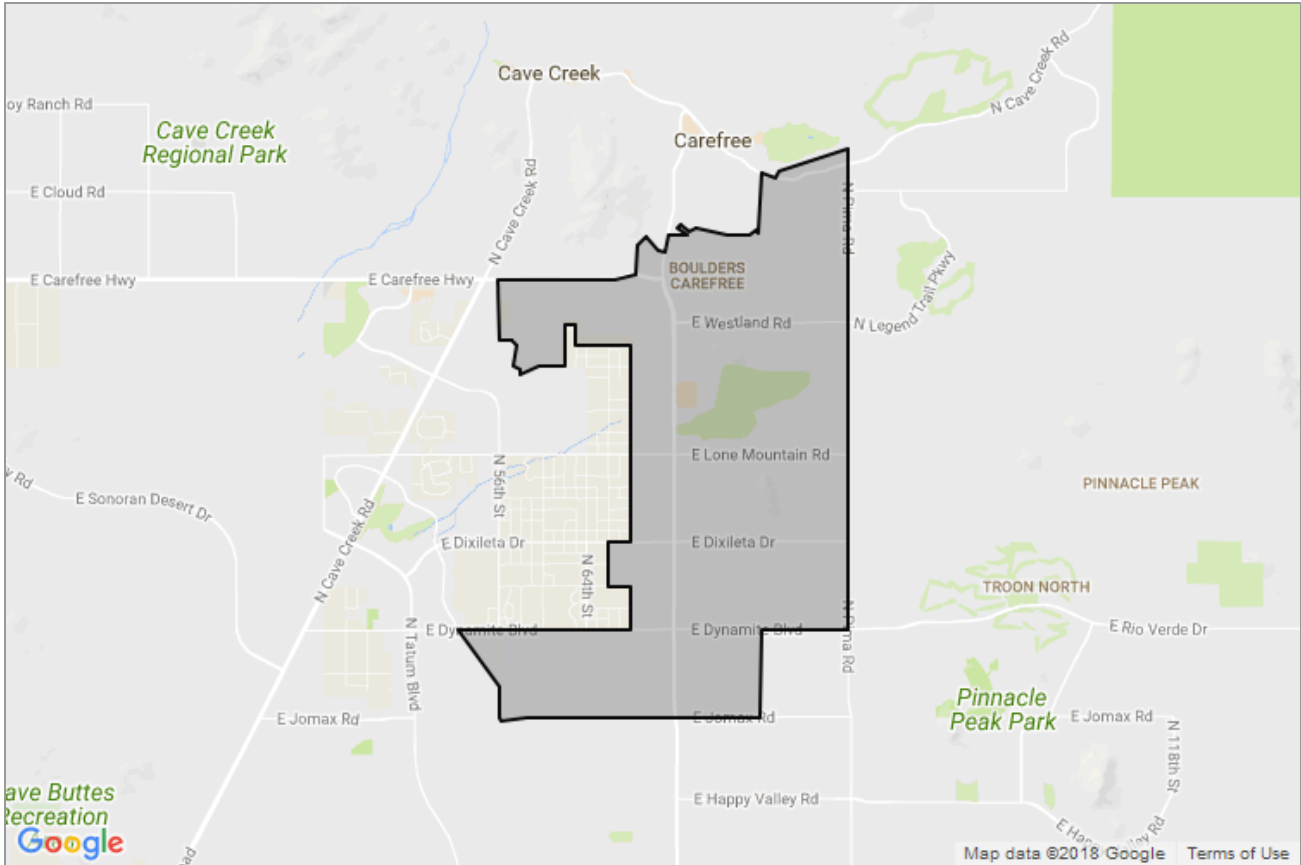


MARKET ACTIVITY REPORT

# Scottsdale, AZ 85266



Presented by

**Heather Tawes Nelson**

REALTOR® | Arizona Real Estate License: BR565091000

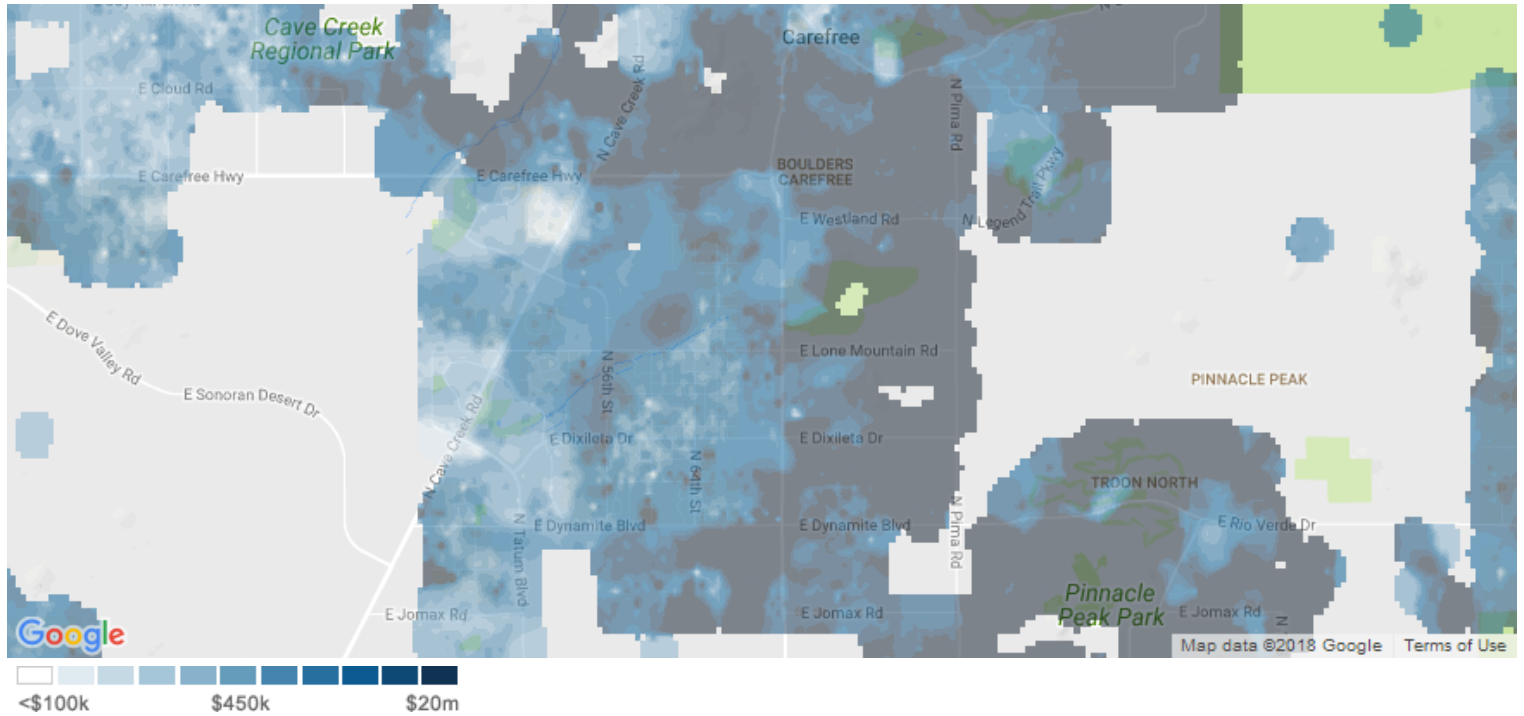
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Realty ONE Group  
7975 N. Hayden Road, Suite A-101  
Scottsdale, AZ 85258

# Scottsdale, AZ 85266

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: February 08, 2017 vs. February 08, 2018

Median Est. Home Value

**\$689K**

Up 4.2%

Median Est. Listing Price

**\$825K**

Up 3.1%

Median Days in RPR

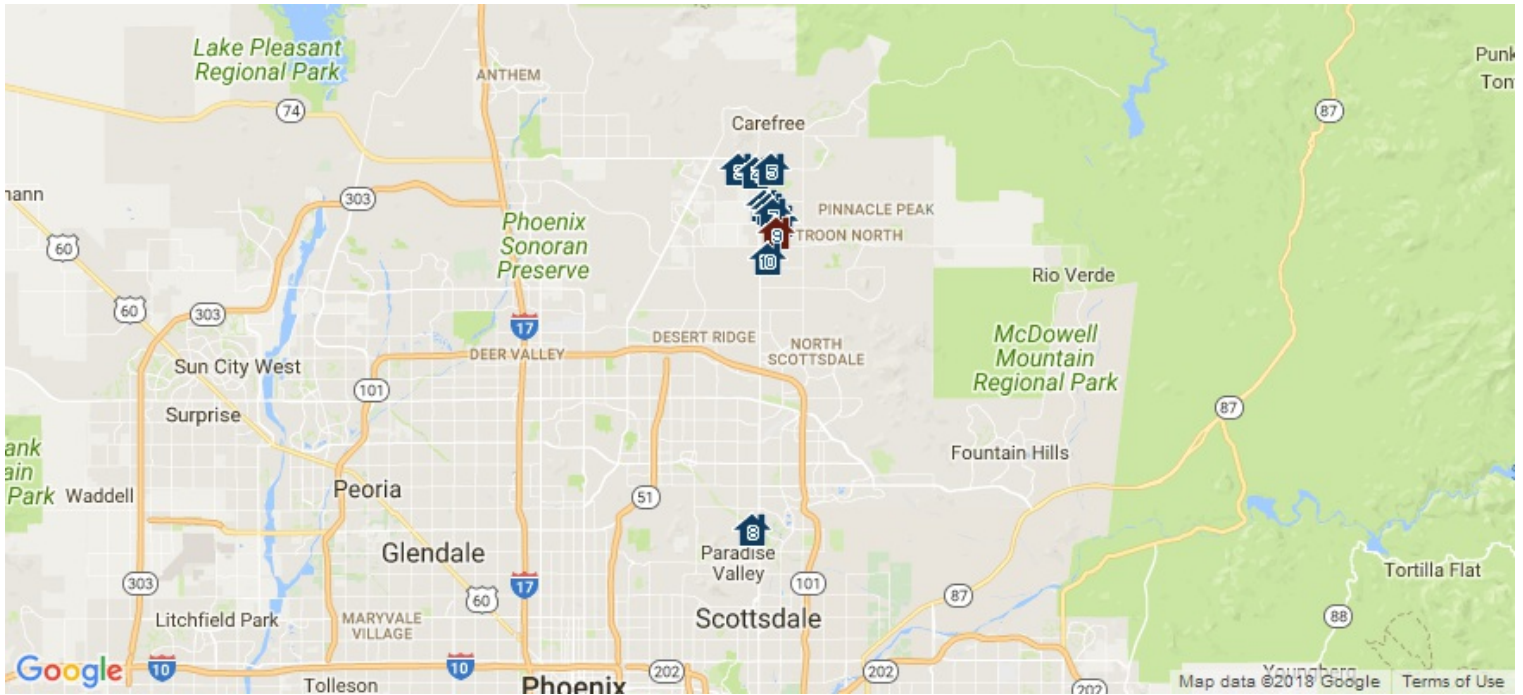
**91**

Down -2.2%




Sales Volume

**31**






Down -6.1%







Pending Listings: 10

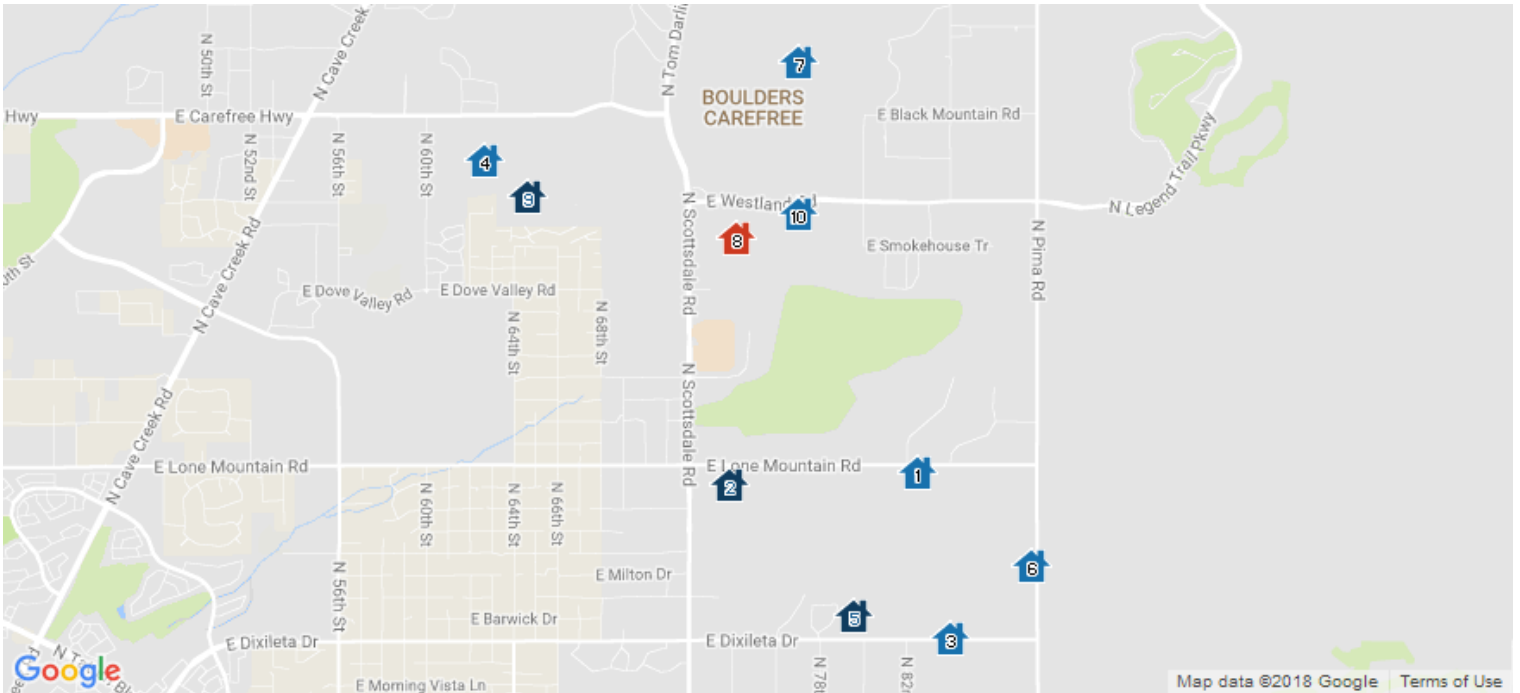
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>1</b> PENDING Pending as of 2/8/2018 MLS ID: 5670872</p> <p><b>1737 E Brisa Dr</b></p> <p>Single Family Detached</p> <p>3/3 3,148 sq ft 13,270 10/6/2017 \$679,900 2/8/2018 \$216</p> <p>This is a Turquesa Floorplan - very few were built in Bellasera, but is a popular one with a GREAT ROOM - expanded dining room - wall of windows overlooking the pool and view of Lone Mountain. 12 foot ceilings - open kitchen to dining &amp; great room w/island, breakfast bar and breakfast area. Spacious Master w/patio doors to the backyard. 2nd and 3rd Bedrooms have a Jack and Jill Bath PLUS a large FLEX ROOM that can be another bedroom, art studio, office, pool room! Backs to open Desert w/view of Lone Mountain - pebble-tec pool w/expanded patio - SOUTH facing backyard. 2 car garage w/cabinets &amp; epoxy floors - water softener - security system - plantation shutters.(Floorplan under Document Tab). Powder Room mirror does not convey.</p> <p><i>Listing Courtesy of Exclusive Properties Of Arizona</i></p>								
 <p><b>2</b> PENDING Pending as of 2/8/2018 MLS ID: 5660859</p> <p><b>7975 E Las Piedras Way</b></p> <p>Single Family Detached</p> <p>4/3 3,051 sq ft 24,694 9/15/2017 \$560,000 2/8/2018 \$184</p> <p>Watch the video in the MLS!Your new home is nestled at the base of Lone Mountain in a private cul-de-sac. You will LOVE this neighborhood! Check out the hiking path right outside your gate that leads to Lone Mountain. It's quiet and tranquil. Wildlife is abundant and much of the landscape throughout the subdivision features natural boulders. If you would love to see an occasional bob-cat or family of javelinas, this is the neighborhood for you!</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
 <p><b>3</b> PENDING Pending as of 2/8/2018 MLS ID: 5645376</p> <p><b>6495 E Shooting Star Way</b></p> <p>Single Family Detached</p> <p>2/2 1,974 sq ft 5,550 8/9/2017 \$528,900 2/8/2018 \$268</p> <p>Ideal location! Private setting on the golf course! This well loved home provides a split floor plan -1974 sq. ft, 2 Bedrooms + Den, and 2 Baths. Open kitchen and family room offer views of the natural golf course desert rough directly behind. Fabulous Italian Porcelain tile diagonally set visually unifies the main areas. Premium granite in the huge kitchen will take your breath away. New SS appliances. Raised hearth fireplace in family room. Easy care yard, gas kiva fireplace, covered patio with south exposure for great sunsets! Surround sound, garage cabinets, work bench, RO system, soft water and much more. Front courtyard patio -Imagine coffee looking at Black Mountain. New exterior paint. New irrigation. Crista model.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								

Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>4</b> PENDING Pending as of 2/7/2018 MLS ID: 5713141</p> <p><b>33535 N 70th Way</b></p> <p>Single Family Detached 4/4 2,562 sq ft 8,926 1/23/2018 \$779,000 2/7/2018 \$304</p> <p>HANDS DOWN THE BEST VIEW LOT IN TERRAVITA located on the 11th Fairway. Unobstructed mountain views of Black Mountain, The Boulder Pile &amp; Winfield Mountain. This recently fully updated home features custom wood cabinetry, newer SS appliances, granite countertops in kitchen, baths, and laundry, wood shutters, &amp; solid hardwood and travertine flooring. Attached Guest Casita with private bath perfect for entertaining long term guests. Resort style rear yard with fire pit, putting green, built in BBQ island, &amp; large boulder water feature are perfect for relaxing &amp; entertaining. Price includes 4 flat screen televisions &amp; FR AV equipment. SEE FULL UPGRADES LIST UNDER DOCUMENTS TAB. Terravita recently approved \$6M club renovation...Come be a part of N. Scottsdale's premier resort community!</p> <p><i>Listing Courtesy of Re/Max Platinum Living</i></p>								
 <p><b>5</b> PENDING UCB (Under Contract-Backups) as of 2/7/2018 MLS ID: 5705572</p> <p><b>7500 E Boulders Pkwy, Unit 51</b></p> <p>Single Family Detached 3/4 2,338 sq ft 8,048 1/7/2018 \$520,000 2/7/2018 \$222</p> <p>Aggressively priced 4 quick sale. Price reduction makes this the best priced detached home in the Boulders. Opportunity knocks! Located in the world renowned guard gated, golf &amp; tennis community of The Boulders. Enjoy the clubhouse and spa. 2 master suites on main floor. Updated kitchen with Wolf gas range, Miele Oven, granite counter tops, stainless appliances. Private backyard, covered patio with misters. 3 bedroom 4 baths. Great investment. Priced \$100,000 below other Active MLS listed homes in the neighborhood. Make your own designer interior finishes. Fresh interior paint. Flat screen in office conveys. Enjoy resort amenities! 36 holes of golf. All bedrooms en-suite plus additional bathroom plus a den/office with built-ins book shelf. Great potential! Electric car outlet in garage</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p><b>6</b> PENDING Pending as of 2/6/2018 MLS ID: 5669556</p> <p><b>7616 E Corva Dr</b></p> <p>Single Family Detached 2/2 1,847 sq ft 6,325 10/5/2017 \$469,000 2/6/2018 \$254</p> <p>Located in the desirable guard gated community of Bellasera. Enter through courtyard to this meticulously maintained home. This is the EXPANDED Ora floorplan which features a larger master &amp; den than the standard Ora. Kitchen features granite counters, breakfast bar and gas range. Great room features a stacked stone fireplace &amp; built in media niche. Large den overlooking desert wash includes wood floors &amp; custom built-ins. Master bath with double sinks, separate tub &amp; shower &amp; walk in closet. Private NS lot with view fencing that backs to wash. Backyard features putting green, gas fire pit with seating area, covered patio and built in gas grill. Exterior of home has just been painted as of 12/1/17! Community amenities include clubhouse with fitness center, pool, spa, tennis courts,</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								
 <p><b>7</b> PENDING Pending as of 2/6/2018 MLS ID: 5705564</p> <p><b>7668 E Milton Dr</b></p> <p>Single Family Detached 3/3 2,805 sq ft 42,831 1/6/2018 \$565,000 2/6/2018 \$201</p> <p>Recently updated custom home in gated Lone Mountain Vista on nearly an acre corner lot. Lush landscaping creates a private oasis in the wrap around rear yard with multiple covered patios leaving plenty of room for dining and lounging. An elevated view deck with spiral stairs allows you to take in the surrounding Sonoran Desert and mountain views. At just over 2,800 SF, with three well sized bedrooms and two and half baths, this home is perfect for year round living or seasonal visits. Stone floors, viga beams, built in niches, arched details, smooth stucco and tile roof accents lend to the soft territorial styling. The kitchen is open to the family room and features upgraded cabinetry, granite counters, stainless steel appliances, and a view window overlooking the rear yard.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p><b>8</b> PENDING Pending as of 2/5/2018 MLS ID: 5662158</p> <p><b>30084 N 69th St</b></p> <p>Single Family Detached 4/3 3,176 sq ft 108,900 9/13/2017 \$699,000 2/5/2018 \$220</p> <p><b>**Brand NEW BUILD**</b> Move in NOW. 2.5 acres! No HOA. Three Bedrooms plus den Great Room Concept. A Must see. Adobe style exterior. Open floor concept hosts a Grand chef's kitchen, complete with granite counter tops, backsplash, stainless steel appliances. *Gas cooktop *42" upper Espresso Cabinets with soft close drawers *Double Ovens *Built in Refrigerator Extra large kitchen Island .Large Pantry. Stone fireplace. Amazing tile wood plank flooring in all areas except bedrooms and closets. The upgrades are endless. Large master suite His + hers vanities. Gorgeous lot with beautiful desert vegetation. Cathedralized insulation, Low E windows. Desert Living at its finest. Amazing sunset views!</p> <p><i>Listing Courtesy of Morgan Taylor Realty</i></p>								

Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b> • Foreclosure, Lender Owned, Pending as of 2/5/2018 <i>MLS ID: 5710713</i>							
<b>29179 N 78th St</b>	Single Family Detached	4/7	6,153 sq ft	217,800	1/17/2018	\$1,500,000	2/5/2018	\$244
<p>Custom Home of 6,000+sf on 5 acres with Luxury Refinements Galore. Entertain in Formal Living/Dining, Great Room &amp; Kitchen all opening onto d Pool Paradise with Spa, Multiple Water Features, Outdoor Kitchen &amp; Fireplace. Chef enjoys upgraded Thermidor 6-Burner Gas Stove; Double Ovens, Built-In 36" Fridge/Freezer Columns, 2 Bosch DWs. Large breakfast bar &amp; "prep" island. Split Master sanctuary, fireplace, spacious sitting area, wet bar for cozy wake-up coffee/tea. Romantic Master Bath-Jetted tub, FP, multi sinks, his/her vanities, his/her 1/2 bath toilet rooms, x-large walk-in with custom cabinetry &amp; large exercise room. 3 guest bedrooms, ensuite baths, large walk-in closets with built-ins. Den w/FP. Handsome office with library built-ins &amp; "secret" room. Rooftop deck. More-Horse Facility</p> <p><i>Listing Courtesy of Keller Williams Realty Biltmore Partners</i></p>								
	 <b>PENDING</b> • Pending as of 2/5/2018 <i>MLS ID: 5668356</i>							
<b>7566 E Bajada Rd</b>	Single Family Detached	3/2	2,652 sq ft	30,464	10/2/2017	\$619,900	2/5/2018	\$234
<p>Beautiful single family home on 3/4 acre backing natural open Sonoran Desert with lots of potential to update and make it your dream home! 3 oversized bedrooms + den &amp; 2 baths in 2652 SqFt with formal living/dining &amp; separate family room w/gas fireplace that opens to the kitchen. The kitchen has oak cabinetry, gas cooktop, double wall ovens, Corian countertops, walk-in pantry, island w/breakfast bar and casual dining nook with bay window. Sliding doors lead out to a fabulous, private, north/northwest facing backyard surrounded by NAOS with unobstructed views of the Sonoran Desert. Backyard amenities include a heated pool with 3 sheer descent water features, negative edge jacuzzi, gas firepit with built-in seating, built-in BBQ island, 2 covered patios and grass for kids &amp; pets to play on.</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>								



Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
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**1** FOR SALE - Active: 12/14/2017 MLS ID: 5699813

**31225 N Black Cross Rd** Single Family Detached 4/5 3,925 sq ft 12/14/2017 \$1,590,000 \$1,495,000 1/24/2018 -5.97%

Brand New Custom Home on 4.46 acres located in private Pinnacle Peak Ranchos. This home features 3,925 sf of fine living w/ 4 beds, 5 full baths, & 3 car garage. The interior finishings are on point w/ today's trends featuring travertine floors, granite surfaces, upgraded molding & doors, custom cabinetry, custom lighting & fixtures, designer carpet, & neutral paint t/out. Open great room featuring a corner fireplace w/ venetian plaster, large kitchen island, separate dining area, s/s appliances, & sliding door access to the 14' deep covered patio. The den & guest bed open to the entry courtyard w/ soothing water fountain & views of Lone Mt. The master ensuite is spacious & well appointed w/ dual vanities, large walk in shower w/ multiple shower heads, Roman soaking tub, & walk in closet.

*Listing Courtesy of Russ Lyon Sotheby's International Realty*













**2** PENDING - Pending as of 2/8/2018 MLS ID: 5670872

**7387 E Brisa Dr** Single Family Detached 3/3 3,148 sq ft 10/6/2017 \$735,000 \$679,900 1/19/2018 -7.5%







This is a Turquesa Floorplan - very few were built in Bellasera, but is a popular one with a GREAT ROOM - expanded dining room - wall of windows overlooking the pool and view of Lone Mountain. 12 foot ceilings - open kitchen to dining & great room w/ island, breakfast bar and breakfast area. Spacious Master w/ patio doors to the backyard. 2nd and 3rd Bedrooms have a Jack and Jill Bath PLUS a large FLEX ROOM that can be another bedroom, art studio, office, pool room! Backs to open Desert w/ view of Lone Mountain - pebble-tec pool w/ expanded patio - SOUTH facing backyard. 2 car garage w/ cabinets & epoxy floors - water softener - security system - plantation shutters. (Floorplan under Document Tab). Powder Room mirror does not convey.

*Listing Courtesy of Exclusive Properties Of Arizona*

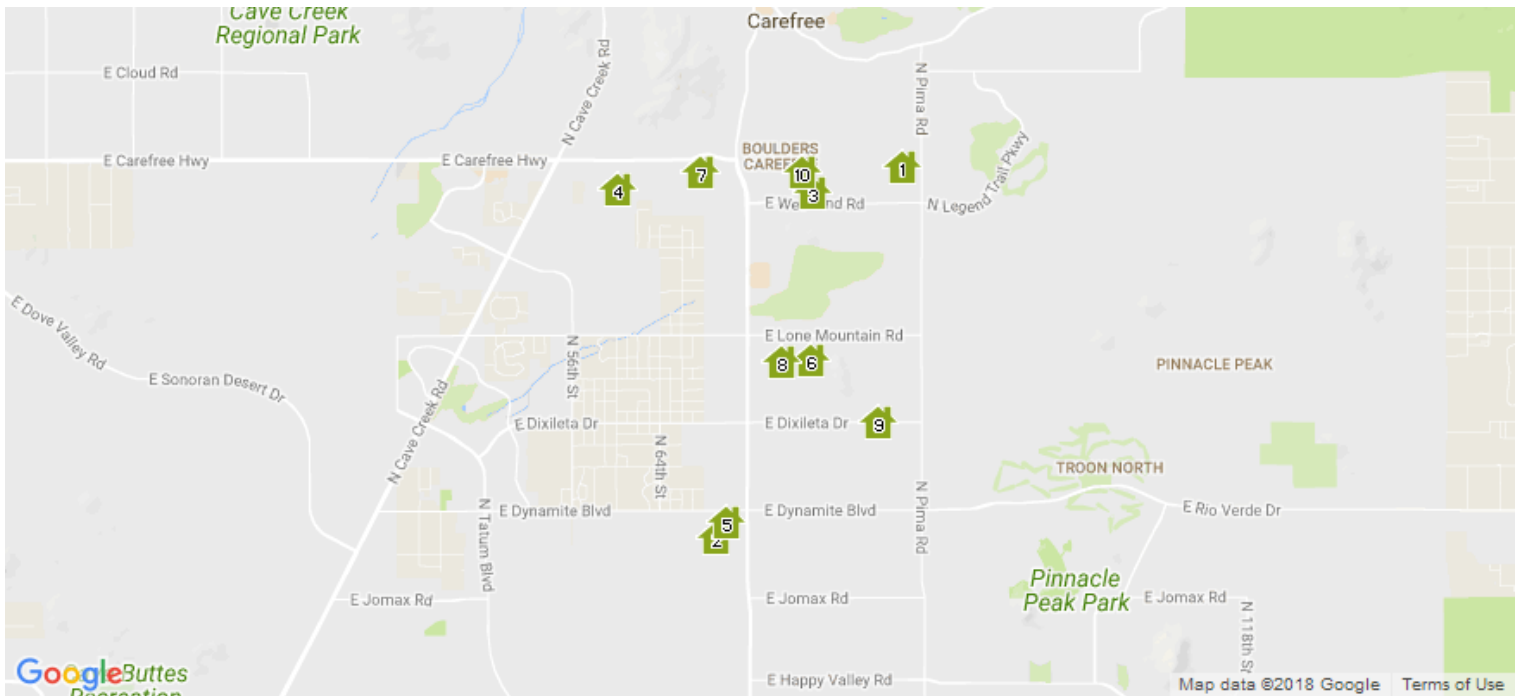
Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 Active: 8/10/2017 MLS ID: 5650973	Single Family Detached	4/5 4,400 sq ft	8/10/2017	\$1,650,000	\$1,295,000	12/15/2017	-21.52%
<p>Fabulous Santa Fe Style Home on 1.29 AC, Resort Like Setting w/2600 SF of Covered Patio w/3 Masonry Gas Kiva Fireplaces. Open Outdoor Seating Around Large FP w/Outdoor Kitchen/BBQ/Shower. Free Form Salt Water Heated Pebble Tec Pool/w/Spa &amp; Water Feature. Gorgeous Views of Valley &amp; Mountains from View Deck. Kiva FP Each in Master Bd &amp; Gr. Rm., Curvi-linear Designed Home, Beautiful Rich Decorator Colors, 4400 SF, Open Floor Plan, Split 4 Bedrms, 4.5 Baths, Flagstone, Wood, &amp; Carpet Flooring. Gourmet Kitchen/Dakor 6 Burner Gas Stove, Granite Counters, Stain. Steel Appliances, Island/Prep Sink 3 C Gar, Sculptured Niches, Large Master Ste. Guard Gated subdivision, Community Tennis, Pickle Ball, Basketball. Near Carefree, Mayo Clinic, Easy Commute to Airport. OUTDOOR LIVING AT ITS BEST!!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
	 Active: 11/4/2017 MLS ID: 5683828	Single Family Detached	3/5 3,709 sq ft	11/4/2017	\$1,245,900	\$1,229,000	1/29/2018	-1.36%
<p>Incredible renovated 3 bedroom with Dual Masters Sentis Model on 3rd Hole with splendid Views of Black Mountain. Entire home has been updated with the finest finishes. Yard alone has over \$200k to make for the best views of golf course and mountain views. Inside finds you with all new travertine floors, new carpet in bedrooms, custom paint, every bedroom has its own bath, Den with full bath, Family room has wood ceilings, beautiful stacked stone fireplace, kitchen with granite, pantry, GE Monogram appliances, central vac, wet bar, 2 fireplaces, wood shutters, security screen doors, lighted niches, surround sound, all new hardware thru out home, Master has jacuzzi tub, 3 rain shower heads in shower. Lush landscape with fantastic curb appeal, backyard hosts travertine pavers,....</p> <p><i>Listing Courtesy of Sgt Fine Properties</i></p>								
	 Pending as of 2/8/2018 MLS ID: 5660859	Single Family Detached	4/3 3,051 sq ft	9/15/2017	\$600,000	\$560,000	1/12/2018	-6.67%
<p>Watch the video in the MLS! Your new home is nestled at the base of Lone Mountain in a private cul-de-sac. You will LOVE this neighborhood! Check out the hiking path right outside your gate that leads to Lone Mountain. It's quiet and tranquil. Wildlife is abundant and much of the landscape throughout the subdivision features natural boulders. If you would love to see an occasional bob-cat or family of javelinas, this is the neighborhood for you!</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
	 Active: 9/13/2017 MLS ID: 5659869	Single Family Detached	4/5 4,722 sq ft	9/13/2017	\$1,150,000	\$995,000	2/7/2018	-13.48%
<p>Nestled in the high Sonoran Desert of North Scottsdale is a beautiful 4 bedroom/ 4.5 bath custom home in captivating guard gated Sincuidados. This 4,722 sqft home has a masterfully designed floor plan with open kitchen, formal living, family room, wet bar and dining spaces that can easily accommodate a crowd when entertaining or quiet evenings for two. Large chef's kitchen is equipped with Dacor cooktop, Stainless Steel appliances: French Door Kitchen Aid Refrigerator, Wine Fridge, Dacor Convection double wall ovens, 2 Fisher &amp; Paykel Dishwashers, new Stainless Steel sinks and faucets in kitchen and bar. Cabinetry is crowned with slab granite counter tops. This kitchen is complete with ample storage and large walk-in pantry.</p> <p><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>								
	 Active: 1/5/2018 MLS ID: 5704614	Patio Home	4/4 3,895 sq ft	1/5/2018	\$1,100,000	\$997,500	2/7/2018	-9.32%
<p>MAGNIFICENT, SPACIOUS HOME LOCATED ON THE 11TH FAIRWAY OF THE NORTH COURSE IN THE WORLD RENOWNED BOULDERS COMMUNITY. ENTER THRU AN ENCHANTING COURTYARD W/ FOUNTAIN. GOURMET KITCHEN FEATURES WOLF GAS RANGE, WOLF DOUBLE CONVECTION OVEN, BUILT-IN REFRIGERATOR, GRANITE COUNTER TOPS, &amp; BEAUTIFUL CABINETS. GREAT ROOM PLAN W/ WOOD BEAMED VAULTED CEILING &amp; FIREPLACE. HIGH-END GLASS DRs TO PATIO CREATE FLOWING INDOOR/OUTDOOR EXPERIENCE! MASTER SUITE OF YOUR DREAMS W/ SEP. ROOM FOR OFFICE/DEN. SPECTACULAR BACKYARD W/ AN EXTENSIVE PATIO &amp; FIRE PIT. AMAZING CASITA W/ COZY FIREPLACE TOO! MOST FURNITURE AVAILABLE BY SEPARATE BILL OF SALE. PREMIER MEMBERSHIP AVAILABLE. THIS HOME EXUDES QUALITY &amp; HAS BEEN IMMACULATELY MAINTAINED. UNPARALLELED ACCESS TO THE BOULDERS CLUB FROM THIS IDEAL LOCATION</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								




Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	 <b>FOR SALE</b> · Preforeclosure, Short Sale Aprvl Req, Active: 4/12/2017 <i>MLS ID: 5589823</i>								
<b>7422 E Russet Sky Dr</b>	Single Family Detached	2/3	2,287 sq ft	4/12/2017	\$489,000	\$429,900	2/8/2018	-12.09%	
<p><b>**NEW PRICE 2/8***VALUE CHECK! COMPARE TO ALL OTHERS! RARE SHORT SALE OPPORTUNITY IN GATED, AMENITY THRIVING WINFIELD! This LIGHT, BRIGHT, POPULAR and REMODELED 'AMBIANCE' PLAN is anchored by WIDE OPEN GREAT RM and features UPDATED MASTER BATH, HARDWOOD FLOORS, STAINLESS APPLIANCES, CUSTOM FIXTURES &amp; MORE! PRIVATE LOT backs to EXPANSIVE DESERT WASH w/ BUILT-IN GAS BBQ, FOUNTAIN and wonderful NATURAL HARDSCAPE. PLUS! Separate junior en suite, powder room and den/office. DUAL GAS FIREPLACE in Great Rm, NEWBUILT IN ENTERTAINMENT CENTER and WRAP AROUND breakfast bar connecting the open kitchen to entertaining guests. COME SEE IT TODAY!</b></p> <p><i>Listing Courtesy of Arizona Best Real Estate</i></p>									
	 <b>PENDING</b> · Pending as of 2/8/2018 <i>MLS ID: 5645376</i>								
<b>6495 E Shooting Star Way</b>	Single Family Detached	2/2	1,974 sq ft	8/9/2017	\$543,000	\$528,900	1/30/2018	-2.6%	
<p>Ideal location! Private setting on the golf course! This well loved home provides a split floor plan -1974 sq. ft, 2 Bedrooms + Den, and 2 Baths. Open kitchen and family room offer views of the natural golf course desert rough directly behind. Fabulous Italian Porcelain tile diagonally set visually unifies the main areas. Premium granite in the huge kitchen will take your breath away. New SS appliances. Raised hearth fireplace in family room. Easy care yard, gas kiva fireplace, covered patio with south exposure for great sunsets! Surround sound, garage cabinets, work bench, RO system, soft water and much more. Front courtyard patio -Imagine coffee looking at Black Mountain. New exterior paint. New irrigation. Crista model.</p> <p><i>Listing Courtesy of Realty One Group</i></p>									
	 <b>FOR SALE</b> · Active: 1/31/2017 <i>MLS ID: 5555352</i>								
<b>7662 E Shooting Star Way</b>	Single Family Detached	3/4	3,106 sq ft	1/31/2017	\$649,000	\$634,000	12/5/2017	-2.31%	
<p>Views both North &amp; South. Terific Lock &amp; Leave. Home boasts rich architectural details w/soaring ceilings &amp; spacious rooms. Cooking is a pleasure in well-appointed kitchen featuring gas range, wall oven, slab granite counters, plenty of cabinet space &amp; breakfast room overlooking the back patio. With sparking waterfall, built-in bbq, fireplace &amp; view fencing, the back yard is perfect for watching awe-inspiring Arizona sunsets w/a glass of wine. The Master has a wall of windows &amp; entrance to the back patio while the Master bath features separate tub &amp; shower, double sinks &amp; massive walkin closet. Second bedroom has private bath &amp; walkin closet. Media room is a special addition w/a movie screen, terrific for entertaining. Well maintained w/new roof &amp; recent AC units. Detached Casita</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>									












Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 2/7/2018, MLS Listing 5656388: 9/6/2017 MLS ID: 5656388</p> <p><b>8575 E Black Mountain Rd</b></p> <p>Single Family Detached</p> <p>5/5 4,126 sq ft 43,455 2007 2/7/2018 \$710,000 \$172</p> <p>Stunning Custom Home on Elevated Acre Lot surrounded by Mountain Views. You'll pass through large Iron Gates into a Courtyard to both the Main Home and Casita. Separate Dining Room or Den in the central area, Master Suite on one end, and Guest Rooms on the far side. Custom Raised Panel Knotty Alder Cabinets &amp; Doors with upgraded hardware and Custom Kerf Jambes throughout the home. Granite Countertops and Backsplash in Kitchen and all Bathrooms. 14' Beamed and Coffered Ceilings &amp; Niches throughout the home. Light and open Great Room with Fireplace opens to Gourmet Kitchen with bar seating area plus large Breakfast Dining area. SS Appliances, Double Wall Oven &amp; Microwave Drawer. Casita has Full Bath, Kitchenette &amp; Walk-In Closet. No HOA, huge lot = PEACEFUL PARADISE!</p> <p><i>Courtesy of Homesmart</i></p>								
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 1/5/2018, MLS Listing 5657863: 9/8/2017 MLS ID: 5657863</p> <p><b>27551 N 70th St</b></p> <p>Single Family Detached</p> <p>5/6 4,768 sq ft 96,377 2006 1/5/2018 \$950,000 \$199</p> <p>Premium lot within Saguaro Estates with over 2.2 acres of private space. This 5bd/5.5ba home with 3 car garage has a split master floor plan with two attached casitas within the private courtyard that are ideal for guests or private office. All bedrooms are ensuite with full bathrooms. Interior finishes include granite counter tops, stainless steel appliances, hardwood and slate flooring, high ceilings, solid core doors, and lots of custom built-ins. Home is all on one level with no interior steps.</p> <p><i>Courtesy of Realty Executives</i></p>								
 <p><b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 2/5/2018, MLS Listing 5689314: 11/17/2017 MLS ID: 5689314</p> <p><b>7800 E Boulders Pkwy, Unit 7</b></p> <p>Single Family Detached</p> <p>3/3 2,229 sq ft 9,801 1991 2/5/2018 \$625,000 \$280</p> <p>This beautiful 5th Green home boasts incredible views of the surrounding mountains, sunsets, and the lush golf course. Situated on the 11th fairway of The Boulders South Course, this residence offers a bright, open floor plan with picturesque windows, wood plank ceiling, charming kitchen with stainless appliances and a captivating great room with cozy fireplace. The guest suite has a walk-in closet and private bathroom while the master features access to the back patio. Enjoy Arizona outdoor living from the enchanting backyard with patio, fire pit, spa, beautiful landscaping and mesmerizing views. Some community features require a club membership.</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 1/31/2018, MLS Listing 5692059: 11/27/2017 <b>MLS ID: 5692059</b></p> <p><b>34094 N 60th Pl</b></p> <p>Single Family Detached</p> <p>3/3 2,059 sq ft 10,000 1996 1/31/2018 \$525,000 \$255</p> <p>Terravita Desert Gem has been meticulously maintained, updated &amp; remodeled. Popular open greatm flrIn w/cozy frplc open to DiningRm. Fabulous remodeled kitchen is everything a Gourmet Chef would desire. Stainless Appls include: Wolf 6-burner Gas Range, Bosch Dishwasher &amp; GE microwave, GE Cafe' Refrig plus Marvel refrigeration drawers, beautiful cabinetry, quartz counters, huge island &amp; more great features. Spacious Mstr suite &amp; bth w/views to backyard oasis. 2nd bdrm used as den/office by seller, 3rd bdrm is charming detached Casita, great for guest privacy. Outdoor living features heated Pebble-Tec Pool, Kiva Frplc, built-in BBQ, lovely fountain adding tranquility while enjoying fabulous sunset views. Newly painted int &amp; ext. HVAC replaced main house &amp; casita 2015. This is a MUST SEE!</p> <p><i>Courtesy of Re/Max Fine Properties</i></p>								
 <p><b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 1/31/2018, MLS Listing 5633473: 7/14/2017 <b>MLS ID: 5633473</b></p> <p><b>27816 N 70th St</b></p> <p>Single Family Detached</p> <p>4/5 4,467 sq ft 52,421 2006 1/31/2018 \$885,000 \$198</p> <p>Over 165,000 in price reduction Price to sell. Gorgeous Toll Brothers Venado floor plan located in the highly sought after gated subdivision of Saguaro Estates! Property sits on over an acre surrounded by multi million dollar homes! Beautiful paved driveway leads to a guest casita with its own private entrance and garage! This property boasts mature front yard landscaping, spectacular travertine and wood flooring, vaulted ceilings. Perfect entertainment home with a built in wet bar, spacious living areas and an awesome game room! Home has been nicely appointed with a fireplace w/Cantera stone, wainscoting in game room, granite slab countertops at the kitchen and wet bar and stainless steel appliances. Huge backyard looks out to the natural Sonoran desert! Plenty of room to build the pool</p> <p><i>Courtesy of Realty One Group</i></p>								
 <p><b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 1/31/2018, MLS Listing 5686265: 11/10/2017 <b>MLS ID: 5686265</b></p> <p><b>30961 N 77th Way</b></p> <p>Single Family Detached</p> <p>3/4 4,143 sq ft 16,933 2001 1/31/2018 \$830,000 \$200</p> <p>VIEWS are a 10! Imagine living in a stunning 4,143 sq.ft. (Cristal Model) with evolving mountain views throughout the day. This home has it ALL. The curb appeal &amp; huge lot set the stage, welcoming you into an open, flowing, floor plan. Sliding glass doors &amp; windows capture the views of Lone Mountain. Enjoy a formal living room/dining room or snuggle up in front of the fire in the family room. The expansive kitchen &amp; family room provide perfection for family gatherings and entertaining. The split floor plan offers flexibility, privacy plus there is a bonus room. The luxurious owner's retreat boasts of built-in niches, fireplace, seating area &amp; sliding doors to the patio/pool. The spacious master bath &amp; custom built-in closet enhance the master suite. READ MORE: SEE DOC TAB FOR FEATURE PAGES</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 1/30/2018, MLS Listing 5697090: 12/9/2017 <b>MLS ID: 5697090</b></p> <p><b>6763 E Whispering Mesquite Trl</b></p> <p>Single Family Detached</p> <p>2/2 1,689 sq ft 5,560 1997 1/30/2018 \$425,000 \$252</p> <p>Most popular Great Room Floor Plan w/ a sunny south patio that backs to natural area &amp; is located in a quiet cul-du-sac just steps from Club Village &amp; Marketplace restaurants and shops &amp; has fantastic Black Mountain Views to the north. Updated with level 5 slab granite counter tops in kitchen and baths, 18" neutral porcelain tile and wood flooring throughout, the entire home is wheelchair accessible and the 25X13 master bedroom is actually two rooms. The eat in kitchen is open to the family room and other features include: High ceilings and large windows, Gorgeous stone back splash, porcelain shower surrounds, 2 walk-in closets w/ built ins, gas range, raised hearth Gas log fireplace, reversed Saltillo patio and walks, garage storage w/ work bench and sink soft H2O and RO. Much more!</p> <p><i>Courtesy of Keller Williams Northeast Realty</i></p>								
 <p><b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 1/30/2018, MLS Listing 5670366: 10/6/2017 <b>MLS ID: 5670366</b></p> <p><b>30946 N 74th Way</b></p> <p>Single Family Detached</p> <p>3/3 1,947 sq ft 6,325 1998 1/30/2018 \$487,500 \$250</p> <p>***FORMER MODEL HOME** BACKING TO EXPANSIVE DESERT WASH W/ VIEWS, PRIVACY, SPARKLING IN GROUND SPA, CASITA * TURN KEY. Private guest casita and den. The great room floor-plan features an eat-in entertaining kitchen bar all open to great room and yard, custom cabinets with glass fronts and granite-like counter-tops. Over \$135K in updates when purchased. The spacious split master retreat with sliding doors to spa and patio. All bathrooms all with tile shower surround and tiled counter-tops. Located off the gated courtyard, is a beautiful custom stone entertainment area w/ B/I BBQ, scored aggregate stone tiles and charming casita. Den w/ custom built-in shelving and desk. North facing yard features spa. Views. New roof 12/2017. New spa heater 12/2017. Furniture available.</p> <p><i>Courtesy of Realty One Group</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	<p><b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 12/29/2017, MLS Listing 5597227: 4/28/2017 <b>MLS ID: 5597227</b></p>								
<b>8400 E Dixileta Dr, Unit 117</b>	Single Family Detached	4/3	3,943 sq ft	53,891	1989	12/29/2017	\$850,000	\$216	
<p>Situated on over 1+ acre interior lot in the award-winning guard gated community of Sincuidados. This southwest charmer was luxuriously renovated with the finest finishes as well as formal dining, formal living, and family room to help create perfect balances of living for any discerning resident. Attention to every detail has been paid with upgraded travertine &amp; hardwood flooring, newly remodeled bathrooms, newer HVAC units, built-in cabinets, new windows, and much more! This home has been meticulously maintained and must be seen in person to appreciate its full value. Master suite is a private retreat complete with a beehive gas fireplace, his and hers closet and double sink. The spacious and secluded resort style backyard features mature landscaping, heated pool and spa, private garden</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	<p><b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 1/27/2018, MLS Listing 5499110: 9/17/2016 <b>MLS ID: 5499110</b></p>								
<b>7850 E El Sendero, Unit 13</b>	Single Family Detached	3/4	4,000 sq ft	37,810	1989	1/27/2018	\$1,050,000	\$263	
<p>Art, Life &amp; Views are encapsulated in this remarkable masterpiece designed by Bill Tull; the renown architect of Arizona Adobe Architecture. This captivating home is perfectly situated on the lot to enjoy the magnificent views of Black Mountain and the lush Sonoran Desert. Enjoy the 5-star resort lifestyle of your community, golf &amp; restaurants. Enter through your private courtyard to a romantic seating area complete with fireplace, 2 guest suites &amp; hand carved front doors to welcome you home. The private master suite has a separate office, walk-in closet, generous master bath, fireplace and access to outdoor spa. Living/dining room spill onto extensive patio to create the perfect balance of indoor outdoor living. Saguaro ribbed shutters, sculpted fireplaces, adobe walls... timeless art</p> <p><i>Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>									