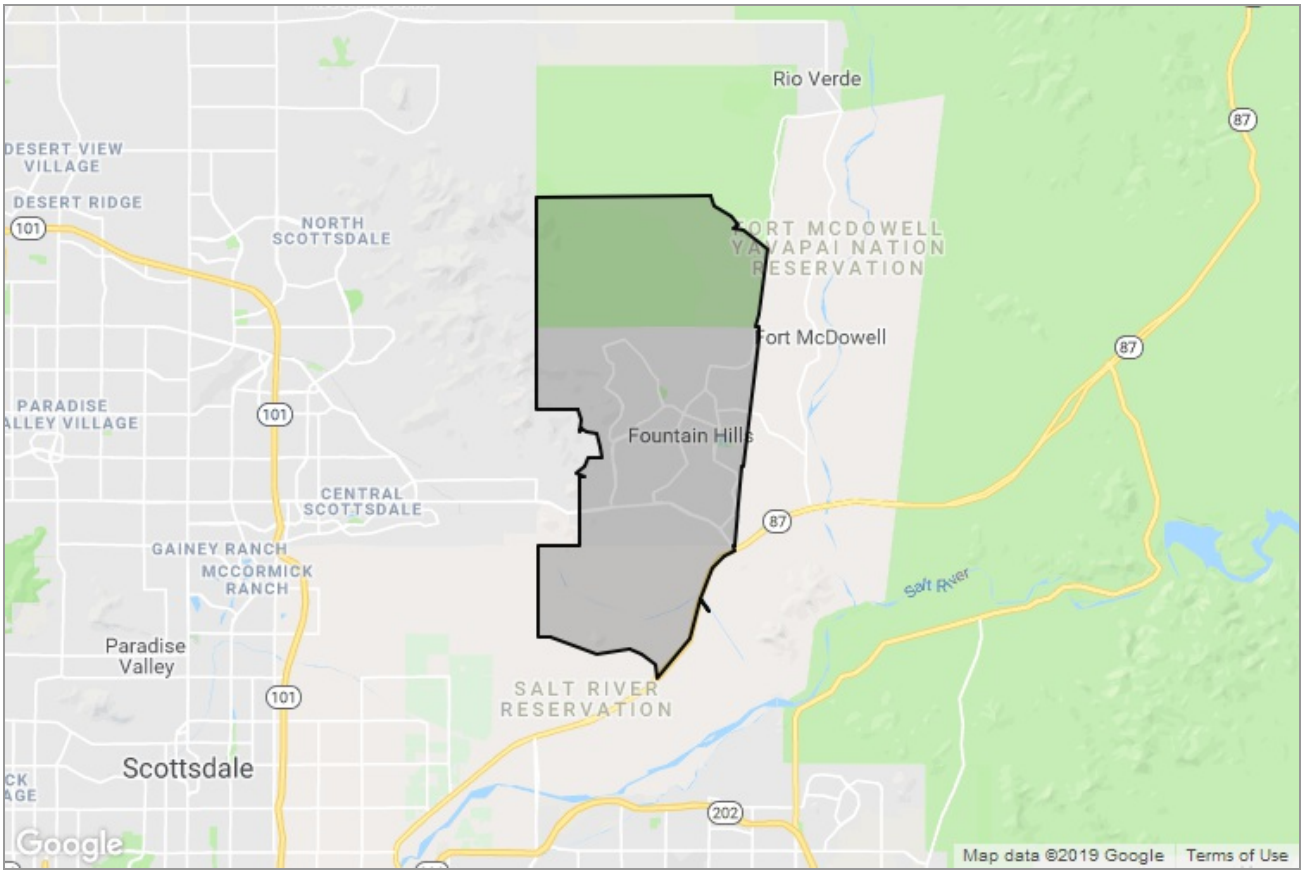
MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268

Exclusive Market Activity Report for Neighbors



Here is a generic report for the entire zip code. Let me know if you need a specific neighborhood report. Thanks Kalim

Presented by

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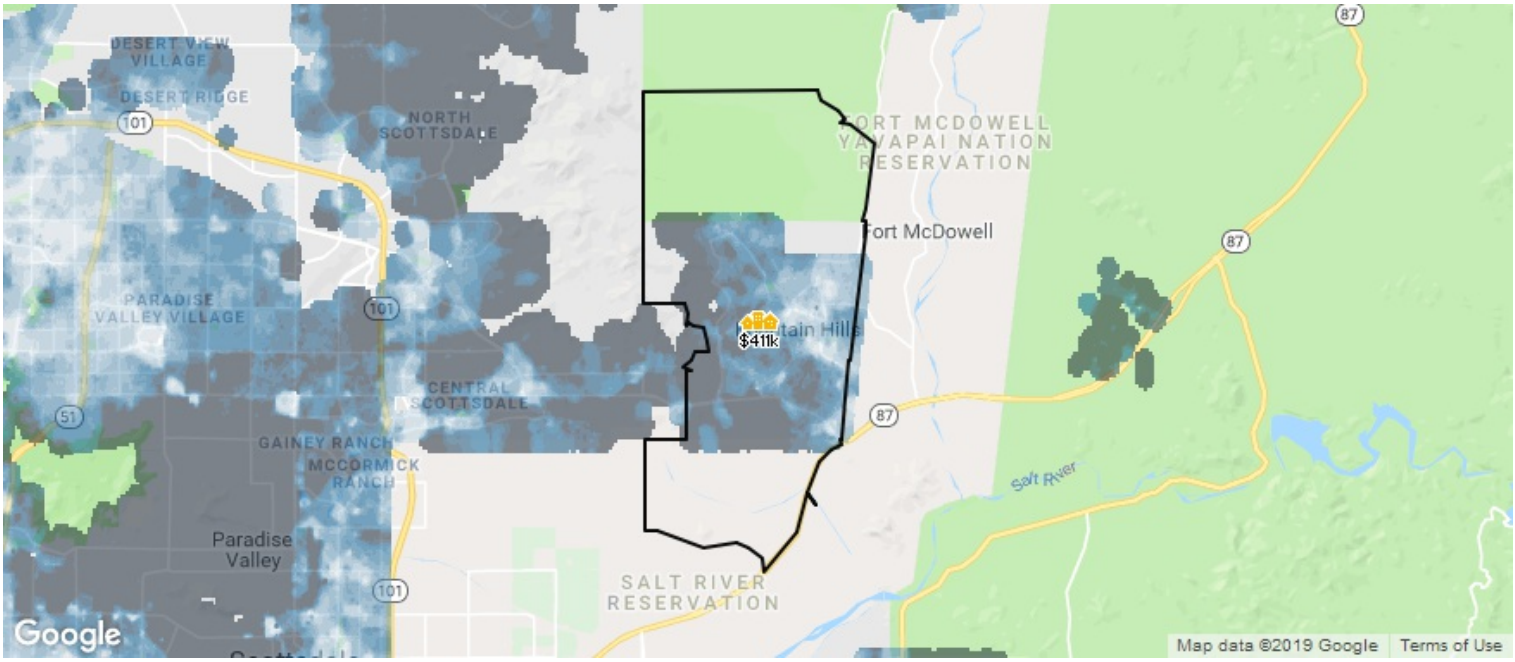
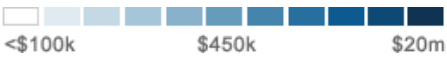
Market Snapshot: Estimated Home Values





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.

Median Est. Home Value	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$411K	↓ **0.74%**	↑ **1.19%**	↑ **6.35%**	↑ **12.6%**
Updated: 3/31/2019				

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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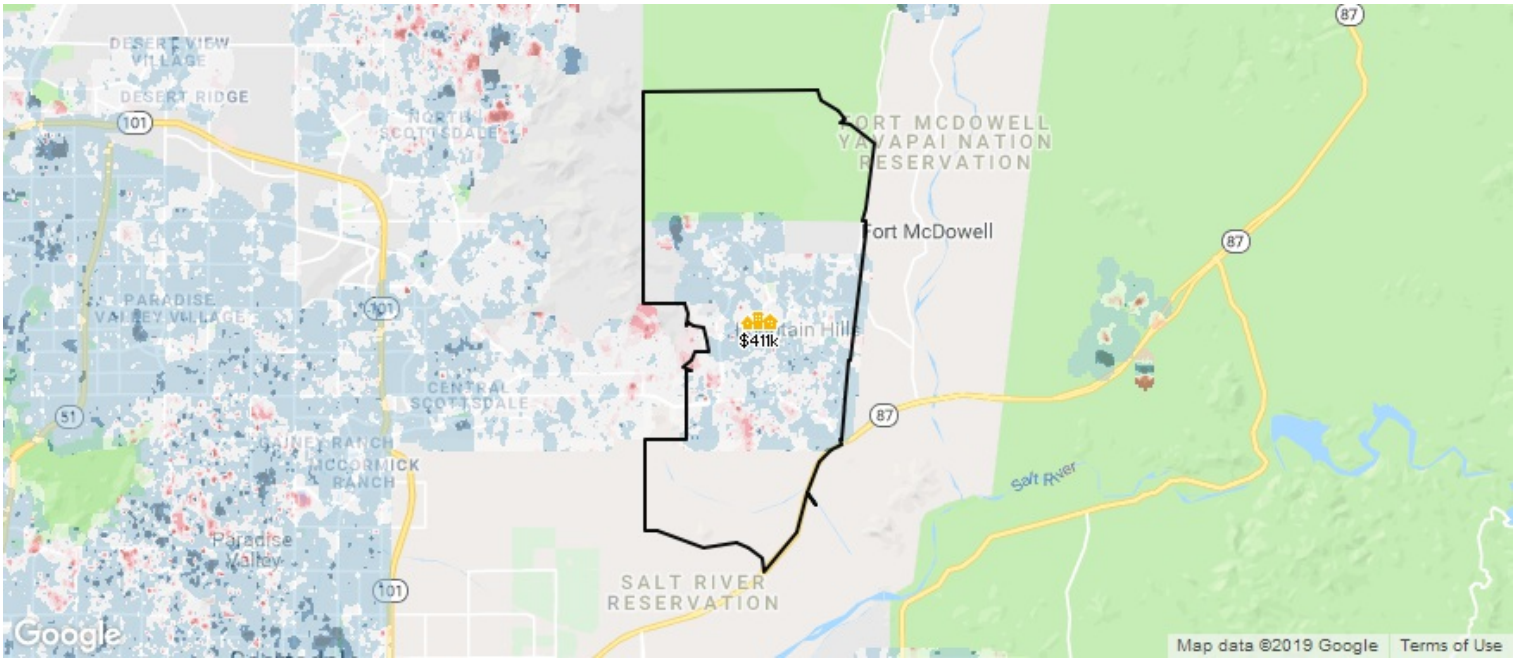
Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$411K	**6.35%**	**12.6%**	**12.38%**
Updated: 3/31/2019			

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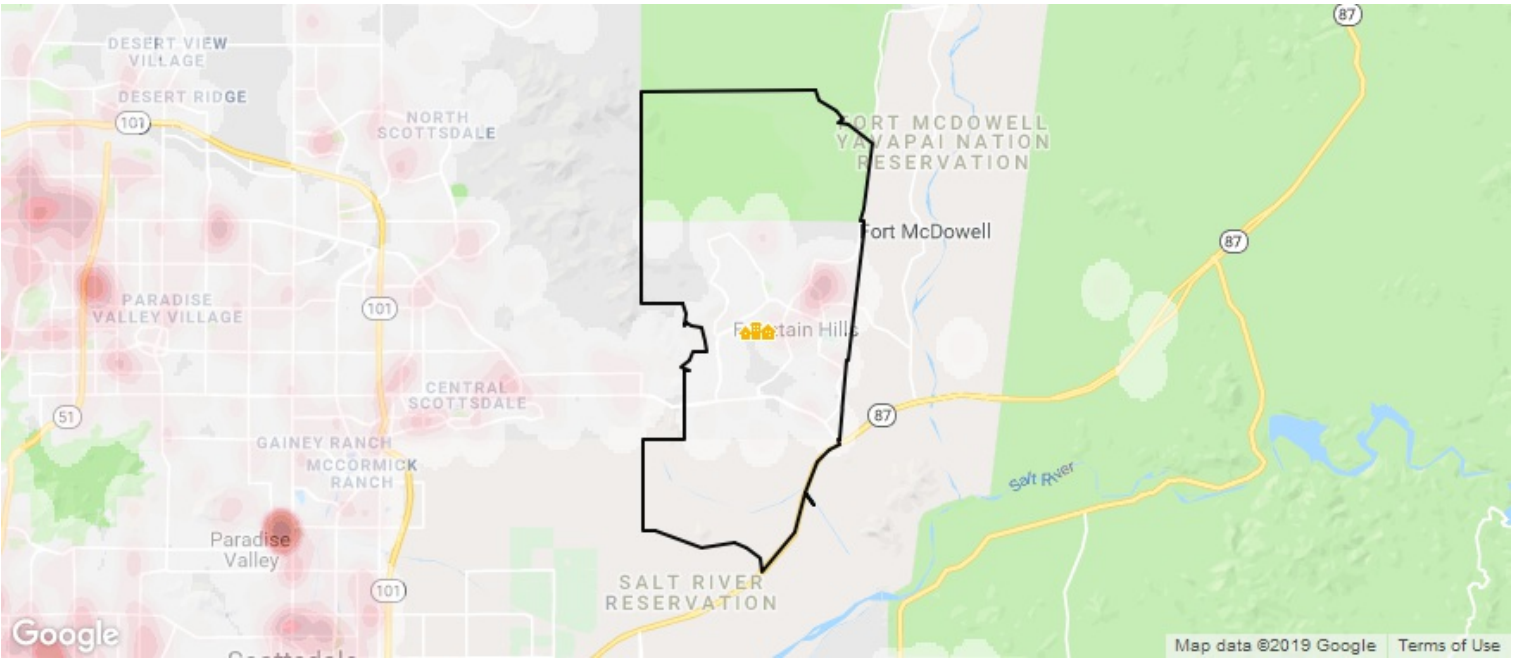
Fountain Hills, AZ 85268

Market Snapshot: Concentration of Distressed Properties



Low — High

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Short Sales
35	**22**	**13**	**0**
Updated: 4/30/2019			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/30/2019.*

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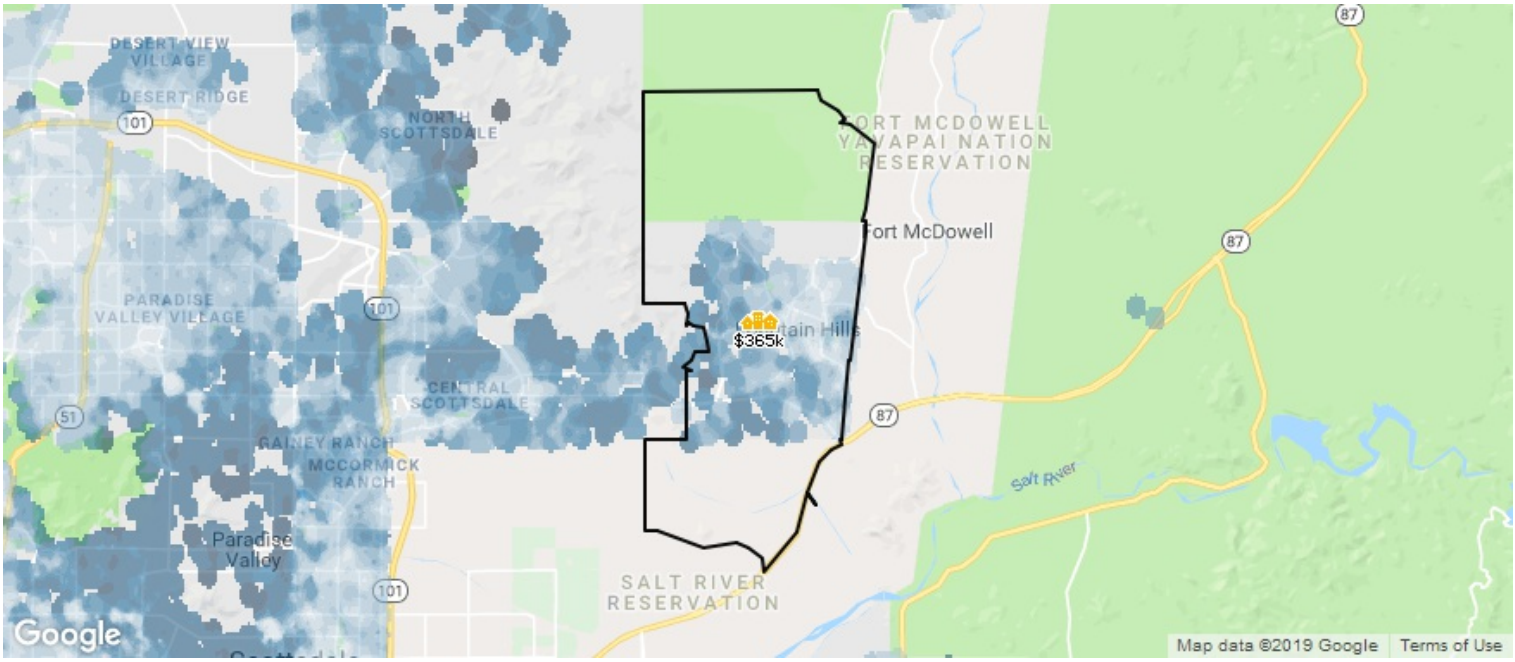
Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$365K	↑ **0.97%**	↓ **9.88%**	↑ **3.11%**	↑ **15.87%**
Updated: 3/31/2019				

*About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.*

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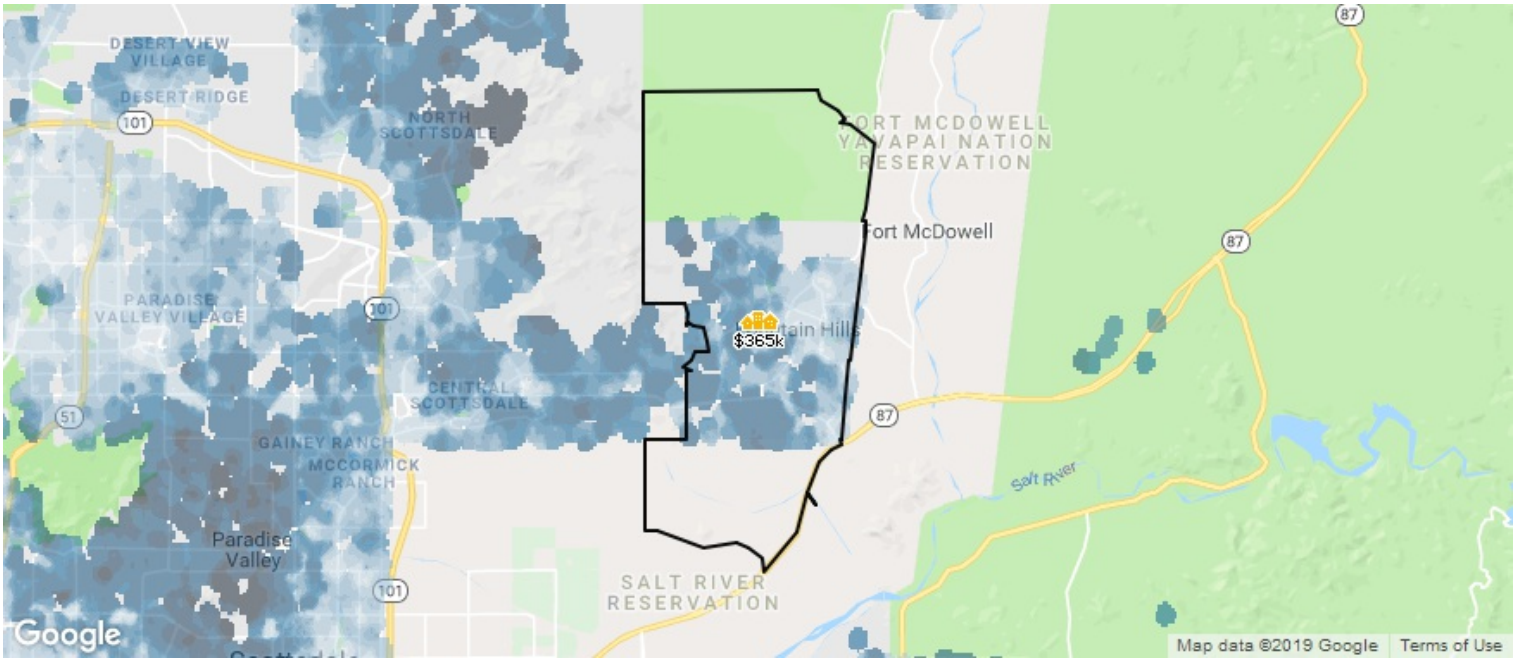
Fountain Hills, AZ 85268

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price	Change Over Last Month	Change Over Last 12 Months	Change Over Last 24 Months
$365K	**0.22%**	**0.3%**	**4.32%**
Updated: 3/31/2019			

*About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.*

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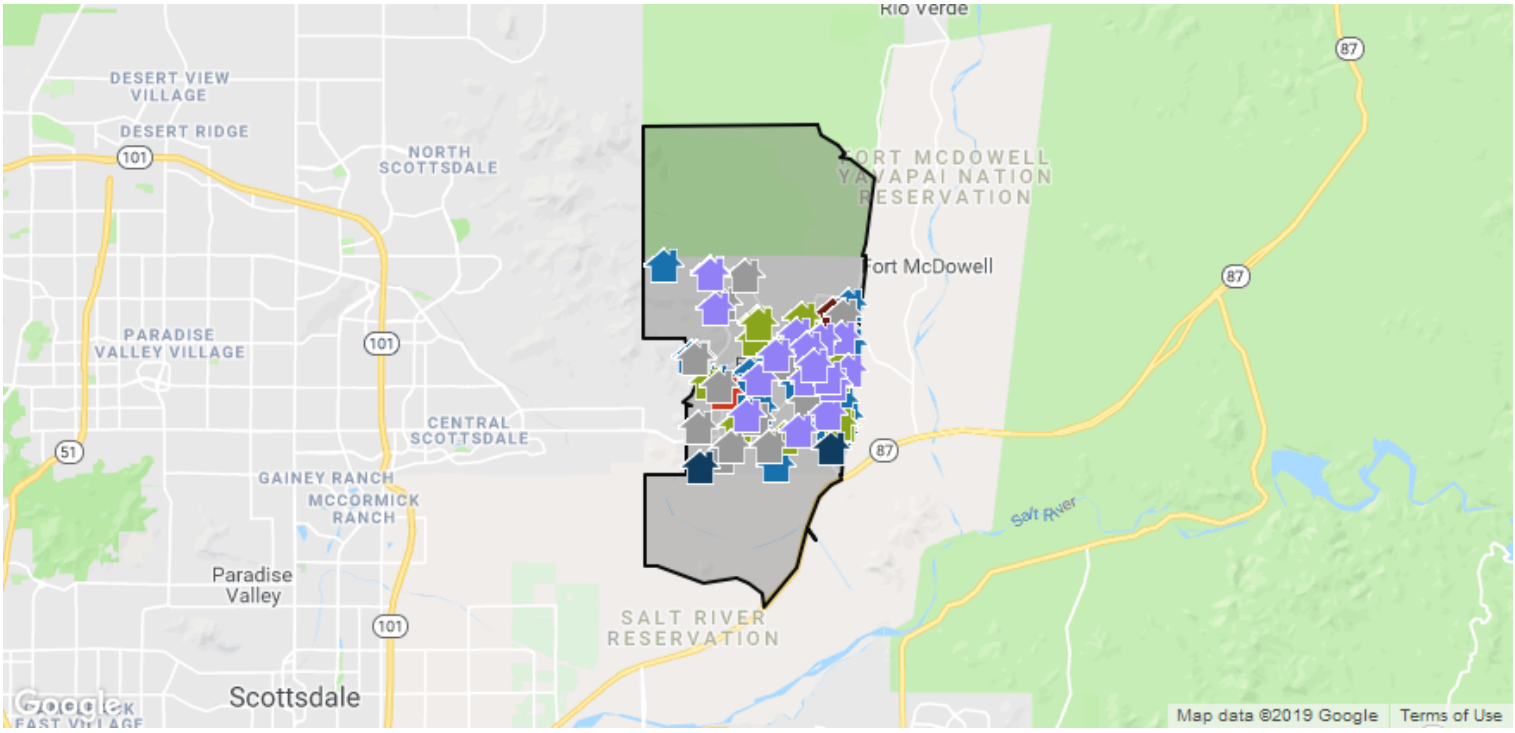
Market Activity Summary Stats



Search Criteria

Location: Fountain Hills, AZ 85268; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold, Expired, New For Lease; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop; **Beds:** 2 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 20; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold	Expired Listings	New For Lease
Number of Properties	20	2	20	13	20
Low Price / Value	$149,000	$363,500	$185,000	$418,200	$1,095
Median Price / Value	$444,950	$389,200	$397,500	$721,145	$1,799
High Price / Value	$9,000,000	$414,900	$1,400,000	$2,081,670	$3,600
Average Price / Sq. Ft.	$256	$195	$217	$255	$1
Median Price / Sq. Ft.	$211	$195	$212	$234	$1
Average Days in RPR	40	55	132	204	34
Median Days in RPR	39	55	93	152	28
Total Volume	$19,436,198	$778,400	$9,163,900	$10,018,940	$27,113

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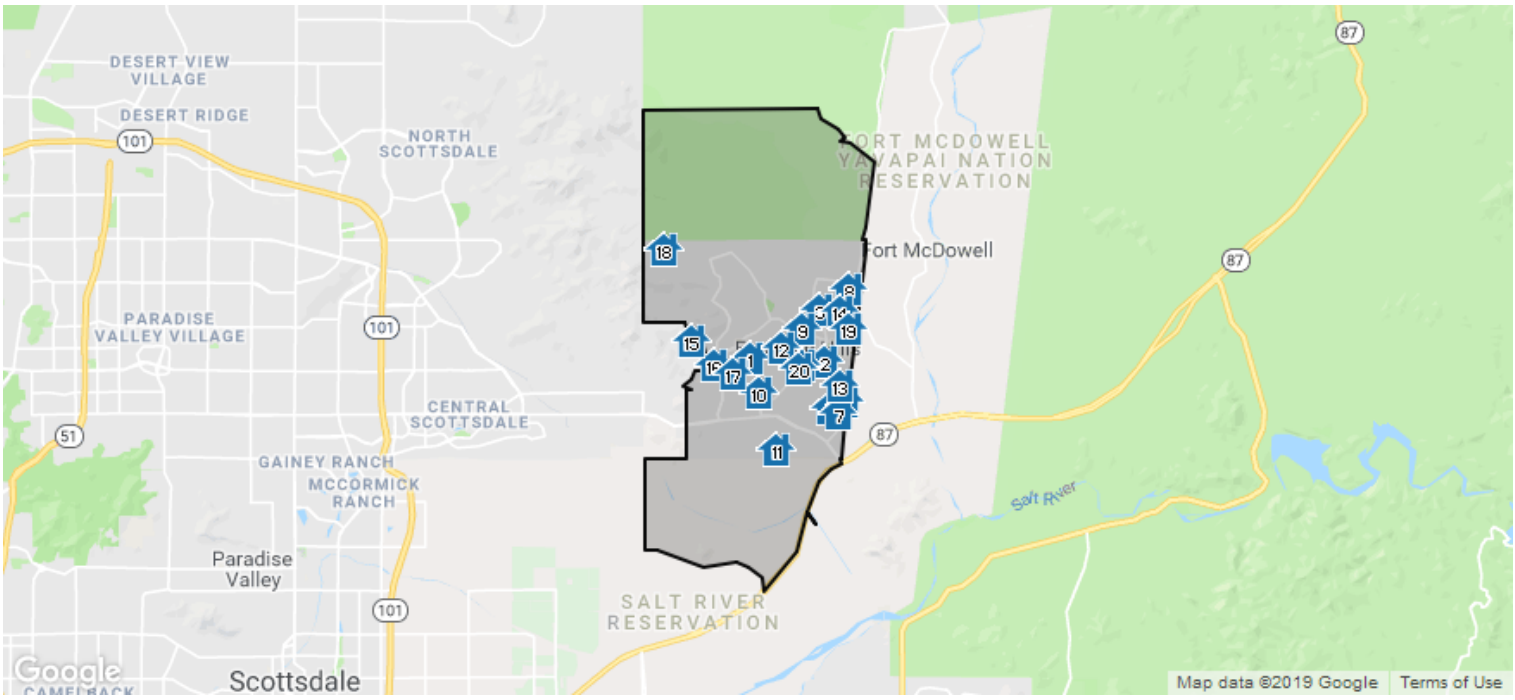
Fountain Hills, AZ 85268



New Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

1 FOR SALE · *New, Active: 4/27/2019* *MLS ID: 5917978*

15549 E Cholla Dr	Single Family Detached	3/2	2,151 sq ft	9,997	1979	4/27/2019	$434,000	$202

REDONE AND READY FOR MOVE-IN! NEW A/C, NEW ROOF (WITH WARRANTIES), NEW APPLIANCES, NEW LIGHTING, BATHROOM RENO, NEW GARAGE DOOR & OPENER, TERMITE TREATMENT WITH 1 YEAR WARRANTY! TAKE A LOOK!

Listing Courtesy of Gentry Real Estate

2 FOR SALE · *Active: 2/27/2019* *MLS ID: 5888831*

16945 E El Lago Blvd, Unit 105	–	3/3	1,829 sq ft	1,646	2006	2/27/2019	$399,900	$219

Location! Location! Location! Luxury, gated townhouse just steps from World Famous Fountain, park, shopping, dining and all that the Town Center has to offer! Updated unit offers a spacious open floor plan with two master suites plus additional bedroom and loft area! Each master suite offers a HUGE walk-in closet, walk-in shower with separate jetted tub, double sinks and separate exit to covered patio/balcony! Gorgeous chef's Kitchen showcases beautiful cabinetry with tons of storage and useable breakfast bar! The covered patio and balcony overlook the sparkling heated community pool & with spectacular MOUNTAIN VIEWS! Most furnishings available via a separate Bill of Sale. Seller is offering a 1 year home warranty! Act quick on this amazing home!

Listing Courtesy of Realty One Group

3 FOR SALE · *Active: 2/21/2019* *MLS ID: 5886037*

14405 N Ibsen Dr, Apt A	Twin Home	3/2	1,590 sq ft	216	1994	2/21/2019	$320,000	$201

Open Floor Plan! Ceiling fans throughout, Breakfast & Dining room. Good sized kitchen w/ pantry. Enclosed block fence backyard. Sliding doors off Breakfast room, Living Room & Master Bedroom to back yard. Lemon & Grapefruit Trees. Security Entry Door. Updated cabinets, tile floor & beautiful granite throughout. This Gemini Home only shares one common wall connected at the garage. You have your own private back yard space.

Listing Courtesy of Homesmart Lifestyles

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New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

4 FOR SALE · *Active: 3/30/2019* *MLS ID: 5903936*

11011 N Indian Wells Dr	Single Family Detached	4/3	2,423 sq ft	19,824	1974	3/30/2019	$444,999	$184

Beautiful Mediterranean 4 bedroom 3 bath home with 2 car garage, Homesite backs up to the Reservation to the east and the front views of the golf course to the west. Fourth bedroom is split and tiled with a private exit to the back yard. Workshop at the garage has heating and cooling. Seller has contracted with a licensed pool builder to upgrade the pool from fiberglass to mini pebble. 500 square feet of cool deck will be replaced. The pool and the new cool deck will include transferable warranties to a new owner.Come check out this lovingly cared for home today!

Listing Courtesy of Devstar Realty

5 FOR SALE · *Active: 2/27/2019* *MLS ID: 5888818*

17012 E Jacklin Dr	Single Family Detached	3/3	2,000 sq ft	12,281	1977	2/27/2019	$444,900	$222

Pristine location on Desert Canyon Golf Course with NO HOA. Over 1/4 acre preferred north/south exposure showcasing great views of the 4th green, fairway and even Four Peaks Mountain! HUGE backyard perfect for entertaining complete with sparkling pebble-tec diving pool, tons of covered patio area & real grass area. Brand new kitchen complete with eat-in area, farmhouse sink, stainless steel appliances and subway tile backsplash! Main level features master bedroom & living room. Lower level offers family room complete with stone accent fireplace. Two additional bedrooms on the upper level both with access to huge balcony providing additional outdoor living space. Seller is offering 1 Yr Home Warranty! Act Quick on this beautiful home!

Listing Courtesy of Realty One Group

6 FOR SALE · *Active: 3/11/2019* *MLS ID: 5894674*

16515 E Lost Arrow Dr, Unit A	–	3/4	2,689 sq ft	1,145	2005	3/11/2019	$419,000	$156

Million dollar VIEWS! Prestigious Fountain Hills home showcases awesome VIEWS of Four Peaks Mountain range, Redrock, McDowells & World famous Fountain! Spacious floor plan with Great room offering built-in entertainment center, fireplace & soaring ceilings. Chef's kitchen complete with breakfast bar, stainless appliances & granite countertops. 2 Master suites, den/office and BONUS room add even more value. Main master bathroom has large walk-in glass block-tiled shower, dual sinks and granite countertops. 2 large patios provide lots of entertainment area and great VIEWS. Unique true 3 car garage for a townhouse in this area. Additional features: 2 HVAC units; new interior paint in 2016; New hot water heater 2018; alarm system; fire sprinklers; central vac w/ kitchen sweep-in option

Listing Courtesy of Realty One Group

7 FOR SALE · *Active: 3/4/2019* *MLS ID: 5891294*

10417 N Nicklaus Dr	Single Family Detached	3/2	2,126 sq ft	16,740	2019	3/4/2019	$560,000	$263

Enjoy all that Fountain Hills has to offer. Minutes to Desert Canyon Golf Course, close to Shopping, hiking trails and more. Come enjoy the private feel with serenity and amazing views! Brand New Home Now under construction offers 2126 SF of living space with soaring 10' ceilings through out, open floor plan that with plenty of room, natural lighting through out. Tile plank flooring, Island kitchen and more.

Listing Courtesy of Morgan Taylor Realty

8 FOR SALE · *New, Active: 4/24/2019* *MLS ID: 5916270*

17346 E Oro Grande Dr	Single Family Detached	3/2	2,070 sq ft	10,006	1974	4/24/2019	$379,000	$183

This home is a decorators dream! Beautiful and tastefully upgraded as well as maintained to the highest standard. Double Master, plus 3rd bedroom is in exceptional condition . Built from energy efficient slump block, the home boasts 2,070 sq ft wth Open plan living spaces and a bonus Arizona/Lanai Air Conditioned room. No expense spared to make this an energy efficient and comfortable residence. Large outdoor Spa to soak and enjoy glorious Sunset's and views .Plenty of storage in over sized walk-in's. Modernized kitchen and bathrooms to include Quartz countertops, Stainless App, Wood Look Porcelain Tile thru out house . 2 car enclosed garage with additional storage room/workshop. Property is located in the NPOA. NO INTERIOR STEPS!!! This home will not disappoint!!

Listing Courtesy of Homesmart

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New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

8 FOR SALE • *New, Active: 4/29/2019* *MLS ID: 5918309*

16510 E Palisades Blvd, Unit 26	–	2/2	1,105 sq ft	56	1983	4/29/2019	$149,000	$135

GREAT LOCATION. GREAT INTERIOR UNIT. VERY SPACIOUS WITH A LARGE LIVING AREA THAT OVERLOOKS THE KITCHEN EAT-IN AND GALLEY KITCHEN. LOTS OF WINDOWS FOR LIGHT AND BRIGHT. PATIO OVERLOOKS THE POOL. UPSTAIRS MASTER IS HUGE! PLENTY OF ROOM FOR A SITTING AREA OR DESK IN THE MASTER. ROOMY CLOSETS AND BOTH BEDROOMS HAVE THEIR OWN BALCONY. LUSH GROUNDS WITH WATER FEATURE AND SPA AREA. OUTDOOR GRILLS EVERYWHERE TO ENTERTAIN! THIS UNIT IS WALKING DISTANCE TO PARK,FAMOUS FOUNTAIN, SHOPPING, COMMUNITY CENTER AND CHURCHES.

Listing Courtesy of Realty Executives

10 FOR SALE • *Active: 4/5/2019* *MLS ID: 5918079*

15739 E Palomino Blvd	Single Family Detached	2/2	1,863 sq ft	10,145	1998	4/5/2019	$369,999	$199

Easy living with great mountain views. Expansive front deck stretches the width of the house to take in views from the McDowell Mountains, Four Peaks, the Goldfields and a glimpse of Red Rock. A practical "eat in" kitchen also has a high bar separating it from the large great room with fireplace. Spacious back patio with built-in propane grill and fireplace is a cozy place to enjoy entertaining or just relaxing.

Listing Courtesy of Mco Realty

11 FOR SALE • *New, Active: 4/25/2019* *MLS ID: 5916412*

9236 N Powderhorn Dr	Single Family Detached	3/4	3,584 sq ft	31,282	2005	4/25/2019	$1,299,000	$362

This Single Level Fountain hills home is to die for! Being located just outside of the renowned Firerock community, you get the stunning mountain views and convenient location without the HOA! There is also very little activity on their street, which creates a peaceful environment. Lay back, relax and enjoy the indoor/outdoor living with the surround sound playing and the living room pocket doors open. This is one of the only homes in Fountain Hills with views of Red Mountain and the Four Peaks, so do not miss your chance to view it. This 3 bedroom 3.5 bathroom home lives comfortably, offering plenty of space in the oversized garage, as well as beautiful views and natural light from the executive office. Spend your mornings sipping coffee by the pool and enjoying the majestic sunrises!

Listing Courtesy of Keller Williams Arizona Realty

12 FOR SALE • *Active: 4/13/2019* *MLS ID: 5911098*

13016 N Ryan Way	Single Family Detached	3/2	2,512 sq ft	10,914	1997	4/13/2019	$559,000	$223

A beautiful home. Impeccably maintained this lovely home has been completely remodeled. It offers 3 bedrooms, 2 full baths, sparkling pebble tec pool and a 3 car attached garage. An open and inviting floor plan awaits you. The beautiful cooks kitchen offers granite counter tops, a huge island, stainless steel appliances, double oven, a wine chiller (46 bottles), an abundance of cabinets and storage and a huge walk-in pantry. The master bedroom offers mountain views and a spacious master bath with quartz counter tops, dual sinks, large soaker tub and a huge custom walk-in closet. All new custom cellular blinds throughout house. Home currently has all appliances and home on a home warranty. Seller is offering a 1 year home warranty to buyer.

Listing Courtesy of Congress Realty, Inc.

13 FOR SALE • *New, Active: 4/16/2019* *MLS ID: 5912924*

17216 E Salida Dr E, Unit B	Twin Home	3/2	1,410 sq ft	6,556	1998	4/16/2019	$285,500	$202

Lock the world away in this lovely peaceful condo with pool. New garage door. A/C unit 2 yrs old. Perfect for two people. Patio furniture and barbeque stay with house. Allowance of $2000 shall be paid to Buyer at COE as compensation for replacement of stove and repair of drip system in outside yard.

Listing Courtesy of Dpr Realty Llc

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New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

14 FOR SALE · *Active: 4/5/2019* *MLS ID: 5906945*

14225 N Silverado Dr	Single Family Detached	4/3	2,283 sq ft	12,210	1995	4/5/2019	$460,000	$201

Great family home in quiet neighborhood!! This home features a resort style backyard with mountain views and a negative edge pool with spa. Gorgeous chef's kitchen with granite counter tops opens to family room with fireplace. Four upstairs bedrooms including two bathrooms. Master bedroom opens to a large deck with views of the spectacular fountain and surrounding mountains. Don't miss out on this amazing home in Fountain Hills!

Listing Courtesy of Re/Max Sun Properties

15 FOR SALE · *Active: 2/5/2019* *MLS ID: 5885977*

13278 N Stone View Trl	Single Family Detached	4/5	3,627 sq ft	36,179	2018	2/5/2019	$1,510,000	$416

A rare opportunity to purchase a move-in ready home at the award-winning gated community of Adero Canyon. The popular Parker floor plan is nestled at the base of a picturesque mountain slope providing drama & privacy. The Parker's impressive entry leads to a beautiful private courtyard while the disappearing widow-wall at the back of the home frames the professionally-created backyard & chic resort-style pool. The high ceilings & abundant windows deliver a light-filled airy feeling and the clean lines & crisp finishes create a modern lifestyle. The floor plan includes a large master retreat, two ensuite guest rooms, a bonus family room, a den/office and a convenient guest casita. Outdoor entertaining is made easy with a spacious covered patio & alfresco kitchen. This won't last long!

Listing Courtesy of Russ Lyon Sotheby's International Realty

16 FOR SALE · *Active: 2/25/2019* *MLS ID: 5900791*

14880 E Summit Dr	Single Family Detached	4/3	2,784 sq ft	11,320	2000	2/25/2019	$650,000	$233

BREAKING NEWS! JUST REDUCED 25,000 AGAIN! NOW $50,000 BELOW OLP! BY FAR THE BEST DEAL IN THE PRESTIGIOUS GATED COMMUNITY OF CORDABELLA JUST DOWN THE STREET FROM THE FABULOUS COPPER WYND RESORT AND JUST MINUTES FROM THE Mayo Clinic . 3 MOST RECENT SALES IN THIS DEVELOPMENT WERE $925,000 $765,000 AND A HOME JUST ACROSS THE STREET JUST SOLD FOR $840,000. THIS HOME SHOWS LIKE A MODEL HAS ONE OF THE BIGGEST BACK YARDS IN CORDABELLA. THIS HAS GOT TO BE THE BEST DEAL GOING IN SCOTTSDALE OR FOUNTAIN HILLS. HURRY ... CHECK IT OUT NOW OR YOU ARE GOING TO MISS OUT ON THIS BUY OPPORTUNITY. THIS POPULAR OPEN FLOOR PLAN HAS MANY UPGRADES LIKE TURKISH TRAVERTINE TILE LAID IN VERSAILLES PATTERN W/ NATURAL EDGES. NEWER STAINLESS STEEL APPLIANCES. WATCH PROFESSIONAL INFORMATIVE VIDEO.

Listing Courtesy of Realty Executives

17 FOR SALE · *Active: 2/3/2019* *MLS ID: 5877558*

15241 E Sunburst Dr	Single Family Detached	4/3	3,365 sq ft	43,246	2004	2/3/2019	$799,000	$237

Gorgeous, custom single level home with no interior steps! Beautiful brick paver driveway leading up to the courtyard. The gourmet kitchen features a 5 burner gas cook top, stainless appliances, wall oven/microwave, granite counters, ample cabinet space and a butler's pantry. Glass sliding doors lead you to a private back patio nestled at the bottom of the mountains. The master bed retreat is split from the other bedrooms featuring 2 walk in closets, a glass tiled shower, roman soaking tub, dual sinks and vanity. Resort style backyard sanctuary with a heated pebble-tec pool, spa and rock waterfall. Breathtaking mountain views surround you on this picturesque street with an amazing 4 Peaks bedroom view. This even has a 4 car garage. Live the AZ lifestyle here.

Listing Courtesy of Homesmart

18 FOR SALE · *Active: 3/19/2019* *MLS ID: 5898205*

13950 E Bighorn Pkwy	Single Family Detached	5/7	10,480 sq ft	174,578	2016	3/19/2019	$9,000,000	$859

Striking contemporary sitting on 4+ acres surround by extraordinary views at the top of the beloved guard-gated community of Eagles Nest. 2016-built with visionary design to capture soul-stirring views and to blend indoor/outdoor living through 16' floor-to-ceiling retractable walls of glass. Compelling finishes from basalt floors to Brazilian teak ceilings. Main living level includes spacious living areas, a Balthaup kitchen with Wolf appliance package, owner's retreat, study, 2 guest suites and a bonus room. On the lower level, secondary kitchen, living area and 2 additional suites perfect for hosting. Outdoors, enjoy generous patio space, kitchen, and a one-of-a-kind infinity-edge pool and spa. Rooftop view deck, gym, abundant storage and 4 car garage. SEE MOTION VIDEO UNDER PHOTO TAB

Listing Courtesy of Russ Lyon Sotheby's International Realty

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New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

19 FOR SALE · *Active: 3/1/2019* *MLS ID: 5890438*

17407 E Brantley Dr	Single Family Detached	5/3	2,860 sq ft	33,925	1973	3/1/2019	$639,900	$224

Unique Opportunity in Fountain Hills AZ!!! Have you ever looked at a home and thought, " I wish it had a different paint color, appliance package, cabinet hardware, etc. "? Sometimes it comes down to personal taste & other times the finishes are so over the top, it prices you out of a home that could have been in your budget with more cost effective finishes & final details. Here is your chance to put your own stamp on this 5 bedroom, 3 bath split floor plan home, including a full mother in law suite. Truly one of the most amazing lots in all of Fountain Hills. Sitting on almost an acre, this home features stunning, unobstructed mountain views. The large circular driveway gives the home a secluded estate feel.

Listing Courtesy of Turner International Real Estate

20 FOR SALE · *Active: 3/26/2019* *MLS ID: 5901566*

12207 N Desert Sage Dr, Unit B	Twin Home	3/2	1,655 sq ft	3,715	2002	3/26/2019	$313,000	$189

Built in 2002, this Fountain Hills two-story corner home offers a two-car garage.Home comes with a 30-day buyback guarantee. Terms and conditions apply.

Listing Courtesy of Opendoor Brokerage, Llc

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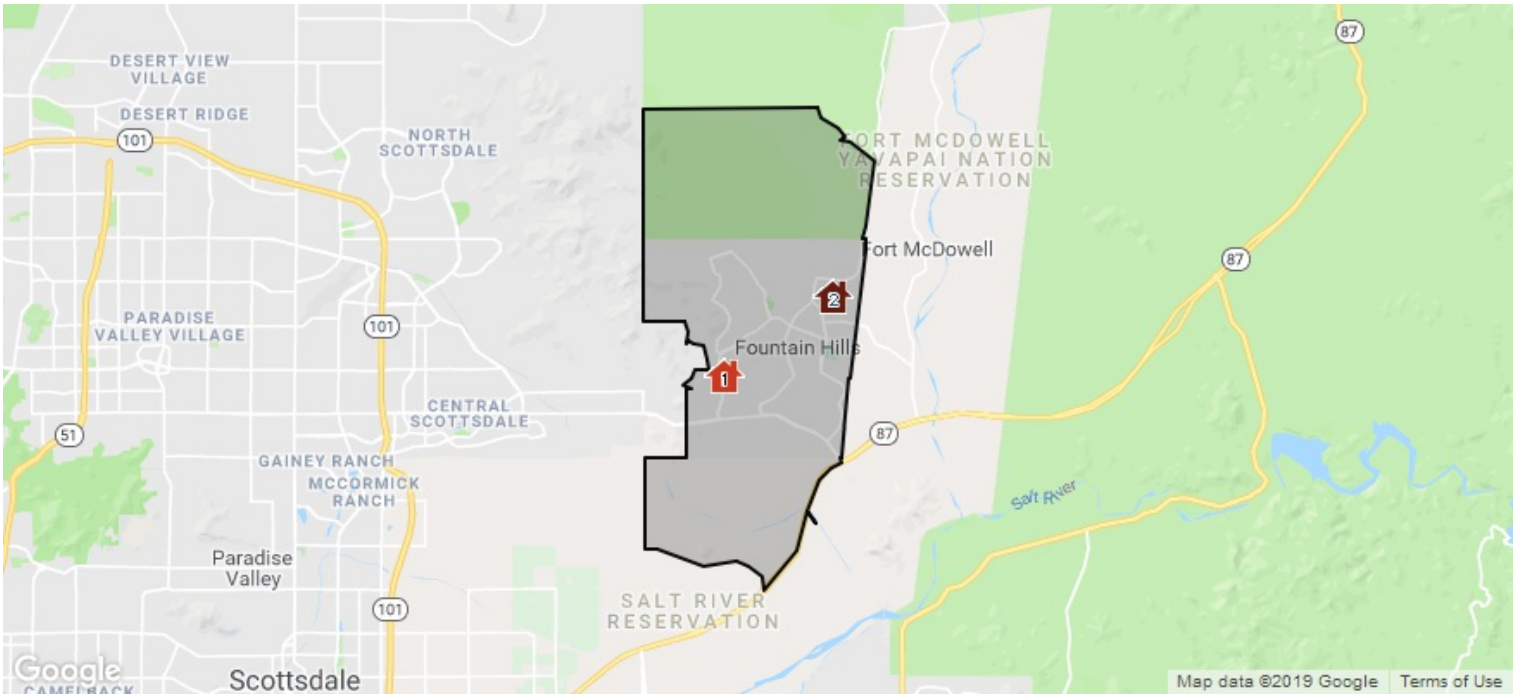

Distressed Activity: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status

1 FOR SALE · *Foreclosure, Notice of Trustee Sale, Active: 3/25/2019* *MLS ID: 5901238*

15084 E Mustang Dr	Single Family Detached	3/3	2,366 sq ft	15,141	$414,900	3/25/2019	3/25/2019	Foreclosure

Great home in the heart of Fountain Hills ready for your personal touch! This one has amazing mountain views, pool, vaulted ceilings, ceiling fans, dual AC units, fireplace, built ins, kitchen island, dual sinks as well as separate tub and shower in master bathroom, and much more! Seller has replaced the walk deck! See Realtor Remarks for access information. Buyer to verify all facts, figures, measurements and HOA related fees. Property sold as-is!

Listing Courtesy of Olson Gough

2 PENDING · *Preforeclosure, Notice of Trustee Sale, Pending* *MLS ID: 5884331*

14819 N Alamosa Cir	Single Family Detached	3/2	1,689 sq ft	15,869	$363,500	2/16/2019	2/16/2019	Preforeclosure

Amazing, single level remodel on an elevated 1/3rd+ acre, low maintenance lot with backyard views of Four Peaks! Step inside to the open & nicely updated kitchen featuring soft-close doors & drawers, granite tops, tile backsplash, stainless steel appliances, floating shelves & large island. Living areas feature multiple sliding glass doors, new fixtures, window blinds & stylish flooring. Master bathroom suite boasts an extended vanity with dual sinks, subway tile tub surround & a sliding glass door to the covered patio. New doors, fresh paint throughout, no carpet, epoxy garage floor & dual RV gates. Your big ticket items have already been replaced: A/C, dual pane windows, water heater, roof, kitchen, bathrooms & pool remodeled. Just steps to the park & tennis courts, this home is turnkey!

Listing Courtesy of Infinity Wealth Real Estate

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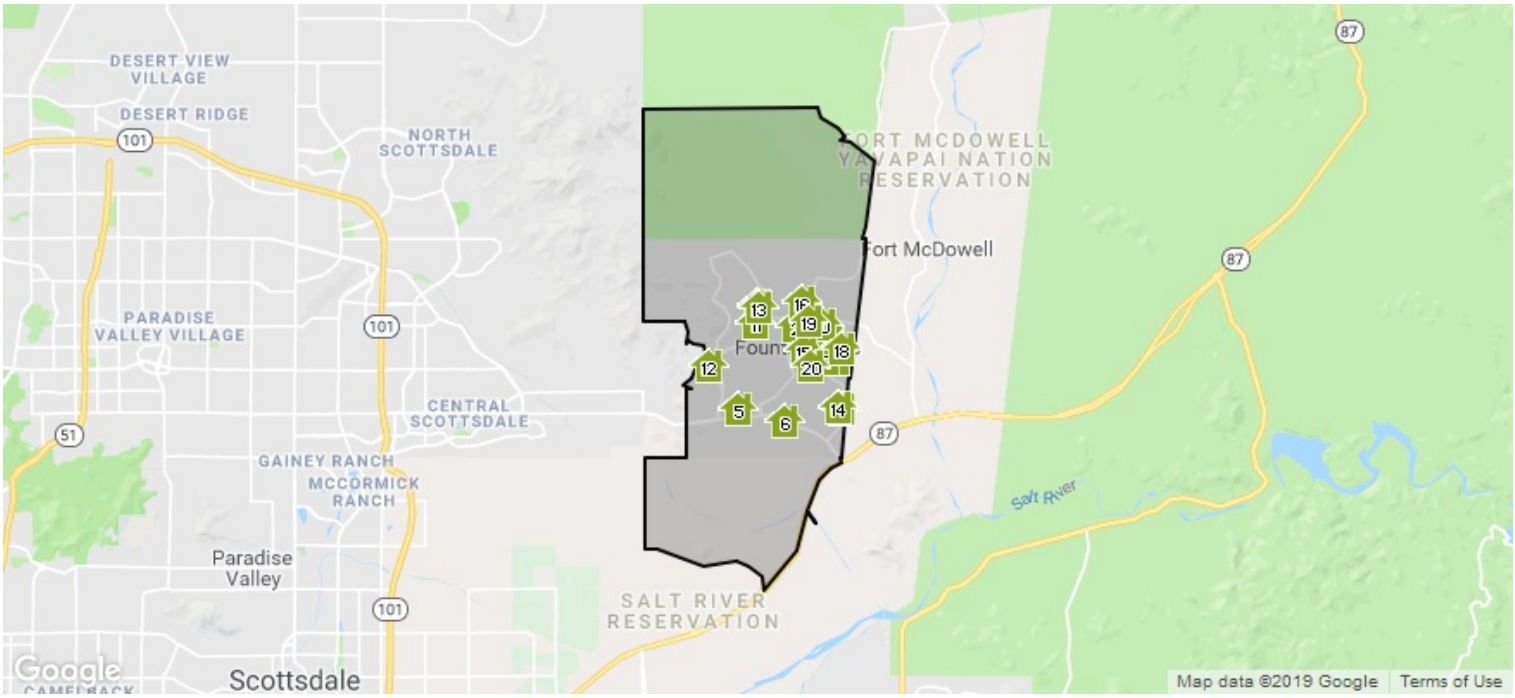

Recently Sold: 20

	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 · *Closed, MLS Listing 5892348: 3/6/2019* *MLS ID: 5892348*

10646 N Indian Wells Dr	Single Family Detached	3/3	2,282 sq ft	15,830	1974	4/26/2019	$410,000	$180

MID CENTURY ARCHITECTURE W/ MODERN FEEL. You are going to love walking through the front door and seeing the sky high wood beamed ceilings. The home also has modern touches where it counts w/travertine flooring in all the right places, granite counter tops & recently updated Bathrooms, and new roof. The large fireplace in the front living area makes a great conversation spot with tons of ambiance. The covered concrete RV parking slab has electric access and would also make a great place to drop an artist/yoga studio or even to use as a sport court. Don't forget the Circle drive out front for guests and private drive in back for garage access. Enjoy the dine in kitchen overlooking your heated pool, water feature, producing fruit trees and more.

Courtesy of My Home Group Real Estate

2 RECENTLY SOLD · *Closed, MLS Listing 5890562: 3/2/2019* *MLS ID: 5890562*

16354 E Palisades Blvd, Unit 3-106	Apartment	2/2	969 sq ft	996	1998	4/29/2019	$185,000	$191

Great ground floor, no steps condo in the heart of Fountain Hills! Spacious 2 bedroom/2 bath with high ceilings, granite Kitchen, wood burning fireplace, heated community pool and spa. The spacious patio is the ideal place to relax and take in the outstanding mountain views. Unwind at the end of the day with a glass of wine and enjoy the spectacular sunsets when the mountains change colors from oranges, to reds and purples. Just superb! Centrally located to all conveniences. Includes all Kitchen appliances and washer/dryer. All furnishings available on separate Bill of Sale.

Courtesy of Homesmart Lifestyles

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Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

3 RECENTLY SOLD · *Closed, MLS Listing 5829674: 10/5/2018* *MLS ID: 5829674*

13013 N Panorama Dr, Unit 113	Apartment	2/2	1,713 sq ft	1,734	1995	3/29/2019	$392,500	$229

NOW $399,000!! Ground level/NO STAIRS!! This Fountainhead unit has been beautifully updated. Gorgeous hard wood floors throughout living area/Wonderful kitchen w/new custom cabinets/pull out shelves, new SS appliances, wine rack, double oven/granite counters/striking back splash/all open to the spacious great room w/corner fireplace & formal dining room/2 master suites also recently updated/new carpet/2nd master would be great with a murphy bed & desk if you need office space & a guest room! Lg laundry/utility room / Signature wrap around deck all tiled overlooking the Fountain & Fountain park. 2 car detached garage...the only stairs are from the garage small door...otherwise no stairs at all! Nice comm pool/You will love this property whether you are a full time resident or winter visitor

Courtesy of Mco Realty

4 RECENTLY SOLD · *Closed, MLS Listing 5870684: 1/19/2019* *MLS ID: 5870684*

13013 N Panorama Dr, Unit 117	Apartment	2/2	1,896 sq ft	187	1994	3/29/2019	$450,000	$237

GREAT NEW PRICE!! Looking for the perfect winter getaway or full time residence in the heart of town? This is it! Fantastic location at Fountain Park in gated community, this single level beauty is one of just 2 buildings in Fountainhead with no units above! Very private location but close to everything and offering 2 bedrooms plus a spacious den. Great room with fireplace and formal dining room. Nice kitchen with mountain & desert views. Wonderful master suite split from the other bedroom gives privacy. Separate laundry room and a 2 car garage...The signature Fountainhead wrap around deck is where you'll spend lots of time!! The overlook trail is right out your door as well as shops, restaurants and more. You don't want to miss seeing this great property!

Courtesy of Mco Realty

5 RECENTLY SOLD · *Closed, MLS Listing 5870645: 1/19/2019* *MLS ID: 5870645*

15311 E Redrock Dr	Single Family Detached	3/3	2,387 sq ft	17,128	2000	3/29/2019	$600,000	$251

Premium location in the prestigious Westridge Village gated community. Jaw dropping unobstructed panoramic VIEWS second to none! A rare wash area on the East side of property adds additional privacy and tranquility! Resort style backyard showcases sparkling pool with water feature, wrap around covered patio and extended quartzite patio area perfect for entertaining. Spacious Great Room offers large corner windows soaking in the amazing VIEWS, fireplace & slate tile flooring. Large gourmet Kitchen complete with granite counters, island, gas cooktop, lots of cabinets for storage & Eat-In Area. Two Master Bedrooms make this perfect for guests or In-Law option. Main master bathroom has gorgeous marble tile, walk-in shower, jetted tub and glass block for additional natural light. Additional

Courtesy of Realty One Group

6 RECENTLY SOLD · *Closed, MLS Listing 5795357: 7/19/2018* *MLS ID: 5795357*

16238 E Ridgeline Dr	–	3/2	1,878 sq ft	133	2007	3/29/2019	$391,000	$208

Single level move-in ready quality property with wonderful patio with big views of Firerock Golf Course and winter sunshine. Located in the gated Balera at FireRock. Open concept living with Stone floors, large great room with gas fireplace. Open kitchen with granite counters, plenty of cabinetry and large island with seating for 4. The view patio allows for dining to be inside or out. Perfect golf condo or winter visitor home. Two large Bedrooms and third bedroom or Den, Master Suite features a huge closet, tub & shower. Balera offers two recreation areas; one with a pool & spa, the other a spa & fitness room.

Courtesy of Re/Max Sun Properties

7 RECENTLY SOLD · *Closed, MLS Listing 5854953: 12/7/2018* *MLS ID: 5854953*

16839 E Mallard Ct	Single Family Detached	2/2	1,856 sq ft	6,116	1985	4/26/2019	$385,000	$207

Located on a premium cul-de-sac lot in the highly desirable community of Lakeside Patio Homes facing the fountain and park, this newly remodeled single level 2BR 2BA w/office has much to offer: split floor plan, cathedral ceilings w/ large windows & sliders for lots of natural light throughout, large living room w/fireplace, formal dining room, wet bar, large breakfast area in kitchen w/ample cabinets space for storage, private backyard w/brick patio, mountain views, mature citrus trees, built-in BBQ. This home also has a large 2-car garage, new AC in 2016, interior remodel in 2018. Walking distance to private community pool/spa, shopping, restaurants and more.

Courtesy of Realty One Group

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Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

8 RECENTLY SOLD · *Closed, MLS Listing 5870762: 1/18/2019* *MLS ID: 5870762*

14425 N Buckthorn Ct	Single Family Detached	3/2	1,838 sq ft	6,874	1998	4/26/2019	$395,000	$215

Welcome Home!!! To the prestigious "Sunridge Canyon" community. Quiet cul de sac lot, next to neighborhood green belt and mountain views. Original owners have take exceptional care of their home. Enjoy outdoor living with pebblesheen pool and water feature, built in BBQ and island bar. Patio and pool decking has been finished in natural stone right off into your own putting green with synthetic grass. The interior is just as beautiful. 10 foot ceilings, neutral two tone paint , carpet and tile with newer light fixture and plumbing fixture accents. Decorative arches and niches add to the character already created with all the other amazing amenities. A must see!!!!!!

Courtesy of West Usa Realty

9 RECENTLY SOLD · *Closed, MLS Listing 5881692: 2/11/2019* *MLS ID: 5881692*

16800 E El Lago Blvd, Unit 1073	Apartment	2/2	1,898 sq ft	1,901	2005	4/26/2019	$365,000	$192

Great location on this most popular floorplan in complex! In the heart of downtown-easy walking distance to Fountain Park, restaurants, shopping, Library, Community Center, Community Gardens, Post Office & more. Wonderful open floor plan-all neutral colors-2 large split bedrooms+den/office. Huge walk-in pantry. Side by side 2 car attached garage! Beautiful heated community pool w/water feature, soothing spa, cabana w BBQ grills, & work-out faciity. Quick Close Possible for this season's enjoyment!

Courtesy of Re/Max Sun Properties

10 RECENTLY SOLD · *Closed, MLS Listing 5882328: 2/12/2019* *MLS ID: 5882328*

13818 N Saguaro Blvd, Unit 205	Apartment	2/2	1,032 sq ft	125	1997	4/9/2019	$203,000	$197

Gorgeous, squeaky clean, move in ready, with 2 bedrooms, 2 baths floor plan. Lots of sunshine and views of Four Peaks. Front and back patios allows for viewing sunrise and sunset. Kitchen has high end stainless steel appliances, 18' ceramic tile everywhere, except bedrooms. Single car garage with custom cabinets, new solar sunscreens, and heated community pool. Close to fountain and downtown. Low HOA fees. Can be sold furnished, price negotiable.

Courtesy of Revinre

11 RECENTLY SOLD · *Closed, MLS Listing 5704410: 1/1/2018* *MLS ID: 5704410*

13828 N Sunflower Dr	Single Family Detached	4/5	3,891 sq ft	13,512	1999	4/26/2019	$882,500	$227

Home is located on cul-de-sac, overlooking the 13th fairway of Sunridge Canyon golf course with spectacular mountain views. Single level home has no interior steps. Four-bedroom home includes casita with private entrance. Home has split bedroom floor plan, office, living room/formal dining room, and family room. Kitchen has flat cooktop, granite counters, double ovens, walk-in pantry, and kitchen eating area with bay windows. Elegant master has bay window with sitting area, access to patio, large bathroom with jetted tub, his and her sinks, and walk-in closet. All bedrooms are ensuite. Casita has a kitchenette with 2-burner cooktop. Family room has large floor to ceiling windows/sliders to patio and gas fireplace.

Courtesy of Mco Realty

12 RECENTLY SOLD · *Closed, MLS Listing 5866738: 1/11/2019* *MLS ID: 5866738*

12237 N Sunset Vista Dr	Single Family Detached	4/5	4,300 sq ft	45,807	2007	3/27/2019	$1,400,000	$326

The epitome of casual elegance, this single-story custom home located in the gated enclave of Eagle Ridge in Fountain Hills is truly remarkable. Stacked stone facades and a custom wrought iron front door lead to the stunning interior spaces. Tumbled travertine floors, a spacious interior courtyard, and dramatic soaring ceiling heights accented with wood beams sets the tone for the exquisite appointments found throughout the home and property. The car collectors dream garage, easily housing eight autos, and outdoor living spaces including a pool, spa, BBQ kitchen, expansive covered patio spaces and gas 'bonfire' under the stars as well as stunning Red Mountain views, all come together to create a home provides both luxury and an amazing Arizona lifestyle experience!

Courtesy of Berkshire Hathaway Homeservices Arizona Properties

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Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

13 RECENTLY SOLD · *Closed, MLS Listing 5892818: 3/6/2019* *MLS ID: 5892818*

14417 N Buckthorn Ct	Single Family Detached	3/2	1,838 sq ft	6,142	1998	4/25/2019	$400,000	$218

Stunning, single-level open floor plan home in the heart of Sunridge Canyon Golf course community. Freshly painted inside and out. Nicely updated bathrooms with granite counter tops. Soaring ceilings allow ample light. Perfect entertainer's park-like backyard with built in fireplace and barbecue grill. Sit back, relax and enjoy the mountain views from the private back patio.

Courtesy of Re/Max Sun Properties

14 RECENTLY SOLD · *Closed, MLS Listing 5842149: 11/2/2018* *MLS ID: 5842149*

10660 N Devlin Cir	Single Family Detached	4/3	2,941 sq ft	14,135	1990	4/26/2019	$477,000	$162

Breathtaking 4 bed, 3 bath home is tucked away in exclusive Fountain Hills. Grand entrance opening into the living area with enormous windows lining the back wall giving you stunning mountain views along with your tropical oasis. Custom touches in the architecture make this one of a kind. Wrap around kitchen with ample cabinet space, a center island overlooking the living area where you can light a spark to your night by the fireplace.

Courtesy of My Home Group Real Estate

15 RECENTLY SOLD · *Closed, MLS Listing 5906718: 4/4/2019* *MLS ID: 5906718*

16540 E El Lago Blvd, Unit 23	Patio Home	3/3	2,081 sq ft	285	2001	4/25/2019	$455,000	$219

This 3 BR and 3 BATH Home with a gorgeous front Courtyard is in the sought after Community of Villa Estates. Villa Estates has A beautiful community Pool and Spa and has perfectly manicured landscaping throughout. You'll have just a short walk to the Community Center and Library; also, you are close to the famous FOUNTAIN and many restaurants.

Courtesy of Realty One Group

16 RECENTLY SOLD · *Closed, MLS Listing 5838406: 10/25/2018* *MLS ID: 5838406*

16533 E Fayette Dr	Single Family Detached	2/2	1,360 sq ft	11,182	1974	4/25/2019	$280,000	$206

One of, if not the lowest-priced, single-family detached, single-level homes west of fountain hills blvd on a large lot with no 2-story neighbors. The 1170sf main house is approximately 30'x39' the new 190sf room behind the garage, remodeled in 2018, is 10'x19', air-conditioned, has laundry-closet and can be used as office, gym or guest-room. Other features include an 8'x11' storage-room, RV-Gate and enough concrete to park 10 cars. Water-filter, desert landscaping, 40ft patio, stucco on brick, low tax, low utilities, 2 blocks from school, half mile from restaurants, grocery and banks, 1.5 miles from the Lake, washer, dryer, refrigerator, microwave, portable island, Home-warranty included.

Courtesy of Keller Williams Realty Phoenix

17 RECENTLY SOLD · *Closed, MLS Listing 5861195: 12/29/2018* *MLS ID: 5861195*

17020 E Kiwanis Dr, Unit 105	–	3/3	1,795 sq ft	1,239	2003	3/26/2019	$422,900	$236

Now is your chance to Own this One of a Kind-Corner Unit-Master Suite on the First Floor-In this High Demand-Quiet-Much Sought After 12 Unit Community. Impeccably Maintained-New Exterior and Interior Paint-Open Floor Plan- Warm Wood Kitchen Cabinets-Granite Counter Tops and Breakfast Bar.Tons of Natural Light while maintaining Privacy. The Back Patio and Court Yard Open to an Expansive Tranquil Yard just steps away from the World Famous Fountain Park.Welcome to this Oasis of Desert Landscape-Unique Bird Watching and Breathtaking Views of the Sonoran Sky.

Courtesy of Delex Realty

18 RECENTLY SOLD · *Closed, MLS Listing 5807828: 8/16/2018* *MLS ID: 5807828*

17212 E Alta Loma	Single Family Detached	2/2	1,931 sq ft	7,309	1989	4/25/2019	$540,000	$280

One of the community's shining stars. This Luxurious home has a large front patio with covered dining, pebble finish heated pool & spa w/ stunning views of the surrounding city, mountains and the World-Famous Fountain! Fully renovated in 2013 and reconfigured for wide-open living space, everything was re-imagined into a floor-plan that is beautifully livable. Enjoy details like the warmth of Cherry Wood cabinetry, plantations shutters, a stunning stone-look porcelain tile, and sunny skylights in all the right locations. Bedrooms and Baths are gracious and elegant, with custom stone surrounds, updated cabinets & hardware and hand-carved doors. Porcelain tile & wood flooring throughout the entire house. There's a wood burning FIREPLACE behind bookcase in Living Room easy to remove.

Courtesy of Sonoran Lifestyle Real Estate

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Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

19 RECENTLY SOLD · *Closed, MLS Listing 5867910: 1/14/2019* *MLS ID: 5867910*

16621 E Bayfield Dr, Apt 1	Twin Home	2/2	1,256 sq ft	5,862	1984	4/24/2019	$225,000	$179

Currently the LOWEST PRICED house for sale priced under $230k in all of Fountain Hills. So those of you who are always looking for the "deals" in today's market, pay attention to this one. It's a great investment, has beautiful curb appeal, desert landscape, and fountain view from the private master bedroom patio. The fenced-in backyard & covered patio feels homey and is perfect for those cool evenings to sit back, relax, and enjoy the quiet suburbs without a large price tag. This is the opportunity you've been searching for! It's a lovely home that has been waiting for its perfect new owner and that's YOU! All it needs is a little updating for you to gain instant equity. So don't wait 'til it's too late! Take the Virtual Tour for mor

Courtesy of Berkshire Hathaway Homeservices Arizona Properties

20 RECENTLY SOLD · *Closed, MLS Listing 5836105: 10/1/2018* *MLS ID: 5836105*

12315 N Chama Dr, Unit 106	–	3/3	1,781 sq ft	67	2003	3/28/2019	$305,000	$171

Must see this beautiful 3 BR Townhome with 2 car garage. Walking distance to Fountain Lake, Community Center, library, shops and restaurants. End unit has great views from lower patio & steps out the door to community pool. Second floor awesome view from master bedroom balcony of mountains. New carpet 2018 lower level. Granite counter tops, tile floors. Very well maintained.

Courtesy of Mco Realty

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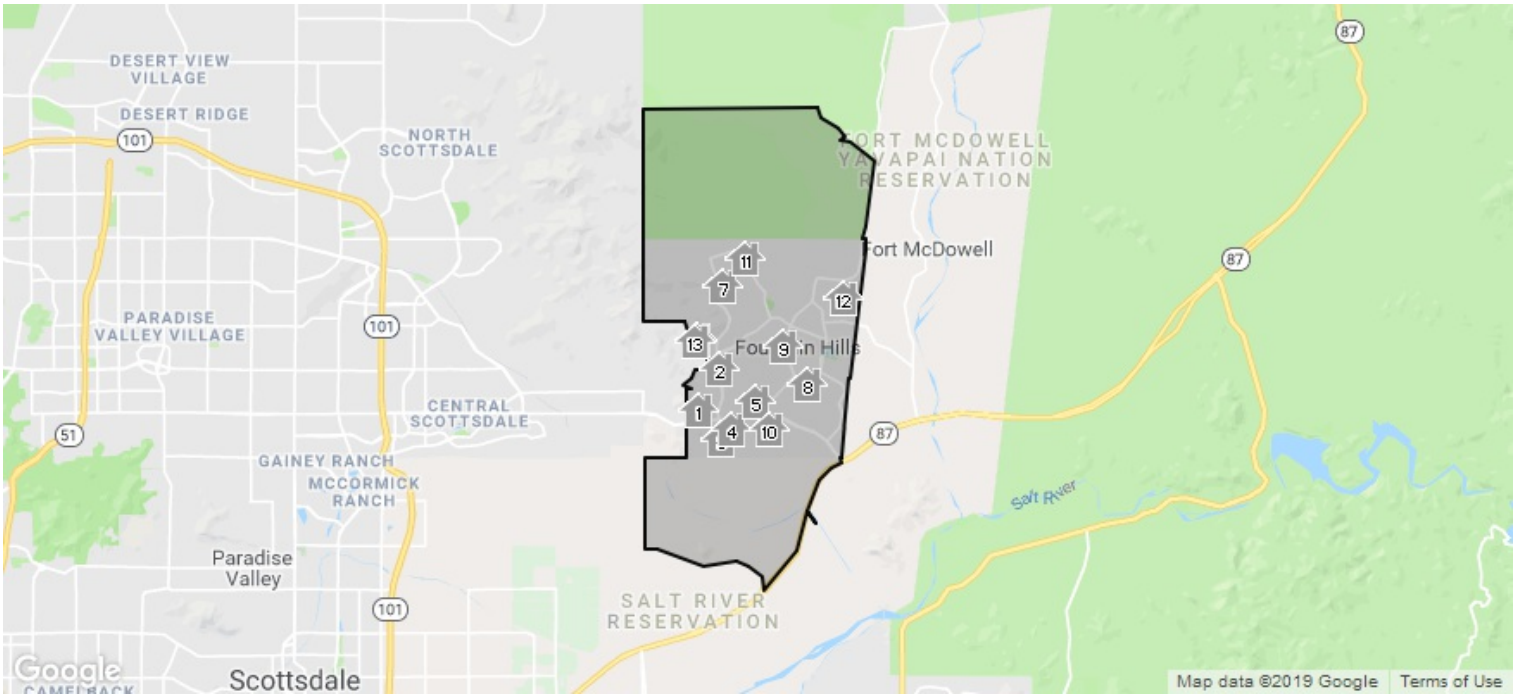

Expired Listings: 13

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.

1 OFF MARKET · *Expired, MLS Listing 5713651: 1/24/2018* *MLS ID: 5713651*

10624 N Arista Ln	Single Family Detached	4/5	4,907 sq ft	95,424	2005	$1,849,900	4/15/2019	$377

SINGLE LEVEL! PRIVACY! Walk from the front door all the way to the pool without any staircases! Nestled in the coveted community of Crestview, enjoy quick access to the new Basis School, Scottsdale, or the 87 highway. Pass through a tranquil courtyard, step inside this fantastic home and instantly notice tranquil mountain views. The living and dining rooms are perfect for treasured moments with beautiful plank wood flooring and stone walls. Open to the window lined family room, the kitchen is a true chef's delight with a large granite island, stainless steel Thermador appliances, stacked stone walls, gas cooktop, dual ovens, and a convenient breakfast nook. The oversized master bedroom will compel rejuvenation with its own fireplace, stone and wood details, private pool access, his and

Courtesy of Russ Lyon Sotheby's International Realty

2 OFF MARKET · *Expired, MLS Listing 5879515: 2/4/2019* *MLS ID: 5879515*

14943 E Pinnacle Ct	Single Family Detached	3/4	3,023 sq ft	10,749	1999	$854,900	4/15/2019	$281

STOP!!! YOU'RE SEARCH IS OVER!!! This T.W. Lewis masterpiece shows like a model, because it actually was! With it's captivating views of the Eastern AZ mountains including Four Peaks, the Superstitions, and Red Rock, this home gives you a wonderful excuse to witness those breathtaking Arizona sunrises while lounging on your back patio by the pool. Or, in case you're indoorsy, you can also take in the views while warming yourself by the cozy floor-to-ceiling stone gas fireplace in the family room. Possessing a split floor plan with NO INTERIOR STEPS, this Cordabella Ranch also comes equipped with a vast assortment of upgrades including: all new light fixtures & LED lights, faucets & plumbing hardware, reverse osmosis water system, ceiling fans, kitchen appliances incl. garbage disposal &

Courtesy of Mco Realty

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Expired Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.

3 OFF MARKET · *Expired, MLS Listing 5884049: 2/15/2019* *MLS ID: 5884049*

9444 N Indigo Hill Dr	Single Family Detached	4/3	3,718 sq ft	12,632	1999	$727,000	3/31/2019	$193

SPECTACULAR VIEWS! of Golf course, city lights, mountains! Resort-style yard w/built-in BBQ, Pebble-tec,Pool/Spa combo, fire-pit, flagstone benches, Entertainment paradise with Amazing views. Lots of space w/4BR + Huge bonus room (large office or play room or even 5th BR) + library. Upgraded kitchen w/granite countertops & maple cabinets. Crown molding throughout. World renowned, guard gated, golf community just a few short minutes to Scottsdale, world-class shopping & entertainment, the Mayo Clinic. THIS ONE WON'T LAST! UNDER $200 PER FOOT! CHECK THE COMPS! CALL US TODAY!

Courtesy of Hague Partners

4 OFF MARKET · *Expired, MLS Listing 5843432: 11/6/2018* *MLS ID: 5843432*

9932 N Palisades Blvd	Single Family Detached	4/6	5,500 sq ft	21,375	2005	$2,250,000	3/31/2019	$409

This Magnificent home stands in a world of its own. Perched on a beautiful hillside, exquisite custom home boasts awe-inspiring views from every window. Let the windows create the backdrop while you entertain guests in the gourmet kitchen and Family room, or take it outside to any of the 2 viewing decks that feature disappearing pocket windows. For those larger events or dinner parties make your way down to the perfectly appointed living area with wet bar or grab your favorite bottle of wine out of the 400 bottle wine cellar, or just get cozy on one of the patios that feature, quite possibly, the most breath taking views in all of FireRock. The rock waterfall- negative edge pool offers bench seating to view our perfect Arizona sunsets while the 6 person sunken jacuzzi offers 180 degree

Courtesy of Homesmart

5 OFF MARKET · *Expired, MLS Listing 5733874: 3/8/2018* *MLS ID: 5733874*

11004 N Pinto Dr	Residential Vacation Rental	3/2	2,154 sq ft	11,138	2000	$6,000	4/1/2019	–

Don't miss this opportunity to live in a custom territorial home with stunning mountain views. This home features an open floor plan with lots of natural light, an oversized 3 car garage, beautiful wood beamed ceiling and posts in the family/living room, hickory cabinets and granite counters in the kitchen. The master suite offers a balcony, large walk-in closet and separate shower/tub and double sinks in the master bath. Great location and easy access to many restaurants, shopping, entertainment and multi-use trails.

Courtesy of Berkshire Hathaway Homeservices Arizona Properties

6 OFF MARKET · *Expired, MLS Listing 5876081: 1/31/2019* *MLS ID: 5876081*

13219 N Stone View Trl	Single Family Detached	3/4	3,256 sq ft	20,963	2019	$959,995	3/31/2019	$295

–

Courtesy of Toll Brothers Real Estate

7 OFF MARKET · *Expired, MLS Listing 5841178: 10/30/2018* *MLS ID: 5841178*

15024 E Tequesta Ct	Single Family Detached	4/3	2,273 sq ft	24,768	1992	$550,000	3/31/2019	$242

This is a gorgeous custom home on a very private 1/2 acre lot located on a cul-de-sac with mountain views. Enter this home looking into a great room overlooking the beautiful green plush backyard. Great home for entertaining. Exit out the french doors onto a large covered patio with winding pathway thru the manicured desert landscaping. Gourmet kitchen with granite countertops and Stainless Appliances. The kitchen and family room with fireplace overlooks the pool area with lots of room for entertaining and play areas. Plantation Shutters and Vaulted Ceilings throughout. Abundance of private space await you in this lovely and well cared for home!

Courtesy of Re/Max Sun Properties

8 OFF MARKET · *Expired, MLS Listing 5858751: 12/19/2018* *MLS ID: 5858751*

11608 N Kiowa Cir	Single Family Detached	3/3	2,194 sq ft	47,202	1976	$569,900	3/27/2019	$260

Complete Remodel. Everything has been replaced. This home has been transformed. Move in and enjoy this low maintenance home. New HVAC and duct work, new roof, new kitchen appliances, countertops and cabinets, new fixtures, new flooring, new deck. Stunning views, Pool, Privacy, and is surrounded by Million Dollar homes!

Courtesy of Purplebricks

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Expired Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.

9 OFF MARKET · *Expired, MLS Listing 5760979: 5/3/2018* *MLS ID: 5760979*

13017 N Ryan Way	Single Family Detached	3/2	1,766 sq ft	9,426	1996	$431,900	3/6/2019	$241

Charming home nestled in the Fountain Hills community of Paradise Vista beauty! Walk in to the homes open layout- perfect for family and entertaining! Kitchen has been beautifully remodeled complete with granite countertops, stainless steel appliances, custom 42" upper cabinets, island & breakfast bar! Living room complete with surround sound, wood burning fireplace & vaulted ceilings! Large Master features walk-in closet & bath en suite with soaking tub, upgraded lights & finishes throughout. Add'l features include water softener w/ loop, ceiling fans throughout, sunscreens, ceramic tile throughout home! Backyard has storage shed finished to match home, pebbletech pool, covered patio & incredible views of four peaks, goldfield & superstition mountains! Close to awesome shopping/dining!

Courtesy of Platinum Living Realty

10 OFF MARKET · *Expired, MLS Listing 5815574: 9/4/2018* *MLS ID: 5815574*

9936 N Copper Ridge Trl	Single Family Detached	5/5	7,006 sq ft	48,352	2004	$1,895,000	3/4/2019	$264

Appraised @ $2,000,000 in February, 2015. STUNNINGLY BEAUTIFUL and overlooking the 18th green of the renown Firerock Golf Course, this completely renovated Mediterranean Villa represents Old World style and elegance at its finest. With soaring coffered ceilings, opulent fixtures and finishes, canterra stone pillars, grand arches and Venetian plaster throughout, this home represents the essence of quality Italian craftsmanship. Located upon a one acre lot at the end of a cul-de-sac in the 24 hour guard gated community of Firerock, it comes partially furnished (included in price, new from Ladlow's, Scottsdale). The exterior paint color of the house is no longer an approved color for the Firerock HOA. However, it is grandfathered for this property. Seller will repaint exterior if buyer desire

Courtesy of Acquire Realty

11 OFF MARKET · *Expired, MLS Listing 5809406: 8/18/2018* *MLS ID: 5809406*

15438 E Richwood Ave	Single Family Detached	4/4	3,680 sq ft	12,850	2000	$725,000	2/28/2019	$185

Custom, quality built, loaded with upgrades. 4 or 5 bedroom. 2 person office with built-ins. Lower level Great room with bar, entertainment center & fireplace. Most rooms have separate exits to patios. Oversized upstairs master suite features: sitting area, entertainment center & covered patio with views. Beautiful bath with jetted tub, large walk-in closet with built-in. Gourmet kitchen with granite slab counters, 3 ovens, breakfast bar, desk, & rustic maple cabinets. House is 10 to 12 mins away from the best public high school in America, Basis Scottsdale High school.

Courtesy of Better Homes & Gardens Real Estate Move Time Realty

12 OFF MARKET · *Expired, MLS Listing 5671454: 10/7/2017* *MLS ID: 5671454*

17305 E San Marcus Dr	Single Family Detached	5/5	2,780 sq ft	12,789	1985	$439,900	1/31/2019	$158

Great property that needs a little TLC, located on a spacious corner lot. There are many possibilities with 5 big bedrooms, 4 1/2 baths, a freshly redone pool and 3 car garage! The open concept kitchen & family room has beamed ceilings with access to the large patio which leads to a refreshing, sparkling pool. The over sized yard has two different gates to access both streets. Creative Financing available!

Courtesy of Russ Lyon Sotheby's International Realty

13 OFF MARKET · *Expired, MLS Listing 5841428: 11/1/2018* *MLS ID: 5841428*

13206 N Stone View Trl	Single Family Detached	3/4	2,994 sq ft	14,970	2018	$914,995	1/31/2019	$309

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Courtesy of Toll Brothers Real Estate

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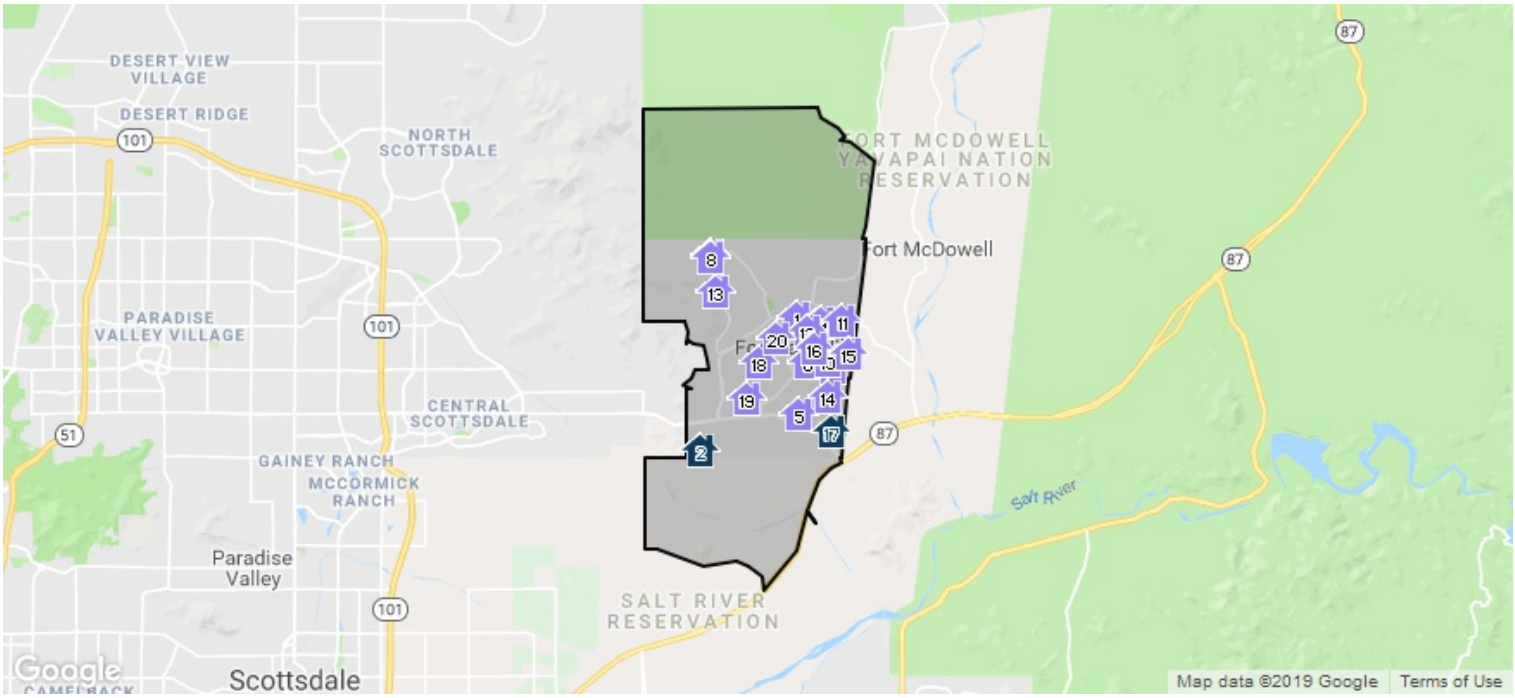

New For Lease: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
16414 E Ashbrook Dr, Apt A	Twin Home	3/2	1,386 sq ft	–	1987	4/9/2019	$1,450	$1

1 FOR LEASE · *Active: 4/9/2019* *MLS ID: 5909000*

Nice 3 bedroom, 2 bath, 2 car garage duplex on corner lot including two patios. Tile in kitchen and bathrooms. All appliances included and owner pays sewer expense. Easy access to downtown and less than one mile to the Fountain Hills world famous Fountain. Pets ok with Lessor approval.

Courtesy of Realty Executives

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
9211 N Broken Bow --	Single Family Detached	3/3	1,978 sq ft	–	1997	4/17/2019	$2,500	$1

2 PENDING LEASE · *Pending: 4/17/2019* *MLS ID: 5912919*

PROPERTY IS ONLY AVAILABLE FOR 6-8 MONTH RENTAL. LONGER RENTAL IS NOT AVAILABLE. Beautiful golf course setting for this 3 bedroom, 3 bath, split floor plan, single level (no steps) home in guard gated golf community of Eagle Mountain. lighting. New large tile in all traffic areas along with new carpet in bedrooms. Designer paint throughout and updated window treatments and ceiling fans.Kitchen updated with countertops, painted cabinets, upgraded hardware. Baths have been completely remodeled with current tile and plumbing fixtures. Beautiful updated fireplace. Spa that waterfalls into pool.

Listing Courtesy of Re/Max Excalibur

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
16383 N Dryad Pl	Single Family Detached	3/3	2,605 sq ft	14,035	2004	4/13/2019	$3,200	$1

3 FOR LEASE · *Active: 4/13/2019* *MLS ID: 5911382*

Marvelous views from most everywhere in this beautifully appointed home. Gorgeous hardwood floors, as well as custom tile flooring, the kitchen/great room has an open floor plan, stacked stone fireplace. Kitchen contains upgraded appliances, double oven, built in desk, custom cabinets for storage, island prep sink, granite countertops, and a walk-in pantry. Master has a walk-in closet, contains built in shelves and drawers, hardwood floors with a truly amazing views. Master bath has jetted bath and a walk-in shower. Upstairs guest suite has private patio with stunning views. 3 car garage with epoxy flooring and built n storage. Landscaping contains flagstone terrace, pool, spa, and beehive fireplace and well developed planting, great for family or entertaining or quite time.

Courtesy of Re/Max Excalibur

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New For Lease: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.

4 FOR LEASE · *New, Active: 4/28/2019* *MLS ID: 5918119*

12050 N Panorama Dr, Unit 209	Apartment	2/2	1,099 sq ft	1,207	2005	4/28/2019	$1,250	$1

Sharp 2 bedroom 2 bath, upstairs unit. View of the pool, mountains and fountain. Kitchen has upgraded cabinets, granite counter tops stainless steel appliances. Both bathrooms are large and upgraded. Carpets have been steam cleaned. Newer blinds in all the rooms. Full size washer and dryer in the unit.

Courtesy of Roadrunner Management Realty

5 FOR LEASE · *New, Active: 4/27/2019* *MLS ID: 5917902*

16454 E Keota Dr	Residential Vacation Rental	4/6	5,300 sq ft	92,395	1996	4/27/2019	–	–

Call to discuss your stay. $500.00 per night (4 Night Minimum-6 People - Summer Rates - Winter $1,000 per Night - Over 6 People $100.00 per night, Per Person - No Parties) Breathtaking fully furnished rental. Contemporary elegance this unique home is situated on just over 2 acres of lush desert. Your first view through the all-glass front door will sweep you through the living room and out the 14-foot-high wall of windows that overlook Four Peaks mountain, Desert Canyon Golf Course and lake, and our famous fountain. Living room, kitchen and eating area feature elegant curved walls and large windows that frame 180 degree views of endless desert. This house is all about magnificent views from almost every room. The gourmet chef in your family will enjoy cooking on a DCS gas stove/oven

Courtesy of Remax Omni Consultants

6 FOR LEASE · *Active: 2/12/2019* *MLS ID: 5884570*

16615 E Gunsight Dr, #A113	Residential Vacation Rental	2/2	1,511 sq ft	–	1984	2/12/2019	–	–

Perfect Patio Home (not a condo)Temp. Housing for 3-9 Mos. Most utilities included. Dish Network 200 channels. Avail 5/1-12/30 ONLY Fully Furnished and Accessorized (3 HDTVs & WIFI) townhouse in a quiet, secure complex near downtown shops, restaurants, and Fountain Park. Just bring your luggage. Vaulted ceilings in open plan, LR and DR. King beds in 2 bedrooms. Den is 3rd bedroom w/ sleeper sofa. Large kitchen with newer stainless appliances. Pool/Spa near front door. Pets considered (1 Dog max). Covered patio w/ private grill. Assigned Carport. Tenant reimburses for electric in off season. Booked for winter 2020 @ $4,100. per month.

Courtesy of Coldwell Banker Residential Brokerage

7 PENDING LEASE · *Pending: 2/4/2019* *MLS ID: 5885854*

16741 E Westby Dr, Unit 104	Townhouse	3/2	1,364 sq ft	23,762	1985	2/4/2019	$1,425	$1

Beautifully remodeled condominium complex in the town of Fountain Hills in walking distance from Fountain Park. Unit is 3bd/2.5 ba, and best of all, a community pool and pool house! Upgrades include ALL NEW STAINLESS STEEL APPLIANCES, new laminate tile flooring, carpet, fireplace surround, interior/exterior paint, fans, doors/hardware, cabinets/hardware, counter tops, lighting fixtures, shower surrounds, and improvements to common areas. This particular unit has a small back patio and extra storage room.Cats welcome...NO DOGSTHIS IS THE LAST UNIT LEFT! HURRY!

Listing Courtesy of Sterling Fine Properties

8 FOR LEASE · *Active: 4/3/2019* *MLS ID: 5906676*

16360 N Dryad Pl	Single Family Detached	3/4	2,599 sq ft	10,128	1989	4/3/2019	$2,895	$1

Lifestyle is definitely taken into consideration with this beautiful home, Outstanding views of the mountain range, Spacious and private outdoor living space, which includes a sparkling pool with waterfall. Double balcony's to sit and enjoy the view with morning coffee or the evening meal. Bright and open internal living space to allow you to peer at the 180 degree views. Fireplace in great room. Access the upstairs from where you are in the home as there are two staircases. Full dining room, 3 bedrooms, 3 full bathrooms with a 3 car garage. Master suite equipped with a fireplace and attached sitting room. Master bath with a deep tub, separate shower and a double sink vanity. Near trails and shopping. Pets upon approval. Pool and Landscaping Service included. Renters Ins Req.

Courtesy of Tyl Realty Llc

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New For Lease: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.

9 FOR LEASE · *Active: 3/19/2019* *MLS ID: 5898349*

13821 N Hamilton Dr, #C	Townhouse	3/2	1,801 sq ft	4,665	1999	3/19/2019	$1,750	$1

Beautiful three bedroom, two and 1/2 bathtownhouse. Large living room and dining area, breakfast bar. Master bed is downstairs with large master bath and walk in closet. Two bedrooms, loft and full bath up. Shutters on patio door from living area to patio space. Fenced back yard. Two car attached garage. Vacant and ready to move in to so easy to show. Assisted pets only, no smoking. Includes washer and dryer.

Courtesy of Fountain Hills Property Management & Real Estate

10 FOR LEASE · *Active: 3/5/2019* *MLS ID: 5892227*

17020 E Kiwanis Dr, Unit 104	Townhouse	3/2	1,881 sq ft	139	2003	3/5/2019	$1,749	$1

Beautiful Townhome in Gated Community across from the Fountain Park. 3 Bedroom, 2.5 Bath with Master on Main Floor with 2 Bedrooms Upstairs w full Bath. Avail 4/8/2019 Great Room design w Fireplace, Plantation Shutters, Maple Cabinets. Within walking distance to Fountain Park, Shopping, Town Events, Grocery Stores, all Town Amenities. No pets please.

Courtesy of Kern Realty, Real Estate And Rentals

11 FOR LEASE · *Active: 4/1/2019* *MLS ID: 5912278*

17247 E Grande Blvd, Unit 5	Residential Vacation Rental	2/2	1,212 sq ft	1,579	1996	4/1/2019	–	–

Fully furnished 2 bedroom, 2 bathroom duplex, screened Arizona room is a PLUS! One car garage, wood burning fireplace for enjoying a cool evening, inside laundry, community pool and spa, additional photos to come, this has been leased from January 1 2020 to Marcy 31, 2020.

Courtesy of Phoenix Commercial Properties Llc

12 FOR LEASE · *Active: 4/11/2019* *MLS ID: 5910097*

16616 E Palisades Blvd, Unit 201	Apartment	2/2	1,284 sq ft	117	1987	4/11/2019	$1,095	$1

Fantastic second floor unit with 2bd/2ba Sonora Villas in the heart of Fountain Hills! This unit is very spacious and overlooks the community pool. The large master suite has a walk in closet and spacious bath with walk in shower and double sinks. The second bedroom is split from the master for privacy. You'll love the large kitchen with walk in pantry and the adjacent dining area. The kitchen is open to the family room for easy entertaining. Lots of windows make this unit feel airy and open. Close to shopping, dining and lake. Inside laundry with washer and dryer included. One small pet would be considered with owner approval. An additional $250 refundable pet deposit and $200 one time pet fee. View today!

Courtesy of Cms Properties & Real Estate Llc

13 FOR LEASE · *Active: 4/15/2019* *MLS ID: 5911872*

14924 E Mayan Dr	Single Family Detached	4/3	3,534 sq ft	22,651	1994	4/15/2019	$3,600	$1

This spacious, single-level North Heights custom home is an entertainer's delight with formal living and dining rooms and separate wet bar. Floor-to-ceiling windows bring the outside in and multiple patios extend the outside entertaining area for true all-season living and to enjoy the sparkling pool. Lots of cabinets, granite counters and a large pantry grace this functional eat-in kitchen. Wood floors, coffered ceilings and two fireplaces are just a few of the upgrades to be enjoyed in this split-bedroom-plan home. Energy saving features include insulated security roller shades, ceiling fans and a hybrid water heater. Large 3-car garage with storage rooms and additional space for extra frig and freezer. Landlord may consider a pet with deposit. Lister must accompany showing.

Courtesy of Kern Realty, Real Estate And Rentals

14 FOR LEASE · *Active: 4/1/2019* *MLS ID: 5911734*

11072 N Valley Dr	Single Family Detached	3/3	2,688 sq ft	16,906	1973	4/1/2019	$2,200	$1

Beautiful Red Mountain views, 2 master suites with tons of closet room, large dining area overlook the family room that has a wood burning fire place!! Porch is really the back of the house, so this is where you will be spending your time sitting out on warm summer nights and cool winter evenings. Extra large/long driveway, long enough for an RV and then some!! Oversized 2 car garage, great rental property close to the Golf Course!!

Courtesy of Phoenix Commercial Properties Llc

RPR®

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New For Lease: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.

15 FOR LEASE · *Active: 3/25/2019* *MLS ID: 5901286*

12820 N Via Del Sol	Residential Vacation Rental	3/2	2,158 sq ft	7,110	2001	3/25/2019	–	–

Available May-Nov Only. Dec-Mar is GONELots to enjoy! Plus versatile 3 bedroom+den. Formal dining. GREAT ROOM Kitchen/breakfast bar, master, patio-all overlook the lake! One of the premier lots in Fountain Hills! Original owner chose many upgrades: 2-way fireplace, 48' high cabinets w/rollout shelves, 1 car garage, split private master. perfect for 2 couples! Designer furnishings and expansive VISTAS to enjoy AZ SUNSETS from most all living area! HOA a few steps away features pool, spa, extensive fitness area. Generous utility allowance of $200/mo. means Tenant does NOT have to sign up for utilities. Fully equipped CHEFS KITCHEN for great entertaining! Everything is quality, convenient, and spotless clean! Will go fast!!

Courtesy of Re/Max Excalibur

16 FOR LEASE · *Active: 2/26/2019* *MLS ID: 5888301*

16725 E Avenue Of The Fountains - -, #D-331	Apartment	2/2	1,207 sq ft	–	2017	2/26/2019	$1,799	$1

TEN WEEKS FREE RENT!* Pool view from this gorgeous and contemporary unit with dual master-bedroom/en-suite bathrooms located in a resort community of Fountain Hills! Designer finishes in this open-concept split floor plan include wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit.

Courtesy of Nest Realty

17 PENDING LEASE · *Pending: 3/17/2019* *MLS ID: 5903836*

17031 E Lema Cir	Single Family Detached	4/3	3,193 sq ft	14,336	1985	3/17/2019	$2,399	$1

Large home with stunning views. 3 BR/2 ba home on walk-in level and 1 BR/1 ba plus add'l living room, office, storage downstairs. Front gated RV parking. Privacy with the feeling that you sit up on a hill. Tax records show upstairs sq footage only. Walk-out basement sq footage is 1,123. Owner related to agent.

Listing Courtesy of Homesmart

18 FOR LEASE · *Active: 3/6/2019* *MLS ID: 5892841*

15716 E Sycamore Dr	Single Family Detached	3/2	1,985 sq ft	9,984	1995	3/6/2019	$2,100	$1

Updated single level home set on hillside lot with outstanding views of Red Rock. Open floor plan, living room with fireplace, spacious granite kitchen, 3 bedrooms, 2 full baths plus a powder room. Covered patios front and back, 2 car garage with storage. Pet Friendly! Owner is willing to put in a wood fence to complete the enclosure of the yard. Bring an offer!

Courtesy of Sonoran Lifestyle Real Estate

19 FOR LEASE · *Active: 4/3/2019* *MLS ID: 5907307*

11064 N Garland Cir	Single Family Detached	3/2	2,016 sq ft	30,078	1994	4/3/2019	$2,275	$1

Rental home with 3 bedrooms and 2 bathrooms. Large hillside location offers privacy, mountain views and backs to a large arroyo. Travertine floors with carpeted bedrooms. Master bedroom has a separate office/library w/built-in desk, bookshelves and cabinets. Kitchen has all appliances and granite counters, wood cabinets and walk-in pantry. 2 additional bedrooms with a hall bathroom. Family room with vaulted ceilings, fireplace and sky lights. Large backyard with mature landscape. Available after 5/1/2019.

Courtesy of Kern Realty, Real Estate And Rentals

20 FOR LEASE · *Active: 4/5/2019* *MLS ID: 5907172*

13227 N Mimosa Dr, Unit 111	Townhouse	2/2	2,172 sq ft	11,056	1988	4/5/2019	$1,750	$1

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Courtesy of Cpl Properties

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