	5575410 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,251 / County Assessor Price/SqFt: \$111.06 Year Built: 2007 Pool: Private Only Encoded Features: 32RDPO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Ed & Verma Pastor Elementary School Jr. High School: Ed & Verma Pastor Elementary School
	Approx Lot SqFt: 10,340 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAVEEN VILLAGE AMD Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Courtland Hun Block: Map Code/Grid: R33 Bldg Number: High School Dist #: 210 - Phoenix Union High School District High School: Cesar Chavez High School

Cross Streets: BASELINE RD & 35TH AVENUE **Directions:** Go east on Baseline Rd to 31st Ave, Go north to 1st left on Donner Dr, home on your left

Public Remarks: Must see this beautiful updated home for yourself! Home has built in garage cabinets perfect for extra storage or organization in this 3 car garage. The home has tile throughout that helps with keeping your floors clean and carpet in bedrooms. Kitchen comes with granite counter tops, stainless steel deep sink for extra washing room, and stainless steel appliances to impress your family and friends. Master bedroom is huge perfect for fitting all your furniture and the master bathroom comes with a separate shower and tub for relaxing after a long day at work. The pool is a pebble tech pool with self cleaning pop-ups and a water fall perfect for those hot summer months. Not only does the home come with a pool but the lot is one of the largest in the neighborhood! This home will not last long!

Master Bedroom	16 20	Bedroom 2	10 10	Bedroom 3	10 10	Dining Room	10 8	Living Room	16 13
Den	10 11	Family Room	16 15	Kitchen	8 10				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure 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 Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 3 LAVEEN VILLAGE AMD MCR 060619 AN: 105-91-003 Lot Number: 3 Town-Range-Section: 1N-2E-35 Cty Bk&Pg: Plat: Taxes/Yr: \$1,915/2016 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$54 / Monthly	HOA Name: Laveen Village	HOA Telephone: 6232417373
HOA Transfer Fee: \$200		
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: \$54
Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 108 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 45 / 45 List Date: 03/15/2017 Expire Date: 05/31/2017 Status Change Date: 04/29/2017 Under Contract Date: 03/17/2017 Close of Escrow Date: 04/28/2017 Off Market Date: 04/29/2017	Original List Price: \$250,000 List Price: \$250,000 Sold Price: \$250,000 Sold Price/SqFt: \$111.06 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 2 % Closing Cost Split: Normal - N	SA: N / BB: Y / % 2 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Please submit market conditions, buyer prequal or proof of funds for cash buyer. HOA addendum in document section. Please call listing agent with any questions.

Semi-Private Remarks:**Office Remarks:**

Show Instruct - DND2: Alarm Activated; Spcl Inst/Priv Rmrks; Contact via Email; Contact via Phone; Contact via Text; Vacant; Lkbx - Not ARMLS

Occupant - DND2: Vacant

Ownr/Occ Name - DND2: D & S INVESTORS ENTERPRISE LLC

Lockbox Location:

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256
SA	Mary C. Buchli mb647 SA646127000	Brewer & Stratton Property Management LLC brew001 LC644733000	480-440-6134	480-219-2111	marybuchli@gmail.com	480-440-6134	480-760-2339


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 <p>2017 ARMLS</p>	5647414 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 1.75 Bedrooms Plus: 3 Approx SqFt: 1,343 / County Assessor Price/SqFt: \$160.08 Year Built: 1979 Pool: Private Only Encoded Features: 31.75FRPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 097 - Deer Valley Unified District Elementary School: Mirage Elementary School Jr. High School: Deer Valley Middle School
Approx Lot SqFt: 7,946 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: KNOELL NORTH 10 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 18000 N Map Code/Grid: K33 Bldg Number: High School Dist #: 097 - Deer Valley Unified District High School: Deer Valley High School	

Cross Streets: 35th Ave and Bell Rd. **Directions:** N on 35th Ave to Grovers, go west to 37th Ave, north to Villa Rita. West to home on south side

Public Remarks: MUST SEE! Beautiful spacious home with a pool in highly desired 85308!! Tile throughout the kitchen, living room and family room. Ceiling fans in all rooms to keep the house cool during the summer. Kitchen opens up to a great room with a wrap around counter that can be used for a breakfast bar. French doors open up to your pool and backyard. Backyard features a crystal clear blue pool perfect for those hot summer days and RV gate for storing your toys. This one will not last long! Schedule a showing today!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate; RV Parking; Separate Strge Area Pool - Private: Pool - Private; Diving Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Near Bus Stop; Transportation Svcs Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Laundry in Garage Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room	Architecture: Ranch Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): KNOELL NORTH UNIT 10 MCR 207-36 AN: 207-20-395 Lot Number: 631 Town-Range-Section: 4N-2E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$951/2016 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: N / /		
HOA 2 Y/N: / /		
HOA 3 Y/N: / /		
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$0 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 48 / 48 List Date: 08/16/2017 Expire Date: 01/31/2018 Status Change Date: 10/03/2017 Under Contract Date: 09/02/2017 Close of Escrow Date: 10/02/2017 Off Market Date: 10/03/2017	Original List Price: \$215,000 List Price: \$215,000 Sold Price: \$215,000 Sold Price/SqFt: \$160.09 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2.5 % Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 2 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Must submit along with offer market conditions, buyer prequal or POF for cash buyers. Seller disclosure is under document section. Please call with any questions.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Contact via Email; Contact via Phone; Contact via Text; Vacant; Lkbx - Not ARMLS
Occupant - DND2: Vacant
Ownr/Occ Name - DND2: Client of Position Realty
Owner/Occ Phn - DND2: 480-213-5251

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:


	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256
SA	Robert C Hernandez rh555 SA655131000	Call Realty, Inc. crty02 CO530191003	480-842-2411	480-988-7100	rmkali00@gmail.com	480-842-2411	

Prepared by Sean L
Heideman

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	5585294 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 1 Bedrooms Plus: 4 Approx SqFt: 1,248 / County Assessor Price/SqFt: \$118.18 Guest House SqFt: 900 Year Built: 1926 Pool: None Encoded Features: 41RO4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Betty Fairfax High School Jr. High School: Garfield School
	Approx Lot SqFt: 6,875 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: MEYERS SUB Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Q34 Bldg Number: High School Dist #: 210 - Phoenix Union High School District High School: Garfield School

Cross Streets: 16th St. and Filmore **Directions:** From I-10 go south on 16th street to Pierce, turn right, 2 blocks down the house is on your left.

Public Remarks: Beautiful home in the historical Garfield District. This property has 4 rooms in the main house and 2 bedrooms in the guest house perfect for a large family or investment property. Potential combined rental income is \$1,350 per month. Enjoy your evenings relaxing on the front patio watching your kids play. The home has tile throughout the common areas for low maintenance cleaning. There is room for plenty of parking in the driveway and enough for 6 cars off the street. Home is located near downtown which offers lots to do and close to schools, shopping, entertainment district and lots of good food shops. This home will not last long so call now to schedule a showing!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 4 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Back; Gravel/Stone Front Exterior Features: Patio; Covered Patio(s) Features: Fix-Up Needs Repair Community Features: Biking/Walking Path; Historic District; Near Bus Stop; Near Light Rail Stop; Transportation Svcs Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Refrigerator Master Bathroom: None Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block; Chain Link Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 27 MEYERS SUB MCR 000449 AN: 116-19-173 Lot Number: 27 Town-Range-Section: 1N-3E-4 Cty Bk&Pg: Plat: Taxes/Yr: \$838/2016 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N / /	
HOA 2 Y/N: / /	
HOA 3 Y/N: / /	
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$0 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 List Date: 04/04/2017 Expire Date: 10/31/2017 Status Change Date: 05/20/2017 Under Contract Date: 04/07/2017 Close of Escrow Date: 05/19/2017 Off Market Date: 05/01/2017	Original List Price: \$147,000 List Price: \$147,000 Sold Price: \$147,500 Sold Price/SqFt: \$118.19 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A Status Update: Multiple Offers Recd

Private Rmks - DND2: Guest house in the back in need of repairs. Property is sold AS-IS. Please include the AS-IS addendum, market conditions, lead based paint and buyer prequal or POF for cash buyers. Front home was previously rented for 800 per month and back unit for \$550 per month. Please call, text or email with any questions.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Contact via Email; Contact via Phone; Contact via Text; Vacant; Lkx - Not ARMLS; ByrBrkr - Use Lkx

Lockbox Location:
Alarm Code - DND2:

Occupant - DND2: Vacant
Ownr/Occ Name - DND2: DAVID J & SUSAN M RALL

Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:


	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256
SA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256

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	5615610 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 1 Bedrooms Plus: 4 Approx SqFt: 1,128 / County Assessor Price/SqFt: \$119.68 Year Built: 1956 Pool: None Encoded Features: 41R3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 006 - Washington Elementary District Elementary School: Mountain View Elementary School Jr. High School: Royal Palm Middle School
	Approx Lot SqFt: 7,863 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: IRONWOOD PLACE PLAT 4 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: M34 Bldg Number: High School Dist #: 205 - Glendale Union High School District High School: Sunnyslope High School

Cross Streets: Peoria Ave and 15th Ave **Directions:** South on 15th Ave to Brown, East on Brown to home on south side

Public Remarks: Amazing mountain views at an affordable price! This home has nice curb appeal with professionally landscaped yard. Inside the home has all tile throughout perfect for low maintenance cleaning, two bedroom are split from each other perfect for kids, music lovers or quite office, all bedrooms and the living room come with ceiling fans for those hot summer months. The kitchen comes with a gas stove, refrigerator, dishwasher and built-in microwave and the kitchen is big enough to install an island. The updated bathroom has an elegant look with a beautifully tiled deco wall and corina vanity. The elongated backyard is perfect for playing sports with your kids or just enjoying a peaceful weekend on your covered patio. At this price this home will not last long so hurry!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 3 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Dirt Back; Gravel/Stone Front; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Community Features: Near Bus Stop; Transportation Svcs Flooring: Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: None Master Bedroom: Split Additional Bedroom: Other Bdrm Split Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Ranch Const - Finish: Painted; Siding Construction: Block Roofing: Comp Shingle Fencing: Chain Link Cooling: Refrigeration Heating: Electric Heat; Other (See Remarks) Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 20 IRONWOOD PLACE PLAT 4 MCR 006613 AN: 158-30-123 Lot Number: 20 Town-Range-Section: 3N-3E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$442/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N / /	
HOA 2 Y/N: / /	
HOA 3 Y/N: / /	
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$0 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 List Date: 06/05/2017 Expire Date: 09/15/2017 Status Change Date: 07/07/2017 Under Contract Date: 06/07/2017 Close of Escrow Date: 07/06/2017 Off Market Date: 06/19/2017	Original List Price: \$135,000 List Price: \$135,000 Sold Price: \$135,000 Sold Price/SqFt: \$119.68 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 2 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Please submit market conditions, sign lead based paint disclosure under documents section and provide mortgage pre-qual or POF for cash buyers. Please call with any questions.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Contact via Email; Contact via Phone; Contact via Text; Vacant; Lkx - Not ARMLS Occupant - DND2: Vacant Ownr/Occ Name - DND2: Sean's Client	Lockbox Location: Alarm Code - DND2: Gate Code - DND2:
--	---

Owner/Occ Phn - DND2: 480-213-5251

Mech-box Code - DND2:
Other Code - DND2:


	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256
SA	Nallely De La Pena Arenivar nd336 SA671974000	RE/MAX Professionals rmxi02 LC529224007	480-274-4249	623-362-3000	nallely@dibiaseteam.com	480-274-4249	

Prepared by Sean L
Heideman

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 <p>2016 ARMLS</p>	5397805 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 1,537 / County Assessor Price/SqFt: \$116.72 Year Built: 2001 Pool: None Encoded Features: 42RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 079 - Litchfield Elementary District Elementary School: Corte Sierra Elementary School Jr. High School: Wigwam Creek Middle School
Approx Lot SqFt: 5,830 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Corte Sierra Unit 2 MCR 5 Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Model: Sierra Builder Name: Hacienda Hun Block: 3500 N Map Code/Grid: P29 Bldg Number: High School Dist #: 216 - Agua Fria Union High School District High School: Agua Fria High School	

Cross Streets: Indian School & Dysart **Directions:** East on Indian School to Santa Fe Trail, south to Whitton, east to property

Public Remarks: Beautiful remodeled home in Corte Sierra with RV Gate perfect for storing your toys or trailers. This home has recently been updated with new carpet, fresh paint, new ceiling fans, new appliances and much much more! The kitchen opens to a large great room perfect for entertaining guest, the kitchen has an eat-in kitchen and a break-fast bar, all of the rooms are equipped with ceiling fans for those hot summer months, the master has a walk-in closet and his / her sinks. This home will not last long, hurry to schedule a showing!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carpot Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Extned Lngth Garage; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Near Bus Stop; Transportation Svcs Flooring: Carpet; Laminate Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): AN: 501-72-690 Lot Number: 211 Town-Range-Section: 2N-1W-26 Cty Bk&Pg: 514-43 Plat: Taxes/Yr: \$1,107/2015 Ownership: Fee Simple New Financing: Cash; CTL; VA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$33 / Monthly HOA Transfer Fee: \$500	HOA Name: Corte Sierra HOA	HOA Telephone: 480-820-3451
HOA 2 Y/N: N //		
HOA 3 Y/N: //		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt; Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
--	--	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 20 List Date: 02/12/2016 Expire Date: 07/31/2016 Status Change Date: 04/15/2016 Under Contract Date: 03/03/2016 Close of Escrow Date: 04/14/2016 Off Market Date: 03/03/2016	Original List Price: \$179,900 List Price: \$174,900 Sold Price: \$179,400 Sold Price/SqFt: \$116.72 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 4,100 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Please submit copy of buyer's prequal or POF for cash buyers, HOA addendum, market conditions and purchase agreement. Home has recently been renovated so please take off your shoes when showing. Please call listing broker for any questions.


Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Contact via Email; Contact via Text; Vacant; Lkbx - Not ARMLS						Lockbox Location:	
Occupant - DND2: Vacant; Owner						Alarm Code - DND2:	
Ownr/Occ Name - DND2: Sean's Client						Gate Code - DND2:	
Owner/Occ Phn - DND2: 4802135251						Mech-box Code - DND2:	
						Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	8662322256
						4802135251	
SA	Patricia H Borton ph036 BR018348000	West USA Realty wusa05 CO001154005	602-339-1589	602-375-3300	pattyborton@gmail.com	602-339-1589 623-979-7932	602-863-4696

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Heideman

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DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or
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 <p>2015 ARMLS</p>	5354559 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,980 / County Assessor Price/SqFt: \$90.9 Year Built: 2007 Pool: Private Only Encoded Features: 42RDPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 033 - Buckeye Elementary District Elementary School: Westpark Elementary School Jr. High School: Westpark Elementary School </p>

Cross Streets: I-10 & MILLER **Directions:** South on Miller, west on Warner to Westpark Loop, North to 257th Drive, North to Meade East to 257th Ave to home

Public Remarks: This stunning buckeye beauty features a mini courtyard, 3 car garage. This home has 20' tile in high traffic areas. The nice sized bedrooms are carpeted. The master bath has many upgrades, granite counters, 42" cabinets, under mounted sink, the cook of the house will really appreciate this kitchen!! There is a sink in the laundry area as well. The home boasts custom paint and upgraded lighting. Wait till you see the resort like backyard with the pebble tec pool, the outdoor shower along with the fire pit and bar!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: Firepit; No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Near Bus Stop; Transportation Svcs Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room </p>	<p> Architecture: Ranch Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval </p>	<p> County Code: Maricopa Legal Description (Abbrev): WESTPARK PARCEL 3N MCR 702-11 AN: 504-60-494 Lot Number: 803 Town-Range-Section: 1N-3W-18 Cty Bk&Pg: Plat: Taxes/Yr: \$1,938/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req; Other (See Remarks) Auction: No Possession: Close of Escrow </p>

Fees & Homeowner Association Information		
<p> HOA Y/N: Y / \$80 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Westpark HOA </p>	<p> HOA Telephone: 6029579191 </p>
<p> HOA 2 Y/N: N / / </p>		
<p> HOA 3 Y/N: / / </p>		
<p> Association Fee Incl: Common Area Maint; Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Prof Managed; Other (See Remarks) </p>	<p> Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 / </p>	<p> Ttl Mthly Fee Equiv: \$26.66 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$ </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 18 / 18 List Date: 10/27/2015 Expire Date: 04/19/2016 Status Change Date: 12/30/2015 Under Contract Date: 11/16/2015 Close of Escrow Date: 12/29/2015 Off Market Date: 11/18/2015 </p>	<p> Original List Price: \$175,000 List Price: \$175,000 Sold Price: \$180,000 Sold Price/SqFt: \$90.91 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 4,300 \$ Closing Cost Split: Seller Assist - A </p>	<p> SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A </p>

Private Rmks - DND2: Please submit the Market condition and buyer prequal or POF for cash buyer. HOA addendum can be found under the document section

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Contact via Email; Contact via Phone; Contact via Text; Occupied; Lkx - Not ARMLS;
 Tenants Rights
Occupant - DND2: Tenant
Ownr/Occ Name - DND2: JAMES W & PAULETTE P SIBBET

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256
SA	Orlando Sagarnaga os108	Realty ONE Group reog03 CO578024006		623-236-1414			

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 Heideman

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5227733	Residential	Townhouse	Closed
Beds/Baths: 2 / 1.75 Bedrooms Plus: 2 Approx SqFt: 1,216 / County Assessor Price/SqFt: \$159.13 Year Built: 1973 Pool: Community Only Encoded Features: 21.75FRO2C Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached		Approx Lot SqFt: 2,618 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Chateau De Vie 7 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: D122 Builder Name: Pulte Hun Block: 5000 N Map Code/Grid: N37 Bldg Number:	
Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Pueblo Elementary School Jr. High School: Mohave Middle School		High School Dist #: 048 - Scottsdale Unified District High School: Saguaro Elementary School	

Cross Streets: 82nd Street and Chaparral **Directions:** From Hayden and Chaparral go east towards 82nd Street, North on 82nd Street, west on 81st Street to property on left hand side

Public Remarks: Location, Location, Location! Beautiful views of Chaparral Lake from bedroom and front patio. Remodeled townhouse with a new 16 inch tile floors, fresh paint, upgraded light fixtures, glass mosaic tile backsplash in kitchen, stainless steel appliances, wood floors and new carpet. There is a very spacious backyard patio perfect for entertaining guests. This property is conveniently located near Scottsdale Community College, Loop 101 Freeway, Indian Bend Shopping Center, Old Town Scottsdale and much more! Must see to believe quickly because this one will not last long!!

Master Bedroom	12 11	Bedroom 2	11 10	Kitchen	8 4	Dining Room	8 8	Living Room	16 15
		Family Room	16 13						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 0 Carpport Spaces: 2 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Assigned Parking; Rear Vehicle Entry Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Waterfront Lot; Mountain View(s); Alley; Adjacent to Wash Landscaping: Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Community Features: Clubhouse/Rec Room; Community Pool Htd; Lake Subdivision; Near Bus Stop; Transportation Svcs Flooring: Carpet; Tile; Wood Windows: Dual Pane; Energy Star	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: 3/4 Bath Master Bdrm Master Bedroom: Downstairs Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Exercise/Sauna Room Items Updated: Floor Yr Updated: 2015; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2015; Bath(s) Partial/Full: Full	Architecture: Contemporary Building Style: String Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Built-Up; Foam 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	County Code: Maricopa Legal Description (Abbrev): CHATEAU DE VIE 7 AN: 173-26-454 Lot Number: 710 Town-Range-Section: 2N-4E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$900.28/2013 Ownership: Fee Simple Week Avail Timeshare: 0 New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Spr Fnd/WQARF/DOD; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$150 / Monthly HOA Transfer Fee: \$500	HOA Name: chateau de vie 7 HOA	HOA Telephone: 480 948-5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Water; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N / \$0 / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$150 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 52 / 52 List Date: 01/26/2015 Expire Date: 06/30/2015 Status Change Date: 03/19/2015 Under Contract Date: 02/06/2015 Close of Escrow Date: 03/19/2015 Off Market Date: 03/19/2015	Original List Price: \$204,900 List Price: \$204,900 Sold Price: \$193,500 Sold Price/SqFt: \$159.13 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Please submit HOA Addendum, Market Conditions and buyer proof of funds or pre-approval. Please call with any questions. Special assessment has been paid by seller in full. Thank you for showing!!

Semi-Private Remarks:**Office Remarks:**

Show Instruct - DND2: Notify Lister; Contact via Email; Contact via Text; Vacant; Lkx - Not ARMLS
Occupant - DND2: Vacant
Owner/Occ Name - DND2: Sean's Client
Owner/Occ Phn - DND2: 480-213-5251

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	8662322256
SA	Tucker Blalock tb330 BR642462000	The Brokery brec01 LC630263000	602-561-0445	602-418-6145	tuckerblalock@gmail.com	602-561-0445	

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5428183	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,687 / County Assessor Price/SqFt: \$75.92 Year Built: 2006 Pool: None Encoded Features: 43FRDO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,670 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CORTESSA Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Standard Pacific Homes Hun Block: Map Code/Grid: M27 Bldg Number:	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Mountain View Jr. High School: Mountain View		High School Dist #: 089 - Dysart Unified District High School: Willow Canyon High School	

Cross Streets: Loop 303 and Peoria Ave **Directions:** Exit loop 303 and go west on Peoria Ave, South on Cotton Lane to Olive, N on Cirtus, West on Mountain View Road to 180th Ave, North on 180th Ave to Turquoise Ave, West on Turquoise Ave to propert

Public Remarks: Beautiful home is in the Cortessa neighborhood. The home has a spacious kitchen features a cooking island perfect for entertaining guests, large pantry for your large family and opens up to a large living room with tile floors. All bedrooms are upstairs with a large master bedroom with two walk-in closets. Master bathroom comes with the separate shower and tub combo and dual his and her sinks. This home has it all and will not last long!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Dirt Back; Gravel/Stone Front; Desert Front; Yrd Wtring Sys Front Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Elec; Disposal; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): CORTESSA MCR 730-11 AN: 502-91-640 Lot Number: 1553 Town-Range-Section: 3N-2W-27 Cty Bk&Pg: Plat: Taxes/Yr: \$1,218/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$80 / Monthly HOA Transfer Fee: \$95	HOA Name: Cortessa HOA HOA Prop Man Co Name: Kinney Management	HOA Telephone: 480-820-3451
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 //	Ttl Mthly Fee Equiv: \$80 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
	Rec Center Fee 2 Y/N: N //	
	Land Lease Fee Y/N: N //	
	PAD Fee Y/N: N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 193 / 193 List Date: 04/14/2016 Expire Date: 10/31/2016 Status Change Date: 11/08/2016 Under Contract Date: 04/18/2016 Close of Escrow Date: 11/07/2016 Off Market Date: 10/24/2016	Original List Price: \$210,000 List Price: \$210,000 Sold Price: \$204,000 Sold Price/SqFt: \$75.92 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: Short Sale Aprvl Req

Private Rmks - DND2: Short sale approval required! Home is vacant on mechanical lock box. Must submit short sale addendum, market conditions, As-Is Addendum, Position Realty Short Sale Addendum, buyer pre-approval or POF for cash buyer. HOA addendum is under document section.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Contact via Email; Contact via Phone; Contact via Text; Vacant; Lkbx - Not ARMLS
Occupant - DND2: Owner
Ownr/Occ Name - DND2: Sean's Client
Owner/Occ Phn - DND2: 480-213-5251

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256
SA	Derek Dickson dd373	Liberty Properties & Associate ljpr16 CO631828001		480-636-9175			

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Heideman

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5315147 Residential Single Family - Detached Closed	
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,622 / County Assessor Price/SqFt: \$146.11 Year Built: 1989 Pool: None Encoded Features: 32RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,888 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: PARADISE VALLEY LANDINGS UNIT 2 AMD Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Paradise Valley Landings Model: Builder Name: Pulte Homes Hun Block: Map Code/Grid: K36 Bldg Number:
Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Quail Run Elementary School Jr. High School: Vista Verde Middle School	High School Dist #: 069 - Paradise Valley Unified District High School: Valley Vista High School

Cross Streets: 40th Street and Union Hills **Directions:** Exit SR 51 freeway and head east, north on 40th street, east on Rosemonte Drive to property on left

Public Remarks: Beautiful home in Paradise Valley Landings with professionally planned desert front and backyard. This property is conveniently located 1/4 mile from the 51 freeway, Desert Ridge Shopping Center and Paradise Valley Mall. The home features vaulted ceilings in living room, large kitchen, ceiling fans in all rooms and walk-in travertine tile master shower and his / her sinks. Must see this beautiful 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 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Fix-Up Needs Repair; Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Near Bus Stop; Transportation Svcs Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): PARADISE VALLEY LANDINGS UNIT 2 AMD MCR 319-26 AN: 215-01-831 Lot Number: 54 Town-Range-Section: 4N-4E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,644/2014 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: N / /		
HOA 2 Y/N: / /		
HOA 3 Y/N: / /		
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$0 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 143 / 143 List Date: 08/01/2015 Expire Date: 01/31/2016 Status Change Date: 02/01/2016 Under Contract Date: 08/04/2015 Close of Escrow Date: 01/31/2016 Off Market Date: 12/22/2015	Original List Price: \$245,000 List Price: \$245,000 Sold Price: \$237,000 Sold Price/SqFt: \$146.12 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: Short Sale Aprvl Req

Private Rmks - DND2: Please contact listing agent to coordinate showing. Must submit Position Realty Short Sale Addendum, AAR short sale addendum, AS-IS addendum, HOA addendum, market conditions and buyer prequal or POF for cash buyer. Please contact listing agent with any questions. Thank you for showing!!

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Notify Lister; Contact via Email; Contact via Text; Occupied
Occupant - DND2: Owner
Ownr/Occ Name - DND2: Tracey Strand

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sean L Heideman sh350 BR558743000	Position Realty posr01 SE558743000	480-213-5251	480-213-5251	sean.heideman@positionrealty.com	480-213-5251 480-213-5251	866-232-2256
SA	Ardavan Jorjani aj170 SA555188000	HomeSmart cri02 LC506032003	602-571-9313	480-443-7400	ajorjani@hsmove.com	602-571-9313	602-452-6156

Prepared by Sean L
Heideman

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

02/19/2018 1:39
PM

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