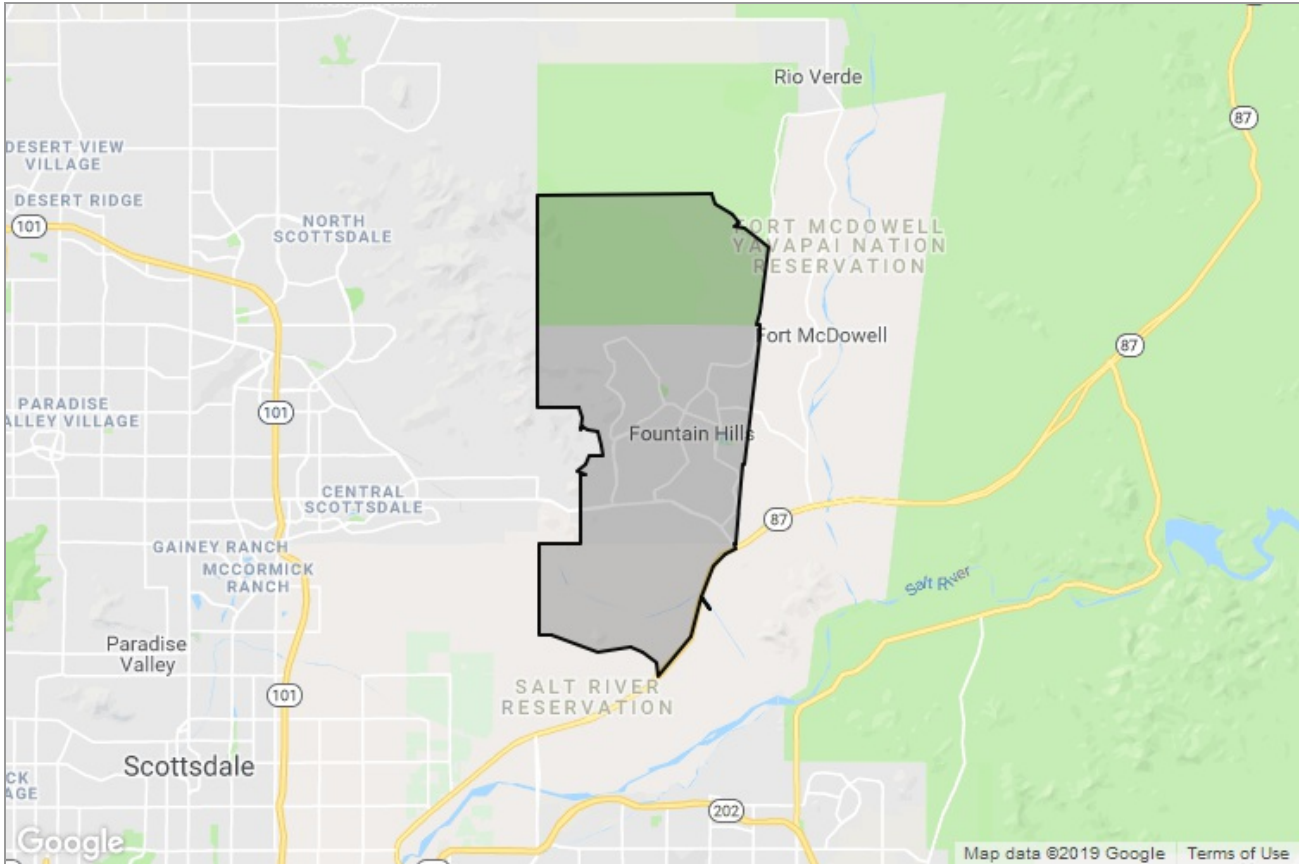


MARKET ACTIVITY REPORT

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

Kalim Qamar | REALTOR®

Arizona Real Estate License: BR627713000

Oregon Real Estate License: 940200216



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Fax: (888) 313-0001

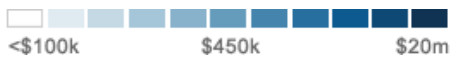
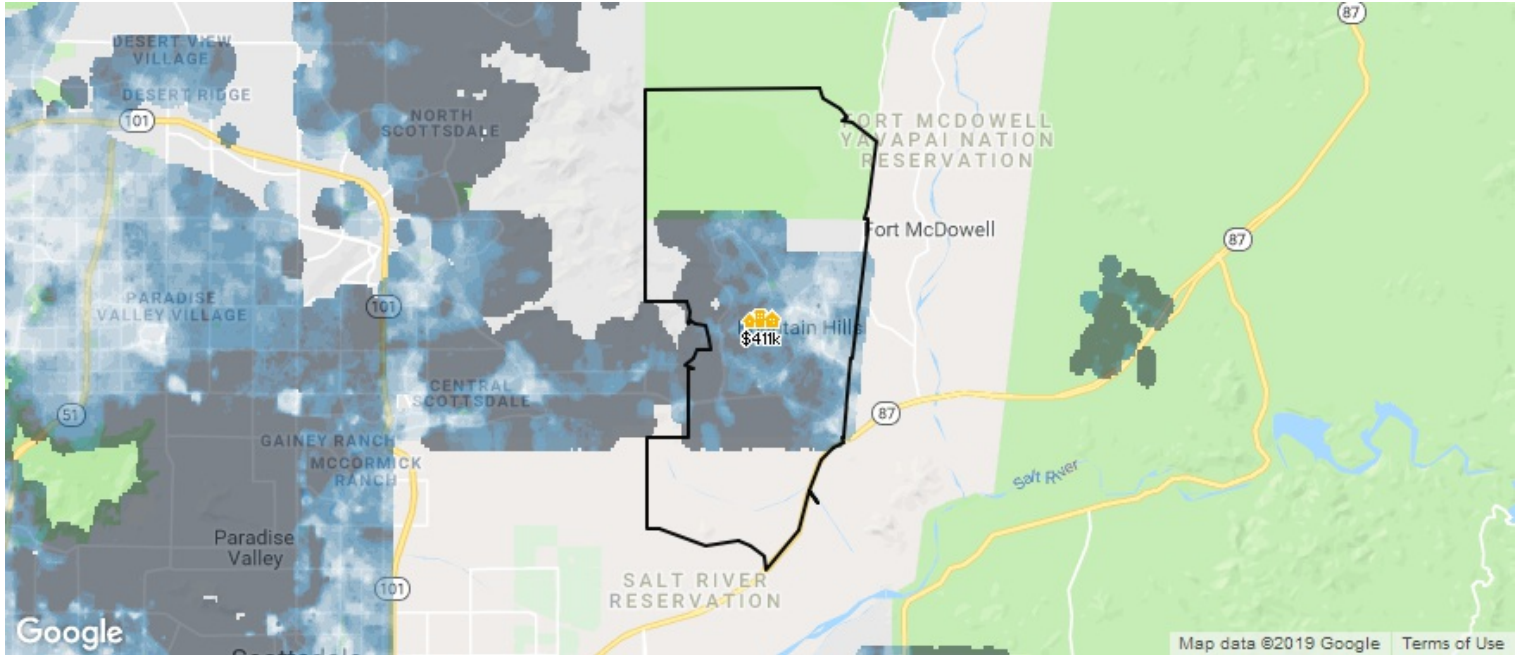
Main: kalim@usMetroRealty.com |
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Other: <https://twitter.com/usMetroRealty> |
Other: <https://www.linkedin.com/company/usmetrorealty/>

US Metro Realty



Fountain Hills, AZ 85268

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

\$411K

Updated: 3/31/2019

Change Over
Last Month

↓ **0.74%**

Change Over
Last Quarter

↑ **1.19%**

Change Over
Last 12 Months

↑ **6.35%**

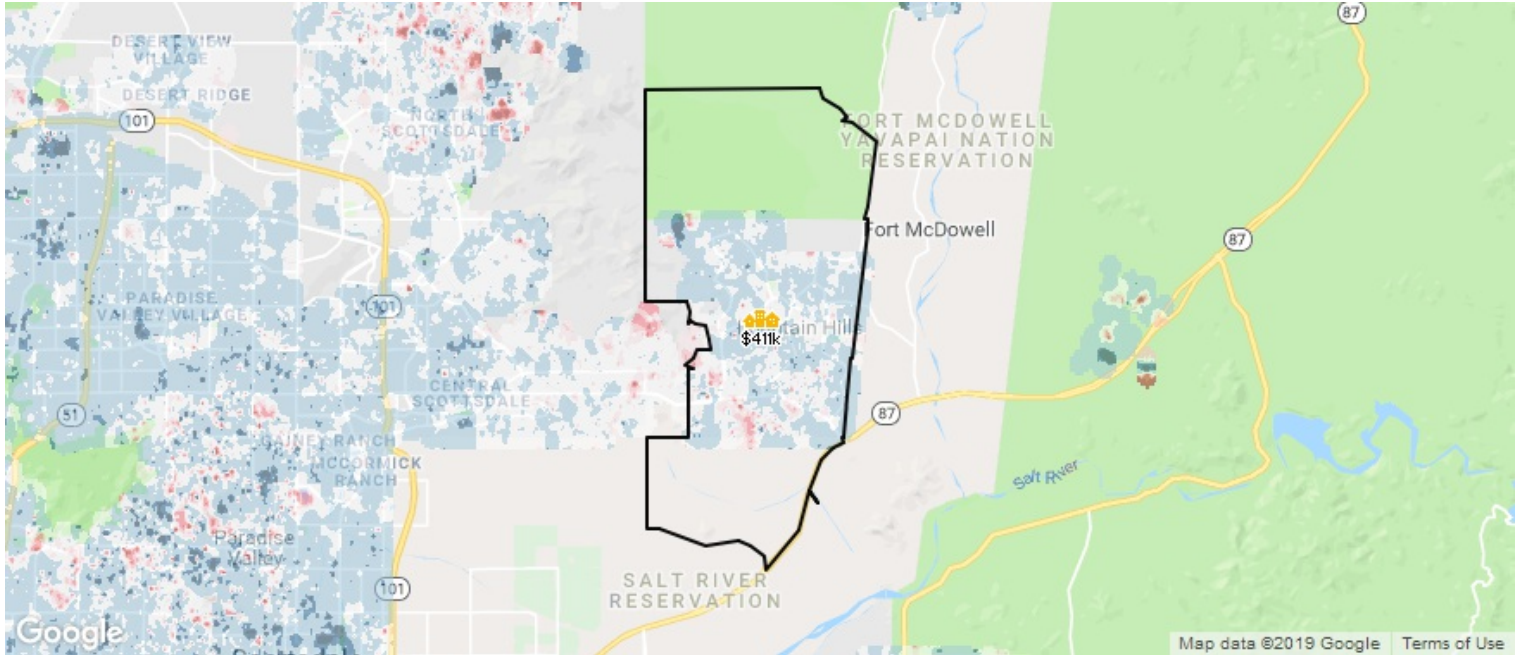
Change Over
Last 24 Months

↑ **12.6%**

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.

Fountain Hills, AZ 85268

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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

\$411K

Updated: 3/31/2019

Change Over
Last 12 Months

⬆️ **6.35%**

Change Over
Last 24 Months

⬆️ **12.6%**

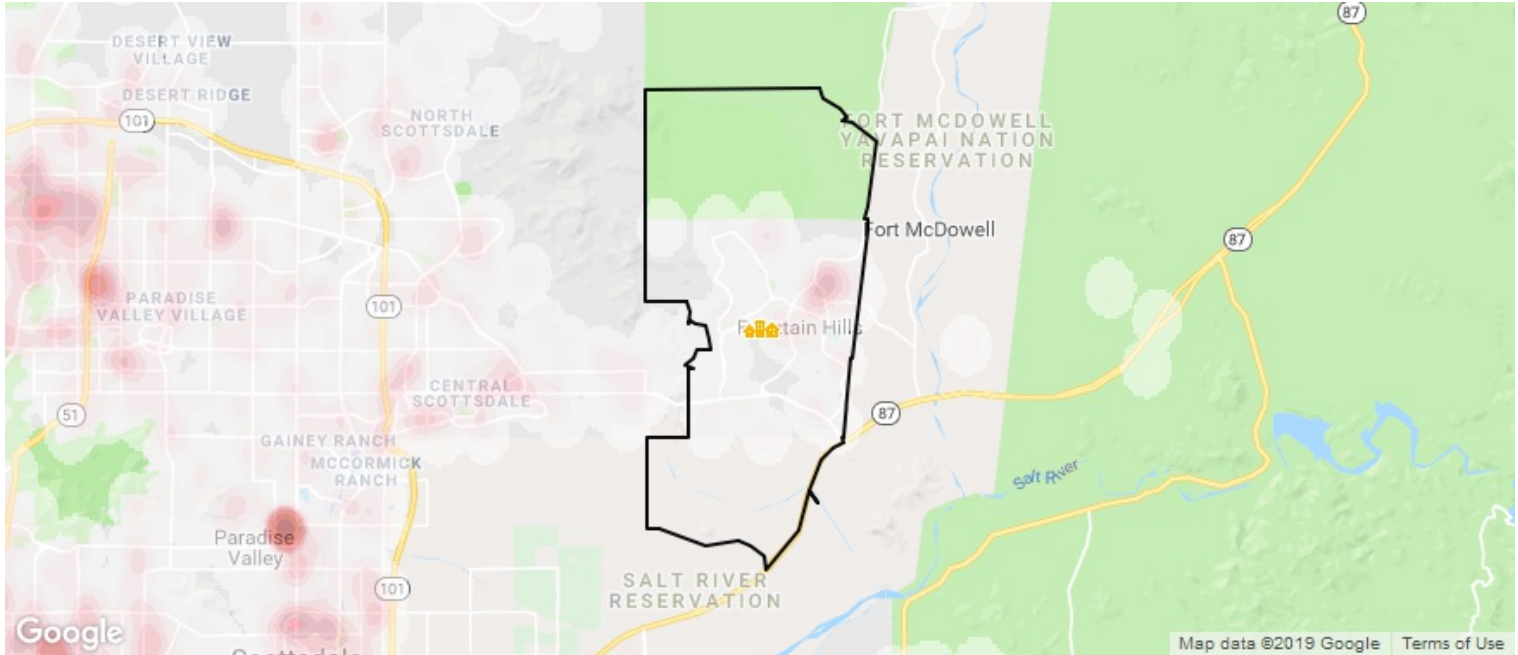
Change Over
Last 36 Months

⬆️ **12.38%**

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.

Fountain Hills, AZ 85268

Market Snapshot: Concentration of Distressed Properties



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

34

Updated: 4/29/2019

of
Pre-Foreclosures

21

of
Foreclosures

13

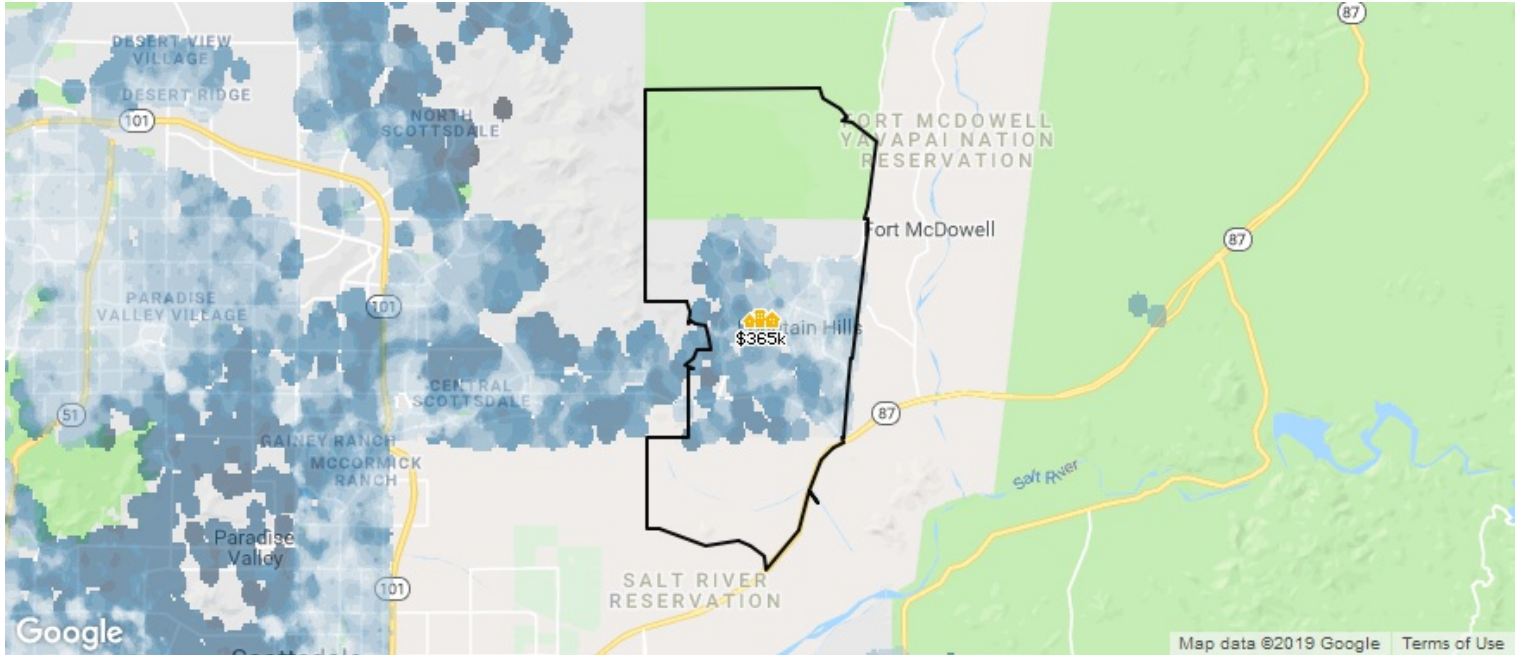
of
Short Sales

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/29/2019.

Fountain Hills, AZ 85268

Market Snapshot: Sales Price



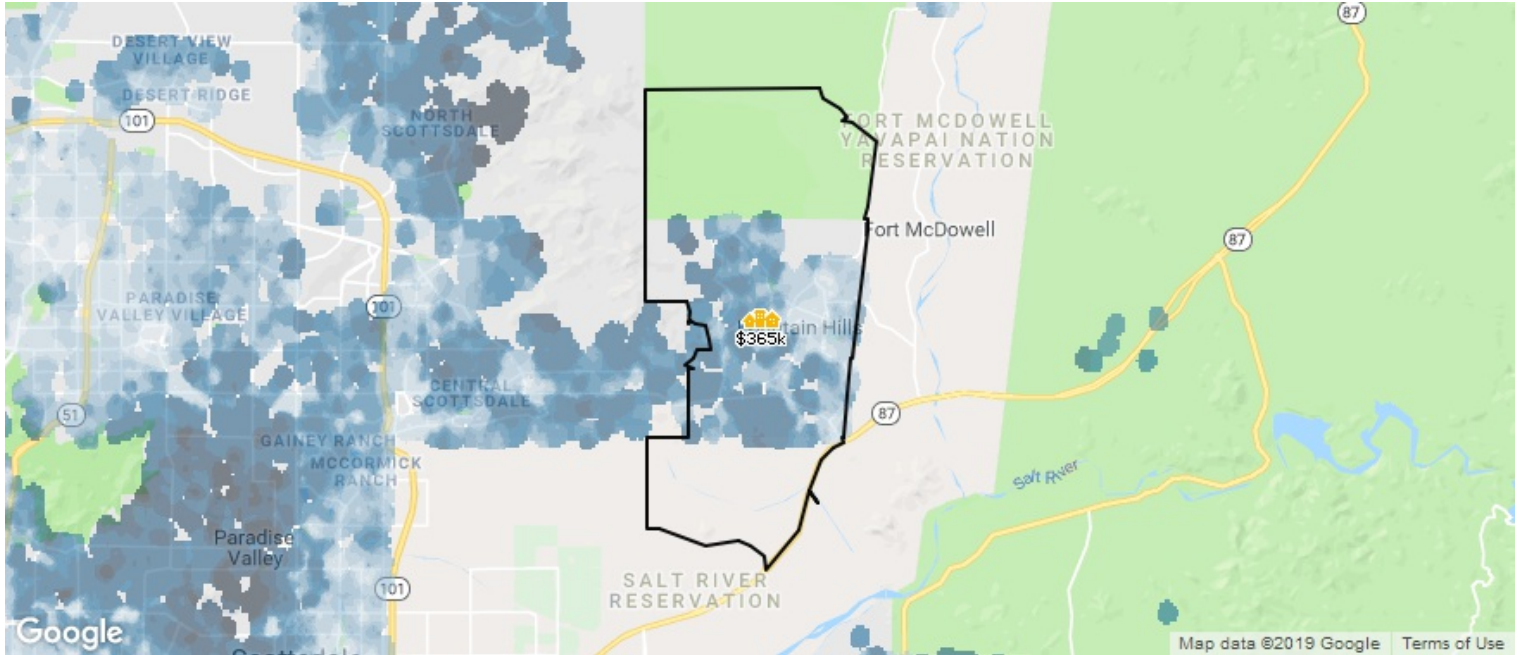
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

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.

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

\$365K

Updated: 3/31/2019

Change Over
Last Month

↑ **0.22%**

Change Over
Last 12 Months

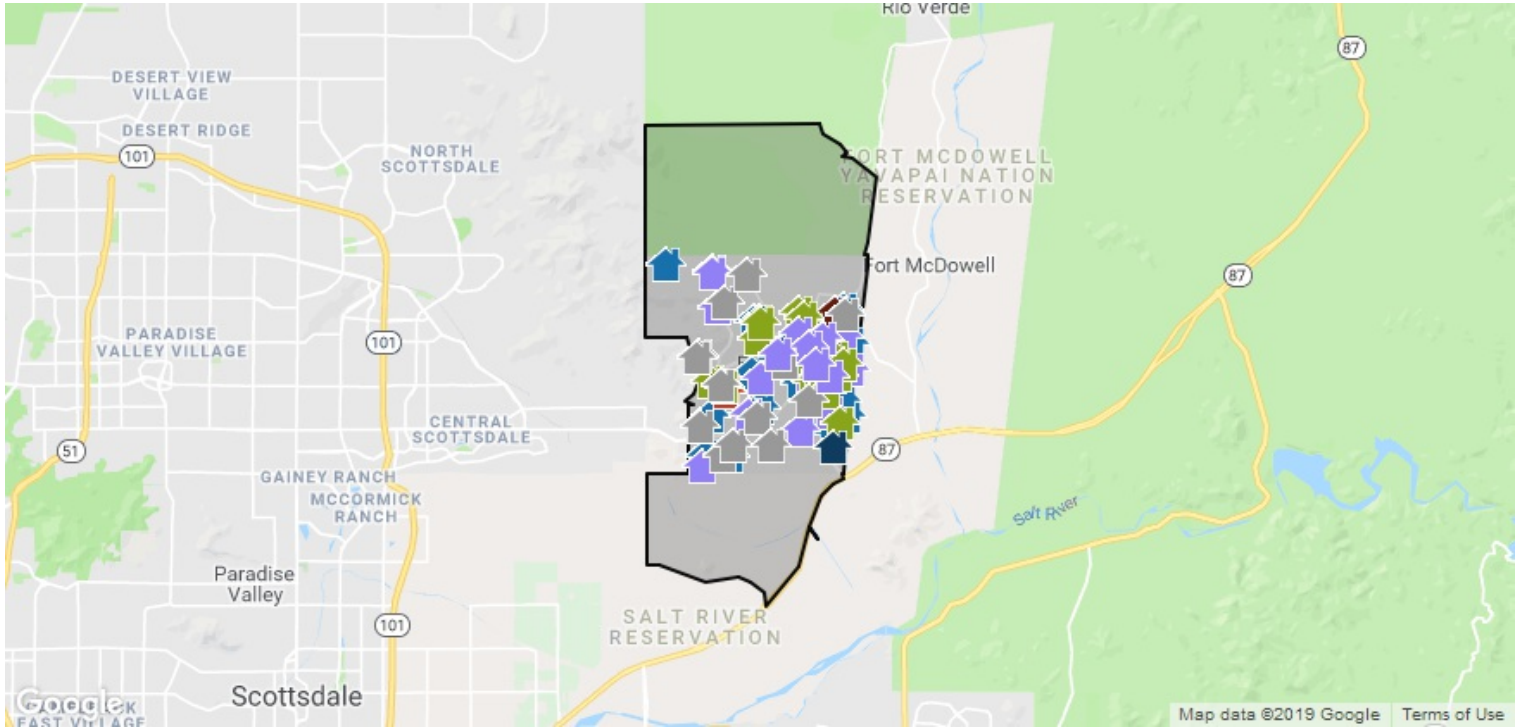
↑ **0.3%**

Change Over
Last 24 Months

↑ **4.32%**






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

Market Activity Summary Stats

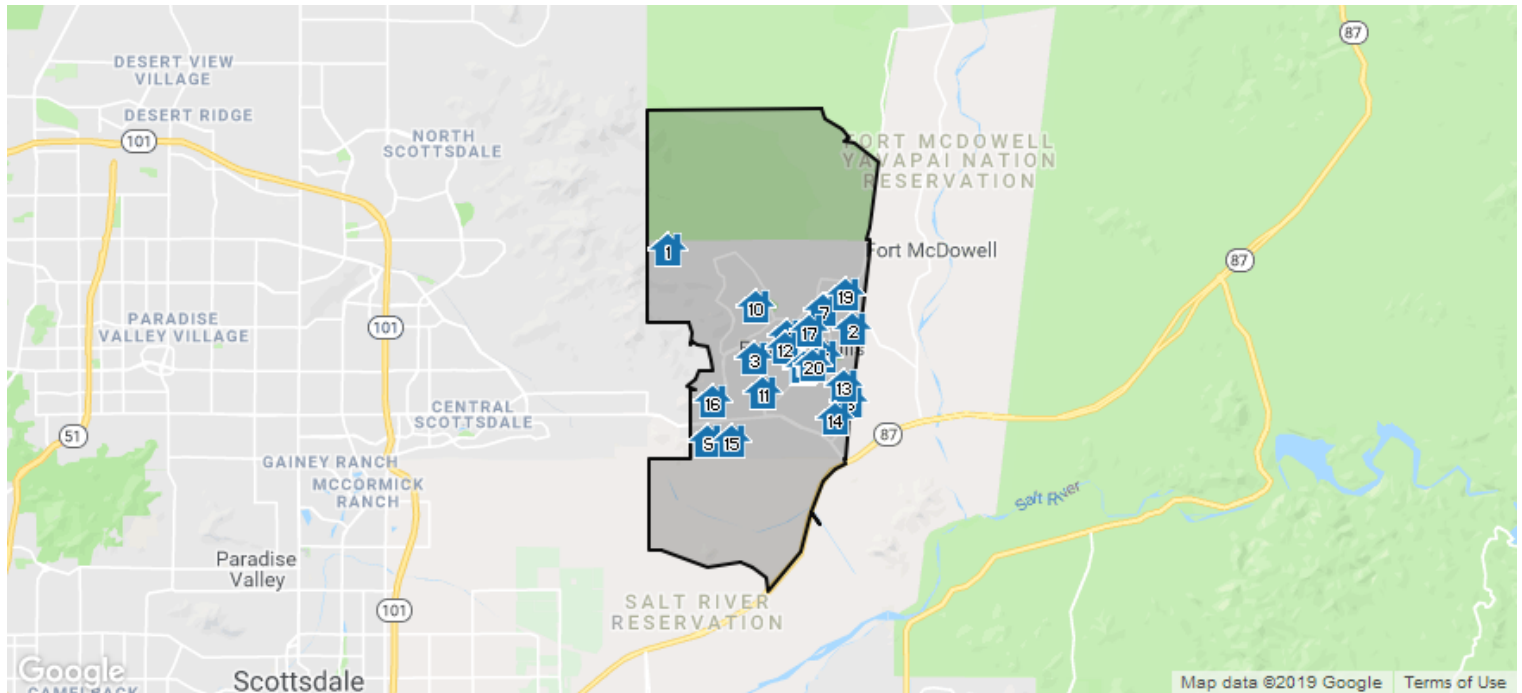


Search Criteria







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	\$285,500	\$363,500	\$203,000	\$418,200	\$1,095
Median Price / Value	\$452,000	\$389,200	\$381,250	\$721,145	\$2,100
High Price / Value	\$9,000,000	\$414,900	\$1,400,000	\$2,081,670	\$3,600
Average Price / Sq. Ft.	\$250	\$195	\$211	\$255	\$1
Median Price / Sq. Ft.	\$204	\$195	\$211	\$234	\$1
Average Days in RPR	31	53	129	204	33
Median Days in RPR	30	53	93	152	26
Total Volume	\$21,298,098	\$778,400	\$8,560,650	\$10,018,940	\$28,363













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.
 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 Balhaup 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 <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>								
 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. <i>Listing Courtesy of Turner International Real Estate</i>								
 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! <i>Listing Courtesy of Gentry Real Estate</i>								











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.
	 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								
	 FOR SALE • New, Active: 4/27/2019 MLS ID: 5917872							
16800 E El Lago Blvd, Unit 2019	Apartment	2/2	1,873 sq ft	1,700	2005	4/27/2019	\$365,000	\$195
Gated community! Located in one of the best "downtown" locations, across the street from the world famous Fountain. 2 bd with large den (can double as 3rd bdrm). Walking distance to supermarkets/restaurants/ banks/drugstores/churches & many other shops. Carpet in very good condition; tile in kitchen, baths & laundry; tile w/granite insets in foyer. Upgraded cabinetry, breakfast bar, upgraded appliances. Custom paint. Stainless steel sink. Solid granite slab counters in kitchen & bath. Separate tub & shower in master bath, dbl sinks & good sized walkin closet. Stainless steel deep sink in laundry rm & extra cabinetry. From the balcony, full view of the Fountain. Spacious 2 car garage w/ almost new water heater. Enjoy the community heated pool, spa & gym. HOA fee paid thru end of 2019.								
Listing Courtesy of Kelleher Realty & Associates								
	 FOR SALE • Active: 3/14/2019 MLS ID: 5896237							
13600 N Fountain Hills Blvd, Unit 503	—	3/3	2,231 sq ft	1,053	2004	3/14/2019	\$354,000	\$159
Built in 2004, this Fountain Hills two-story offers granite kitchen countertops, a loft, and a two-car garage. Upgraded features include new carpet in select rooms. Access to a community pool is part of the La Strada Condos HOA. Home comes with a 30-day buyback guarantee. Terms and conditions apply.								
Listing Courtesy of Opendoor Brokerage, Llc								
	 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 backyard space.								
Listing Courtesy of Homesmart Lifestyles								
	 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								
	 FOR SALE • Active: 3/18/2019 MLS ID: 5897846							
9631 N Jagged Cir	Single Family Detached	4/3	4,165 sq ft	43,063	2006	3/18/2019	\$1,500,000	\$360
This fabulous custom home has so much to offer. If your clients are looking for views, privacy and a quality built single story custom home this is it. Perched on the side of Eagle Mountain with a south facing exposure overlooking the 10th fairway and forever mountain views. Walking distance to practice green & clubhouse. A wonderful open split floor plan built for entertaining. 4 large bedrooms plus an office. Fabulous gourmet kitchen with Wolf cook top & Sub Zero. Pocket doors lead you from the living area to the private outside paradise featuring a fireplace, stunning pool with sheer descent water feature & private spa. A large walk around patio features mesmerizing views from every angle. Window tint throughout the home and a rare over-sized 3 car garage.								
Listing Courtesy of Russ Lyon Sotheby's International Realty								

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.
	 FOR SALE	* Active: 4/13/2019 MLS ID: 5911094						
14501 N Lark Ct	Single Family Detached	3/2	2,524 sq ft	9,283	1997	4/13/2019	\$519,900	\$206
THIS HOME COMES FULLY FURNISHED!! Beautiful Home on a Quiet Cul de Sac in the Golf Community of Sunridge Canyon. 3 bedrooms + Den. Huge Kitchen with tons of storage, breakfast bar, gas cook top, double ovens & slider to back patio. Dining room has large windows looking out to the backyard. The back yard offers views of 4 Peaks, lots of entertainment space, perfectly maintained desert landscaping & privacy. Feels larger than it is due to extended height ceilings. New Carpets in BR, Office & Family Room. Newer AC & Heating units in 2016. All newer SS Appliances in Kitchen. First Impression Front Security Door. Partial roof replaced 2016. Exterior painted in 2017.								
Listing Courtesy of Homesmart Lifestyles								
	 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								
	 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.								
Listing Courtesy of Congress Realty, Inc.								
	 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								
	 FOR SALE	* New, Active: 4/24/2019 MLS ID: 5915993						
10405 N Sarazen Cir	Single Family Detached	3/3	2,718 sq ft	21,671	1979	4/24/2019	\$630,000	\$232
Honey, Stop the Car!! You're going to LOVE this beautiful, green golf course view straight down the fairway of #11 at Desert Canyon ending with picturesque Mountain Views while floating in your pool or just doing dishes in your totally remodeled kitchen. This home has a great flow for entertaining or just a comfortable place to call home. Granite counters and SS appliances. Wood floors in the living room and electric sunshades to filter the sun without blocking your view. Updated master bath with jetted soaking tub. Office with a private entrance and a Murphy Bed when you need the extra sleeping space. Screened in Arizona room across the back of the home. ALL furniture and kitchen and bath accessories are available on separate Bill of Sale. Be sure to check upgrade list in Documents Tab.								
Listing Courtesy of Re/Max Excalibur								

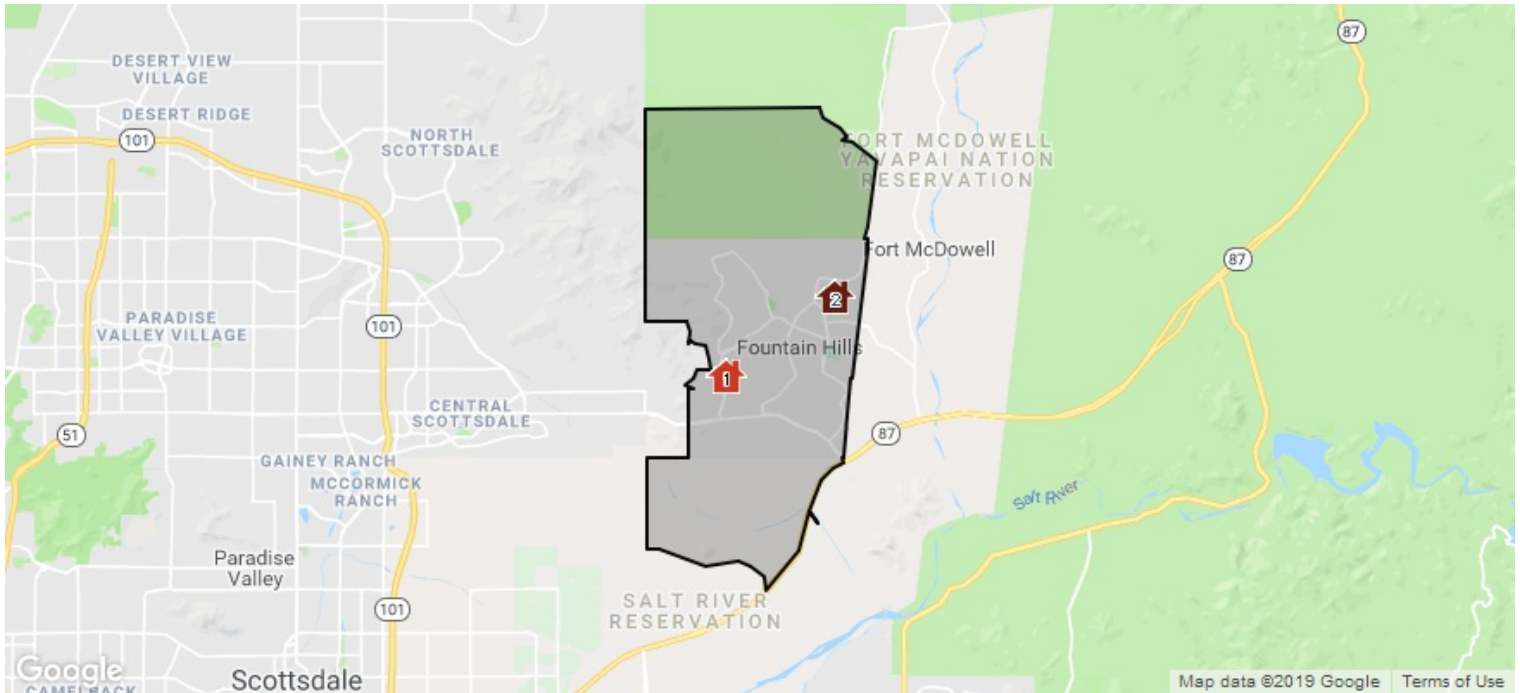
New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 FOR SALE • New, Active: 4/24/2019 MLS ID: 5915843								
 15166 E Twilight View Dr	Single Family Detached	4/3	2,799 sq ft	8,464	1999	4/24/2019	\$575,000	\$205
LOCATED IN THE PRESTIGIOUS EAGLE MOUNTAIN GOLF/GATED COMMUNITY, this true single level, generous 4 bedroom, 2.5 bath home with pool, views and a 3-car garage is a great family home or the perfect winter get-a-way. Ample bedrooms for that 4-some golf group or family. Kitchen has an abundance of cabinets, with built in appliances and island. Master bedroom suite is spacious along with a large closet and bathroom. Split floor plan works for privacy with family and/or guest. TOWN OF FOUNTAIN WITHIN MINUTES OF YOUR LOCATION TO ENJOY ALL THAT IT HAS TO OFFER. AIRPORT APPROXIMATELY 25 MINUTES, GROCERY STORE, HOTEL AND FOUR RESTAURANTS LOCATED ON GROUNDS FOR YOUR CONVENIENCE. <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								
 FOR SALE • Active: 1/30/2019 MLS ID: 5875120								
 11132 N Viento Ct	Single Family Detached	7/9	8,645 sq ft	83,403	2010	1/30/2019	\$3,200,000	\$370
Perfectly situated high on the ridge in Fountain Hills, feel as if you're living amidst the mountains with 360-degree views of Scottsdale, Mesa, Phoenix, Fountain Hills, Camelback/McDowell/South Mountains, and expansive city lights. A true multi-generational home including 3-separate and private entrances into the guest suites, each with attached outdoor living spaces. The luxurious main level is sprawling with NO STEPS including a custom kitchen, family and living room, dining, elevator, movie theater, library, wet bar, wine room, master suite, statement Infinity pool, spa and putting green. Custom cabinetry, Italian Travertine and wood floors, 7 fireplaces and a 4-car garage (expandable to 8). See Motion Video with disappearing wall of glass, ideal for enjoying indoor/outdoor living. <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>								
 FOR SALE • Active: 3/13/2019 MLS ID: 5895820								
 16629 E Westby Dr	Single Family Detached	4/3	2,368 sq ft	13,408	1995	3/13/2019	\$459,000	\$194
Well structured charming formal model home in beautiful Fountain Hills. Very convenient location; walking distance to everything. Freshly painted inside out. Tile flooring through the house for easy maintenance. Formal dining room plus breakfast nook in the kitchen with granite counter tops. A beautiful three way fire place separates kitchen and living room. Master bath features double sink vanity, separate tub and shower, and large walk in closet. Three bedrooms and two full baths in the main part of the house and one bedroom, half bath plus a living room/office with fireplace in the in law quarter(house in house).The house has two AC units,main unit was replace brand new in 2015. Spacious two car garage. .3 acre multiple housing zone w/RV parking , Lease to purchase optional! <i>Listing Courtesy of Delex Realty</i>								
 FOR SALE • Active: 3/29/2019 MLS ID: 5903951								
 16453 E Arroyo Vista Dr	Single Family Detached	3/3	2,907 sq ft	11,016	2005	3/29/2019	\$599,900	\$206
One Main Floor of Living Quarters w/Luxury Elevator access from Garage to Main Floor!Custom Built Home Features 2 Master Bedroom Suites,3rd Bedroom & Den w/Mountain Views!Great Room Floorplan w/Cracking Fireplace Opens to Eat In Kitchen w/Oversized Breakfast Bar/Island,Endless Countertop Space,Double Ovens,RO System,Large Walk In Pantry,10+ Ceilings!Master Bdrm Highlights Walk In Closet & Glass Sliding Exit.Master Bath Boasts Separate Walk in Shower,Jetted Tub,Private Toilet,Double Sinks Split 2nd Master Bed/Bath.Great Entertaining w/Extended Covered Back Patio.Enlarged Laundry Room w/Sink & Space for 2nd Refridgerator.Oversized 2 Car Garage w/3 Different Storages Areas!Nest System.Owned Security System.Water Softener.Newer Water Heater.Owners still have Original Builder Plans.No HOA! <i>Listing Courtesy of West Usa Realty</i>								
 FOR SALE • Active: 3/27/2019 MLS ID: 5902218								
 14826 N Caliente Dr	Single Family Detached	3/2	1,930 sq ft	11,169	1980	3/27/2019	\$429,900	\$223
REDUCED! The search is over. This 3 bedroom, 2 bathroom, 2 car garage, home with a sparkling pool has it all. Even some mountain views, two sheds and 2 RV gates.Much of this home has been updated in 2016. Most recently in the kitchen with newer Stainless Steel appliances, backsplash, garbage disposal and painted cabinets w/ under cabinet lighting. New AC condenser & Air handler on east side 2016 with warranty on parts. Painted interior and exterior 2016. Roof underlayment replaced 2015 w/ 10 yr warranty, flat roof re-coated 2015. Pool resurfaced 2016. Producing lemon tree in private yard, large & small gazebo to enjoy the outdoor living space. Kitchen is warm and welcoming with plenty of counter space to create your meals. Direct entry from garage, you don't have far to go with groceries. <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								





New Listings: 20 (cont.)

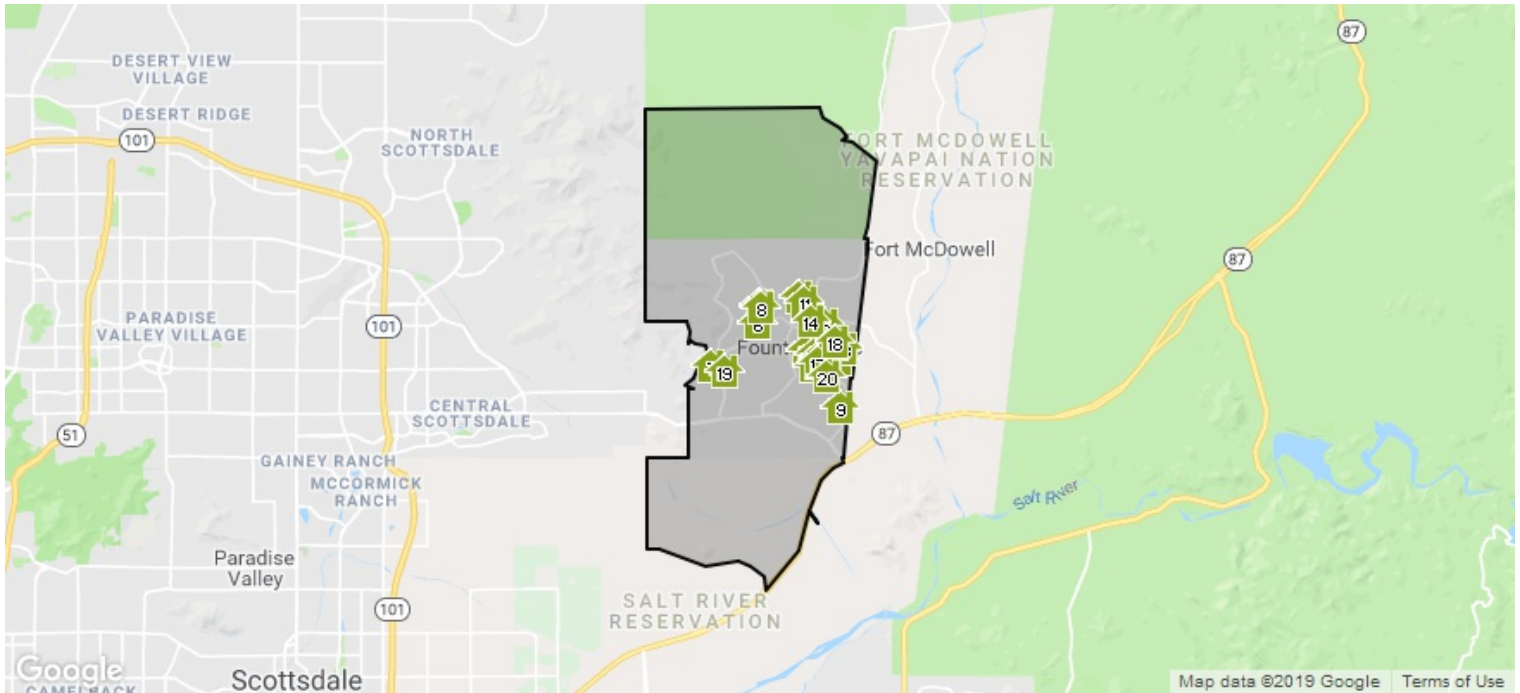
New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 • Active: 3/29/2019 MLS ID: 5903656							
	12315 N Chama Dr, Unit 109	—	3/3	1,711 sq ft	671	2003	3/29/2019	\$299,000
<p>This spacious townhouse has 3 bedrooms, 2.5 bathrooms, 2 car garage, and private yard within a lovely, well-maintained complex of 10 units. An open, flowing floor plan downstairs includes a large kitchen with granite counters and a dining room/living room with large plantation-shuttered windows looking out onto the patio. Master bedroom opens to a private, covered balcony. Enjoy the security/screen doors at entry and patio for great air flow. Relax at the secluded community pool overlooking Red Mountain. Several windows replaced 2019, living room & bedrooms painted 2017, water heater new in 2014. Walking distance to Fountain Park, Community Center, Library, and Avenue of the Fountains. Low maintenance living, for year round or winter residence. Easy to lock and leave.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								






Distressed Activity: 2






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








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 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
<p>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.</p> <p><i>Courtesy of Realty One Group</i></p>								
	2 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
<p>Welcome Home!!! To the prestigious "Sunridge Canyon" community. Quiet cul de sac lot, next to neighborhood green belt and mountain views. Original owners have taken 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!!!!!!</p> <p><i>Courtesy of West Usa Realty</i></p>								
	3 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
<p>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 facility. Quick Close Possible for this season's enjoyment!</p> <p><i>Courtesy of Re/Max Sun Properties</i></p>								






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.
	4 RECENTLY SOLD • Closed, MLS Listing 5880405: 2/8/2019 MLS ID: 5880405							
	14870 N Fayette Dr	Single Family Detached	3/2	1,459 sq ft	10,402	1985	4/26/2019	\$315,000 \$216
<p>**NO HOA!!**All big ticket items were updated:**New A/C Sept 2009**New Hot water heater Nov 2011 **New house roof March 2016 (rebuilt patio roof)**Bathroom April 2017**New Dishwasher June 2010**New Stove March 2011**New Refrigerator Nov 2017**New Washer/Dryer Jan 2016**New pool pump April 2017**New Garbage Disposal April 2017**New bathroom fixtures April 2017**Front entrance tile May/June 2017 Across from elementary school with your very own oasis setting poolside. This sought-after community offers the feel & friendliness "Mayberry-style". Your personal touch will make this place your home.</p> <p><i>Courtesy of West Usa Realty</i></p>								
	5 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
<p>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.</p> <p><i>Courtesy of Revivre</i></p>								
	6 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
<p>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.</p> <p><i>Courtesy of Mco Realty</i></p>								
	7 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
<p>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!</p> <p><i>Courtesy of Berkshire Hathaway HomeServices Arizona Properties</i></p>								
	8 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
<p>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 parklike backyard with built in fireplace and barbecue grill. Sit back, relax and enjoy the mountain views from the private back patio.</p> <p><i>Courtesy of Re/Max Sun Properties</i></p>								



Recently Sold: 20 (cont.)

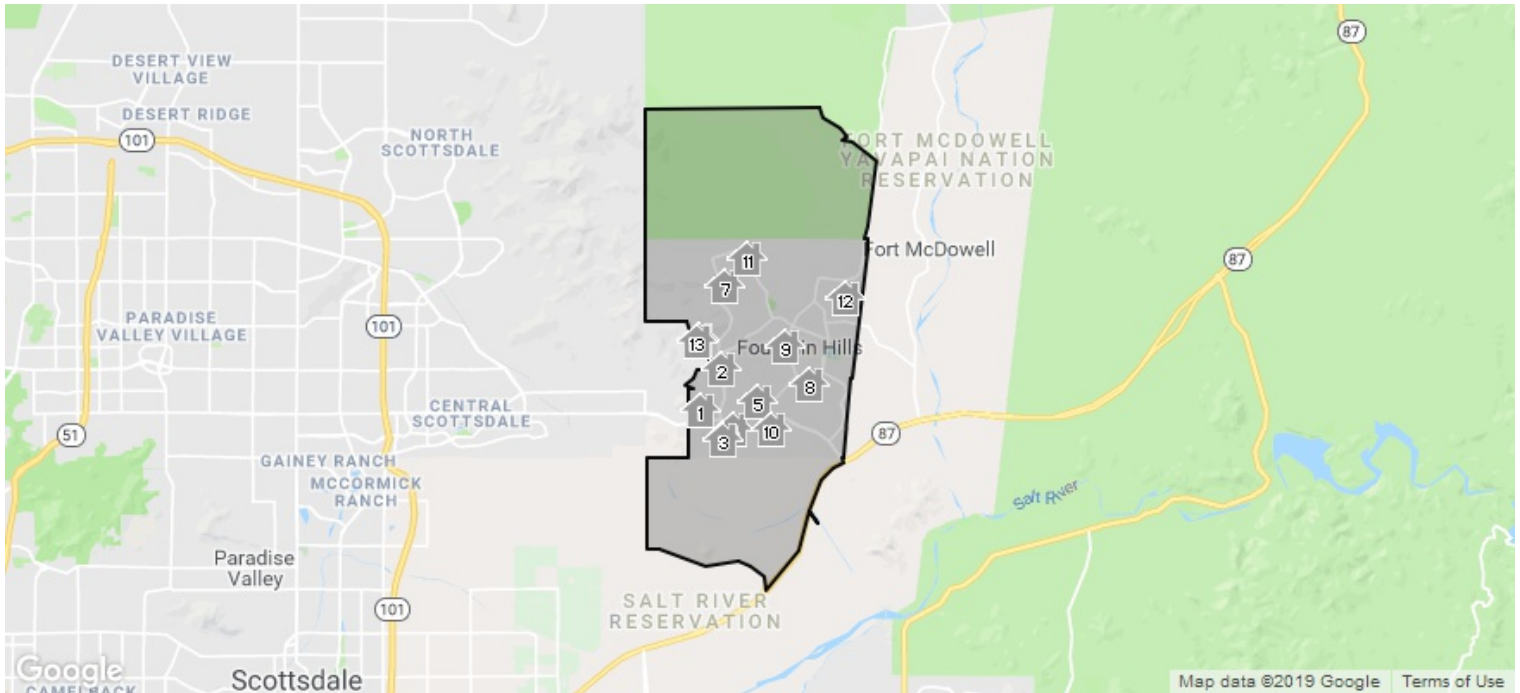
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	9 RECENTLY SOLD - Closed, MLS Listing 5842149: 11/2/2018 MLS ID: 5842149							
	10660 N Devlin Cir	Single Family Detached	4/3	2,941 sq ft	14,135	1990	4/26/2019	\$477,000 \$162
Breathtaking 4 bed, 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.								
<i>Courtesy of My Home Group Real Estate</i>								
	10 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.								
<i>Courtesy of Realty One Group</i>								
	11 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.								
<i>Courtesy of Keller Williams Realty Phoenix</i>								
	12 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 BackPatio 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.								
<i>Courtesy of Delex Realty</i>								
	13 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.								
<i>Courtesy of Sonoran Lifestyle Real Estate</i>								

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.
	14 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 more								
Courtesy of Berkshire Hathaway Homeservices Arizona Properties								
	15 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								
	16 RECENTLY SOLD - Closed, MLS Listing 5880167: 2/7/2019 MLS ID: 5880167							
16800 E El Lago Blvd, Unit 2017	Apartment	2/2	1,633 sq ft	1,642	2005	3/25/2019	\$300,000	\$184
VIEWS! VIEWS! VIEWS! Incredible downtown location in gated community, Village at Towne Center. NO interior steps. Enjoy your morning coffee on the balcony with full view of Four Peaks Mtn and world famous fountain. Upstairs condo features 2 bedrooms plus den. Great room w/gas fireplace is open to kitchen, breakfast bar, ample cabinetry, electric range & refrigerator. Washer & dryer, laundry tub in large laundry room. Newer carpet & recently painted on interior. Across street from all activities throughout the year in the fountain park AND the big Art Fairs twice a year. Could be an investment, second home or wonderful full time residence. Extra parking adjacent to Building 6.								
Courtesy of Mco Realty								
	17 RECENTLY SOLD - Closed, MLS Listing 5853509: 12/2/2018 MLS ID: 5853509							
16724 E Gunsight Dr, Unit 223	Apartment	2/2	1,015 sq ft	105	1986	2/20/2019	\$220,000	\$217
Seller said sell it, reduced by \$ 15000!! Looking for Mountain, Fountain Views? Snowbirds? This is the one for you.! This beautiful condo has amazing panoramic views of 4 Peaks. the Superstitions. Watch the sunrise and purple mountain sunsets from your living room or deck. Fountain view as well of course. Large Picture window in the living room. Sliding doors from your bedroom to the viewing deck. Master bedroom with King sleep number bed has its own bath. Guest room with a queen sleep number bed and built in desk. Room darkening, newer blinds everywhere. Queen sofa sleeper in living room. All this newer furniture is included, just bring your toothbrush. Newer Hot water heater. Water softener. Newer Microwave. Home Warranty too. Walk to the lake and stores. Possession Feb. 28 2019								
Courtesy of Re/Max Sun Properties								
	18 RECENTLY SOLD - Closed, MLS Listing 5852922: 12/1/2018 MLS ID: 5852922							
13013 N Panorama Dr, Unit 211	Apartment	2/2	1,713 sq ft	171	1995	4/24/2019	\$399,000	\$233
Outstanding unit in one of the most desirable communities in Fountain Hills. Unit is located across the street from the famous Fountain and close to all shopping and dining in downtown Fountain Hills. This unit comes fully furnished and is immaculate. Large patio area to enjoy outdoor living. Detached 2 car garage has easy access from the unit. Beautiful heated pool and spa. Clubhouse has been remodeled and is a great place for parties and potlucks. Easy to show, lockbox vacant. Use showing time please. We ask that you remove your shoes when showing. Thank you!								
Courtesy of Fountain Hills Property Management & Real Estate								

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 5829811: 10/2/2018 MLS ID: 5829811							
	15025 E Ridgeway Dr	Single Family Detached	3/2	1,936 sq ft	10,001	1994	4/24/2019	\$377,500 \$195
	<p>WOW! Incredible Views Abound in this Charming, Custom 3 Bedroom, 2 Bath home on the top of the Ridgeline!! Main level has unobstructed views of all of Fountain Hills, the fountain and the Four Peaks Mtn. Range! 2 Bedrooms downstairs and a huge Master upstairs. Upstairs Master has a large private deck with a spiral staircase up to a rooftop viewing deck!! Backyard is a entertainers dream with a large heated pool, Spa and a BBQ area. This home offers the best of what Fountain Hills has to offer!! Your buyers will love it!!</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>							
	20 RECENTLY SOLD • Closed, MLS Listing 5872015: 1/23/2019 MLS ID: 5872015							
	11880 N Saguaro Blvd, Apt 201	—	2/2	1,413 sq ft	130	1998	3/22/2019	\$213,750 \$151
	<p>Amazing Views of The Fountain, Four Peaks and Red Mountain! Masterful design and luxury are uniquely embodied in this 2 bedroom 2 bath property that also features a 1 Car Garage. Upon entering this home you are greeted with the softly filtered light, cozy fireplace and stunning tile flooring! The kitchen features SS appliances, soothing grey cabinets, plantation shutters, granite countertops and RO for sink and fridge in a fully updated Kitchen. The master bathroom showcases dual sinks, gorgeous porcelain countertops and separate shower and jetted tub. Secondary bathroom updated as well. Plantation shutters on windows with solar shade screens. Roof was recently recoated. Don't forget the community pool and spa. Out back you will find your very own private balcony that features...</p> <p><i>Courtesy of West Usa Realty</i></p>							








Expired Listings: 13

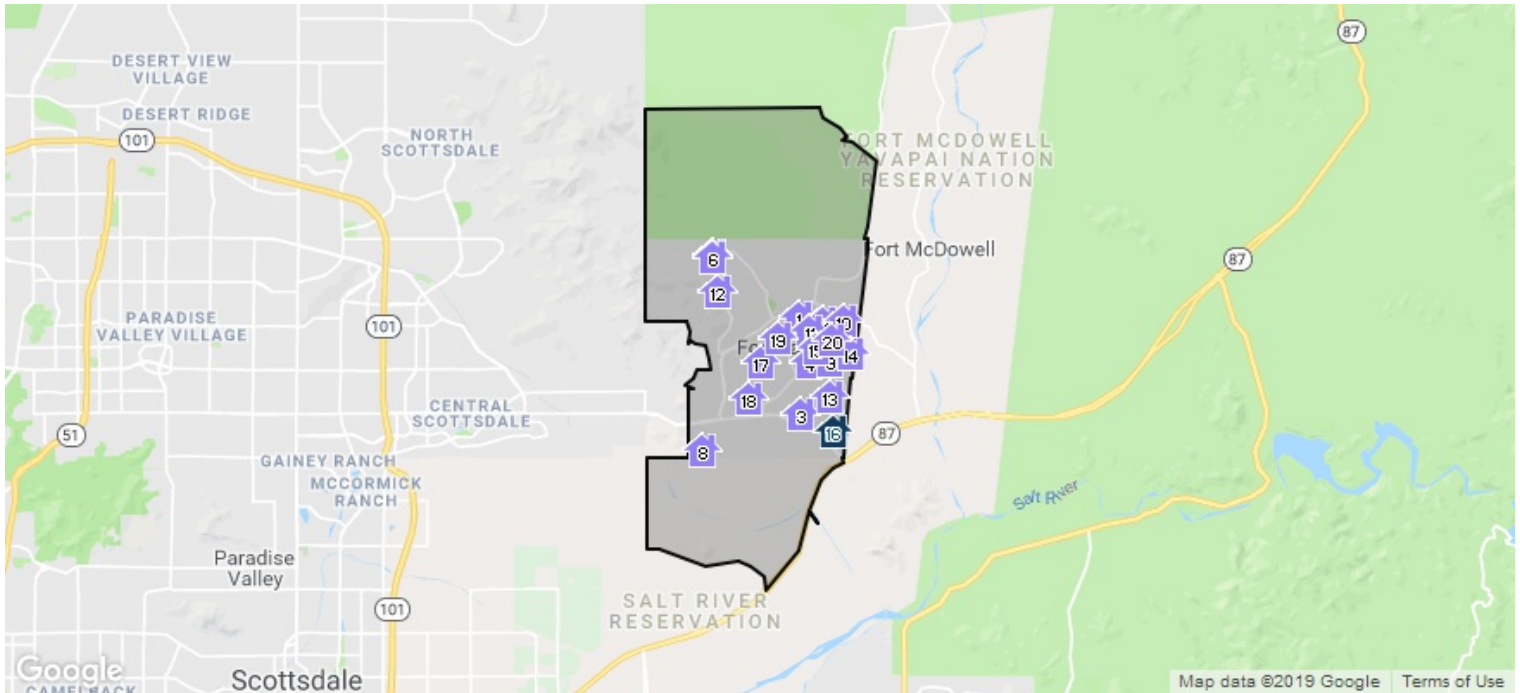
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
	1 OFF MARKET	Expired, MLS Listing 5713651: 1/24/2018 MLS ID: 5713651						
10624 N Arista Ln	Single Family Detached	4/5	4,907 sq ft	95,424	2005	\$1,849,900	4/15/2019	\$377
SINGLE LEVEL! PRIVACY! 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 indoors, 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								

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! <i>Courtesy of Hague Partners</i>								
	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 <i>Courtesy of Homesmart</i>								
	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. <i>Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i>								
	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
— <i>Courtesy of Toll Brothers Real Estate</i>								
	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! <i>Courtesy of Re/Max Sun Properties</i>								
	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! <i>Courtesy of Purplebricks</i>								

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! <i>Courtesy of PlatinumLiving Realty</i>								
	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 <i>Courtesy of Acquire Realty</i>								
	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. <i>Courtesy of Better Homes & Gardens Real Estate Move Time Realty</i>								
	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! <i>Courtesy of Russ Lyon Sotheby's International Realty</i>								
	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
— <i>Courtesy of Toll Brothers Real Estate</i>								













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.
	 FOR LEASE • Active: 4/9/2019 MLS ID: 5909000								
	16414 E Ashbrook Dr, Apt A	Twin Home	3/2	1,386 sq ft	—	1987	4/9/2019	\$1,450	\$1
	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								
	 FOR LEASE • Active: 4/13/2019 MLS ID: 5911382								
	16383 N Dryad Pl	Single Family Detached	3/3	2,605 sq ft	14,035	2004	4/13/2019	\$3,200	\$1
	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 in 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								
	 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 Ormi Consultants								













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.
	 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. <i>Courtesy of Coldwell Banker Residential Brokerage</i>								
	 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 DOGS THIS IS THE LAST UNIT LEFT! HURRY! <i>Listing Courtesy of Sterling Fine Properties</i>								
	 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. <i>Courtesy of Tyl Realty Llc</i>								
	 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 bath townhouse. 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. <i>Courtesy of Fountain Hills Property Management & Real Estate</i>								
	 FOR LEASE * New, Active: 4/17/2019 MLS ID: 5912919							
9211 N Broken Bow --	Single Family Detached	3/3	1,978 sq ft	—	1997	4/17/2019	\$2,500	\$1
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. <i>Courtesy of Re/Max Excalibur</i>								

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.
	 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. <i>Courtesy of Kern Realty, Real Estate And Rentals</i>								
	 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. <i>Courtesy of Phoenix Commercial Properties LLC</i>								
	 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! <i>Courtesy of Onr Properties & Real Estate LLC</i>								
	 FOR LEASE * New, 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. <i>Courtesy of Kern Realty, Real Estate And Rentals</i>								
	 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!! <i>Courtesy of Phoenix Commercial Properties LLC</i>								

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.
	 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 GONE! Lots 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								
	 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 backslashes, 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								
	 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 walkin 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								
	 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								
	 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								
	 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
—								
Courtesy of Qpl Properties								

New For Lease: 20 (cont.)

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.		
	  * Active: 4/4/2019 MLS ID: 5906284	13013 N Panorama Dr, Unit 116	Residential Vacation Rental	2/2	1,896 sq ft	1,873	1995	4/4/2019	—	—
Leisurely enjoy your time in the Valley of the Sun in the great city of Fountain Hills, minutes from Scottsdale. Peaceful community with views of the Fountain from your wrap around patio. Gated community near the park, fountain and restaurants. Split floor plan with 2 living areas, wood burning fireplace, large wrap around patio. Rented furnished ONLY. 2 car garage, gated community, lots of windows for natural light. \$100 cap on electric.										
Courtesy of Peace Properties, Llc										

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