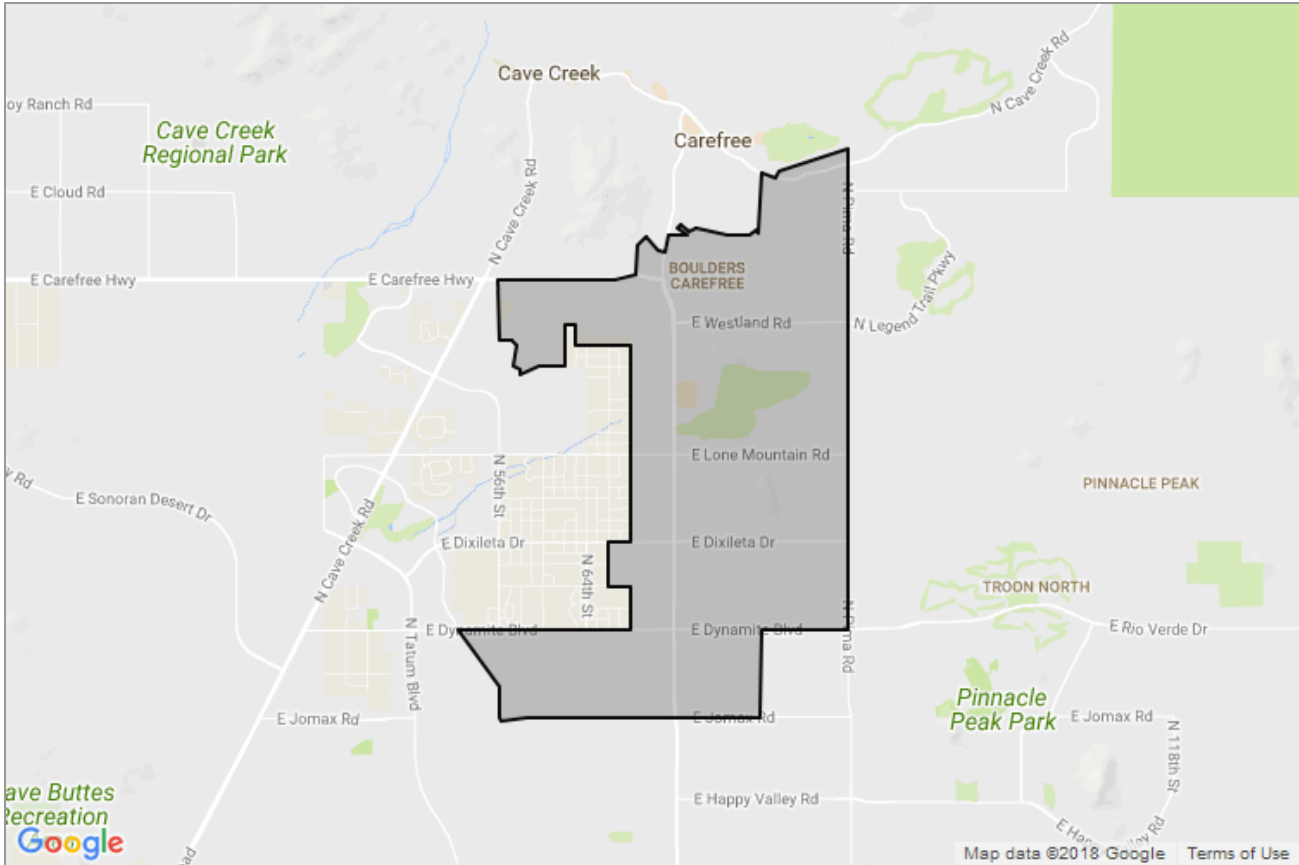


MARKET ACTIVITY REPORT

Scottsdale, AZ 85266



Presented by

Heather Tawes Nelson

REALTOR® | Arizona Real Estate License: BR565091000

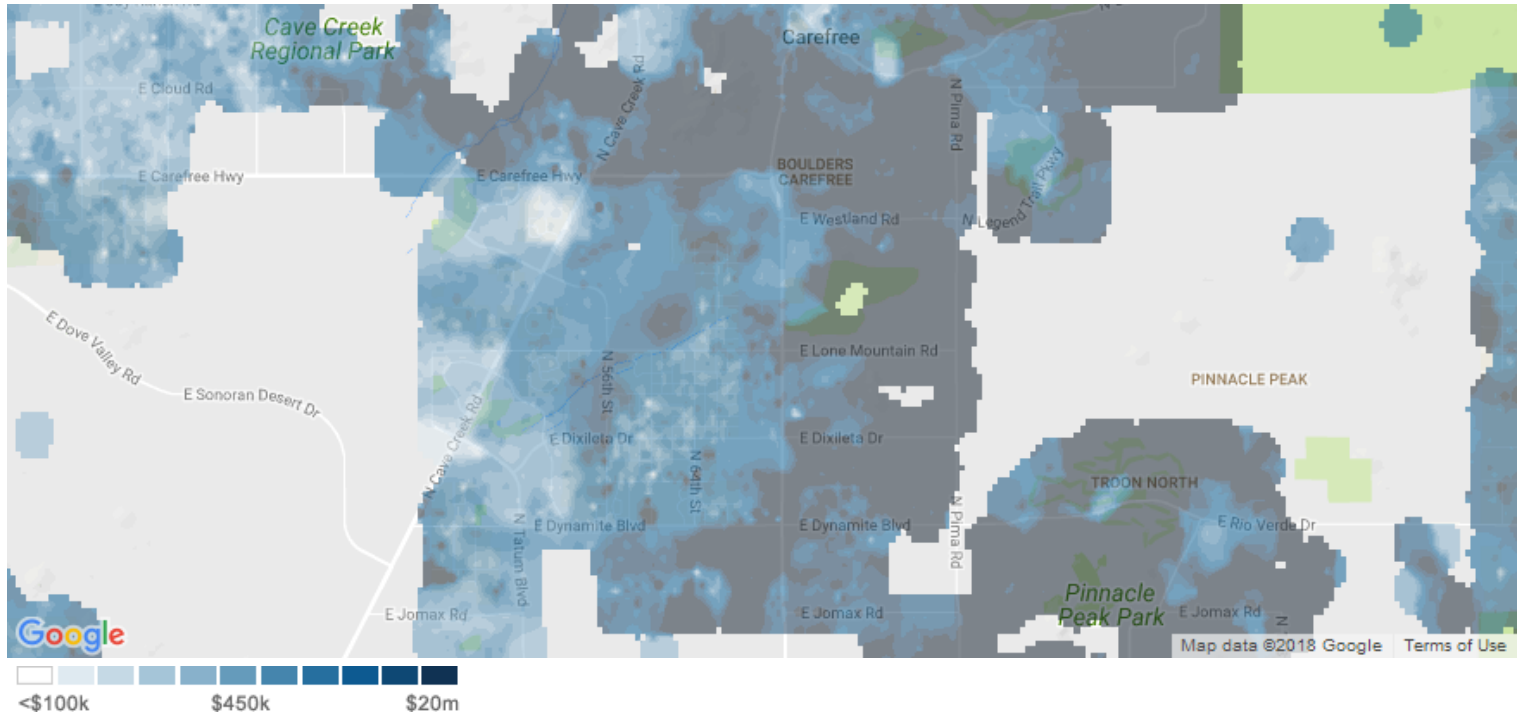
Work: (602) 751-1675 | Fax: (877) 800-1028

heather@scottsdaleagent.net

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: March 08, 2017 vs. March 08, 2018

Median Est. Home Value

\$684K

Up 1.7%

Median Listing Price

\$825K

Up 3.1%

Median Days in RPR

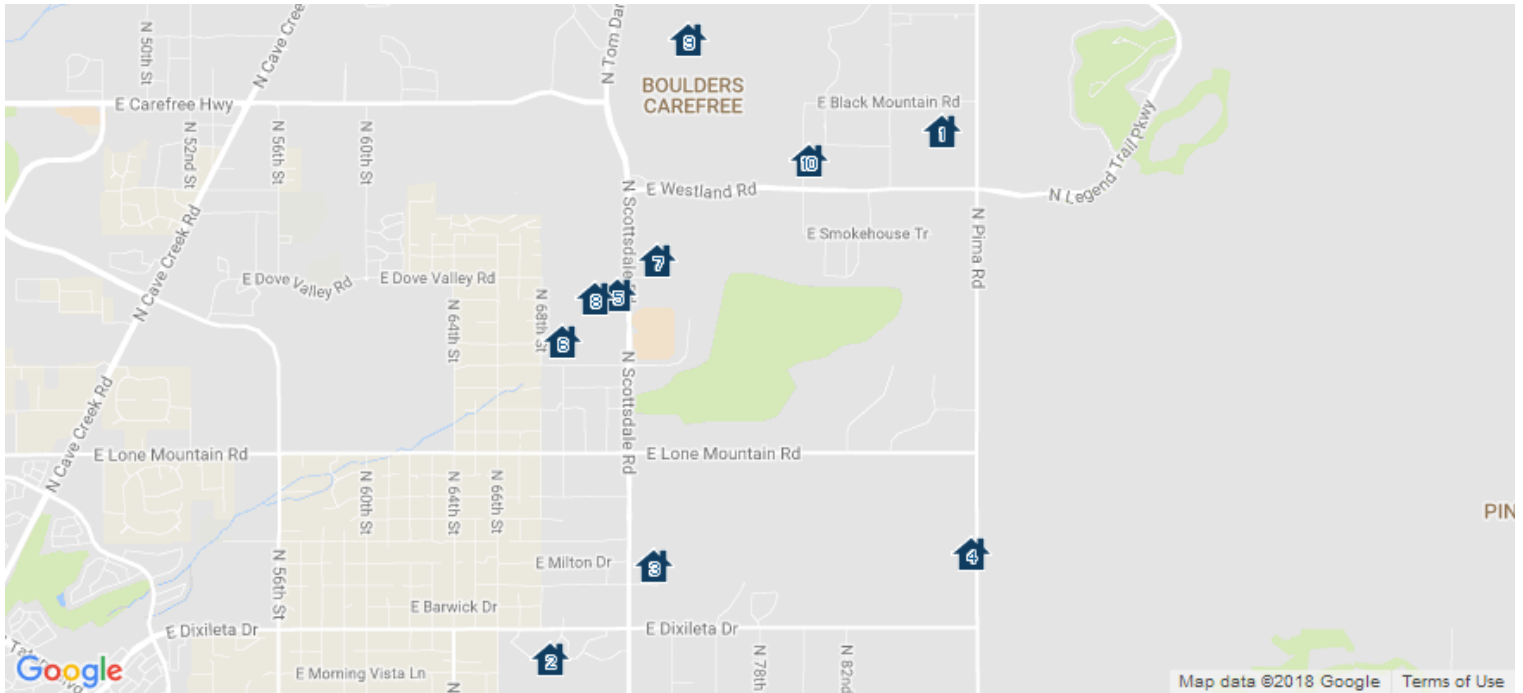
91

Down -2.2%





Sales Volume

31






Down -6.1%









Pending Listings: 10

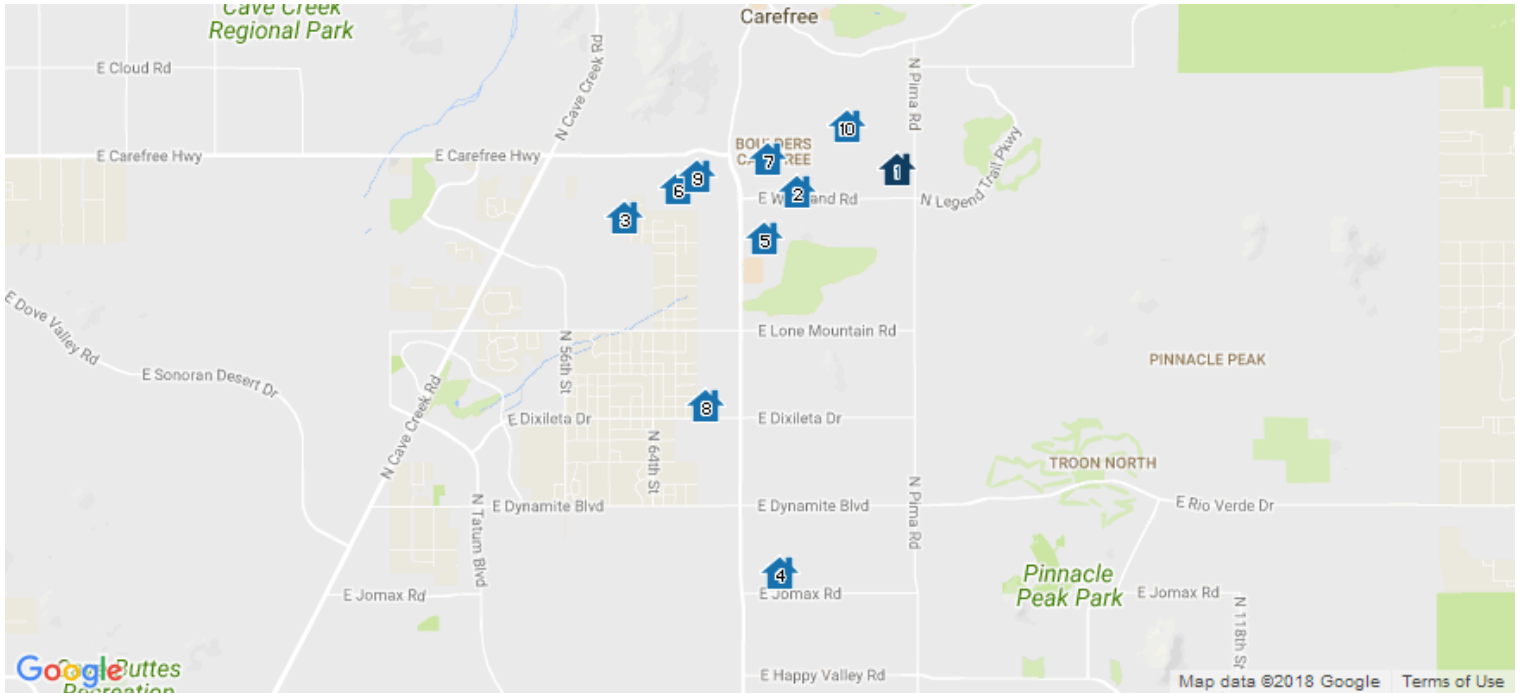
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 UCB (Under Contract-Backups) as of 3/8/2018 MLS ID: 5679458								
 34302 N 86th PI	Single Family Detached	4/5	4,240 sq ft	42,972	10/26/2017	\$875,000	3/8/2018	\$206
Gorgeous home in a serene and picturesque setting in North Scottsdale! The formal living room is the perfect spot to host a party, with access to backyard and pool area! Canterra Style iron doors throughout! Relax in the family room in front of the stacked stone fireplace or whip up a meal in this amazing kitchen. Granite slab counters, sleek stainless appliances including a professional style gas range and pot filler, butler's pantry with warming drawer and microwave. Incredible Master suite with sitting area and 2 way fireplace. Huge spa like master bath with granite vanities, jetted tub and walk in shower. All bedrooms are en suite and have updated baths. Refreshing pool and spa are just beyond the covered patio. Enjoy the mountain and sunset views from the upper deck! <i>Listing Courtesy of Re/Max Fine Properties</i>								
 UCB (Under Contract-Backups) as of 3/7/2018 MLS ID: 5714558								
 6865 E Morning Vista Ln	Single Family Detached	4/3	2,852 sq ft	21,416	1/26/2018	\$517,000	3/7/2018	\$181
Casual Elegance blends with Functionality in this Updated home situated on over a half acre of privacy and surrounded by lush Sonoran desert. Soaring ceilings and dramatic architecture greet you as you step onto gorgeous flagstone floors, with views through to the outdoor entertainment areas. Lightly lived in and pristine throughout, this floor plan offers a separate formal dining room and huge family room with hardwood floors and gas fireplace open to the gourmet kitchen. Rich Cherry finished cabinetry and matching Sub Zero fridge, wine cooler, Island and granite countertops will make family meal time and entertaining friends a delight. The Master enSuite boasts a complete remodel with stone walk in shower surround.... <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>								

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>30399 N Palo Brea Dr</p>	Single Family Detached	4/3	2,809 sq ft	18,654	11/16/2017	\$665,000	3/7/2018	\$237
<p>PENDING Pending as of 3/7/2018 MLS ID: 5688901</p> <p>Driving thru the highly desirable gated community of Village at Iron Mountain, you will stumble upon the largest & most private lot in the neighborhood. The spacious courtyard has a fountain and is beautifully laid out before the actual front entrance of the home. Once inside, you are greeted by the warm glow of Brazilian Cherry Wood floor that flows over into the great room where a classically designed gas fireplace & 12' ceilings await. The gourmet kitchen has an island with granite slab countertops, double wall ovens, ceramic tile throughout, Reverse Osmosis water & raised panel cherry cabinets. Stepping outside on luxurious Travertine stone there's a beyond spacious grass area, in-ground trampoline, children's playground & large pebbletec pool with water features waiting to be included</p> <p><i>Listing Courtesy of Re/Max Fine Properties</i></p>								
 <p>30600 N Pima Rd, Unit 17</p>	Single Family Detached	4/4	3,177 sq ft	58,174	3/2/2018	\$899,000	3/6/2018	\$283
<p>PENDING UCB (Under Contract-Backups) as of 3/6/2018 MLS ID: 5731092</p> <p>Charming southwest sophistication conveniently located in the peaceful Sonoran Desert community of Sincuidados. Perfectly situated on a private, 1.335 acre cul-de-sac lot with natural desert landscape bordering. This "four seasons resort feel" treasure offers exceptional territorial character and refined finishes throughout. Oversized slab flagstone flooring, herringbone tongue & groove slated ceiling with rough-cut beams, double sided fireplace and rich wood/iron double entry doors and classic French doors set the tone for this graceful boutique home. Desirable two master suites and a generous kitchen with granite tops, double ovens and island cooktop, accented with an overhead skylight. Postcard mountain/desert views from master suite and view deck</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>7106 E Sienna Bouquet Pl</p>	Single Family Detached	3/3	1,955 sq ft	8,554	2/25/2018	\$519,000	3/7/2018	\$265
<p>PENDING UCB (Under Contract-Backups) as of 3/7/2018 MLS ID: 5728466</p> <p>Superb Vallis+Casita model on oversized premium lot in Terravita's Guard-Gated community. Large comforting gated courtyard leads to main house and casita. Upon entry you will feel the warmth of a well cared for home. Open great room celebrating high ceilings, gas fireplace and view of an inviting low maintenance desert landscape. Travertine floors throughout main house and casita, newly installed in bedrooms. Kitchen breakfast bar and stainless steel appliances. UPGRADES include: New roof with 20 year warranty on main house and casita, new solar attic fans on main house and casita, fully remodeled casita with new AC and water heater, new ANDERSON double doors. Room for golf garage. Entire exterior newly painted. MOTIVATED SELLER. Corporate Relocation.</p> <p><i>Listing Courtesy of Sonoran Properties Associates</i></p>								
 <p>6888 E Mighty Saguaro Way</p>	Single Family Detached	2/3	2,423 sq ft	8,080	1/19/2018	\$565,000	3/6/2018	\$233
<p>PENDING Pending as of 3/6/2018 MLS ID: 5711363</p> <p>This is an exceptional, beautifully maintained 2BR 2.5BA plus full den stunning Luna model with 3 car garage in the Terravita Community! This home offers a spacious floor plan with an elegant dining room, great room & family room split by a custom fireplace creating a cozy atmosphere with abundant entertaining area. The kitchen features stainless steel appliances, and beautiful tile countertops coupling well with the upgraded tile flooring. The master bedroom has direct patio access and a sitting room area in which you can enjoy the desert views. Beautiful neutral colors throughout to match any decor. The backyard boasts a custom stone fire pit to enjoy with guests on the extended patio. This home is in immaculate condition and move-in ready!</p> <p><i>Listing Courtesy of Sonoran Properties Associates</i></p>								
 <p>7338 E Sunset Sky Cir</p>	-	2/2	1,734 sq ft	3,600	12/20/2017	\$400,000	3/6/2018	\$231
<p>PENDING UCB (Under Contract-Backups) as of 3/6/2018 MLS ID: 5700322</p> <p>Ready to move in! New custom paint! New carpets! New kitchen appliances! New Bar b Que! Private backyard backing to natural desert open space with mature trees and privacy! Great buy and located close to the clubhouse. Winfield offers resort style living with a 13,000+ sf community clubhouse. Fitness, cafe, social programs, heated community pool, therapy spa, sauna rooms, 8 tennis courts (2 day), hiking and biking.</p> <p><i>Listing Courtesy of Re/Max Excalibur</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.
	 PENDING • Pending as of 3/5/2018 MLS ID: 5686104							
32819 N 70th St	Single Family Detached	2/2	1,689 sq ft	5,698	11/10/2017	\$450,000	3/5/2018	\$266
<p>Terravita's most popular floorplan set on GOLF COURSE & furnishings are available! This IMPECCABLE 2 bed + den, 2 bath GREATROOM home is PRIVATE and set on the 14th tee with views of Mountains, Golf Course, and lush desert and even has room in front for a separate guest casita OR courtyard. (Floorplan attached to virtual tour) This immaculately maintained home with a bright Southeast patio has lots of updates and upgrades: a large Closet has been added, the HVAC has been replaced with a Trane XL14i, White Melamine cabinets thruout, plantation shutters, brand new stainless appliances, Gorgeous landscaping with large natural boulders and natural stone raised planter, new irrigation system and water softener, Phantom Screens, extra laundry cabinets, raised hearth Natural Gas fireplace with log kit.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Northeast Realty</i></p>								
	 PENDING • Pending as of 3/5/2018 MLS ID: 5686424							
7469 E Arroyo Hondo Rd	Single Family Detached	3/4	4,613 sq ft	43,294	11/10/2017	\$2,395,000	3/5/2018	\$519
<p>Breathtaking views, spectacular private grounds, and enchanting Sonoran style living are all encapsulated in this stunning masterpiece designed by renowned local architect Terry Kilbane. This captivating custom home is perfectly situated overlooking the 4th fairway of The Boulders South Course offering endless sunset, golf course, city lights, Black Mountain and Boulder Pile views. Overflowing with an abundance of charming outdoor living spaces, including soothing water features, intimate flagstone patios and paths, all leading to the enchanting backyard featuring an inviting heated swimming pool and spa, fire pit, outdoor fireplace, and built in BBQ, all surrounded by lush desert landscaping, which were featured in Phoenix Home & Garden magazine.</p> <p style="text-align: right;"><i>Listing Courtesy of Launch Real Estate</i></p>								
	 PENDING • UCB (Under Contract-Backups) as of 3/5/2018 MLS ID: 5717972							
8044 E High Point Dr	Single Family Detached	3/3	3,349 sq ft	42,478	2/2/2018	\$757,000	3/5/2018	\$226
<p>Beautiful custom home located within very private boutique community of 39 homes surrounded by natural open space and mountain views. Bright expansive split floor plan. Large kitchen, Dacor, double sink granite tops/backplash, walk-in pantry, wet bar with refrigerator. Oversize master with large walk-in closet. Bedrooms 2 & 3 share game/bonus room. Large 3 car garage w/ AC storage room. Nicely lite and landscaped front/rear yards with natural granite boulders, Putting Green, Pebble Tec pool & spa, BBQ, covered patio, automated sun shades. Enjoy North Scottsdale living at its best.</p> <p style="text-align: right;"><i>Listing Courtesy of Homesmart</i></p>								









Price Changes: 10

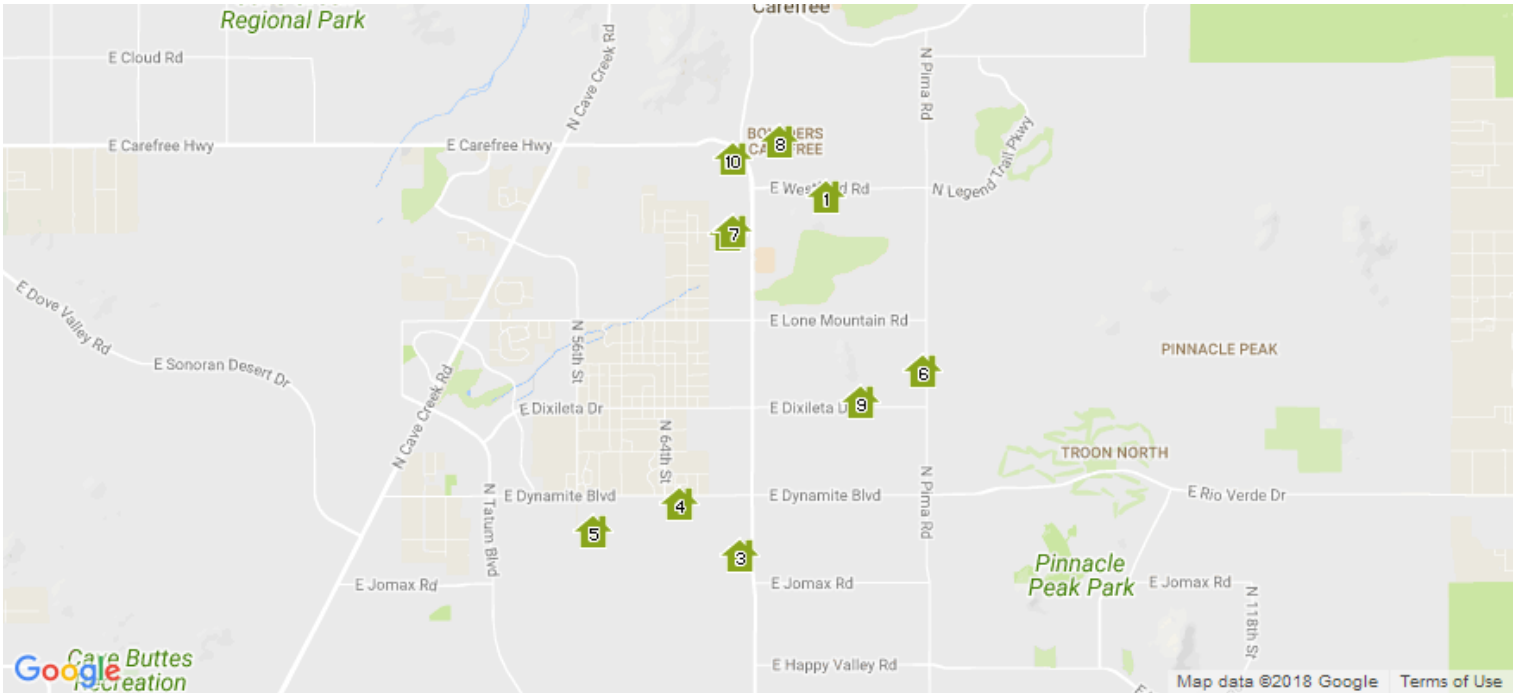
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
  UCB (Under Contract-Backups) as of 3/8/2018 <i>MLS ID: 5679458</i>	Single Family Detached	4/5	4,240 sq ft	10/26/2017	\$900,000	\$875,000	2/21/2018	-2.78%
<p>Gorgeous home in a serene and picturesque setting in North Scottsdale! The formal living room is the perfect spot to host a party, with access to backyard and pool area! Canterra Style iron doors throughout! Relax in the family room in front of the stacked stone fireplace or whip up a meal in this amazing kitchen. Granite slab counters, sleek stainless appliances including a professional style gas range and pot filler, butler's pantry with warming drawer and microwave. Incredible Master suite with sitting area and 2 way fireplace. Huge spa like master bath with granite vanities, jetted tub and walkin shower. All bedrooms are en suite and have updated baths. Refreshing pool and spa are just beyond the covered patio. Enjoy the mountain and sunset views from the upper deck!</p> <p><i>Listing Courtesy of Re/Max Fine Properties</i></p>								
  Active: 1/10/2018 <i>MLS ID: 5707111</i>	Single Family Detached	3/3	2,024 sq ft	1/10/2018	\$725,000	\$675,000	3/8/2018	-6.9%
<p>Enjoy Stunning Sunsets & Spectacular Mountain/Golf Course Views in this prime location within the exclusive guard-gated community of "The Fifth Green" at the Boulders. This immaculately maintained property overlooks the 10th green of the Boulders GC. Home offers 3 bed/3 bath (2 master suites), separate formal dining room & plantation shutters. Great room features gas fireplace, gorgeous tongue & groove wood ceilings, clerestory windows & an abundance of natural light from oversized panoramic windows. This beautifully landscaped resort-style lot features a sparkling pool/spa, built-in BBQ & multiple covered patios, great for entertaining/relaxing. Pool resurfaced 2017 & Roof recoated 2016. Residents can enjoy great amenities at the Boulders Resort & Spa through paid memberships.</p> <p><i>Listing Courtesy of Ventana Fine Properties</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.
	FOR SALE	Active: 9/29/2016	MLS ID: 5504326					
6105 E Long Shadow Trl	Single Family Detached	4/3	3,661 sq ft	9/29/2016	\$599,900	\$496,500	3/8/2018	-17.24%
<p>IGNORE DAYS ON MARKET. New price as of 3/1/18 by far the best deal in north Scottsdale. Gorgeous home in great Scottsdale location! Soaring ceilings and warm color palette throughout. Eat in kitchen is complete with center island, granite countertops, a plethora of custom cabinets, and stainless steel appliances. Bonus room upstairs perfect for man-cave or playroom or big enough for both! Master suite retreat has plush carpet with ceiling fan and picture windows. Full spa bathroom with double sink vanity and separate soaking tub + shower. Extra spacious walk in closet! Beautiful backyard features a covered patio with sparkling pool and lush green grass extremely private backyard. This is a home you don't want to miss out on, so come see it today!</p> <p><i>Listing Courtesy of Homesmart</i></p>								
	FOR SALE	Active: 2/1/2018	MLS ID: 5717081					
7574 E Monterra Way	Single Family Detached	4/4	3,053 sq ft	2/1/2018	\$679,900	\$669,000	3/8/2018	-1.6%
<p>Your dream home has arrived! Fantastic cul-de-sac lot surrounded by gorgeous desert landscaping. Soaring coffered ceilings and panoramic windows. Eat in kitchen is complete with a plethora of custom cabinets, center island with breakfast bar, granite counters, and stainless steel appliances. Cozy fireplace and built in media niche in great room. Master suite has sitting room with private exit to backyard, ceiling fan, and plush carpet. Spa bathroom with dual sink vanity and separate roman soaking tub + walk in shower. Spacious walk in closet with built in shelving. Laundry room has plenty of storage and utility sink. Awesome opportunity to own a meticulously cared for home in north Scottsdale home with unlimited potential minutes away from great dining, golf and shopping.</p> <p><i>Listing Courtesy of Homesmart</i></p>								
	FOR SALE	Active: 9/21/2017	MLS ID: 5664613					
7418 E Quien Sabe Way	-	3/2	2,158 sq ft	9/21/2017	\$489,990	\$449,990	3/8/2018	-8.16%
<p>IMMACULATE, PEACEFUL & PRIVATE END UNIT adjacent to desert wash. NO STREET NOISE w/ boulders views! 3 bedroom/ 2 bath end unit, townhome near Winfield Resort's community rec center amenities, tennis courts, & heated community pool & spa. Walk on over to the clubhouse and enjoy all it has to offer. This home features an open floorplan with a split master bedroom, and two additional large bedrooms. You'll enjoy the convenience and comfort of this rare three bedroom unit. Spacious kitchen with ample counter space while cooking your favorite meal. This home shows pride of ownership and has been well-maintained inside and out. The AC unit has been recently replaced for maximum efficiency and cooling during the hot months. Enjoy your gas fireplace on chilly Sonoran nights in the win</p> <p><i>Listing Courtesy of Carvalho Real Estate</i></p>								
	FOR SALE	Active: 11/9/2017	MLS ID: 5685923					
6632 E Sleepy Owl Way	Single Family Detached	3/3	2,626 sq ft	11/9/2017	\$625,000	\$574,900	2/14/2018	-8.02%
<p>Entertainer's Dream! Open floor plan with extended living space features updated Chef's kitchen with Gas Cook-Top, Wall oven, Stainless Steel Appliances & Granite counters. Kitchen opens to a large Great Room with a cozy fireplace. Popular floor plan with 3 bedrooms Plus a large office. Master suite offers 2 oversized closets! Enjoy the beautiful AZ weather in the private backyard retreat with heated Pool & Spa and gorgeous Views! This home won't last long!!</p> <p><i>Listing Courtesy of Realty Executives</i></p>								
	FOR SALE	Active: 10/6/2017	MLS ID: 5670257					
9157 E Sunflower Ct	Single Family Detached	3/3	2,411 sq ft	10/6/2017	\$765,000	\$685,000	2/28/2018	-10.46%
<p>This exceptional, detached villa has been fully updated & has elegant furnishings, which are included in purchase price. From the beamed ceiling to the custom cabinets, lighting & natural gas, this home exudes warmth and sophistication. The kitchen, open to the bright great room, is a chef's dream with top of the line stainless appliances, granite counters, gas cooktop, warming drawer & wet bar with beverage cooler. This villa includes an additional room with walk-in closet and surround sound that can be used as a 4th bedroom, den/office or media room. Enjoy outdoor living w/gorgeous views of sunsets & the boulder pile from an expansive latilla covered patio. This unit is currently in The Boulders Management Program. Boulders Club Membership required for use of some community featu</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</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.	
	 Active: 9/13/2017 MLS ID: 5662158								
30084 N 69th St	Single Family Detached	4/3	3,176 sq ft	9/13/2017	\$725,000	\$699,000	1/22/2018	-3.59%	
<p>**Brand NEW BUILD** 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 style="text-align: right;"><i>Listing Courtesy of Morgan Taylor Realty</i></p>									
	 Active: 2/9/2018 MLS ID: 5721396								
6807 E Amber Sun Dr	Single Family Detached	3/2	2,303 sq ft	2/9/2018	\$620,000	\$599,000	2/28/2018	-3.39%	
<p>NEW PRICE SAME TERRAVITA LIFESTYLE! You will love this exclusive and private community, guard gated for security, with a member owned private golf club; close and convenient to Cave Creek, Carefree and North Scottsdale amenities. Located on the GOLF COURSE, this is one of the most popular floorplans built by Del Webb, designed for an active life with an open concept greatroom with a spacious island kitchen ready for entertaining. Three bedrooms with ample storage include a lovely Master Suite with patio access and mountain views. Easy to maintain inside and out, this home is perfect to lock & leave or live in year-round - RESORT LIVING at it's finest w/ a Clubhouse, Tennis, Heated Pool & Spa, Library, Community Activities and Miles of Hiking / Biking Trails.</p> <p style="text-align: right;"><i>Listing Courtesy of North & Co</i></p>									
	 Active: 2/16/2018 MLS ID: 5724473								
8143 E Arroyo Seco Rd	Single Family Detached	4/5	4,221 sq ft	2/16/2018	\$1,075,000	\$1,074,000	2/23/2018	-0.09%	
<p>Flawlessly updated and remodeled with an unparalleled commitment to detail, quality, and design. Absolutely no shortcuts taken on the 4/4.5 home set on 1 acre home cul du sac lot and the floorplan is perfection. The dream commercial grade chef's kitchen is wide open to the family room with wet bar. Every bedroom is large, has a private bath, and is split from the master. The master has 2 HUGE CLOSETS! The rear wall of glass brings the amazing outdoor living in. The private backyard has an ENORMOUS COVERED PATIO. Large sparkling blue remote controlled pool has soothing water feature and is surrounded by vast Kool-dec patios area including a raised view deck and spaces around the built in BBQ and cozy Fire feature. Every finish is stunning and must be seen in person to appreciate.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Northeast Realty</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.
--	-----------	---------	---------------------	------------------	------------	-----------	------------	-------------------



1 **RECENTLY SOLD** • Sold Date: 1/17/2018, MLS Listing 5654140: 8/31/2017 MLS ID: 5654140

33655 N 78th PI Single Family Detached 3/4 2,810 sq ft 13,755 2000 1/17/2018 \$715,000 \$254

Home was off market for the Summer. Back on market, reduced \$20,000 and ready to sell. Stunning home on large, culdesac lot in prestigious guard gated Winfield community. Resort style backyard w/putting green, commercial misters, BBQ& gorgeous 2 year old heated pool & spa w/built-in bar, waterfall, custom lighting system & commercial grade sprayers. Cozy 3rd bedroom in guest casita w/wide courtyard. Large kitchen w/6-burner Viking range, built-in fridge & dual ovens. Large kitchen island w/granite tops. Spacious master suite. LED lighting throughout. 2,000 bottle temperature controlled wine cellar. Enjoy the 13,000+sf community clubhouse with fitness center, cafe, billiards, social and community activities, heated pool, therapy spa, steam rooms and 8 tennis courts. This is a must see.

Courtesy of Homesmart








2 **RECENTLY SOLD** • Sold Date: 1/16/2018, MLS Listing 5686107: 11/9/2017 MLS ID: 5686107

32900 N 69th St Single Family Detached 3/3 1,670 sq ft 5,506 1994 1/16/2018 \$545,000 \$326







IMPECCABLE REMODEL ON PRIVATE INTERIOR GOLF COURSE LOT OVERLOOKING THE 15TH FAIRWAY W/LUSH DESERT AND SUNSET AND MOUNTAIN VIEWS FROM TERRAVITA'S MOST POPULAR GREATROOM FLOORPLAN W/ GUEST HOUSE & EACH BEDROOM HAVING ITS OWN BATH AND WIN CLOSET. FANTASTIC PRIVACY IN THE RESORT-LIKE BACKYARD INCL HEATED PEBBLE TEC POOL/SPA!HOME IS UPDATED WITH TONS OF STONE ACCENTS, GORGEOUS HARDWOOD FLOORS, GRANITE TOPS THRUOUT, PLANTATION SHUTTERS, FRAMELESS SHOWER ENCL, STAINLESS APPLIANCES, CROWN MOLDING, PAVERS, LOTS OF CUSTOM LIGHTING IN & OUT, SURROUND SOUND, WINE COOLER, DOUBLE DRAWER DISHWASHER, EPOXIED GARAGE FLOOR, MUCH MORE! PERFECT PRIVACY NOWHERE NEAR NOISY ROADS AND NO CART PATHS BEHIND. VIRTUAL TOUR HAS LOTS MORE PHOTOS FEATURE SHEET & FLOORPLAN ATTACHED

Courtesy of Keller Williams Northeast Realty

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>3 RECENTLY SOLD • Sold Date: 1/17/2018, MLS Listing 5653736: 8/30/2017 MLS ID: 5653736</p>								
27027 N 70th PI	Single Family Detached	4/4	3,329 sq ft	43,866	1998	1/17/2018	\$725,000	\$218	
<p>You'll see why this community is "Monte de Paz" - peaceful mountain - when you step inside this serene, private, beautifully appointed custom home. Exquisite curves, arches, and viga pillars and beams offer a resort-like feel, ideal for family and entertainment. Thoughtful details evident throughout. Airy, open layout with 12' ceilings in shared space, split floor plan. Granite, alder, and oil-rubbed bronze throughout, spacious kitchen with moveable island and walk-in pantry. Travertine and flagstone add appealing texture. Expanded master offers space for gym or solarium. Great room opens to well appointed outdoor entertainment area with multi-level paver patio, solar-heated pool, kiva fireplace, built-in BBQ. Five-car garage defies description: 1500+ sf., 10.5' ceilings, 220v, plumbed for</p> <p><i>Courtesy of West Usa Realty</i></p>									
	<p>4 RECENTLY SOLD • Sold Date: 12/15/2017, MLS Listing 5558017: 2/7/2017 MLS ID: 5558017</p>								
6513 E Running Deer Trl	Single Family Detached	4/5	4,599 sq ft	53,976	2002	12/15/2017	\$1,005,000	\$219	
<p>Gated community in North Scottsdale is the setting for wonderful single level property with guest casita, set on one of the largest lots in Saguaro Highlands. Courtyard entry with a picturesque fountain sets the stage for this spacious home. Floor to ceiling windows in living & dining areas provide luxurious back yard views. Separate office/den offers private home work space. Gourmet kitchen includes granite, furniture grade cabinets and stainless steel appliances. Family room with fireplace opens to back patio, and flows into guest wing featuring two guest bedrooms with private baths and bonus room opening to courtyard. Master suite is in its own wing, providing a wonderful retreat for owners with spa bath and two spacious walk-in closets. The guest casita is accessed from the front</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	<p>5 RECENTLY SOLD • Sold Date: 12/28/2017, MLS Listing 5691946: 11/27/2017 MLS ID: 5691946</p>								
5712 E Bent Tree Dr	Single Family Detached	4/4	3,622 sq ft	36,640	2000	12/28/2017	\$714,000	\$197	
<p>Luxurious home in a private gated community! This 4 bed, PLUS office/den, 3.5 bath property located in Scottsdale is a beauty! Featuring 4 car garage, low maintenance desert front landscaping, designer paint throughout the house, cozy fireplace, plantation shutters, and living/dining area. Gorgeous open kitchen is complete with everything you need, ample cabinetry, matching appliances, a pantry, granite countertops, recessed lighting, and a lovely island with breakfast bar. Inside the master suite you will find a lavish full bath, his and her sinks, separate tub, shower and walk-in closet. The backyard is a dream with beautiful desert landscaping, covered patio, paved sitting area, built-in BBQ, and blue pool perfect for summer! HUNTER DOUGLAS window treatments throughout the residence</p> <p><i>Courtesy of Phoenix View Realty</i></p>									
	<p>6 RECENTLY SOLD • Sold Date: 1/11/2018, MLS Listing 5557890: 2/7/2017 MLS ID: 5557890</p>								
30600 N Pima Rd, Unit 108	Single Family Detached	3/4	3,724 sq ft	56,753	2017	1/11/2018	\$1,483,500	\$398	
<p>NEW CONSTRUCTION! Rear yard landscape pool and spa construction has begun and is really starting to take shape nicely! Located in the high Sonoran Desert of North Scottsdale in the prestigious guard gated community of Sincuidados. This Acre + lot with beautiful mountain views and expansive Verandas will be sure to impress you. This floorplan designed by The Scrivner Design Group offers an open great room, formal dining, split floorplan with ensuites, professionally colorized, gourmet kitchen with top of the line stainless steel appliances such as Sub Zero, Wolf, and Asko, Euro construction full overlay cabinets with soft close doors and drawers, quartz countertops, and double island. Just Beautiful!</p> <p><i>Courtesy of Cachet Development, Inc.</i></p>									
	<p>7 RECENTLY SOLD • Sold Date: 1/9/2018, MLS Listing 5689117: 11/15/2017 MLS ID: 5689117</p>								
32968 N 70th St	Single Family Detached	2/2	1,543 sq ft	5,500	1994	1/9/2018	\$464,000	\$301	
<p>Updated One of a Kind GREAT ROOM plan WITH 2 CAR + GOLF CART GARAGE, tons of storage, amazing charm & no wasted space. This impeccable home is peacefully quiet backing to a natural area, and lives like twice the space due to a wall of glass that opens to the outdoor living that includes 5 different seating areas. Inside is gorgeous cabinets with level 6 slab granite tops, stainless appliances, Plantation shutters, beautiful built ins, nickel hardware, 20" Neutral tile, pull out drawers throughout, wine cooler, sound system & a huge 2nd bedroom. Outdoors is lush landscaping with distinct entertainment areas in front and backyard, built around the fire feature, Built-in BBQ & Therapy Spa sheltered by a solid wood lattice to enjoy Sunsets and stary nights. Awesome garage with tons storage.</p> <p><i>Courtesy of Keller Williams Northeast 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.	
	 RECENTLY SOLD • Sold Date: 1/9/2018, MLS Listing 5690598: 11/21/2017 <i>MLS ID: 5690598</i>								
7373 E Clubhouse Dr, #1	Single Family Detached	4/4	3,200 sq ft	7,446	2006	1/9/2018	\$1,200,000	\$375	
<p>Incredible views of Black Mountain, sunsets and the beautiful Arizona desert! Nestled on the 5th fairway of The Boulders south course, and a short walk to the resort and clubhouse, this spacious, split floorplan, offers 4 bedrooms and 3.5 bathrooms as well as a dramatic great room, formal dining room, breakfast nook, and a gourmet kitchen with granite countertops, 36" Wolf gas range, 42" Sub-Zero refrigerator and Asko dishwasher. Other features include wood beamed ceiling and alder cabinetry throughout. Relax on the covered patio with exposed wood ceiling, gas fireplace, and built-in BBQ. This casa is currently in the Boulders Resort Management Program and produces a significant income. Some community features require a club membership.</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	 RECENTLY SOLD • Sold Date: 1/9/2018, MLS Listing 5632137: 7/12/2017 <i>MLS ID: 5632137</i>								
8300 E Dixileta Dr, Unit 285	Single Family Detached	3/4	3,643 sq ft	44,756	1998	1/9/2018	\$862,000	\$237	
<p>Artfully designed southwestern pueblo adobe style home situated on over 1+ acre lot in the award-winning guard gated community of Sincuidados with exquisite mountain views and stunning sunsets. Hand carved water feature and desert courtyard lead to front door. Enter into huge, bright great room with raised fireplace and soaring 12' ceiling with wall of glass showcasing a resort backyard. The home offers 3 bedrooms plus den, 3.5 baths, beautiful flagstone flooring, custom doors, 2 fireplaces, inviting master bedroom is split from two additional bedrooms. All bedrooms are oversized with private baths. Chefs kitchen with Dacor 48" gas cooktop, Dacor built in double convection ovens, built in refrigerator, granite countertops, custom salt cedar stick panels from Santa Fe in cabinet doors,</p> <p><i>Courtesy of Realty Capital Advisors</i></p>									
	 RECENTLY SOLD • Sold Date: 1/7/2018, MLS Listing 5676940: 10/20/2017 <i>MLS ID: 5676940</i>								
7032 E Whispering Mesquite Trl	Single Family Detached	2/2	1,385 sq ft	5,551	1997	1/7/2018	\$367,250	\$265	
<p>GREAT OPPORTUNITY!! LOWEST PRICED HOME IN TERRAVITA!! POPULAR NOVUS MODEL. PLENTY OF ROOM FOR CASITA. PERFECT LOCK N LEAVE. HOME HAS N/S EXPOSURE. WONDERFUL HEATED SPA WITH BUILT IN BBQ OUT BACK. KITCHEN OPENS INTO GREAT ROOM & GREAT FOR ENTERTAINING. 2 SPLIT BEDROOMS, MASTER HAS 2 CLOSETS, GAS FIREPLACE IN COZY GREAT ROOM. PLENTY OF STORAGE INSIDE GENTLY USED AS 2ND HOME. WASHER, DRYER & REFRIGERATOR INCL. NEW FLOORING, LUSH LANDSCAPED. ALL NEW DRIP SYSTEM. THIS HOME COULD BE TURN KEY!! QUIET NEIGHBORHOOD. COME & SEE!! WON'T LAST LONG! ALL FURNITURE AND ACCESSORIES ARE AVAILABLE OUTSIDE OF CONTRACT. CLOSE TO CLUBHOUSE & SHOPPING. ALL INSIDE AMENITY FILLED TERRAVITA. GOLF, TENNIS POOL/SPA, CLUBHOUSE, WORKOUT FACILITY, WALKING TRAILS & GUARD GATED.</p> <p><i>Courtesy of Sgt Fine Properties</i></p>									