Owned/REO

Listed by: Real Living Premier Partners (spps08)

Prepared by Chris and Michele Keith

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Client Report (2)

3802 N Sawtooth CIR Mesa, AZ 85215

\$210,000



2989590	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 1,700 / County Assessor Year Built: 1993 Pool: Community Encoded Features: 32FRDO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: Red Mountain Ranch Tax Municipality: Marketing Name: Planned Cmty Name: Model: Builder Name: Continental Homes 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:** Go West on Thomas, North on Rafriver to Sawtooth, turn right, 3802 N. Sawtooth is on the left.

Public Remarks: Your clients will love this charming single story home in cul-de-sac w/mountain views. This home has new tile, carpet, paint, light fixtures, ceiling fans, and much more. The kitchen has been beautifully updated w/black & stainless steel appliances, granite countertops & back splash, and dark wood cabinets. This home has a great backyard w/a covered patio. Front yard is maintained by the HOA and basic cable is included in the HOA. Great home for first time home owner or winter visitor. Location is fantastic w/easy access to the 202 & quick trip to the airport. GOLF, TENNIS, FITNESS CENTER PROGRAMS AVAILABLE!!

Master Bedroom	14 18	Bedroom 2	10 10	Bedroom 3	10 10	Living Room	14 28
		Family Room	16 14				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: Carport Spaces: Slab Parking Spaces: Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); North/South Exposure Landscaping: Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Private Street(s); Pvt Yrd(s)/Ctryrd(s); Childrens Play Area Features: Vaulted Ceiling(s) Community Features: Children's Playgrnd; Community Pool Htd; Community Spa Htd	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Other Rooms: Family Room; Great Room; Den/Office Basement Description:	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: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 141-70-391 Lot Number: 104 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,368/2007 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 HOA Fee/Paid: \$66 / Monthly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Club, Membership Opt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$361 PAD Paid (Freq): Semi-Annually
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 164 / 164 Status Change Date: 11/29/2008 Close of Escrow Date: 11/28/2008 Off Market Date: 10/23/2008	List Price: \$250,000 Sold Price: \$210,000 Sold Price/SqFt: \$123.53 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 1 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	

Listed by: Keller Williams Integrity First Realty (kwif02)

Prepared by Chris and Michele Keith

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2849243	Residential	Townhouse	Closed
Beds/Baths: 2 / 2 Approx SqFt: 1,188 / County Assessor Year Built: 2002 Pool: Community Encoded Features: 22R2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse		Subdivision: Red Mountain Tax Municipality: Marketing Name: Red Mountain Planned Cmty Name: Red Mountain Model: Builder Name: Mehan Hun Block: 0 N Map Code/Grid: P41 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Red Mountain Ranch Jr. High School: Stapley		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power/Redmont **Directions:** Right into The Rock Townhomes before Red Mountain Club House. Gate Code #1492

Public Remarks: REDUCED \$30,000. **SOME FURNISHINGS INCLUDED! THE PERFECT PLACE TO CALL HOME FOR THE WINTER! GREATROOM FLOORPLAN WITH DOUBLE MASTERS * THIS LOVELY TOWNHOME IS LOCATED NEXT TO RED MOUNTAIN COUNTRY CLUB * CLOSE TO COMMUNITY POOL AND SPA * THIS IS A GATED COMMUNITY AND THE ASSOCIATION TAKES CARE OF YARD FRONT AND BACK, ALONG WITH ROOF AND EXTERIOR OF THE BUILDING. ALL YOU NEED DO IS ENJOY THE WONDERFUL WEATHER AND GOLF * ALSO INCLUDED IS THE APPLIANCES, MICROWAVE, WASHER/DRYER, FRIG. CORIAN COUNTERS, REVERSE OSMOSIS, WATER SOFTNER, AND PRE-WIRED FOR SECURITY SYSTEM. PRICED AGGRESSIVELY!!!!

Master Bedroom	14	11	Bedroom 2	14	12	Kitchen	11	11	Dining Room	10	8	Living Room	17	13
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Garage Spaces: Carpport Spaces: Slab Parking Spaces: Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio (s) Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community	Kitchen Features: Disposal; Dishwasher; Refrigerator Master Bathroom: Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Great Room Basement Description:	Architecture: Spanish Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: Partial Tile Fencing: Block 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); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 141-92-502 Lot Number: 6 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$904/2007 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 Possession: By Agreement

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$468 / Quarterly HOA Transfer Fee: HOA Name: The Rock HOA Telephone: 480-985-3772	HOA 2 Y/N: HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	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); Rental OK (See Rmks); Prof Managed	Rec Center: Y Rec Center Fee: \$0 Land Lease Fee: \$0 PAD Fee: \$331 PAD Paid (Freq): Semi-Annually

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 167 / 167 Status Change Date: 03/06/2008 Close of Escrow Date: 03/27/2008 Off Market Date: 03/06/2008	List Price: \$229,000 Sold Price: \$215,000 Sold Price/SqFt: \$180.98 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	

Listed by: Real Living Premier Partners (spps08)

Client Report (4)

5963 E TRAILRIDGE ST Mesa, AZ 85215

\$215,000



2925871	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 Approx SqFt: 1,471 / Appraiser Year Built: 1989 Pool: None Encoded Features: 32RX2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: WEST HILLS MCR 317-43 Tax Municipality: Marketing Name: Planned Cmty Name: RED MOUNTAIN RANCH Model: Builder Name: RYLAND Hun Block: 4150 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: RECKER/THOMAS **Directions:** NORTH ON RECKER FROM THOMAS/WEST ON TRAILRIDGE

Public Remarks: GREAT PRICE FOR THIS ADORABLE HOME IN BEAUTIFUL SCENIC RED MOUNTAIN RANCH. BACKS TO COMMON AREA THAT LEADS TO ONE OF THE MANY NEIGHBORHOOD PARKS. CORNER LOT W/BIG SIDE YARD (ONLY 1 NEIGHBOR). PARTIAL VIEW FENCING. FABULOUS MTN VIEWS. TILE FLOORS IN ENTRY, KITCHEN, BATHS & LAUNDRY, NEUTRAL CARPET. CUTE KIITCHEN W/TILE COUNTERS & BAYED EATING AREA. NEW FRENCH DOORS IN GREAT RM. ARCADIA DOOR IN MBR TO BKYD. GREAT MASTER BATH W/GLASS BLOCK OVER GARDEN TUB, SEPARATE SHOWER, DBLE SINKS, WLK-IN CLOSET. CEILING FANS ALL RMS. OUTSIDE RECENTLY PAINTED. LOTS OF BUILT-IN STORAGE IN GARAGE. LOW MAINTENANCE LANDSCAPING W/DESERT TREES & SHRUBS. WALKING DISTANCE TO RED ROCK PARK.

Master Bedroom	18 13	Bedroom 2	12 10	Bedroom 3	11 10	Dining Room	10 8	Living Room	19 14
				Kitchen	15 12				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: Carpport Spaces: Slab Parking Spaces: Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Corner Lot; Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Soft Water Loop; Drink Wtr Filter Sys	Kitchen Features: Disposal; Dishwasher; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Great Room Basement Description:	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 Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 141-70-574 Lot Number: 34 Town-Range-Section: -- Cty Bk&Pg: 317-43 Plat: Taxes/Yr: \$1,080/2007 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 HOA Fee/Paid: \$364 / Semi-Annually HOA Transfer Fee: HOA Name: RED MOUNTAIN RANCH HOA Telephone: 480-981-6840	HOA 2 Y/N: HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Cable or Satellite; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 136 / 136 Status Change Date: 06/14/2008 Close of Escrow Date: 07/02/2008 Off Market Date: 06/14/2008	List Price: \$240,000 Sold Price: \$215,000 Sold Price/SqFt: \$146.16 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	

Listed by: R & C Real Estate Investments, LLC (reop01)

Prepared by Chris and Michele Keith

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Client Report (5)

6540 E REDMONT DR 7 Mesa, AZ 85215

\$225,000



2854422	Residential	Townhouse	Closed
Beds/Baths: 2 / 2 Approx SqFt: 1,188 / County Assessor Year Built: 2002 Pool: Community Encoded Features: 22R2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse		Subdivision: Rock at Red Mountain Parc Tax Municipality: Marketing Name: The Rock Planned Cmty Name: Red Mountain Ranch Model: Builder Name: Mehan 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 to Redmont*Left (west) on Redmont to The Rock gates on right*Gates are open until 4PM*Code 3014 if closed

Public Remarks: GATED LUXURY EXECUTIVE CONDO DEVELOPMENT WITHIN RED MOUNTAIN RANCH. WALK TO PRIVATE COUNTRY CLUB AND GOLF COURSE(MEMBERSHIPS AVAILABLE). ORIGINAL OWNER HAS MAINTAINED THIS UNIT IN PRISTINE CONDITION. GREAT ROOM WITH BUILT IN ENTERTAINMENT NICHE WIRED FOR SURROUND SOUND. 2 BEDROOMS WITH 2 FULL BATHS. UPGRADED KITCHEN CABINETS WITH CORIAN COUNTERTOPS, HIGH END APPLIANCES AND CERAMIC TILE IN ALL THE RIGHT PLACES. GORGEOUS HEATED POOL AND SPA JUST STEPS FROM YOUR DOOR. ALL EXTERIOR MAINTENANCE COVERED BY HOMEOWNERS ASSN. CONVENIENT TO 202 FREEWAY, JUST MINUTES FROM SKY HARBOUR AIRPORT AND ALL THE ATTRACTIONS THE VALLEY HAS TO OFFER.

Master Bedroom	11 14	Bedroom 2	12 14	Kitchen	11 11	Dining Room	8 10	Living Room	13 17
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Garage Spaces: Carport Spaces: Slab Parking Spaces: Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No 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; Drink Wtr Filter Sys Community Features: Community Pool Htd; Community Spa Htd; Gated Community	Kitchen Features: Disposal; Dishwasher; Refrigerator Master Bathroom: Full Bth Master Bdrm; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room Basement Description:	Architecture: Territorial/Santa Fe Building Style: Clustered Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Built-Up Fencing: Block 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: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 141-92-503 Lot Number: 7 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$904/2007 Ownership: Condominium New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$130,000 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$156 / Monthly HOA Transfer Fee: HOA Name: Tillet Mgmt HOA Telephone: 480 985 3772	HOA 2 Y/N: HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	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); Rental OK (See Rmrks); Prof Managed	Rec Center: N Land Lease Fee: \$0 PAD Fee: \$331 PAD Paid (Freq): Semi-Annually
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 90 / 92 Status Change Date: 12/29/2007 Close of Escrow Date: 01/28/2008 Off Market Date: 12/29/2007	List Price: \$247,900 Sold Price: \$225,000 Sold Price/SqFt: \$189.39 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	

Listed by: Re/Max 2000 (rock10)

Prepared by Chris and Michele Keith

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

Thursday, March 01, 2012 © 2012 ARMLS and FBS. 7:35 AM

Client Report (6)

6514 E SUGARLOAF ST Mesa, AZ 85215

\$230,000



2988319	Residential	Single Family - Detached	Closed
Beds/Baths: 2 / 2 Approx SqFt: 1,526 / County Assessor Year Built: 1989 Pool: Community Encoded Features: 22RXO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Subdivision: RED MOUNTAIN VILLAGE Tax Municipality: Marketing Name: RED MOUNTAIN RANCH Planned Cmty Name: RED MOUNTAIN RANCH Model: Builder Name: RICHMOND AMERICAN 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/THOMAS **Directions:** NORTH TO REDMONT, LEFT (WEST) TO SUGARLOAF, LEFT (SOUTH) TO PROPERTY

Public Remarks: THE MOST MAGNIFICENT MOUNTAIN VIEWS IN THE VALLEY!! BACKS TO GOLF COURSE BUT PLENTY OF AREA TO STILL PROVIDE A NICE, QUIET SCENIC BACKYARD. VERY FUNCTIONAL FLOOR PLAN WITH SPLIT BEDROOMS, NEW OVEN AND DISHWASHER, SHUTTERED WINDOWS. THIS IS A GREAT 'GET AWAY' FOR WINTER VISITORS (ESPECIALLY GOLFERS), GOOD RENTAL OR FOR YEAR ROUND LIVING. PRICED TO SELL!!!!

Master Bedroom	12 14	Bedroom 2	10 10	Kitchen	14 10	Dining Room	10 9
Den	12 12	Family Room	26 13				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: Carport Spaces: Slab Parking Spaces: Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Golf Course Lot; Mountain View(s); North/South Exposure Exterior Features: Covered Patio(s) Community Features: Community Pool Htd; Community Spa Htd; Golf Course	Kitchen Features: Disposal; Dishwasher Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Other Rooms: Great Room; Den/Office Basement Description:	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Subdivision: AN: 141-70-514 Lot Number: 227 Town-Range-Section: 2N-6E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$1,225/2007 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: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$66 / Monthly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Club, Membership Opt	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0 PAD Paid (Freq): Semi-Annually
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 181 / 182 Status Change Date: 12/15/2008 Close of Escrow Date: 12/15/2008 Off Market Date: 12/08/2008	List Price: \$250,000 Sold Price: \$230,000 Sold Price/SqFt: \$150.72 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: R & C Real Estate Investments, LLC (reop01)