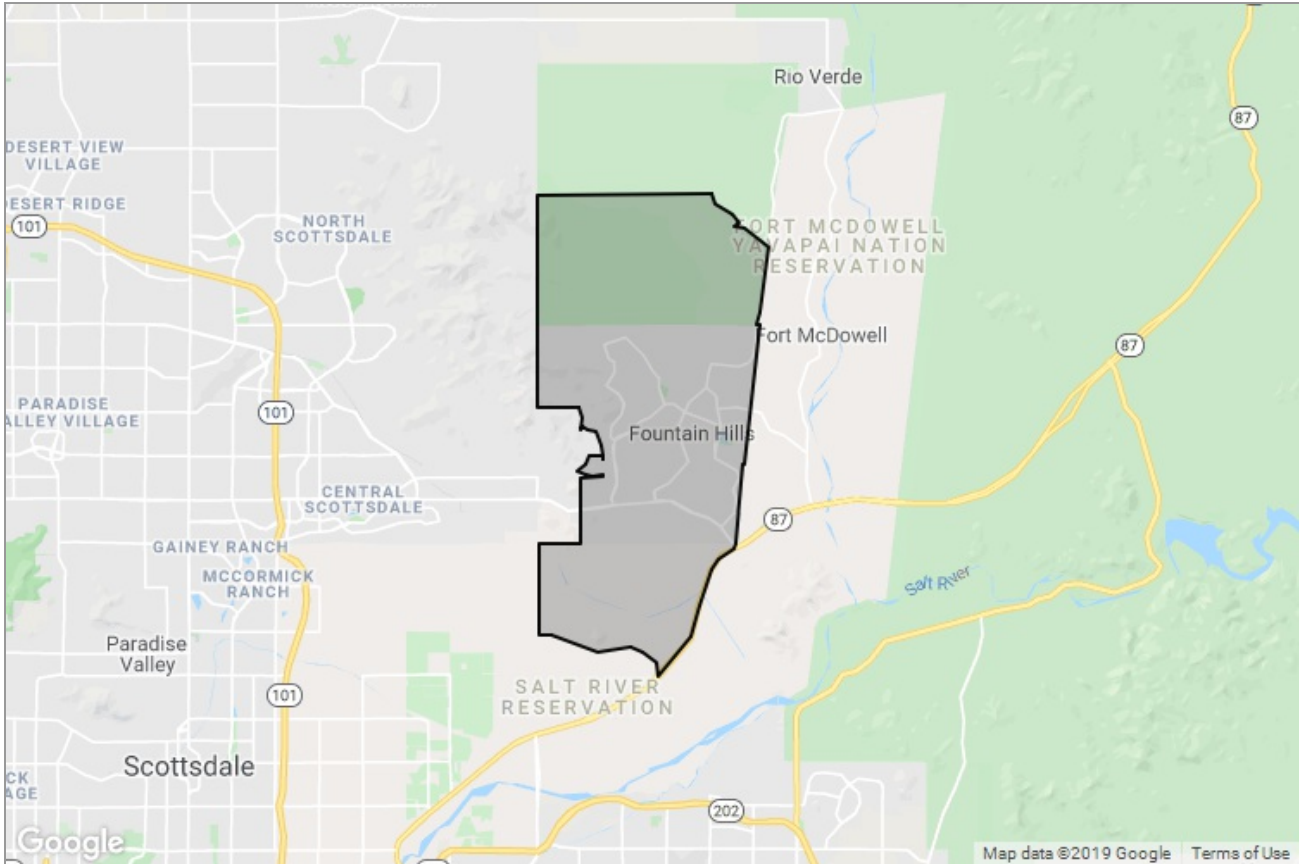


MARKET ACTIVITY REPORT

# Fountain Hills, AZ 85268

My Neighbors



*Here is your monthly 85268 area Market statistical report. Please let me know if you like to receive an isolated area (i.e. your immediate neighborhood) report. I will be happy to provide it to you asap. Thanks, Realtor Kalim*

Presented by

**Kalim Qamar** | REALTOR®

Arizona Real Estate License: BR627713000

Oregon Real Estate License: 940200216



Mobile: (480) 900-7900 | Work: (888) 313-0001 x100 |

Fax: (888) 313-0001

Main: [kalim@usMetroRealty.com](mailto:kalim@usMetroRealty.com) |

Other 1: [principalBroker@usMetroRealty.com](mailto:principalBroker@usMetroRealty.com)

Office: [www.usMetroRealty.com](http://www.usMetroRealty.com) |

Broker: [www.usMetroRealty.com/kalim](http://www.usMetroRealty.com/kalim) |

Other: <https://www.facebook.com/usMetroRealty/> |

Other: <https://twitter.com/usMetroRealty> |

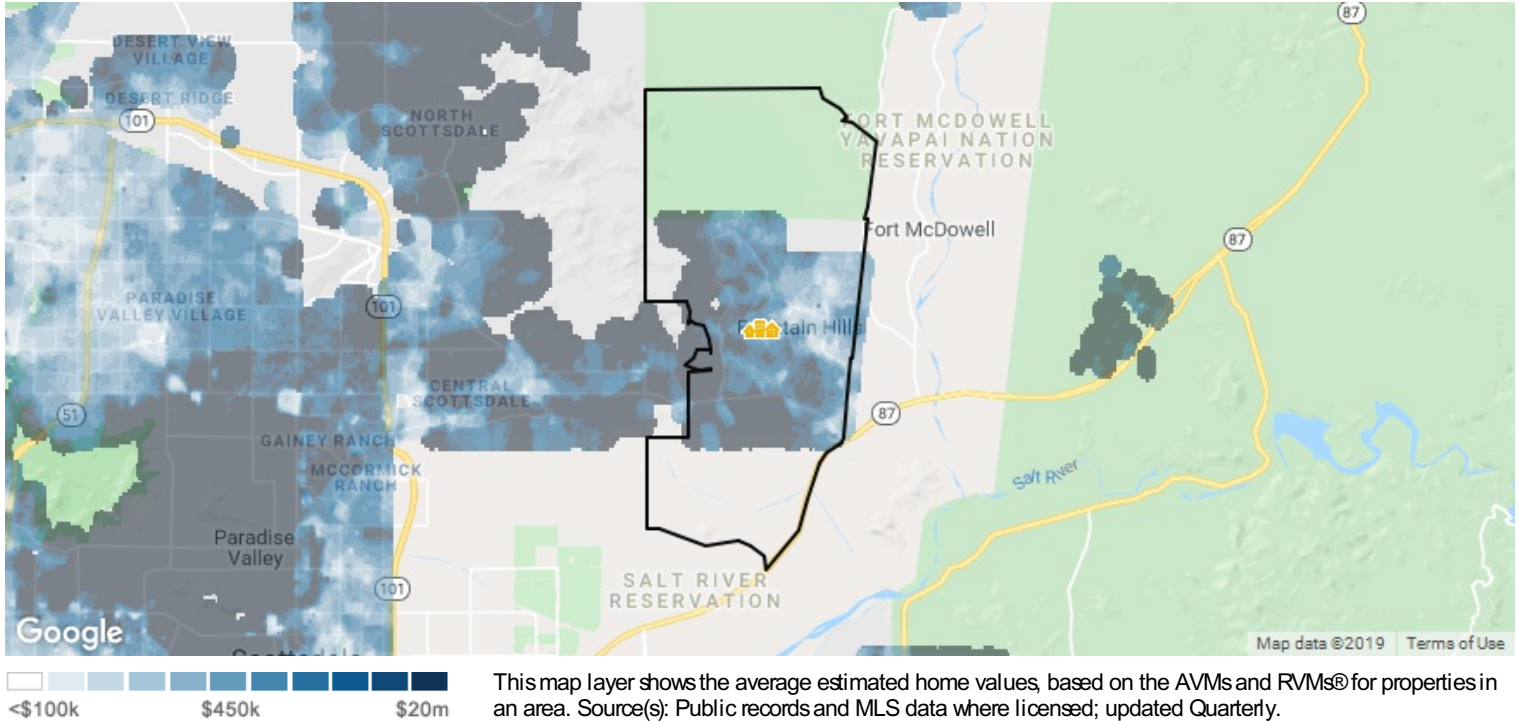
Other: <https://www.linkedin.com/company/usmetrorealty/>

US Metro Realty



# Fountain Hills, AZ 85268

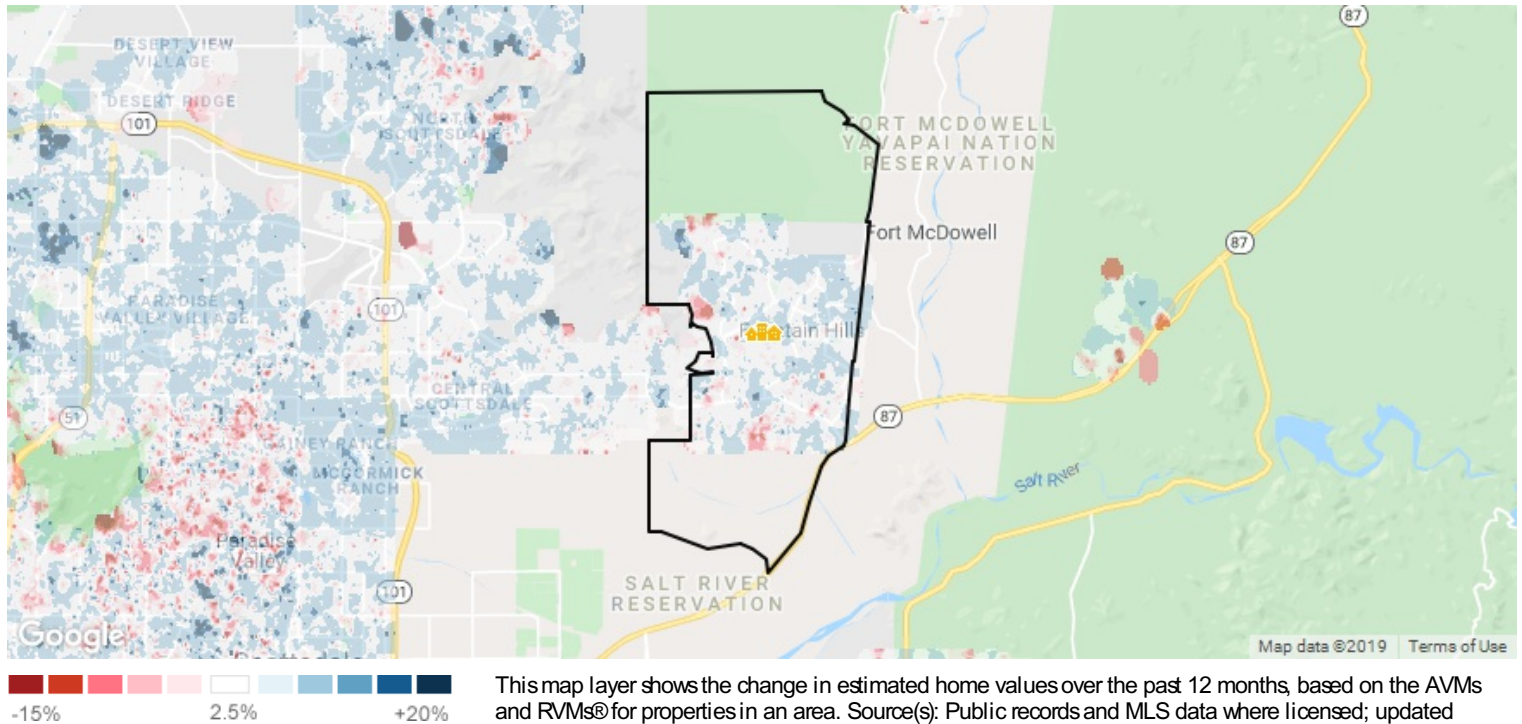
## Market Snapshot: Estimated Home Values



*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

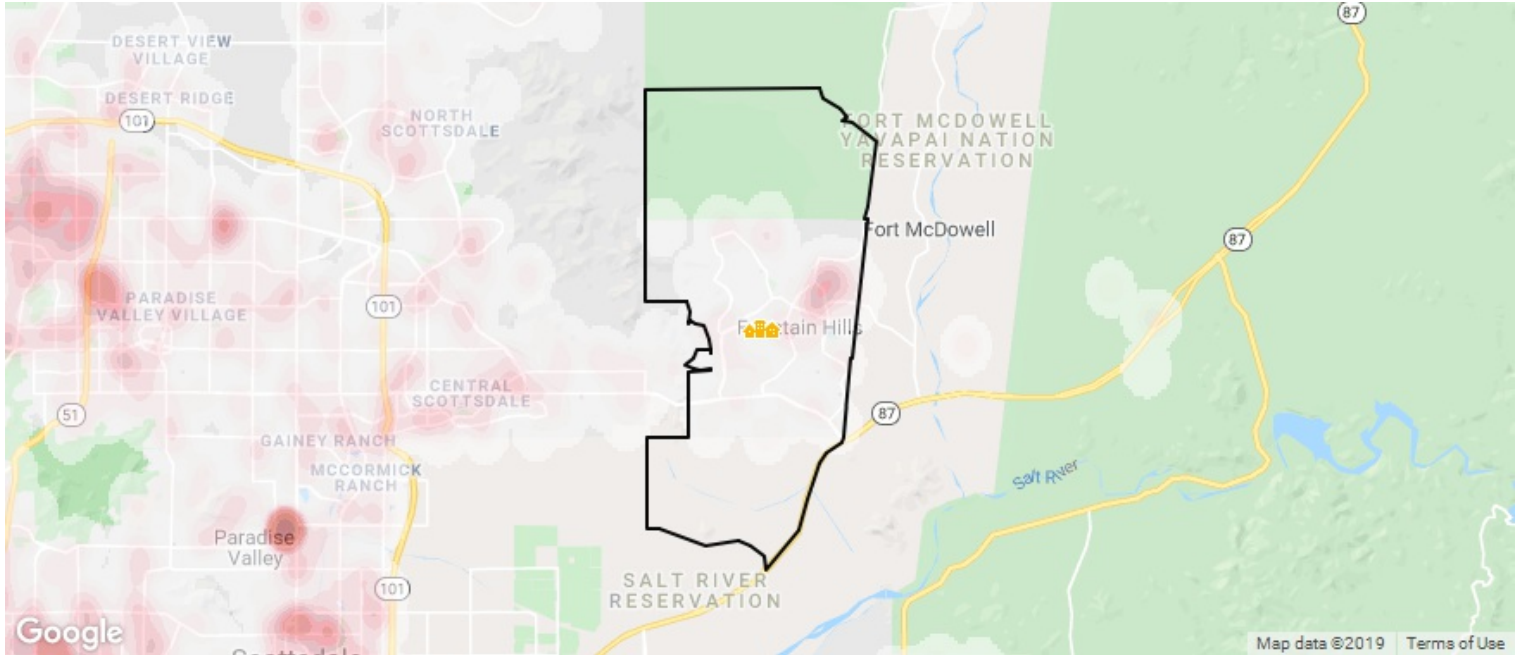
## Market Snapshot: 12-Month Change in Estimated Value



*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

**24**

Updated: 12/1/2019

# of  
Pre-Foreclosures

**14**

# of  
Foreclosures

**10**

# of  
Short Sales

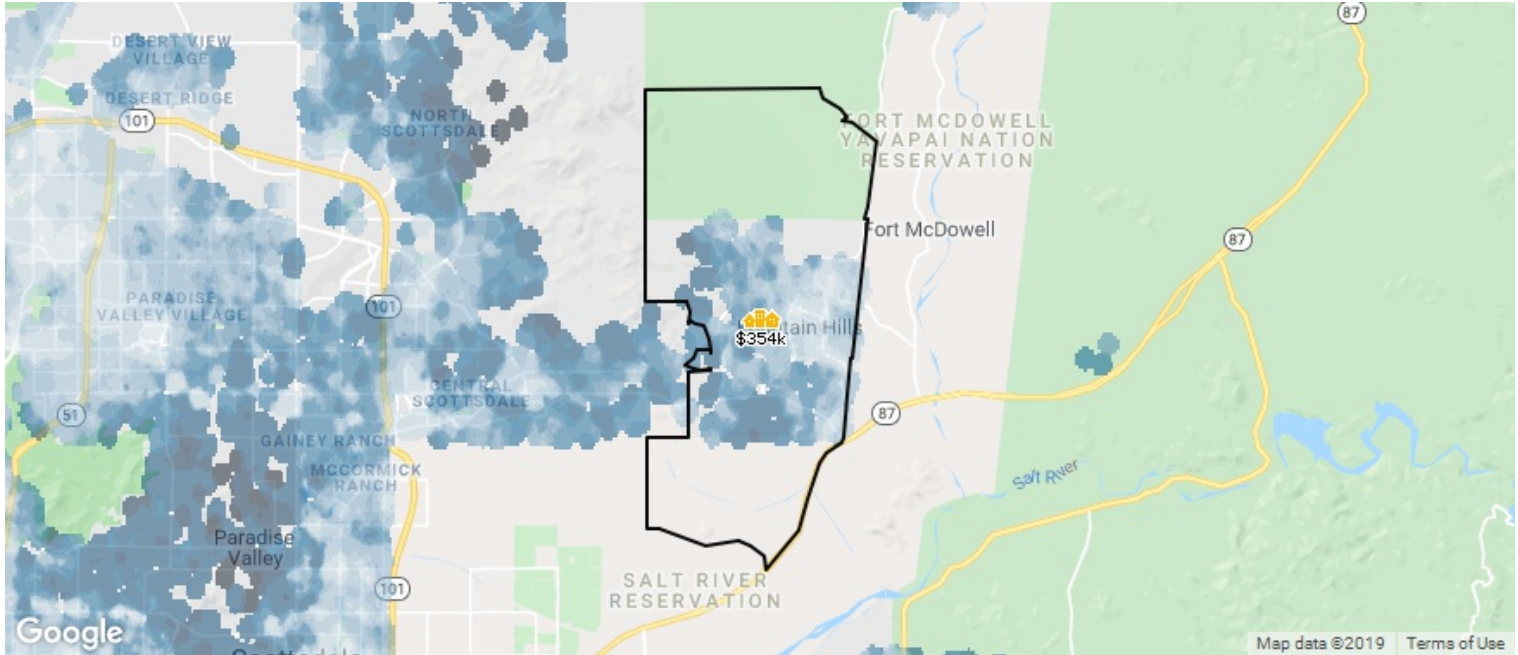
**0**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 12/1/2019.



## 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

**\$355K**

Updated: 10/31/2019

#### Change Over Last Month

**↑ 6.22%**

#### Change Over Last Quarter

**↑ 6.22%**

#### Change Over Last 12 Months

**↓ 6.71%**

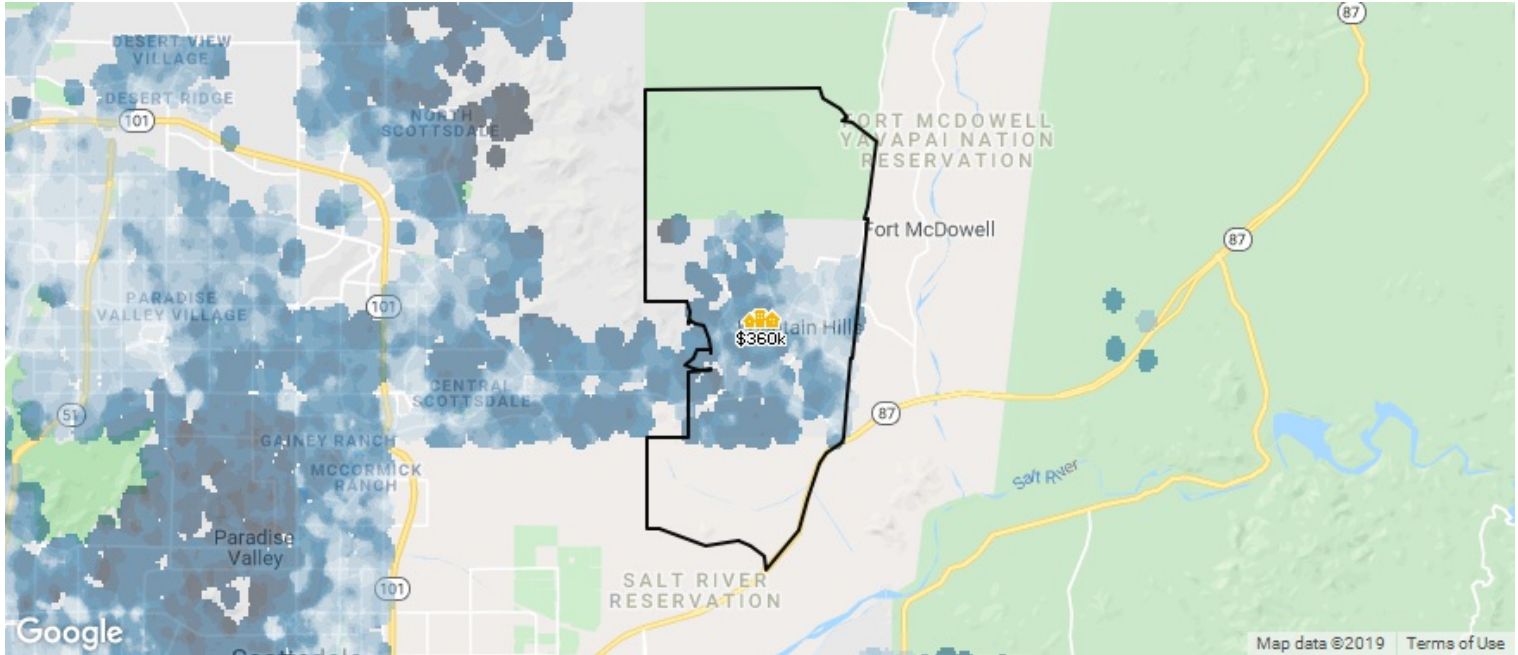
#### Change Over Last 24 Months

**↓ 7.92%**

About this data: The Metrics displayed here reflect median 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

**\$360K**

Updated: 10/31/2019

Change Over  
Last Month

**↑ 2.86%**

Change Over  
Last Quarter

**↑ 2.86%**

Change Over  
Last 12 Months

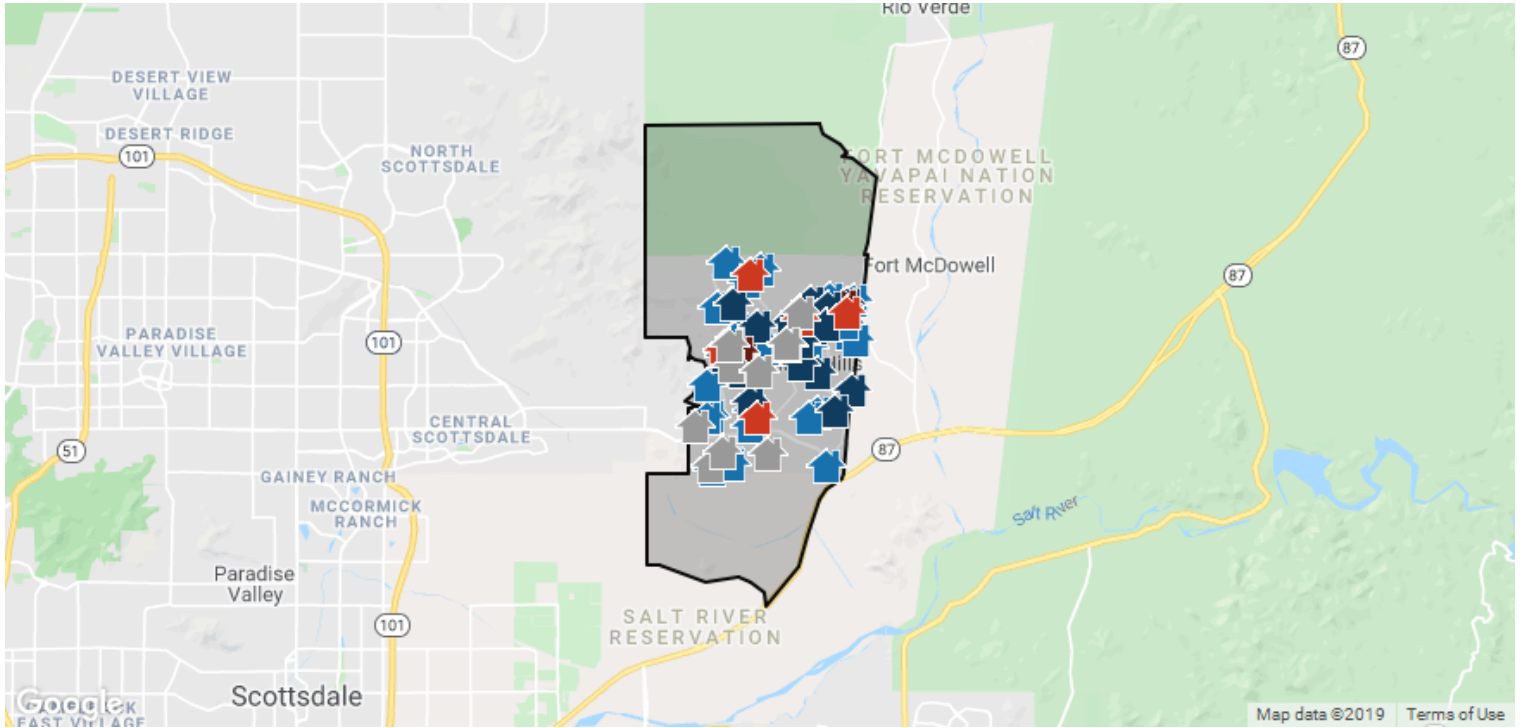
**↑ 0.84%**

Change Over  
Last 24 Months






**↓ 0.83%**

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

## Market Activity Summary Stats

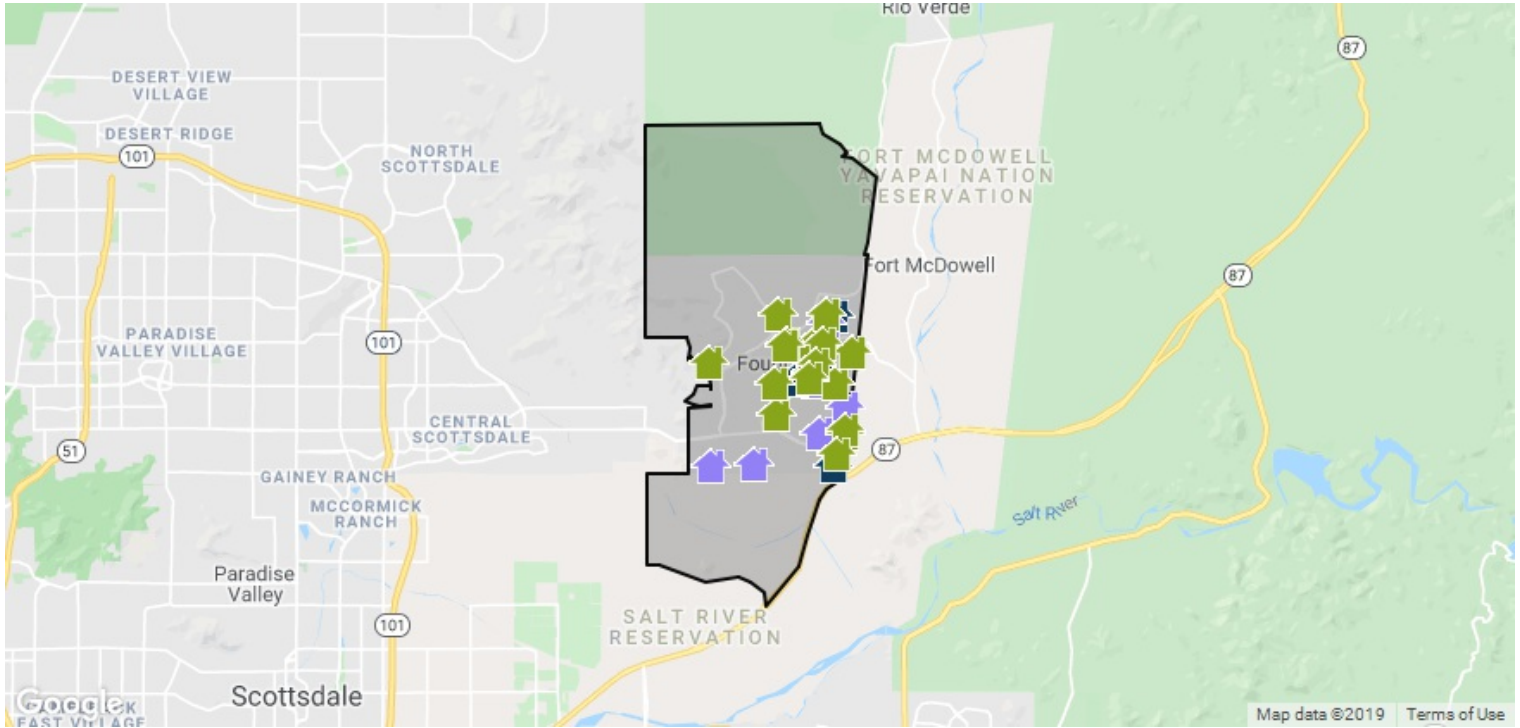


**Search Criteria** | **Location:** Fountain Hills, AZ 85268; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 20; **Sort Order:** Recently updated



	 New Listings	 Pending Listings	 Price Changes	 Distressed Activity	 Expired Listings
<b>Number of Properties</b>	20	20	20	7	10
<b>Low Price / Value</b>	\$145,000	\$145,000	\$145,000	\$161,000	\$339,900
<b>Median Price / Value</b>	\$525,000	\$436,450	\$548,500	\$360,400	\$685,350
<b>High Price / Value</b>	\$3,000,000	\$950,000	\$1,899,000	\$950,000	\$2,225,000
<b>Average Price / Sq. Ft.</b>	\$224	\$216	\$234	\$203	\$252
<b>Median Price / Sq. Ft.</b>	\$217	\$213	\$200	\$200	\$204
<b>Average Days in RPR</b>	22	56	130	9	288
<b>Median Days in RPR</b>	19	30	101	—	172
<b>Total Volume</b>	\$13,667,599	\$9,373,400	\$14,400,811	\$3,565,060	\$6,265,000



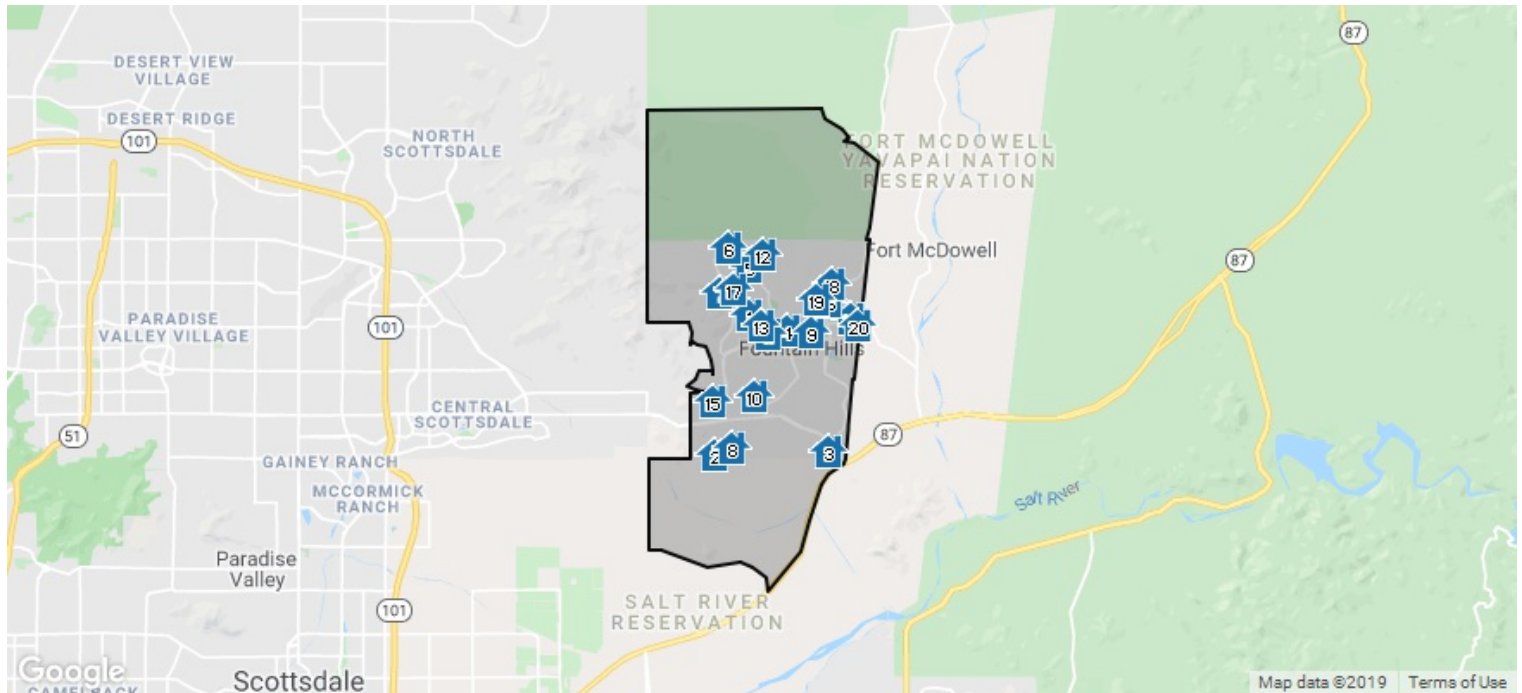
## Market Activity Summary Stats (cont.)



**Search Criteria** | **Location:** Fountain Hills, AZ 85268; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 20; **Sort Order:** Recently updated










	 New For Lease	 Recently Leased
Number of Properties	20	20
Low Price / Value	\$950	\$725
Median Price / Value	\$1,478	\$1,491
High Price / Value	\$11,500	\$2,700
Average Price / Sq. Ft.	\$1	\$1
Median Price / Sq. Ft.	\$1	\$1
Average Days in RPR	27	62
Median Days in RPR	18	58
Total Volume	\$27,939	\$31,379

## Fountain Hills, AZ 85268













### New Listings: 20











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 • New, Active: 11/20/2019 MLS ID: 6007213	Single Family Detached	4/2	2,206 sq ft	8,080	1997	11/20/2019	\$529,000	\$240
<p>This home shows tremendous pride of ownership! This exceptionally well maintained home in beautiful Sunridge Canyon features so many upgrades throughout! It utilizes a great room floorplan with open access to an updated kitchen that's perfect for entertaining! High grade cabinets and granite countertops with a stainless steel appliances including Sub-Zero refrigerator. The roof was replaced in 2018 AC system replaced in approx. 2010-11. Recent addition of custom stonework on lg. gas-burning fireplace and ceramic wood tile in great-room gives it a warm and inviting atmosphere. Low maintenance backyard features a heated "spool" with newer pool pump and heater. Built-in gas grill and mature fruit trees. Seller is related to listing agent.</p> <p><i>Listing Courtesy of West Usa Realty</i></p>									
	  FOR SALE • New, Active: 11/27/2019 MLS ID: 6009345	Single Family Detached	4/3	2,688 sq ft	7,161	1996	11/27/2019	\$699,900	\$260
<p>Beautiful Golf course home located in fabulous Fountain Hills, guard gated community of Eagle Mountain. Enter through an ornate gate to an inviting courtyard. Inside is a spacious open floor plan with wood-like tiled floors in the Great and formal dining rooms. The beautiful eat-in kitchen has an abundance of espresso cabinets, quartz counters, center island with breakfast bar and SS appliances. Travertine tiled floors throughout the main areas. Spacious bedrooms have carpet. Plantation shutter throughout. Large master has private entrance and full en-suite that consists of a double vanity, soaking tub, separate shower walkin closet and private toilet room.</p> <p><i>Listing Courtesy of West Usa Realty</i></p>									
	  FOR SALE • New, Active: 11/24/2019 MLS ID: 6008507	Single Family Detached	5/4	3,816 sq ft	32,629	2000	11/24/2019	\$789,000	\$207
<p>Beautiful custom home first time on the market by original owner. Unique &amp; very open floorplan, 5-BD, 3-full baths, 2-half baths. Attached casita has it's own private entry plus full kitchen &amp; family room and would be perfect as guest or in-law retreat. Completely repainted exterior, updated tile flooring &amp; baths. Beautiful backyard retreat with negative edge pool, built in BBQ, raised terraced patio areas for incredible views. Must see to fully appreciate value and opportunities this home has to offer.</p> <p><i>Listing Courtesy of Re/Max Fine Properties</i></p>									

## 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.
	 <b>FOR SALE</b>	* Active: 11/7/2019 MLS ID: 6002040						
<b>13700 N Fountain Hills Blvd, Apt 240</b>	Apartment	2/2	1,197 sq ft	1,097	1998	11/7/2019	\$219,900	\$184
Private/corner location with lovely MOUNTAIN VIEWS! NO STAIRS & an attached, direct access garage. Most desired floorplan on the ground floor with NO STAIRS, two master suites with walk-in closets and two outdoor patios to enjoy the mountain views. Brand new carpet just installed & freshly painted! Kitchen features granite counters, tile floors, quality maple cabinets, stainless steel appliances & brushed nickel hardware. Upgraded tile in the kitchen & bathrooms. All appliances are included - even the SS refrigerator & full size washer/dryer! Enjoy the resort style community which features HEATED pool, spa, fitness center, movie room, steam room, business center & more. Located in the heart of Fountain Hills, you can stroll to the grocery stores, deli, dining & Fountain Park!								
Listing Courtesy of Dwellings Realty Group								
	 <b>FOR SALE</b>	* New, Active: 11/24/2019 MLS ID: 6008492						
<b>15467 E Golden Eagle Blvd</b>	Single Family Detached	3/2	2,210 sq ft	11,996	1996	11/24/2019	\$525,000	\$238
Beautiful mountain & sunset views. Wondereful location in Fountain Hills. 3-bdrm plus den/office, 2-baths. Spacious living & dining rm, kitchen w/cozy dinette is open to family rm w/fireplace. Step out to charming covered patio & take in the incredible views. Large backyard & patio w/sparkling pool. Floorplan has master bedroom split from the other 2 bedrooms. 3-car garage w/epoxy floor. Freshly repainted interior, new carpeting, new ceiling fans & lighting. Ready for new owner!								
Listing Courtesy of Re/Max Fine Properties								
	 <b>FOR SALE</b>	* Active: 10/15/2019 MLS ID: 5991935						
<b>15113 E Greene Valley Dr</b>	Single Family Detached	4/3	2,506 sq ft	10,463	1996	10/15/2019	\$525,000	\$209
This Refreshed and Rejuvenated gorgeous home sits tucked away on a quiet large corner lot. It has plenty of space to roam about and a Unique Addition/Second Master Suite/Bonus Suite that you're gonna love! In the last couple of months, this home has undergone almost \$50k in upgrades, including the improved landscape, and a BRAND NEW LOOK! The home has an abundance of flexible spaces that can be used for multiple purposes. It has 2 large living areas including an extra large family room. You'll love the kitchen being the central hub of the home and opens to the great room area where you can sit and read by the fire or comfortably watch your favorite cooking shows while prepping meals.								
Listing Courtesy of Exp Realty								
	 <b>FOR SALE</b>	* Active: 11/15/2019 MLS ID: 6005256						
<b>14924 E Mayan Dr</b>	Single Family Detached	4/4	3,534 sq ft	22,651	1994	11/15/2019	\$774,900	\$219
Beautiful custom North Heights home that has been meticulously maintained. Soaring ceilings with huge windows to take in the views! Cherry wood floors, coffered ceilings and lot's of architectural interest throughout. The kitchen has granite counters, a breakfast room and gorgeous wood ceiling with clerestory windows. Large family room with fireplace and walkout to the patio with a sparkling pool and beautiful views of Four Peaks mountains! The wetbar is perfectly situated between the formal living room and formal dining room for ease of entertaining. Spacious master bedroom with another fireplace and walkout to the patio. Master bath with separate shower, jetted soaking tub and bidet PLUS two walk-in closets! Oversized garage has lot's of built-in storage and epoxy floors. You will LOVE..								
Listing Courtesy of Re/Max Excalibur								
	 <b>FOR SALE</b>	* Active: 11/7/2019 MLS ID: 6001829						
<b>15130 E Miravista Drive</b>	Single Family Detached	3/4	4,553 sq ft	19,364	2003	11/7/2019	\$1,249,999	\$275
Entertainer's dream home! Amazing mountain and city views on this custom home overlooking pool and golf course from the covered upper patio. Main level master suite with bonus room that could be office, nursery, or workout room. Remaining bedrooms are all on suite on lower level with walk out to pool and spa. Built in BBQ and fire-pit. Over sized garage with tons of storage. This home is ready for you!!								
Listing Courtesy of My Home Group Real Estate								

## 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.
	 <b>FOR SALE</b>	* Active: 11/6/2019 MLS ID: 6001516						
<b>16616 E Palisades Blvd, Unit 207</b>	Apartment	2/2	1,284 sq ft	119	1987	11/6/2019	\$204,900	\$160
<p>WOW! Spotless, Mrs clean lived here Light, bright, with views, this amazing condo is in the heart of town. Two bedrooms and two baths, with updates throughout. The spacious kitchen has granite countertops and a large pantry. The roomy master bedroom has 2 closets, a large updated master bath and even a patio. Relax on the quiet patio or in front of the tiled fireplace in the spacious living room. Spotlessly clean. Located in the back of the neighborhood, it is quiet and serene, yet an easy walk to stores, restaurants and the world famous fountain. Newly installed California Closet media center. Sold fully furnished. move in ready. Owners purchased in the Spring with plans to be snowbirds</p> <p><i>Listing Courtesy of Kelleher Realty &amp; Associates</i></p>								
	 <b>FOR SALE</b>	* Active: 10/22/2019 MLS ID: 5995050						
<b>11226 N Pinto Dr</b>	Single Family Detached	4/3	2,138 sq ft	9,993	1987	10/22/2019	\$410,000	\$192
<p>This one owner home was built by Yoder &amp; is sitting on a nice elevated lot w/breathtaking front views. Desirable single level 4 bedroom home w/2.5 baths. Spacious great room w/vaulted ceilings, fireplace, wet bar &amp; eating area/adjacent to kitchen. Beautiful shutters throughout the home. AZ room off the great room gives you an extra area to enjoy the cooler AZ weather. Plus a nice big pool in the backyard for those hot days! Lots of rose bushes on the property as well as fruit trees! Spacious master suite with double walk in closets, soaking tub and walk in shower. Double french doors lead out to the Az room. 3 more bedrooms/one of which would make a perfect office space. Large laundry room has a sink &amp; cabinet space. All appliances convey. Lots of built in storage cabinets.</p> <p><i>Listing Courtesy of Mco Realty</i></p>								
	 <b>FOR SALE</b>	* New, Active: 11/29/2019 MLS ID: 6009756						
<b>15811 E Primrose Dr</b>	Single Family Detached	3/2	2,174 sq ft	12,070	1997	11/29/2019	\$450,000	\$207
<p>This Fountain Hills one-story home offers tile flooring, stainless steel appliances, Quartz kitchen countertops, a gas fireplace, vaulted ceilings, an extended covered patio, low maintenance landscaping, and a three-car garage.</p> <p><i>Listing Courtesy of Opendoor Brokerage, Llc</i></p>								
	 <b>FOR SALE</b>	* New, Active: 11/17/2019 MLS ID: 6006012						
<b>15720 E Richwood Ave</b>	Single Family Detached	4/3	3,022 sq ft	13,538	1989	11/17/2019	\$530,000	\$175
<p>Mountain Views! Fantastic Custom Home w/Bonus separate guest quarters! Soaring ceilings, soothing palette, ceiling fans, &amp; beautiful engineered wood plank floors. Charming fireplace for those chilly AZ evenings &amp; stepped shelves for all your accessories. Stunning chefs kitchen features center island, granite counters, breakfast bar, wine cooler, deck access, &amp; plenty of white wood cabinetry w-stylish hardware. Entertain with ease in this incredible home. Master retreat boasts walk in closet &amp; private en suite. Dual sinks, designer tile, mirrors, &amp; fixtures. Large laundry room w/utility sink &amp; storage cabinets. Generous sized bedrooms, ample closets, &amp; 3 upscale baths. Enjoy the backyard deck overlooking the sparkling heated pebble tec pool w/water feature.</p> <p><i>Listing Courtesy of Venture Rei, Llc</i></p>								
	 <b>FOR SALE</b>	* Active: 11/8/2019 MLS ID: 6002684						
<b>13829 N Sunflower Dr</b>	Single Family Detached	4/5	4,557 sq ft	14,375	2003	11/8/2019	\$1,195,000	\$262
<p>Remarkable Dream Estate With Views! Extensively remodeled with the most luxurious finishes. Move in ready! 3 en suite bedrooms plus a den in main house and separate guest casita. 3 car garage. Impeccable floor plan with split master bedroom and desired open plan. Chef's kitchen with top of the line appliances, custom cabinetry, and large Quartz kitchen island. Elegant fireplace in living room and master bedroom. Resort style master bathroom with marble shower and Quartz counter tops. Stunning backyard with views, heated pool and spa, and built-in BBQ. Ideal location close to everything, fine dining and shopping, Basis school, Mayo Clinic, and top rated golf courses. MUST SEE.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								




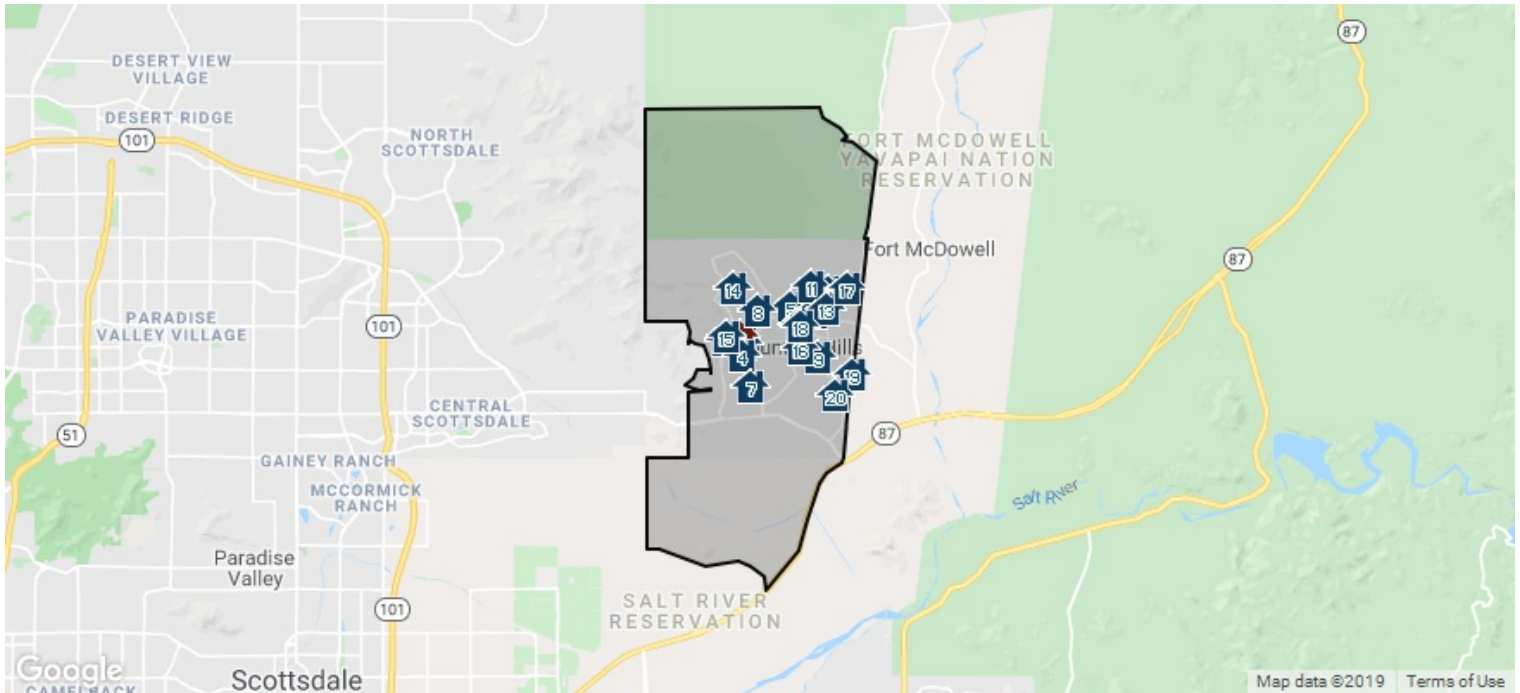
## New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	New, Active: 11/29/2019 MLS ID: 6009728							
	Single Family Detached	3/2	1,403 sq ft	11,103	1986	11/29/2019	\$350,000	\$249
Do NOT miss out on this gem. Perfect single level home with a parklike backyard, and fully screened in patio perfect for outdoor entertaining. This lovely home is surrounded by patios and provides the perfect blend of indoors and outdoors. Three paved patios each provide views of mountain ranges. While the large corner lot allows for privacy. Tile flooring thought most of the home, with handicap assess able features. An RV gate awaits its new resident. NO HOA or NPOA								
Listing Courtesy of Re/Max Sun Properties								
	Active: 10/25/2019 MLS ID: 5996589							
	Single Family Detached	7/9	8,645 sq ft	83,403	2009	10/25/2019	\$3,000,000	\$347
Welcome to The Ridge Estate, one of the best view properties in Arizona. This custom gated home is secluded on the most elevated ridge in Fountain Hills. The expansive main living area is all on one level, with no steps, featuring 180-degree views of mountains and city lights. Ideal for entertaining, this home features a chefs kitchen, master suite, 2-attached casitas, 2nd master, all bedrooms en-suite, movie theater, game room, library, wine room, putting green, and elevator. A very well thought out home including custom cabinetry, Italian Travertine, wood floors, 7 fireplaces, and solar among more. Enjoy unparalleled views of the Phoenix valley from the Infiniti pool and sunset viewing deck. Alternatively, sip your morning coffee on the front patio and enjoy views of Fountain Hills.								
Listing Courtesy of Russ Lyon Sotheby's International Realty								
	Active: 10/11/2019 MLS ID: 5991002							
	Apartment	2/2	1,000 sq ft	723	1973	10/11/2019	\$145,000	\$145
Perfect place to call home! Nestled in Fountain Hills. 2 bedroom condo is the perfect lock and leave home. Brand new appliances adorn the kitchen. Upgraded plush carpet in all the right places. Master bath upstairs has been updated with gorgeous tile. Ceiling fans throughout the home. Call today for a showing!								
Listing Courtesy of Movingaz Realty, Llc								
	New, Active: 11/29/2019 MLS ID: 6009801							
	Single Family Detached	3/4	3,312 sq ft	24,372	2004	11/29/2019	\$900,000	\$272
You're going to love this custom home that offers what so many are searching for. A single level home with views, all bedrooms are suited plus an attractive office, an over-sized 3+ car garage extended length for trucks, four bathrooms including the powder room. The pool is a gorgeous negative edge that seems to drop into nature. Built-in BBQ, expansive mountain & Fountain views. The kitchen is filled with alder wood cabinetry, chiseled edge granite counters, built in new Jenn-Air refrigerator / freezer, decor oven and microwave plus a spacious walk in pantry. Travertine floors with stone baseboards to complete the designer look. Eight foot alder wood doors grant access to each suited bedroom and well appointed baths. You will not find a detail untouched. Wonderfully maintained to enjoy.								
Listing Courtesy of Re/Max Sun Properties								
	Active: 10/17/2019 MLS ID: 5993268							
	Single Family Detached	4/3	1,838 sq ft	10,733	1988	10/17/2019	\$340,000	\$185
This Fountain Hills two-story offers a patio, a balcony, a fireplace, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, Llc								
	New, Active: 11/27/2019 MLS ID: 6009418							
	Single Family Detached	3/2	2,266 sq ft	11,199	1986	11/27/2019	\$485,000	\$214
Located on an elevated lot, this 3 bed, 2 bath single story home is customized for your delight! Featuring 2266 sqft of charming living space, this property boasts a cozy natural wood fireplace, sweeping vaulted ceilings, and a master suite with private exit to the lovely covered patio, looking out on the beautifully landscaped backyard. Throughout the home you will find a mix of tile and wood flooring, and in the kitchen you'll discover newer appliances and lots of storage capacity. You would certainly take pride in owning this dream home!								
Listing Courtesy of Keller Williams Arizona 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.
	<div> <div>20</div> <div>FOR SALE</div> <div>Active: 9/20/2019   MLS ID: 5981547</div> </div>							
	Single Family Detached	3/2	1,485 sq ft	10,193	1999	9/20/2019	\$345,000	\$232
This Fountain Hills one-story home offers a covered back patio, quartz kitchen countertops, a wood-burning fireplace, and a two-car garage.								
<i>Listing Courtesy of Opendoor Brokerage, LLC</i>								







## Pending Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<div>   <b>PENDING</b> </div> <div> <i>UCB (Under Contract-Backups) as of 11/29/2019</i> </div> <div> <i>MLS ID: 5984055</i> </div>								
	13333 N Manzanita Ln	Single Family Detached	5/4	3,582 sq ft	10,750	9/27/2019	\$639,900	11/29/2019 \$179
<p>Pool &amp; Sunridge Golf Course Views just as you enter! Enjoy single level living with the bonus of guest quarters on the lower level! Main floor is about 2800 sf with all the living amenities: Updated Kitchen w/Breakfast Nook, Dining Rm, Living Rm, Family Rm, Split Master Suite, Office w/adjacent Ba, Laundry &amp; 3-car Garage w/Cabinets, All on One Level. Separate Guest Quarters, perfect for family &amp; friends located on Lower Level. Kitchen updated w/Granite surfaces, newly Refinished Cabinetry &amp; SS Appliances. Spacious split Master Suite w/Sitting area &amp; Glass slider to Pool. Master Ba has Garden Tub, Walk-In Shower &amp; Large Closet. Cozy Family Rm w/Gas Fireplace &amp; Living Rm overlook Pool &amp; Spacious Outdoor Entertaining Area w/large Covered Patio.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
<div>   <b>PENDING</b> </div> <div> <i>Pending as of 11/29/2019</i> </div> <div> <i>MLS ID: 5874524</i> </div>								
	15407 E Palisades Blvd	Single Family Detached	3/3	3,196 sq ft	15,420	1/28/2019	\$567,000	11/29/2019 \$177
<p>Entertainers Dream! This nearly 3200 sq. ft. single level home is a must see!! Wonderful warm inviting home that has loads of updates and finishes. Top shelf stainless appliances in the Kitchen with beautiful custom cabinets that you will love! New Pella Windows, Brand new roof completely done in 2014. All three bedrooms are over sized and will fit nearly any bedroom set! This home is great for entertaining with huge living room, back patio and pool area! Grill to your hearts content on the custom grill center! Mountain Views, Sparking pool and several citrus trees all located in this immaculate yard! Too much to describe here, you simply must see this home!! Call for an appointment!</p> <p><i>Listing Courtesy of Mco Realty</i></p>								











## Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b> • Preforeclosure, Notice of Trustee Sale, Pending as of 11/27/2019	MLS ID: 6005993						
<b>13435 N Rockview Ct</b>	Single Family Detached	6/6	5,645 sq ft	15,403	11/17/2019	\$950,000	11/27/2019	\$168
CUSTOM CONTEMPORARY HOME SITTING ON THE 16TH HOLE OF SUNRIDGE GOLF COURSE. LIVING ON UPPER LEVEL WITH 4 BEDROOMS (2 MASTERS) AND 2 BATHS. LOWER LEVEL 2 BEDROOMS, 2 BATHS, LARGE ROOM FOR WORKOUT- OR MEDIA ROOM, FAMILY ROOM & 2ND LAUNDRY ROOM. MAIN LEVEL OPEN FLOOR PLAN HAS WALL OF TELESCOPIC WINDOWS TO THE OUTDOOR PATIO POOL AND SPA. KITCHEN UPGRADED WITH WINDOW VIEW OF MOUNTAINS AND GOLF COURSE FROM BREAKFAST ROOM. FORMAL DINING LOOKS OUT TO POOL. BUILT IN BBQ, FIREPIT, STONE ACCENTS THRU-OUT THE HOME INSIDE & OUT. MASTER SUITE IS LIKE A RETREAT W/FIREPLACE AND BEDROOM EXIT. <i>Listing Courtesy of Re/Max Excalibur</i>								
	 <b>PENDING</b> • Pending as of 11/29/2019	MLS ID: 5983193						
<b>15421 E Sycamore Dr</b>	Single Family Detached	3/3	2,895 sq ft	70,393	9/25/2019	\$859,900	11/29/2019	\$297
Million Dollar Views! From sunrise to sunset, every room has a view! This stunning hillside home, with Southern exposure, has been completely remodeled and painted throughout! This split bedroom design home has an easy flowing floor plan. Step out of 1 of the 4 patio doors to an extensive covered patio extending the length of the home, complete with remote shades. The floor to ceiling stone fireplace enhances the beamed ceiling living room. Lots of windows to let in the natural sunlight. The kitchen remodel included new cabinetry, quartz countertops, and top of the line LG appliances, flooring, a Chef's dream! NO HOAs! A unique gem sitting high on the hill, looking out at beautiful scenes. Furnishings available on a separate bill of sale. See docs for complete upgrades! (Agent/Owner) <i>Listing Courtesy of Mco Realty</i>								
	 <b>PENDING</b> • Pending as of 11/28/2019	MLS ID: 5998285						
<b>14415 N Drury Ln</b>	Single Family Detached	4/3	2,440 sq ft	14,057	10/29/2019	\$499,900	11/28/2019	\$205
Priced to sell...Brand new home in nice area...sitting on a large cul de sac lot with plenty of room for a pool. This new contemporary offers everything you're looking for. Large great room / kitchen combination is an excellent place to gather with friends and family. Main floor master suite has a custom tiled walk in shower and large closet. Super nice kitchen with stainless appliances/island and more/huge storage closet in hallway, and a powder room, laundry and oversized 2 car garage. Upstairs you'll find a spacious loft with fantastic mountain views! 3 more bedrooms and a bath. What a great family home...walking distance to schools! this is an opportunity you do not want to miss...Best value for a new construction in Fountain Hills. <i>Listing Courtesy of Mco Realty</i>								
	 <b>PENDING</b> • UCB (Under Contract-Backups) as of 11/27/2019	MLS ID: 6008750						
<b>16716 E Fairfax Dr</b>	Single Family Detached	3/2	2,225 sq ft	15,107	11/25/2019	\$500,000	11/27/2019	\$225
The Feng-Shui vibe makes this home easy to love! Only blocks from downtown, the elevated views, circular drive and front courtyard are an oasis-like atmosphere. The large foyer introduces an open floorplan with front Library, Dining Room & Den/3rd Bedroom, while further in, the Great Room features a fireplace and contemporary entertainment center. The nearby Nook and Breakfast Bar serve an updated, open Kitchen with granite, Travertine, sleek Maple cabinets, stainless appliances and more. The surprises continue in the Baths and Laundry with newer cabinetry and granite tops but the Master will blow you away with Alabaster sinks and wall, riverstone, soaking tub, slate and teak cabinetry reminiscent of a high-end resort. The Backyard features a pool and numerous, mature fruit trees. <i>Listing Courtesy of Sonoran Lifestyle Real Estate</i>								
	 <b>PENDING</b> • UCB (Under Contract-Backups) as of 11/27/2019	MLS ID: 6008673						
<b>15515 E Palomino Blvd</b>	Single Family Detached	2/2	1,608 sq ft	11,164	11/25/2019	\$348,000	11/27/2019	\$216
GREAT WINTER RESIDENCE! Actually, this classy "right-sized" home is perfect for so many! Check out the Four Peaks views from the front patio courtyard, and in the back of this 1/4 Acre corner lot, mature landscape offers plenty of space and privacy. Vaulted, open-beamed ceilings and a convenient Great Room configuration with a fireplace and entertainment center offer lots of decor options. The open kitchen is spacious and features upgraded cabinets, Sub Zero Refrigerator, a kitchen work desk and Breakfast Bar, in addition to an open Dining Room. Master suite has a double-sided closet, dual Travertine vanities and an over-sized Travertine, walk in shower, while the 2nd Bedroom is extra-large at 13'x13'5". This home is part of the NPOA <i>Listing Courtesy of Sonoran Lifestyle Real Estate</i>								

## Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <b>PENDING</b> • UCB (Under Contract-Backups) as of 11/4/2019 MLS ID: 5999615								
	<b>15707 E Cactus Dr</b>	Single Family Detached	3/2	1,876 sq ft	6,830	11/1/2019	\$464,900	11/4/2019 \$248
This is it! Fully Loaded Home nestled on a Golf Course lot. Breathtaking Mountain Views! Expensive travertine versailles floor tile, soothing palette, upgraded lighting, window blinds, & ceiling fans. Spacious eat-in kitchen features center island, granite counter, office area, & a plethora of wood cabinets w/hardware. Cozy fireplace, media alcove, patio access, & serving bar in family room. Formal dining room for dinner gatherings. Generous sized bedrooms w/wood plank tile floors, Master retreat offers patio access with poolside view, private en suite, & walk-in closet. Enjoy the backyard covered patio, sparkling pool, in ground spa, built-in BBQ, & colorful flora. New hot water heater! Perfect for entertaining! Won't last long!								
Listing Courtesy of Keller Williams Realty Professional Partners								
 <b>PENDING</b> • Pending as of 11/27/2019 MLS ID: 5983541								
	<b>16800 E El Lago Blvd, Unit 2042</b>	Apartment	2/2	1,348 sq ft	1,452	9/26/2019	\$327,000	11/27/2019 \$243
Adorable 2 bd/1.75 bath luxury condo in gated downtown Fountain Hills premiere condo community, Village at Towne Center! \$60,000 dollar remodel in kitchen and bathrooms, flooring, high end finishes, soft southwestern decor, updated electrical and plumbing. Overlooks wash in a quiet cul de sac with several unassigned parking spots available nearby. Spacious 1-car garage with water softener. Meticulously maintained, this Aguila model unit is perfect for year round or seasonal owners. Gated complex boasts a year round heated pool and hot tub, fitness center, located across Saguaro Blvd from the world famous Fountain and Fountain Park with dining, shopping, events. Perfect location to walk to everything! Resort style landscaping in a luxury community.								
Listing Courtesy of Kelleher Realty & Associates								
 <b>PENDING</b> • UCB (Under Contract-Backups) as of 11/27/2019 MLS ID: 6009416								
	<b>15038 N Escondido Dr, Apt A</b>	Twin Home	2/2	1,368 sq ft	1,887	11/25/2019	\$285,000	11/27/2019 \$208
Excellent single level 2 or 3 bedroom twin home with 2 car garage and nice yard. Recently painted and ready for immediate occupancy.								
Listing Courtesy of Mco Realty								
 <b>PENDING</b> • Pending as of 11/27/2019 MLS ID: 5998505								
	<b>15210 N Peachtree Ln</b>	Single Family Detached	3/2	1,478 sq ft	19,227	10/30/2019	\$360,000	11/27/2019 \$244
Beautiful property in Fountain Hills on just under a half acre lot backing to a wash with RV gate and parking. Great curb appeal with desert landscaping and courtyard. Other features include new Anderson windows (2018), newer AC and roof, new paint inside and out, hardwood floors, vaulted ceilings, fireplace with stone accents, and inside laundry room. Kitchen boasts updated cabinets, granite countertops, and breakfast nook. Master suite has a full bath and walk in closet. Backyard features an extended covered patio with pavers and plumbed for casita.								
Listing Courtesy of My Home Group Real Estate								
 <b>PENDING</b> • UCB (Under Contract-Backups) as of 11/23/2019 MLS ID: 6007068								
	<b>16357 E Arrow Dr, Apt 204</b>	Apartment	2/2	980 sq ft	99	11/20/2019	\$205,000	11/23/2019 \$209
Don't miss the opportunity to live in this perfectly situated 2 bedroom, 2 bath condominium. A private second level condo with an open floor plan, spacious patio overlooking four peaks, new flooring throughout, granite countertops, dual sinks and walk in closet in the master bedroom. This home has a stackable washer and dryer in the second full bath, an abundance of storage and centrally located near shopping, restaurants and minutes from the fountain park.								
Listing Courtesy of Russ Lyon Sotheby's International Realty								
 <b>PENDING</b> • Pending as of 11/26/2019 MLS ID: 6008138								
	<b>14261 N Boxwood Ln</b>	Apartment	3/2	1,066 sq ft	109	11/22/2019	\$145,000	11/26/2019 \$136
Come check out this conveniently located condo in Fountain Hills. Great investment unit or first home. New carpet, paint...close to Parks, shopping, trails, mountains, rivers and lakes. Don't miss out on this affordable opportunity to live or own in one of the most beautiful towns in Arizona.								
Listing Courtesy of Coldwell Banker Residential Brokerage								


## Pending Listings: 20 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b>	* UCB (Under Contract-Backups) as of 11/26/2019 MLS ID: 5886262						
<b>15044 N Elena Dr</b>	Single Family Detached	4/4	3,875 sq ft	41,325	2/21/2019	\$750,000	11/26/2019	\$194
Views, serenity, nature, charm, character & space, this one truly has it all! Nestled on an acre of Sonoran desert, this architecturally significant home is incredibly unique! The Main house boasts a split floorplan with 2 master ensuite bedrooms, large open living areas, Fireplace, and wooden Vaulted ceilings that soar to the loft area! The Pella casement windows allow the fresh air to move and natural light to abound! Multiple private patios with sitting areas to take in the views! Gourmet kitchen is a dream, with Custom Knotty Alder cabinets, stunning Hand Painted tile countertops combined with Bahia granite, lighted pot shelves and Wolf appliances. The Arcadia doors lead to your Resort Style backyard, featuring views, negative edge Pebble Tec pool, spa, water. Wheelchair Accessible								
Listing Courtesy of West Usa Realty								
	 <b>PENDING</b>	* UCB (Under Contract-Backups) as of 11/26/2019 MLS ID: 5995001						
<b>13350 N Manzanita Ln</b>	Single Family Detached	4/3	2,605 sq ft	14,185	10/22/2019	\$699,900	11/26/2019	\$269
Prestigious Sunridge Canyon GOLF community. Premium .326 Acre lot showcases unobstructed MOUNTAIN VIEWS and has common area on one side that adds extra PRIVACY and TRANQUILITY. Entertainers dream backyard offers huge grassy area, sparkling Pebble Sheen POOL and huge covered patio with electric sun screen. Spacious Great Room for living & dining area. Family Room with fireplace opens to chef's Kitchen featuring Granite counter tops, stainless appliances, gas cooktop, Island and Eat-In area. Master suite provides access to back yard, jetted tub, walkin shower and large walk-in closet. Additional features include: New roof; New HVAC systems 2017; Pool resurfaced in 2014, new variable speed pump 2017; New garage flooring & paint; Laundry room with utility sink and lots of cabinets. Act quick!								
Listing Courtesy of Realty One Group								
	 <b>PENDING</b>	* UCB (Under Contract-Backups) as of 11/26/2019 MLS ID: 6005835						
<b>12940 N Northstar Dr</b>	—	2/3	1,502 sq ft	2,232	11/16/2019	\$408,000	11/26/2019	\$272
A rare opportunity! Perfect winter visitor or permanent residence. Gorgeous, single level, patio home is move in ready. Great location! Easy walking distance to the World-Famous Fountain, restaurants, and shopping. The exclusive Enclave offers heated pool and spa. Large, elegant Great Room floor-plan with serene private back patio has room to entertain and relax. The large open kitchen has stainless steel appliances, custom tile back-splash and surround with Granite counters. Master suite is spacious and features double vanity, W/I shower, large W/I closet and private entrance to patio. Includes a 2-car garage!								
Listing Courtesy of Sonoran Lifestyle Real Estate								
	 <b>PENDING</b>	* Pending as of 11/26/2019 MLS ID: 5993467						
<b>17302 E Oro Grande Dr</b>	Single Family Detached	3/2	1,493 sq ft	10,010	10/17/2019	\$325,000	11/26/2019	\$218
Welcome to this well maintained 3 bedroom , 2 bath ranch in Fountain Hills! You will love being able to see the snow on the 4 Peaks this winter. Front yard is tastefully landscaped while the backyard is zero maintenance. The home was built in 1987 by Allen-West and is just under 1,500 sq. ft.. The property is about a 1/4 acre. The previous owners were here 24 years and we have the receipts to back up every bit of upkeep. It was repainted in 2018. A new garage door was put on in 2019. Kitchen and bathroom floors were done in 2014. No Stairs, No HOA! Side gate has @ 10' clearance but gate is 6' wide. Lots of room out back to store the boat, quads or other toys. Estate says "Bring us an offer!" Price reduced on 11/14.								
Listing Courtesy of American Associates								
	 <b>PENDING</b>	* Pending as of 11/25/2019 MLS ID: 6002290						
<b>16400 E Arrow Dr, Apt 104</b>	Apartment	2/2	1,051 sq ft	114	11/8/2019	\$205,000	11/25/2019	\$195
AMAZING VIEWS! This Move-in Ready CONDO is a dream come true. Enjoy scenic views of the McDowell Mountains. Spacious Kitchen w/Oak cabinets & Silestone Counters. Family room w/generous balcony overlooking the community pool. Shutters in dining room. NEW WINDOWS installed 2017. Split floorplan. Master w/tile flooring & guest room w/pressed wood flooring. Updated master bath (2014) features granite counters & granite bath/shower surround. New A/C Unit & Hot H2O Heater in 2014. Inside (kitchen) laundry room w/add'l cabinets & hanging space. Close to so many Fountain Hills Amenities including Fountain Park, Fountain Hills working gardens, the Community Center, shopping, dining & weekend farmers markets. Barely an hr to the Pines of Payson & 25 minutes to Saguaro Lake. 30 minutes to Scottsdale								
Listing Courtesy of Re/Max Foothills								



## Pending Listings: 20 (cont.)

Pending Listings: 20 (cont.)



 **PENDING**

• Pending as of 11/25/2019

MLS ID: 5990715

17381 E Teal Dr

Single Family  
Detached

2/2

1,417 sq  
ft

7,651

10/11/2019


\$344,900


11/25/2019

\$243

Price Improvement! This home is situated at the end of a peaceful cul-de-sac without neighbors to the east other than the occasional wild horse passing through on reservation land. Enjoy the especially roomy and inviting Lanai/Arizona Room (approximate size 300 square feet) surrounded by windows each one with electric rolling shades for privacy and security. Your now Citrus trees and flowers that bloom in the evening are some more of the unique things about this home. The Kitchen has newer cabinets with Granite counters, Pull out shelves, Double Lazy susan corner shelves & brand new Microwave. The Great room has a built-in hutch with glass front cabinets and a fireplace with a raised hearth..This home is surrounded by majestic mountains.

*Listing Courtesy of Arizona Best Real Estate*



 **PENDING**

• UCB (Under Contract-Backups) as of 11/25/2019

MLS ID: 6000558

11220 N Woodpecker Bay –

Single Family  
Detached

3/3

2,856 sq  
ft

18,644

11/4/2019

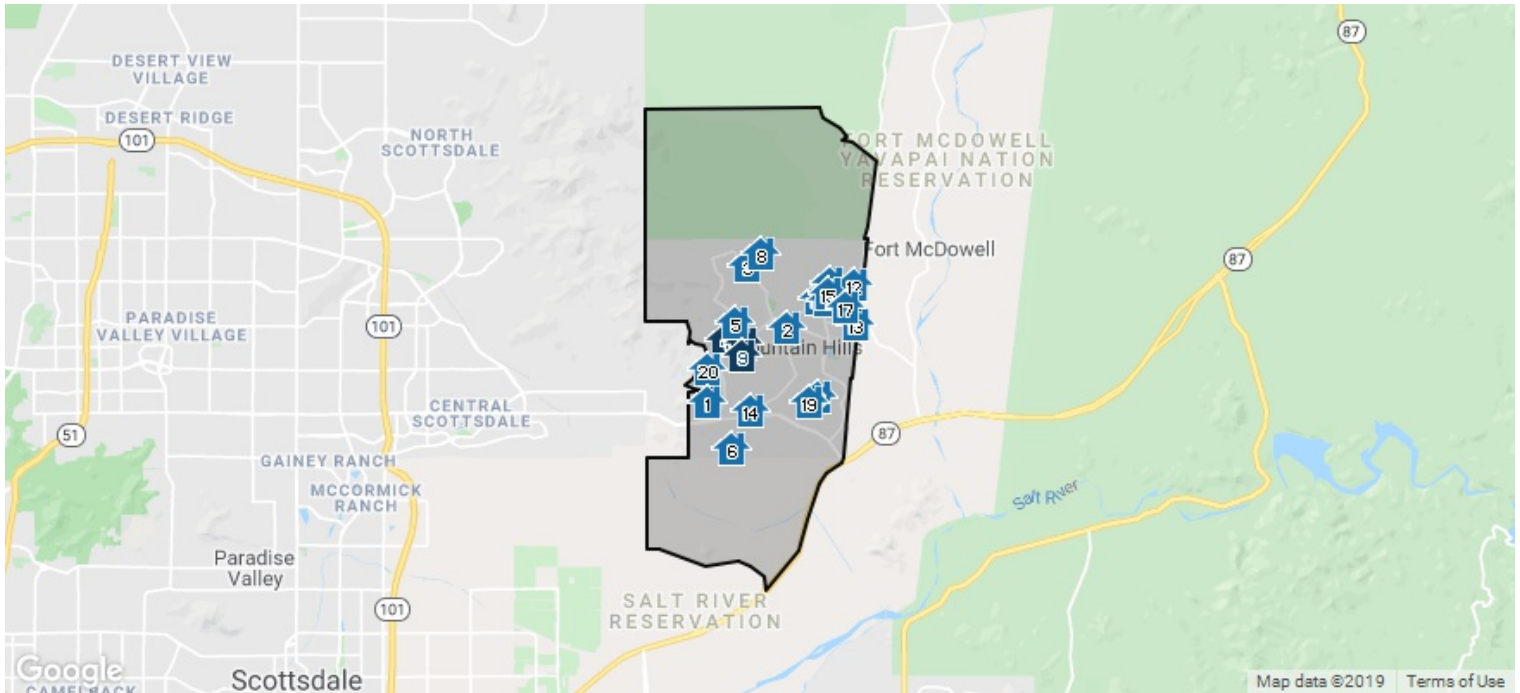
\$489,000

11/25/2019







\$171

ABSOLUTELY BEAUTIFUL CUSTOM HOME WITH OVER 2850 SQ. FEET, 3 BEDROOMS SPLIT PLAN, 2.25 BATHS , MASTER WITH SEPARATE SHOWER AND JETTED TUBHUGE LIVING ROOM WITH STONE FIRE PLACE, FANTASTIC KITCHEN WITH VERY LARGE EATING AREA SURROUNDED BY WINDOWS, FORMAL DINING ROOM THAT EASILY CAN BE TURNED INTO DEN/OFFICE. WALK IN PANTRY, LAUNDRY ROOM, OVERSIZED 3 CAR GARAGE WITH STORAGE CLOSET, WONDERFUL L.G. BACK YARD, LOTS OF ROOM FOR A POOL, OVERSIZED COVERED PATIO FINISHED WITH SATILLO TILE, BEAUTIFUL LARGE .48 CORNER LOT, GREAT VIEWS OF 4 PEAKS AND MOUNTAINS, SIDE ENTRY GARAGE, FANTASTIC PRICE FOR THIS 2856 SQ FOOT CUSTOM HOME. FURNITURE WAS DIGITALLY STAGED TO SHOW FURNITURE PLACEMENT .REFRIG, WASHER DRYER STAY IN AS IS CONDITION.











*Listing Courtesy of Mco Realty*









## Price Changes: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <b>FOR SALE</b> • Active: 5/24/2019 MLS ID: 5930437								
 <b>11007 N Crestview Dr</b>	Single Family Detached	5/7	6,903 sq ft	5/24/2019	\$1,950,000	\$1,899,000	11/16/2019	-2.62%
Nestled in the gorgeous Fountain Hills gated community of Crestview. This meticulously maintained house has a split floor plan with 5 bedrooms and 6.5 bathrooms! Rare elements of this home include a piano room, theater room, heated play pool and spa and a downstairs entering game room with a wine bar which makes it ideal for entertaining family and friends. The two floors are connected by a lovely stone stairway, as well as an elevator! This home features a large kitchen with Viking appliances. Three remote start fireplaces located in the upstairs master bedroom, great room, and recreation room, plus an outdoor fireplace and separate fire pit on the backyard patio. The two attached 2-car garages feature built-in cabinets and epoxy flooring. See MOTION VIDEO. <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>								
 <b>FOR SALE</b> • Active: 8/31/2019 MLS ID: 5972485								
 <b>13700 N Fountain Hills Blvd, Apt 223</b>	Apartment	2/2	1,107 sq ft	8/31/2019	\$219,995	\$214,900	10/10/2019	-2.32%
A MUST SEE! Incredible opportunity to purchase a completely private, quiet, all one level, NO STAIRS GROUND LEVEL location in Fountain Hills. This most desired floor plan features 2 master suites with walk in closets. Brand new carpet and paint compliment the granite slab kitchen with DIRECT ACCESS TO THE GARAGE. All appliances convey including the refrigerator & washer/dryer. The Four Peaks community pool, movie room and gym are awesome! Excellent location to markets, restaurants and freeways. Please use Showingtime for all showings, property is vacant <i>Listing Courtesy of Revelation Real Estate</i>								
 <b>FOR SALE</b> • New, Active: 11/24/2019 MLS ID: 6008492								
 <b>15467 E Golden Eagle Blvd</b>	Single Family Detached	3/2	2,210 sq ft	11/24/2019	\$535,000	\$525,000	11/29/2019	-1.87%
Beautiful mountain & sunset views. Wonderful location in Fountain Hills. 3-bdrm plus den/office, 2-baths. Spacious living & dining rm, kitchen w/cozy dinette is open to family rm w/fireplace. Step out to charming covered patio & take in the incredible views. Large backyard & patio w/sparking pool. Floorplan has master bedroom split from the other 2 bedrooms. 3-car garage w/epoxy floor. Freshly repainted interior, new carpeting, new ceiling fans & lighting. Ready for new owner! <i>Listing Courtesy of Re/Max Fine Properties</i>								

## Price Changes: 20 (cont.)













	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <b>PENDING</b>	UCB (Under Contract-Backups) as of 11/29/2019 MLS ID: 5984055							
	<b>13333 N Manzanita Ln</b>	Single Family Detached	5/4 3,582 sq ft	9/27/2019	\$649,900	\$639,900	11/18/2019	-1.54%
Pool & Sunridge Golf Course Views just as you enter! Enjoy single level living with the bonus of guest quarters on the lower level! Main floor is about 2800 sf with all the living amenities: Updated Kitchen w/Breakfast Nook, Dining Rm, Living Rm, Family Rm, Split Master Suite, Office w/adjacent Ba, Laundry & 3-car Garage w/Cabinets, All on One Level. Separate Guest Quarters, perfect for family & friends located on Lower Level. Kitchen updated w/Granite surfaces, newly Refinished Cabinetry & SS Appliances. Spacious split Master Suite w/Sitting area & Glass slider to Pool. Master Ba has Garden Tub, Walk-In Shower & Large Closet. Cozy Family Rm w/Gas Fireplace & Living Rm overlook Pool & Spacious Outdoor Entertaining Area w/large Covered Patio.								
Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties								
 <b>FOR SALE</b>	Active: 9/27/2018 MLS ID: 5826055							
	<b>13823 N Mesquite Ln</b>	Single Family Detached	5/4 4,048 sq ft	9/27/2018	\$729,900	\$691,111	10/29/2019	-5.31%
BASEMENT HOME...Yes Please! This home has a fully finished basement, with 2 bedrooms, great room, full bathroom and lots of storage space. Perfect for a growing family, older children, frequent visitors, or maybe an office, in-home gym, playroom, game room or even just extra storage. Best yet, it is below ground so it is easier to cool in the hot summers! Upstairs you will find a spacious, open, split floorplan with lots of natural light, separate living room/dining room, office area (potential bar), family room, eat in kitchen with double ovens. Very flexible space with 3 walkouts in the master, family room and living room. The backyard oasis includes Sunridge Canyon Golf Course and mountain views, a heated pool and spa, artificial grass, fire pit and built in BBQ.								
Listing Courtesy of Above And Beyond Realty								
 <b>FOR SALE</b>	Active: 6/27/2019 MLS ID: 5945698							
	<b>15135 E Miravista --</b>	Single Family Detached	4/4 3,513 sq ft	6/27/2019	\$1,250,000	\$1,200,000	10/4/2019	-4%
Perfectly located between Eagle Mountain and Firerock, you will experience the pinnacle of Livable Elegance in this custom residence with inspirational Red Mountain views and gorgeous golf course vistas which go on forever. The spacious entry and foyer leads to an expansive great room, complete with cantera accented gas fireplace, generous entertainment bar, grand formal dining and amazing views! Imagine stary Sonoran Desert skies serenely blanketing distant city lights each evening from your private patio and pool. The massive chef's kitchen with abundant cherry cabinetry and pantry, double ovens, 6 burner gas cooktop, warming drawer, side-by-side full-refrigerator/full-freezer, wine storage, thick slab granite counters and gorgeous quartz island will cater to your inner gourmet.								
Listing Courtesy of Russ Lyon Sotheby's International Realty								
 <b>PENDING</b>	Pending as of 11/29/2019 MLS ID: 5874524							
	<b>15407 E Palisades Blvd</b>	Single Family Detached	3/3 3,196 sq ft	1/28/2019	\$585,000	\$567,000	10/29/2019	-3.08%
Entertainers Dream! This nearly 3200 sq. ft. single level home is a must see!! Wonderful warm inviting home that has loads of updates and finishes. Top shelf stainless appliances in the Kitchen with beautiful custom cabinets that you will love! New Pella Windows, Brand new roof completely done in 2014. All three bedrooms are over sized and will fit nearly any bedroom set! This home is great for entertaining with huge living room, back patio and pool area! Grill to your hearts content on the custom grill center! Mountain Views, Sparking pool and several citrus trees all located in this immaculate yard! Too much to describe here, you simply must see this home!! Call for an appointment!								
Listing Courtesy of Mco Realty								
 <b>FOR SALE</b>	New, Active: 11/17/2019 MLS ID: 6006012							
	<b>15720 E Richwood Ave</b>	Single Family Detached	4/3 3,022 sq ft	11/17/2019	\$550,000	\$530,000	11/29/2019	-3.64%
Mountain Views! Fantastic Custom Home w/Bonus separate guest quarters! Soaring ceilings, soothing palette, ceiling fans, & beautiful engineered wood plank floors. Charming fireplace for those chilly AZ evenings & stepped shelves for all your accessories. Stunning chefs kitchen features center island, granite counters, breakfast bar, wine cooler, deck access, & plenty of white wood cabinetry w-stylish hardware. Entertain with ease in this incredible home. Master retreat boasts walkin closet & private en suite. Dual sinks, designer tile, mirrors, & fixtures. Large laundry room w/utility sink & storage cabinets. Generous sized bedrooms, ample closets, & 3 upscale baths. Enjoy the backyard deck overlooking the sparkling heated pebble tec pool w/water feature.								
Listing Courtesy of Venture Rei, LLC								

## Price Changes: 20 (cont.)

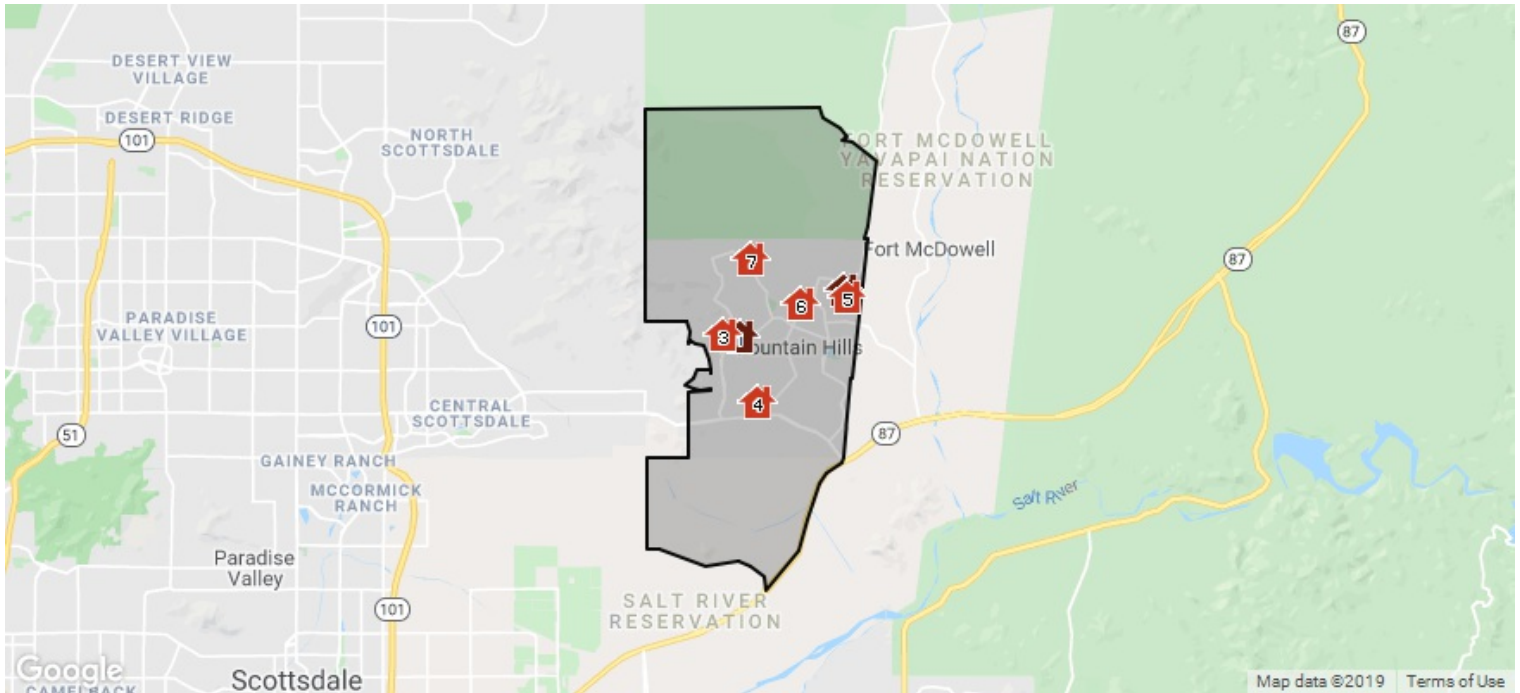
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	9 <b>PENDING</b> * Pending as of 11/29/2019 MLS ID: 5983193							
	15421 E Sycamore Dr	Single Family Detached	3/3 2,895 sq ft	9/25/2019	\$875,000	\$859,900	11/21/2019	-1.73%
Million Dollar Views! From sunrise to sunset, every room has a view! This stunning hillside home, with Southern exposure, has been completely remodeled and painted throughout! This split bedroom design home has an easy flowing floor plan. Step out of 1 of the 4 patio doors to an extensive covered patio extending the length of the home, complete with remote shades. The floor to ceiling stone fireplace enhances the beamed ceiling living room. Lots of windows to let in the natural sunlight. The kitchen remodel included new cabinetry, quartz countertops, and top of the line LG appliances, flooring, a Chef's dream! NO HOAs! A unique gem sitting high on the hill, looking out at beautiful scenes. Furnishings available on a separate bill of sale. See docs for complete upgrades! (Agent/Owner)								
Listing Courtesy of Mco Realty								
	10 <b>FOR SALE</b> * Active: 10/11/2019 MLS ID: 5991002							
	14644 N Yerba Buena Way, Apt B	Apartment	2/2 1,000 sq ft	10/11/2019	\$149,000	\$145,000	11/29/2019	-2.68%
Perfect place to call home! Nestled in Fountain Hills. 2 bedroom condo is the perfect lock and leave home. Brand new appliances adorn the kitchen. Upgraded plush carpet in all the right places. Master bath upstairs has been updated with gorgeous tile. Ceiling fans throughout the home. Call today for a showing!								
Listing Courtesy of Movingaz Realty, Llc								
	11 <b>FOR SALE</b> * Active: 10/17/2019 MLS ID: 5993268							
	17004 E Cascade Dr	Single Family Detached	4/3 1,838 sq ft	10/17/2019	\$350,000	\$340,000	11/28/2019	-2.86%
This Fountain Hills two-story offers a patio, a balcony, a fireplace, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, Llc								
	12 <b>FOR SALE</b> * Active: 8/8/2019 MLS ID: 5962368							
	17418 E El Pueblo Blvd	Single Family Detached	3/2 2,221 sq ft	8/8/2019	\$449,000	\$420,000	11/28/2019	-6.46%
This Fountain Hills one-story offers an in-ground pool, a fireplace, granite kitchen countertops, a patio, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, Llc								
	13 <b>FOR SALE</b> * Active: 9/20/2019 MLS ID: 5981547							
	17515 E Grande Blvd	Single Family Detached	3/2 1,485 sq ft	9/20/2019	\$359,000	\$345,000	11/28/2019	-3.9%
This Fountain Hills one-story home offers a covered back patio, quartz kitchen countertops, a wood-burning fireplace, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, Llc								
	14 <b>FOR SALE</b> * Active: 4/30/2019 MLS ID: 5919112							
	15538 E Palatial Dr	Single Family Detached	4/5 4,152 sq ft	4/30/2019	\$1,669,000	\$1,480,000	11/18/2019	-11.32%
Newly Constructed 4152 Sq Ft Custom Home in Palatial Estates with stunning views of 4Peaks, Gold Fields & McDowell Mtns. This 4 Bedroom (all with En-suite Bathrooms) 4.5 Bath home has many high-end features including expansive back patio accessed by a disappearing pocket patio door, Heated Pool & Spa, Built-in BBQ, all for great Arizona outside living. A Gourmet Kitchen with 48 inch Sub-Zero Refrigerator, 48 inch Wolf Gas Range, Steam Wall Oven & Microwave. Also included is Central Vac, Wifi Door Bell & Security Cameras, 5 zone HVAC system served by 3-16 Seer units & two Tank-Less Water Heaters. There's 5.5 inches of foam insulation in the walls and 9 inches of top cord truss insulation in the ceiling. An over sized 4 car garage with sealed concrete floors rounds out this incredible home.								
Listing Courtesy of Realty One Group								




## Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 Active: 10/3/2019 MLS ID: 5987100								
	—	3/2	1,782 sq ft	10/3/2019	\$246,000	\$310,000	11/28/2019	26.02%
This Fountain Hills one-story offers granite kitchen countertops, stainless steel appliances, tile and laminate flooring, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, LLC								
 Active: 7/3/2019 MLS ID: 5948124								
	Single Family Detached	3/3	3,571 sq ft	7/3/2019	\$1,200,000	\$1,075,000	11/27/2019	-10.42%
This richly appointed custom home is perched on an elevated corner lot with sweeping mountain views & stunning sunsets. Upon arrival at the front patio with fire pit & veranda, enjoy a warm welcome through the custom crafted iron door. Soft desert color palette features polished travertine, custom alder cabinetry, cove lighted coffered ceilings, designer window treatments & many other upgraded finishes. Great room living, charming front salon area, wet bar with wine storage & magnificently equipped gourmet kitchen provide wonderful entertaining spaces. Elegant master retreat with dramatic views & luxurious spa bath, two additional guest bedrooms, full bath, office (with closet, could be used as an additional bedroom) & powder room round out this very livable layout.								
Listing Courtesy of Russ Lyon Sotheby's International Realty								
 Active: 8/12/2019 MLS ID: 5963991								
	Single Family Detached	2/2	1,501 sq ft	8/12/2019	\$329,000	\$312,000	11/7/2019	-5.17%
This Fountain Hills one-story home offers a wood-burning fireplace, tile flooring, vaulted ceilings, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, LLC								
 Active: 9/16/2019 MLS ID: 5979242								
	Single Family Detached	2/2	1,715 sq ft	9/16/2019	\$369,900	\$349,000	11/27/2019	-5.65%
Cul-De-Sac lot, fantastic location, totally remodeled, with mountain views and privacy. This 2 bedroom 2 bath home has large sliders in 3 different rooms, and a screened-in patio with a back yard water feature (and pool) environment. All new appliances, new tile through out the house, with granite counter tops in kitchen and bathrooms. Nice 12 foot ceiling in great room with can lights through-out the house. Master bath has a great shower tiled to the ceiling. Master is large at 15 x 15 with a slider to a covered patio and four peaks views to the east. This is a total turn key operation, with all new landscaping and new paint, floors, private and very quiet back yard for a total relaxed atmosphere. garage has extra storage in back. Let's make a deal.....								
Listing Courtesy of Homesmart								
 Active: 4/3/2019 MLS ID: 5906522								
	Single Family Detached	3/3	3,562 sq ft	4/3/2019	\$899,990	\$699,000	11/27/2019	-22.33%
Views! Views! Views! Gorgeous Custom home located on a Private Cul-de-Sac with sweeping Panoramic Views of Four Peaks, Red Rock, the McDowell Mountains and the famous Fountain Hills' Fountain! long brick paver driveway leads to rare view lot estate with New Custom Paint Inside and Out. Beautiful Brazilian Tiger Wood flooring throughout. Large Gourmet Kitchen with all new appliances, kitchen island, walkin pantry and plenty of room for family time and entertaining. Huge Master retreat with access to patio and spa like Master Bath. Rare 4 car garage. Close to amazing shopping, hiking and restaurants!								
Listing Courtesy of Realty Executives								
 Active: 6/24/2019 MLS ID: 5943935								
	Single Family Detached	4/5	4,128 sq ft	6/24/2019	\$1,850,000	\$1,799,000	10/5/2019	-2.76%
CAR ENTHUSIASTS...This is the one for you! 8-CAR GARAGE. Beautiful private setting located in gated community of Eagle Ridge on an acre plus lot. Private gated entrance, paver driveway, "Silverleaf" stone accents, custom tile roof w/ copper trim, real wood garage doors give this home beautiful curb appeal. Single-level, NO STEPS, 4 BD + office, 5 BA with separate exterior entrance for casita. Gourmet kitchen w/Wolf gas 6-burner + griddle cooktop, SubZero refrigerator/freezer, kitchen island sink & 2 drawer dishwasher, prep counter w/sink and 1 drawer dishwasher, and breakfast nook. Formal dining with 2-way fireplace and brick ceiling. sliders to huge covered patio with travertine tile and gas fireplace creating perfect indoor/outdoor entertaining.								
Listing Courtesy of Mco Realty								











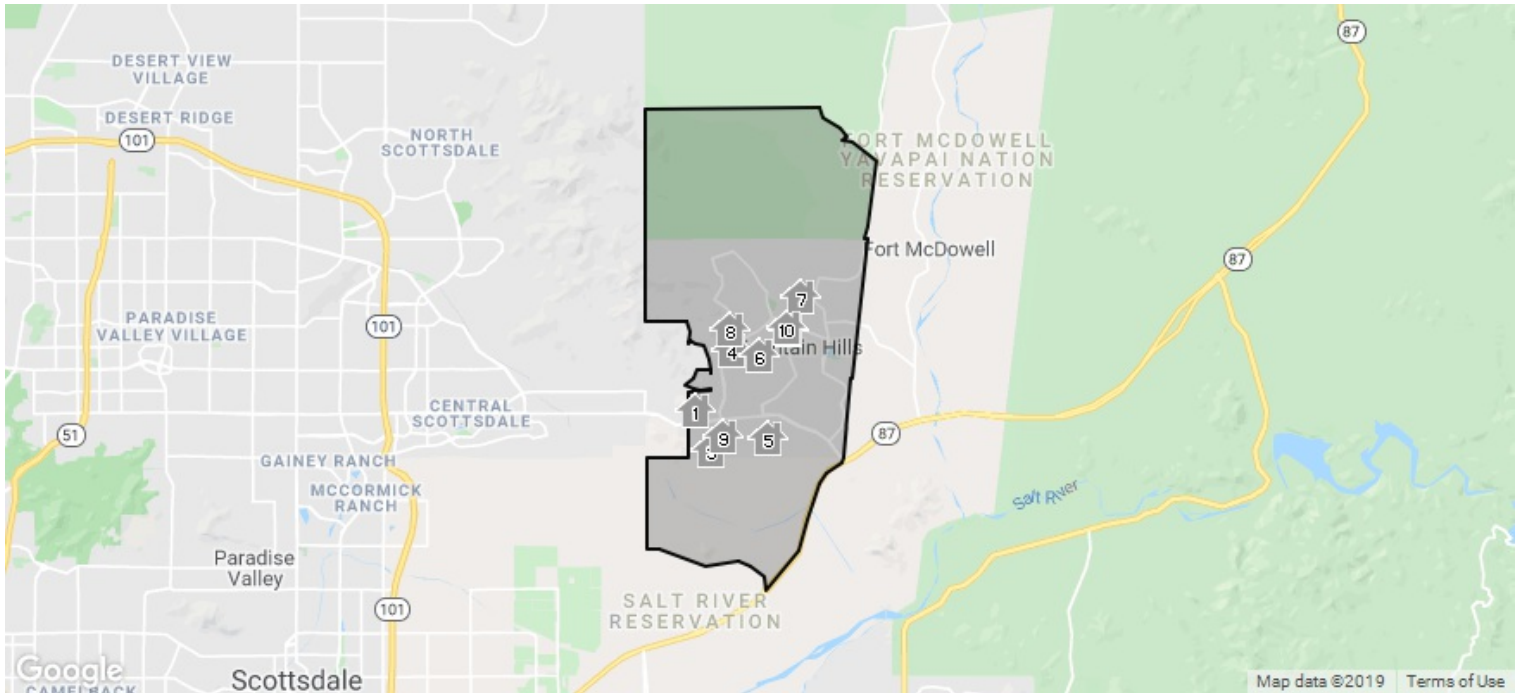


## Distressed Activity: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <b>15 PENDING</b>	Preforeclosure, Notice of Trustee Sale, Pending as of 11/27/2019 MLS ID: 6005993							
	13435 N Rockview Ct	Single Family Detached	6/6	5,645 sq ft	15,403	\$950,000	11/17/2019	11/17/2019 Preforeclosure
CUSTOM CONTEMPORARY HOME SITTING ON THE 16TH HOLE OF SUNRIDGE GOLF COURSE. LIVING ON UPPER LEVEL WITH 4 BEDROOMS (2 MASTERS) AND 2 BATHS. LOWER LEVEL 2 BEDROOMS, 2 BATHS, LARGE ROOM FOR WORKOUT - OR MEDIA ROOM, FAMILY ROOM & 2ND LAUNDRY ROOM. MAIN LEVEL OPEN FLOOR PLAN HAS WALL OF TELESCOPIC WINDOWS TO THE OUTDOOR PATIO POOL AND SPA. KITCHEN UPGRADED WITH WINDOW VIEW OF MOUNTAINS AND GOLF COURSE FROM BREAKFAST ROOM. FORMAL DINING LOOKS OUT TO POOL. BUILT IN BBQ, FIREPIT, STONE ACCENTS THRU-OUT THE HOME INSIDE & OUT. MASTER SUITE IS LIKE A RETREAT W/FIREPLACE AND BEDROOM EXIT.								
Listing Courtesy of Re/Max Excalibur								
 <b>15 PENDING</b>	Preforeclosure, Notice of Trustee Sale, UCB (Under Contract-Backups) as of 11/22/2019 MLS ID: 6003627							
	15001 N Pampas Pl	Single Family Detached	3/2	1,753 sq ft	13,103	\$360,400	11/12/2019	11/12/2019 Preforeclosure
Great curb appeal on this single story home on a large lot. Property features 3 bedrooms, 2 baths, a spacious kitchen with center island and breakfast bar that opens to a nice formal dining area with bay window. Great backyard has a large patio cover with great mountain views and is a clean slate to design your outdoor oasis. Do not delay on this one!								
Listing Courtesy of Realhome Services & Solutions								
 <b>15 FOR SALE</b>	Foreclosure, Notice of Trustee Sale, Active: 10/29/2019 MLS ID: 5998051							
	13430 N Sunridge Dr	Single Family Detached	4/5	4,900 sq ft	39,688	\$949,900	10/29/2019	10/29/2019 Foreclosure
WOW, Lender owned luxury home with some of the best views ever. Upstairs 2 bedroom, 2.5 baths with open floor plan and kitchen that appears never used. Large master with luxury bath also appears as new. Large dining room with mountain views. Stunning pool surrounded by boulders. Downstairs additional 2 bedrooms, 2 baths and a family room. + a kitchenette. Views of Four Peaks from multiple balconies. Please see private remarks for important information. Seller's addendum follows acceptable offer. Buyer to confirm all items of material importance. Note, no SPDS or CLUE report. Seller has added new carpet, paint, roof resurfaced, etc., over \$38,000 see documents.								
Listing Courtesy of Realty Executives								


## Distressed Activity: 7 (cont.)


		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 <b>OFF MARKET</b> • Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>								
	<b>10841 N Buffalo Dr</b>	Single Family	-/4	2,587 sq ft	9,988	-	-	9/16/2019	Preforeclosure
	 <b>OFF MARKET</b> • Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>								
	<b>17319 E Caliente Dr</b>	Single Family	-/2	1,614 sq ft	10,084	-	-	9/30/2019	Preforeclosure
	 <b>OFF MARKET</b> • Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>								
	<b>16414 E Fairlynn Dr</b>	Single Family	-/1	1,322 sq ft	10,120	-	-	10/4/2019	Preforeclosure
	 <b>OFF MARKET</b> • Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>								
	<b>15522 E Richwood Ave</b>	Single Family	-/-	-	12,493	-	-	10/7/2019	Preforeclosure



## Expired Listings: 10

Expired Listings: 10


 EXPIRED • *MLS Listing 5613474: 5/24/2017* *MLS ID: 5613474*




<b>10739 N Ventura Ct</b>	Single Family Detached	5/6	5,394 sq ft	99,784	2005	\$2,225,000	11/6/2019	\$412
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Relax in comfortable elegance in this beautiful Santa Barbara-style home. Greeted with forever views the home evokes old world charm with the most up-to-date features. Lovely interior courtyard is a perfect place for lounging & entertaining. You will be amazed by the architectural detail & workmanship. With sweeping views, negative edge pool & cascading waterfall, backyard is picture perfect! Separate office with built-ins for working at home. AN 8+ CAR AIR CONDITIONED GARAGE w/ample storage & 2 car lift holds all your toys, exercise equipment or create a shop or place for hobbies. Feel safe & secure with a sophisticated security system. Separate 1 bedroom guest house with great room & complete efficiency kitchen affords privacy. Two years new are carpeting in bedrooms,

*Listing Courtesy of Coldwell Banker Residential Brokerage*


 EXPIRED • *MLS Listing 5867842: 1/14/2019* *MLS ID: 5867842*




<b>13700 N Fountain Hills Blvd, Apt 214</b>	Residential Vacation Rental	2/2	1,108 sq ft	1,036	1998	\$3,000	11/1/2019	—
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This fully furnished 2 bed/2 bath condo is available starting immediately. Welcome to the very popular Four Peak Vista condos in the middle of Fountain Hills close to everything Fountain Hills has to offer. This fully stocked 2 bedroom condo has dual master bedrooms both with ensuites and walk-in closets. All furniture and furnishings were just purchased!! The pool-side/view condo is absolutely stunning. Great walkable location to shopping and dining.

*Listing Courtesy of Talka International Realty*

 EXPIRED • *MLS Listing 5931352: 5/25/2019* *MLS ID: 5931352*








<b>14811 E Mountain Majesty —</b>	Residential Vacation Rental	3/2	2,286 sq ft	—	1998	\$1,700	11/1/2019	—
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**\*\*This is not available as a long term lease. PROPERTY IS LEASED THROUGH 12/31/2019. \$5000/mo rate applies Jan-April\*\*** Come home to this beautiful, furnished 3/2, single level, corner lot home! Well appointed with everything you need - just set down your bags and settle in. The spacious kitchen is open to the great room for easy entertaining. Watch the stars or take in the sun in the private backyard. Pool/spa/waterfall w/indoor controls, backs to lush, natural desert. Situated conveniently between Fountain Hills and Scottsdale, just minutes to the 101, shopping, dining and more. Spend your day golfing in your own backyard or enjoy the surrounding mountain views! Guard gated. **\*\*This is the off-season rate good through 12/31/2019. Seasonal rates apply beginning 1/1/20.**


*Listing Courtesy of Arizona Best Real Estate*

## Expired Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listings Price	Expired Date	Price per sq. ft.
	<b>4</b> EXPIRED	* MLS Listing 5914218: 4/19/2019 MLS ID: 5914218						
	<b>15173 E Palisades Blvd</b>	Single Family Detached	3/3	2,251 sq ft	15,586	1982	\$379,900	9/30/2019 \$169
Looking for a diamond in the rough or a perfect DIY project? You've found it! This one is all original and it's a blank slate for you to turn this into your magnificent dream home! A wonderful ranch style home situated on .358 acre lot with mountain views! The outdoor enthusiast of the family is going to love the wonderful landscaping this home has to offer with well established cacti and trees all around the property. Ample room to include a pool in the back to add even more value to the property. Come see what this magnificent Fountain Hills home's potential is and roll up your sleeves to earn some real equity in this dream property!								
<i>Listing Courtesy of My Home Group Real Estate</i>								
	<b>5</b> EXPIRED	* MLS Listing 5669728: 10/5/2017 MLS ID: 5669728						
	<b>9647 N Copper Ridge Trl</b>	Single Family Detached	5/4	5,505 sq ft	29,356	2006	\$1,950,000	10/4/2019 \$354
Truly Country Club living at its finest. If you are looking for a resort lifestyle, this is the home for you. Spectacular natural views of the surrounding hills and mountains. Whether you are drinking morning coffee or a glass of wine at sunset. You can enjoy sitting around infinity edge pool or choose one of the beautiful balconies that overlook the Pristine Community. From the moment you enter this professionally decorated home with high ceilings and spectacular views you will feel at home. The entertainer's kitchen has custom cabinets, granite, high end appl. The MB is a retreat all of its own. Tray ceilings, fireplace, walk out to private balcony. The lower level offers a rec rm with walk out. This is a turn key home, all furniture, appl., paintings, win. treat., dishes, bedding are yours with purchase.								
<i>Listing Courtesy of Arizona Best Real Estate</i>								
	<b>6</b> EXPIRED	* MLS Listing 5938745: 6/7/2019 MLS ID: 5938745						
	<b>12631 N Sumac Dr</b>	Residential Vacation Rental	5/3	3,505 sq ft	15,198	1999	\$7,700	9/5/2019 -
FULLY FURNISHED magnificent Tuscan home FOR RENT. Finest of finishes in this home from travertine floors, Italian tile work, iron entry gate and a grand foyer for starters. A gourmet kitchen and high end appliances will add elegance to your stay. 90 day minimum rental period. Different rates apply for different times of year and length of stay. Call for details. This home has 4 bedrooms, the master w a king bed and 1 guest room w a queen bed are on the main floor, and 2 bedrooms with queen beds are downstairs. Resort style pool and landscape all maintained by the Landlord. Call today.								
<i>Listing Courtesy of Kern Realty, Real Estate And Rentals</i>								
	<b>7</b> EXPIRED	* MLS Listing 5906319: 4/4/2019 MLS ID: 5906319						
	<b>14882 N Fayette Dr</b>	Single Family Detached	3/2	1,561 sq ft	10,389	1986	\$369,900	9/30/2019 \$218
This home on Fayette Drive in Fountain Hills is exactly where you want to call home. With charming curb appeal this home is really all about the location. There are also no HOA fees on this home!! As you walk into the house you are greeted with bright tiles, vaulted ceilings and a charming fireplace in the corner. The large skylights provide ample light to the area. The kitchen and eat in area also have a nice view of the fireplace. This kitchen has a ton of storage and the stainless appliances were installed recently as well. The tile carries throughout the home to help with easy maintenance. The rooms are all nice and airy and the master has its own en suite.								
<i>Listing Courtesy of Keller Williams Realty Phoenix</i>								
	<b>8</b> EXPIRED	* MLS Listing 5904027: 3/30/2019 MLS ID: 5904027						
	<b>13542 N Manzanita Ln</b>	Single Family Detached	5/3	3,986 sq ft	11,297	1998	\$669,000	9/30/2019 \$167
5 BEDROOM 3 BATH BASEMENT HOME IN BEAUTIFUL SUNRIDGE CANYON. SURROUNDED BY GORGEOUS MOUNTAIN VIEWS. THE FINISHED BASEMENT BOASTS 2 HUGE BEDROOMS, LARGE GAME ROOM AND FULL BATH. GENEROUS MASTER SUITE IS SPLIT FROM REMAINING 2 BED ROOMS AND OFFICE/DEN. THE REAR YARD IS A PRIVATE OASIS OFFERING SPARKLING POOL, SPA,, BUILT IN BBQ, LARGE RAMADA, AND GRASSY PLAY AREA.								
<i>Listing Courtesy of Homesmart</i>								

## Expired Listings: 10 (cont.)

Expired Listings: 10 (cont.)




9

EXPIRED

• MLS Listing 5919543: 5/2/2019    MLS ID: 5919543

<b>9626 N Indigo Hill Dr</b>	Single Family Detached	5/4	3,718 sq ft	8,864	1999	\$715,000	9/2/2019	\$190
<p>This prominent home site is located on the highest, first fairway, at the award winning Eagle Mountain Golf Course. Spectacular Panoramic views as far as the eye can see! Tranquil view of the verdant rolling hills of Eagle Mountain Golf Course and Scottsdale mountain. View of the entire Phoenix East Valley, from the Papagos Buttes near the Phoenix Zoo, to nearly the "Superstition Mountains"; view south, as far as the eye can see. This large elegant living area, 5 bedrooms plus a large bonus room, a downstairs powder room, and a spiral staircase, a view deck the entire length of the home, upper level unobstructed views are the best on Eagle Mountain for less than one million dollars. This guard gated community offers privacy, security, magnificent views, and great golf.</p> <p><i>Listing Courtesy of Real Pros Realty Az</i></p>								



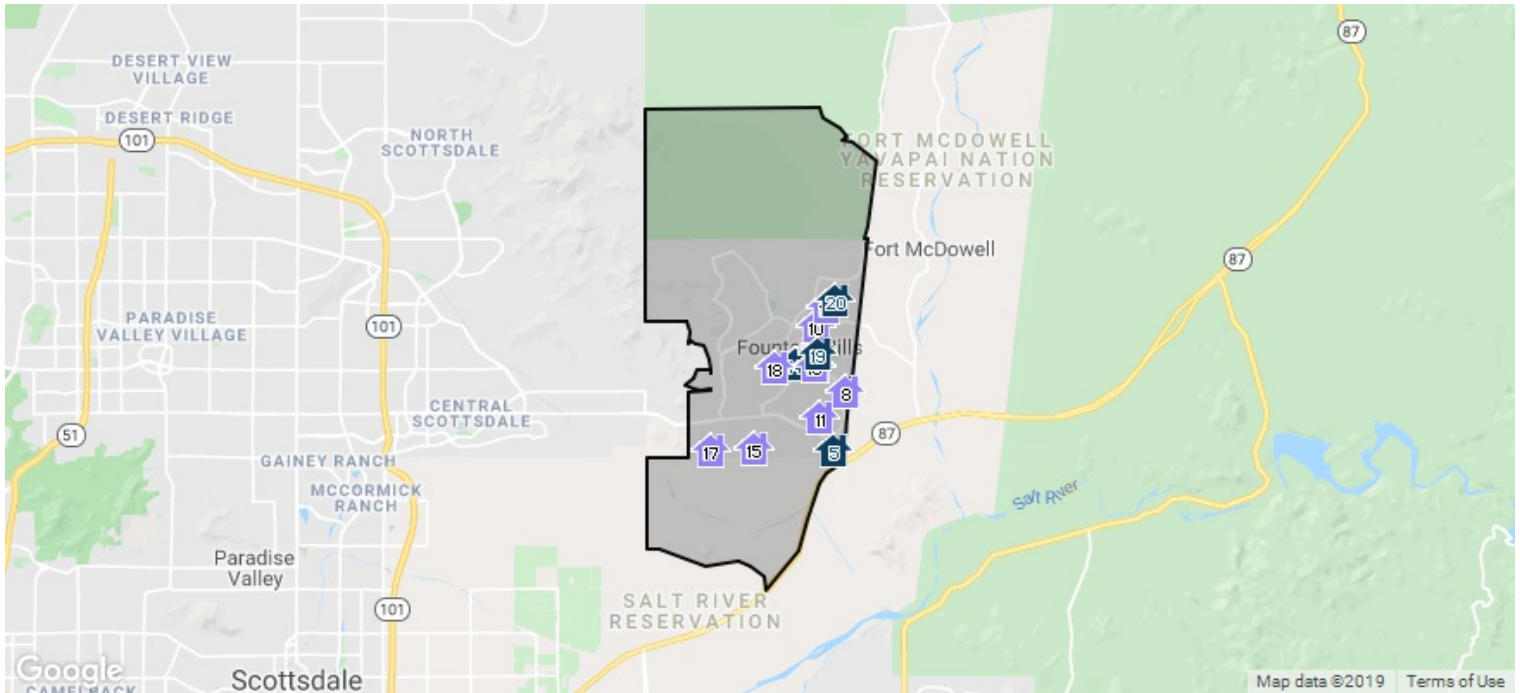
10

EXPIRED

• MLS Listing 5953042: 7/1/2019    MLS ID: 5953042


<b>13700 N Fountain Hills Blvd, Apt 324</b>	Apartment	3/2	1,412 sq ft	1,291	1998	\$1,760	9/1/2019	—
<p>Beautiful remodeled 3 bedroom condo with brand new carpet and views for miles. Stainless appliances, tiles kitchen and bathrooms, granite counter tops, and a 2 car garage.</p> <p><i>Listing Courtesy of Shelton-Cook Real Estate Services</i></p>								





## New For Lease: 20

New For Lease: 20



1

FOR LEASE

New, Active: 11/26/2019

MLS ID: 6009110

16725 E Avenue Of The Fountains -  
-, #C-334

Apartment

1/1

860 sq ft

—

2017


11/26/2019

\$1,453

\$2

Contemporary 1 bedroom with courtyard view in resort community of Fountain Hills features designer finishes in an open-concept floor plan. Includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances and breakfast bar. Master retreat features dual-sink vanity and walkin closet, direct access to private patio and full-size washer/dryer. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. Close to shopping, golf, dining, fountain park and hiking trails. \*Restrictions Apply. Price/special/availability subject to change without notice.

Courtesy of Nest Realty



2

FOR LEASE

New, Active: 11/26/2019

MLS ID: 6009116

16725 E Avenue Of The Fountains -  
-, #C-404

Apartment

1/1

675 sq ft

—

2017

11/26/2019











\$1,330

\$2













Contemporary 1 bedroom with courtyard views in resort community of Fountain Hills features designer finishes in an open-concept floor plan. Includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances and breakfast bar. Master retreat features direct access to private patio. Full-size washer/dryer in unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. Close to shopping, golf, dining, fountain park and hiking trails. \*Restrictions Apply. Price/special/availability subject to change without notice.

Courtesy of Nest Realty











## 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.
	 <b>FOR LEASE</b> • New, Active: 11/26/2019 MLS ID: 6009114							
<b>16725 E Avenue Of The Fountains - #C-415</b>	Apartment	1/1	860 sq ft	—	2017	11/26/2019	\$1,478	\$2
<p>Contemporary 1 bedroom with pool views in resort community of Fountain Hills features designer finishes in an open-concept floor plan. Includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances and breakfast bar. Master retreat features dual-sink vanity and walk-in closet, direct access to private patio and full-size washer/dryer. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. Close to shopping, golf, dining, fountain park and hiking trails. *Restrictions Apply. Price/special/availability subject to change without notice.</p> <p><i>Courtesy of Nest Realty</i></p>								
	 <b>FOR LEASE</b> • New, Active: 11/26/2019 MLS ID: 6009117							
<b>16725 E Avenue Of The Fountains - #C-436</b>	Apartment	1/1	675 sq ft	—	2017	11/26/2019	\$1,329	\$2
<p>Contemporary 1 bedroom with pool views in resort community of Fountain Hills features designer finishes in an open-concept floor plan. Includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances and breakfast bar. Master retreat features direct access to private patio. Full-size washer/dryer in unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. Close to shopping, golf, dining, fountain park and hiking trails. *Restrictions Apply. Price/special/availability subject to change without notice.</p> <p><i>Courtesy of Nest Realty</i></p>								
	 <b>PENDING LEASE</b> • Pending: 10/22/2019 MLS ID: 5996244							
<b>9253 N Firebrick Dr, Unit 143</b>	Apartment	2/2	1,064 sq ft	—	1996	10/22/2019	\$1,295	\$1
<p>WE HAVE RECEIVED SEVERAL APPLICATIONS.....PENDING.....Move in ready! Open and bright, lower level unit in desirable Firerock Resort Casas. 2 bedroom, 2 bath - 1064 sf w 1 car garage. Fantastic location and beautiful community with heated pool and hot tub. Inside Laundry. This won't last long!</p> <p><i>Listing Courtesy of Kern Realty, Real Estate And Rentals</i></p>								
	 <b>PENDING LEASE</b> • Pending: 9/24/2019 MLS ID: 5982673							
<b>16725 E Avenue Of The Fountains - #C-419</b>	Apartment	1/1	855 sq ft	—	2017	9/24/2019	\$1,349	\$2
<p>Contemporary top-floor 1 bedroom with courtyard view in resort community of Fountain Hills features designer finishes in an open-concept floor plan. Includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances and breakfast bar. Master retreat features dual-sink vanity and walk-in closet, direct access to private patio and full-size washer/dryer. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. Close to shopping, golf, dining, fountain park and hiking trails. *Restrictions Apply. Price/special/availability subject to change without notice.</p> <p><i>Listing Courtesy of Nest Realty</i></p>								
	 <b>PENDING LEASE</b> • Pending: 10/29/2019 MLS ID: 5998015							
<b>16725 E Avenue Of The Fountains - #D-313</b>	Apartment	1/1	860 sq ft	—	2017	10/29/2019	\$1,363	\$2
<p>Contemporary 1 bedroom with pool view in resort community of Fountain Hills features designer finishes in an open-concept floor plan. Includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances and breakfast bar. Master retreat features dual-sink vanity and walk-in closet, direct access to private patio and full-size washer/dryer. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. Close to shopping, golf, dining, fountain park and hiking trails. *Restrictions Apply. Price/special/availability subject to change without notice.</p> <p><i>Listing Courtesy of Nest Realty</i></p>								

## 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.
	 <b>FOR LEASE</b> * Active: 9/9/2019 MLS ID: 5976261							
<b>11244 N Saguaro Blvd, Apt 104</b>	Townhouse	3/2	1,800 sq ft	—	1985	9/9/2019	\$1,499	\$1
<p>**2 weeks free with immediate move-in and OAC/ New carpet and warm beige paint throughout**Gorgeous tile in all the right places.Kitchen with wood cabinets and light counter tops, and all black appliances. Spacious master bedroom with fireplace. Large walk-in closet, shutters on windows through out and patio door. 2 car garage, and incredible balcony! Close to great food and entertainment! Fee Structure:- Security Deposit is equal to 1.25 X monthly rent (75% refundable)- \$50 application fee per adult (18+)- \$250 One Time pet fee and \$35 monthly pet rent (Pets under 40lbs and over a year old)- \$200 One Time lease signing fee due at move- 12 Month Lease Minimum (longer lease can be negotiated)- 3.3% monthly rental tax/administration fee- Renters Insurance Required</p> <p><i>Courtesy of On Q Property Management</i></p>								
	 <b>FOR LEASE</b> * Active: 11/6/2019 MLS ID: 6001477							
<b>16528 E Gunsight Dr, Unit 206</b>	Apartment	2/2	1,010 sq ft	1,017	1986	11/6/2019	\$950	\$1
<p>Upstairs 2 bed/2 bath unfurnished condo.Mountain views, heated pool and spa, covered parking. Short distance to Fountain Park</p> <p><i>Courtesy of Fountain Hills Property Management &amp; Real Estate</i></p>								
	 <b>FOR LEASE</b> * New, Active: 11/25/2019 MLS ID: 6008584							
<b>16729 E Westby Dr, Unit C</b>	Apartment	4/2	2,184 sq ft	2,170	2007	11/25/2019	\$1,600	\$1
<p>Single level town home on second floor with fantastic mountain views from two spacious patios. 4 Bedrooms, 2 Bath, Great room floor plan with fireplace and French doors leading to large covered patio. Amazing kitchen with stainless steel appliances, granite counter tops, and an abundant amount of cabinets. Master retreat split from other three bedrooms, with spa like bath, large shower, jetted tub and French doors leading to covered patio. Laundry room with extra closet's for storage, plus single car garage and guest parking. Freshly painted and new carpeting. All with-in walking distance of shopping,dinning, the famous Fountain and Park</p> <p><i>Courtesy of Homesmart</i></p>								
	 <b>FOR LEASE</b> * Active: 11/10/2019 MLS ID: 6003242							
<b>16755 E Nicklaus Dr</b>	Single Family Detached	4/4	3,275 sq ft	24,097	1974	11/10/2019	\$3,200	\$1
<p>Stunning views from nearly every window of this great golf course lot as well as from the roof top deck and back balcony. The home is only 4 houses away from Desert Canyon Golf Club and DC Bar &amp; Grill.The SW style 2.5 level home has a total of 4 bedrooms and 4 baths. Master suite, guest bed and bath upstairs on the main level along with kitchen, dining, and family room. Downstairs has 2 bedrooms, jack&amp;jill bath plus living room and laundry another couple of steps down. Main garage has entry into laundry and downstairs living room. 4th bath is outside off the patio. Downstairs rooms open to pool, golf course and mountain views. Tile throughout. Roof top deck and balcony accessible from dining area and patio stairs. Kitchen has walkin pantry, veggie prep sink in island, 2 wall ovens</p> <p><i>Courtesy of Sweet Arizona Real Estate Consultants</i></p>								
	 <b>FOR LEASE</b> * New, Active: 11/23/2019 MLS ID: 6008397							
<b>14416 N Teakwood Ln, #171</b>	Residential Vacation Rental	2/1	1,026 sq ft	—	1973	11/23/2019	—	—
<p>Beautiful Fully Furnished condo Ready to move in. Excellent Location walking distance to the fountain Park, nice restaurants and shopping. Magical View of the McDowell Mountains, community pool and relaxing living to get away from the busy life , Two nice bedrooms and one large bathroom, fully equipped kitchen and cute cozy patio with amazing Views. Laundry down stairs of the unit.It is available for SHORT term rental . Please contact the listing firm at 480-626-0968 Or text at 602.369.7057 for availability. Thank you</p> <p><i>Courtesy of M &amp; I Realty Llc</i></p>								
	 <b>FOR LEASE</b> * New, Active: 11/22/2019 MLS ID: 6008001							
<b>16657 E Gunsight Dr, Unit 262</b>	Residential Vacation Rental	2/2	865 sq ft	825	1986	11/22/2019	—	—
<p>BEST LOCATION IN THE RESORT COMMUNITY, wonderful 2 bedroom , 2 full bath up stairs condo with large balcony , mountain , wash and pool views.Heated pool and spa. Close to Fountain Park, shopping, restaurants and community center.</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								









## New For Lease: 20 (cont.)

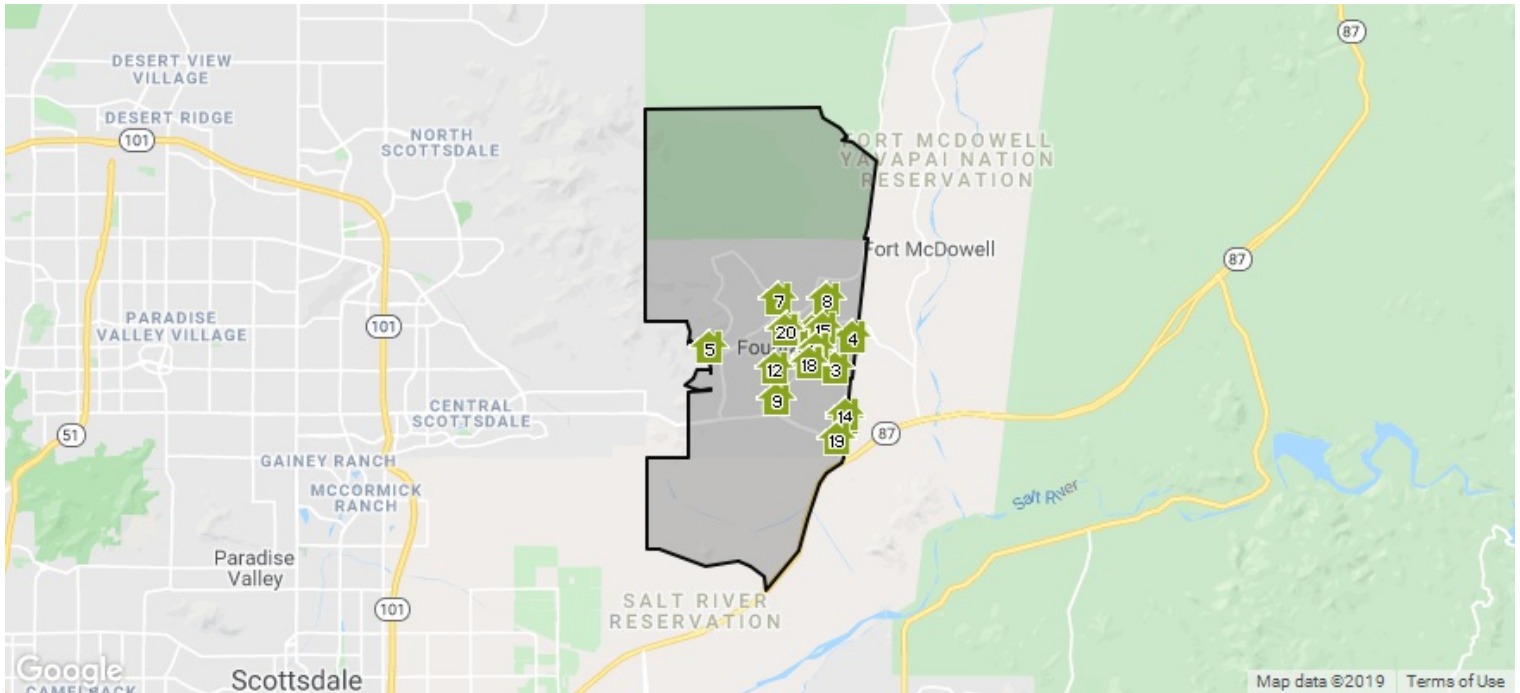
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	 <b>PENDING LEASE</b> • Pending: 9/8/2019 MLS ID: 5975994							
<b>12414 N Desert Sage Dr, Unit A</b>	Single Family Detached	3/2	1,564 sq ft	—	1984	9/8/2019	\$1,595	\$1
<p>No Application Fees! This is a well maintained 3 bedroom, 2 bathroom fountain hills home with great views. This home is part of a duplex and features many upgrades including tile floors on main level, vaulted ceilings, large living room and separate dining area. Two bedrooms are on the first floor and the master is on the second level. Upgraded kitchen includes granite counter tops, breakfast bar, separate pantry, tile backsplash, refrigerator, ceramic top stove, stove top microwave and dishwasher. Amazing master suite includes private balcony with city views, vaulted ceilings, walk-in closet, and private bathroom with double sinks. Enjoy the screened in back patio, two car garage and long private driveway. Full sized washing machine and dryer included.</p> <p><i>Listing Courtesy of Denali Real Estate, LLC</i></p>								
	 <b>FOR LEASE</b> • New, Active: 11/20/2019 MLS ID: 6007131							
<b>9232 N Vista Verde Ct</b>	Single Family Detached	4/7	10,131 sq ft	38,193	2006	11/20/2019	\$11,500	\$1
<p>This world-class, stunning contemporary property features an International pedigree including Turkish limestone, tropical bamboo, Quarto cherry wood, Dutch cabinetry, and the finest German kitchen and Japanese style baths. Located in the gated community of Firerock, this home enjoys 4 lavish bedrooms, 7 bathrooms, a 6 car garage and even a dog bath. 2 melodic fountains greet visitors. Upon entering this masterpiece, you'll be awed by over 10,000 square feet of generous living space and marvel at the superb entertainment spaces comprising of a Great Room with an Onyx bar, an elegant Dining Room and windows that open the home to the outdoors. For the home chef, the Elite SieMatic Island kitchen will surely appeal. Intimate luxury awaits you upon taking the elevator</p> <p><i>Courtesy of Keller Williams Arizona Realty</i></p>								
	 <b>FOR LEASE</b> • Active: 11/5/2019 MLS ID: 6000950							
<b>16657 E Gunsight Dr, Unit 253</b>	Apartment	1/1	696 sq ft	652	1986	11/5/2019	\$1,100	\$2
<p>You will love the location with this updated and move in ready unit. Complete with a Refrigerator, Washer and Dryer, you will have all of the appliances necessary to enjoy your new home. Take in the breathtaking scenic view from balcony or simply lay back and enjoy the community pool just to the East of the building that the unit is in. Quartz countertops, stainless steel appliances, tile and laminate flooring await you in this well appointed home. You can walk to shopping, entertainment and restaurants from the great location of this property.</p> <p><i>Courtesy of Showtime Realty Professionals, LLC</i></p>								
	 <b>FOR LEASE</b> • New, Active: 11/19/2019 MLS ID: 6006778							
<b>14811 E Mountain Majesty –</b>	Residential Vacation Rental	3/2	2,286 sq ft	—	1998	11/19/2019	—	—
<p><b>**PROPERTY IS LEASED THROUGH 12/31/2019. \$4900/mo for January. Currently not available for other months**</b> Come home to this beautiful, furnished 3/2, single level, corner lot home! Well appointed with everything you need - just set down your bags and settle in. The spacious kitchen is open to the great room for easy entertaining. Watch the stars or take in the sun in the private backyard. Pool/spa/waterfall w/indoor controls, backs to lush, natural desert. Situated conveniently between Fountain Hills and Scottsdale, just minutes to the 101, shopping, dining and more. Spend your day golfing in your own backyard or enjoy the surrounding mountain views! Guard gated.</p> <p><i>Courtesy of Arizona Best Real Estate</i></p>								
	 <b>FOR LEASE</b> • Active: 11/14/2019 MLS ID: 6005663							
<b>15953 E Cholla Dr</b>	Single Family Detached	3/3	2,940 sq ft	9,993	1995	11/14/2019	\$2,500	\$1
<p>Perfectly fabulous rental . Totally remodeled in grand fashion and situated on a magnificent hillside lot with forever views of mountains and city lights. Extensive upgrades include Travertine and wood flooring, granite counter tops, stainless steel appliances, double ovens, Plantation Shutters. Lovely Arizona room can be used as office, play room, den, art studio or ??????. Lower level features additional bedroom and bath and can serve as teenager hideaway, in law suite, guest suite</p> <p><i>Courtesy of Realty Executives</i></p>								






## 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.	
	   Pending: 10/11/2019 MLS ID: 5990796	16800 E El Lago Blvd, Unit 2051	Apartment	2/2	1,348 sq ft	1,452	2005	10/11/2019	\$1,495	\$1
Great condo with all appliances, detached 1 car garage, community pool, fireplace, gated community and is upstairs. <i>Listing Courtesy of Nabers Property Management &amp; Real Estate, LLC</i>										
	   Pending: 10/15/2019 MLS ID: 5991952	17056 E Calle Del Oro --, Apt A	Apartment	3/2	1,066 sq ft	—	1973	10/15/2019	\$1,150	\$1
All downstairs three bedroom, two bath condo. Granite counter tops, stainless steel appliances. Tile in all areas except bedrooms. Nice patio space. No smoking and pets upon approval. Coin Op washer and dryer in building. Community Pool not heated (pool is not the one across the street from the building). Ready for occupancy. Easy to show, vacant. <i>Listing Courtesy of Fountain Hills Property Management &amp; Real Estate</i>										









## Recently Leased: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	<b>1</b> <b>RECENTLY LEASED</b> • Leased Date: 11/27/2019, MLS Listing 5997139: 10/25/2019 MLS ID: 5997139							
<b>16631 E El Lago Blvd, Unit 313</b>	Apartment	3/2	1,299 sq ft	136	2002	11/27/2019	\$1,495	\$1
AVAILABLE NOW! A 42-UNIT CONDOMINIUM COMPLEX ACROSS FROM THE COMMUNITY CENTER AND LIBRARY/ CONVENIENT TO SHOPS, RESTAURANTS AND FOUNTAIN PARK FEATURING THE WORLD'S TALLEST FOUNTAIN/SPLIT FLOOR PLANS, BERBER CARPETS, UPGRADED CABINETS, CERAMIC TILE, BREAKFAST COUNTERS AND ENTERTAINMENT CENTERS THIS UNIT HAS FOUNTAIN AND MOUNTAIN VIEWS/ELEVATORS TO UPPER LEVELS/A RESORT-LIKE HEATED POOL/SPA AREA WITH A SEPARATE CABANA WITH EXERCISING EQUIPMENT & CONVENIENT RESTROOMS. <i>Courtesy of Kelleher Realty &amp; Associates</i>								
	<b>2</b> <b>RECENTLY LEASED</b> • Leased Date: 10/26/2019, MLS Listing 5961747: 8/6/2019 MLS ID: 5961747							
<b>16800 E El Lago Blvd, Unit 2083</b>	Apartment	2/2	1,633 sq ft	1,642	2006	10/26/2019	\$1,700	\$1
Fantastic gated Village at Towne Center home is ready to be yours-2 bedrooms plus a large den and 2 full bathrooms not to mention the over sized large laundry room with extra storage. Take advantage of the community's fitness center and private heated pool and spa. Integrated inside is an open floor plan with eat-in kitchen, breakfast room, great room, and nice uninterrupted flow. Sliding glass doors provide easy access to your own private covered balcony with a tranquil view. Kitchen comes fully equipped with granite countertops, stainless steel appliances, refrigerator, built-in microwave, stove, and dishwasher. Master bathroom includes double sinks, ample cabinetry and separate tub and walkin glass shower. Bonus master walkin closet. Directv and internet are included. <i>Courtesy of Sonoran Lifestyle Real Estate</i>								
	<b>3</b> <b>RECENTLY LEASED</b> • Leased Date: 10/24/2019, MLS Listing 5964738: 8/12/2019 MLS ID: 5964738							
<b>12050 N Panorama Dr, Unit 203</b>	Apartment	2/2	1,099 sq ft	1,088	2005	10/24/2019	\$1,240	\$1
Brand new carpet! 2 bedrooms and 2 baths with a 1 car garage. Fountain and Mountain Views. New Carpet, Paint. Backs to a natural arroyo- great privacy! Spacious kitchen w plenty of cabinets and counter space. Community pool and fitness center for you to enjoy. <i>Courtesy of Kern Realty, Real Estate And Rentals</i>								

## Recently Leased: 20 (cont.)













	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	<b>4</b>  * Leased Date: 11/22/2019, MLS Listing 6001605: 11/6/2019 MLS ID: 6001605							
<b>13408 N Cliff Top Dr</b>	Single Family Detached	4/3	2,925 sq ft	28,471	1999	11/22/2019	\$2,500	\$1
Large 4 bedroom home sits high on a hill with amazing views and lots of upgrades. Dual master suites, one on the main floor and one upstairs. 2 additional bedrooms upstairs with a hall bathroom. Slate tile flooring in the open kitchen with a countertop to sit around. All appliances included. Stone fireplace in living room. Pebble tech pool with beach entry and waterfall. 3 car garage. Newer a/c units. This home is ready for move in. Tenant pays \$50 toward monthly pool service and Tenant takes care of yard maintenance and all utilities. <i>Courtesy of Kern Realty, Real Estate And Rentals</i>								
	<b>5</b>  * Leased Date: 11/20/2019, MLS Listing 5981726: 9/21/2019 MLS ID: 5981726							
<b>14850 E Grandview Dr, Unit 204</b>	Apartment	3/3	2,618 sq ft	294	1999	11/20/2019	\$2,700	\$1
Looking for a Luxury Lifestyle in a great gated resort location as a rental? Hard to find! Not now, this almost 2700 sf townhouse boasts a superior floor plan with lots of privacy, 3 different balconies with incredible mountain views, 2 Master Ensembles, a home office, open concept living, exquisite hard wood floors, many many upgrades... and a cool contemporary vibe! ALL ON ONE LEVEL after entrance steps with a 2 car garage to boot. Walking paths and gorgeous Arizona Desert is everywhere in this beautiful property with the 5 star Flourish restaurant literally a block walk away at CopperWynd Resort & Spa. Basis School and Mayo Clinic minutes away. Hilltop, Luxury, Arizona Living at it's BEST! (TPT 21313205) <i>Courtesy of Azarchitecture/Jarson &amp; Jarson</i>								
	<b>6</b>  * Leased Date: 11/16/2019, MLS Listing 5986386: 10/2/2019 MLS ID: 5986386							
<b>16632 E Almont Dr, Apt 103</b>	Townhouse	3/2	1,364 sq ft	24,956	1985	11/16/2019	\$1,150	\$1
3 bedrooms with 2.5 bathrooms. wood burning fireplace, bright and open floor-plan. Master and two bedrooms upstairs with living and kitchen on the main floor. Fenced in backyard. 1 assigned carport parking. All appliances included. Tenant pays all utilities and takes care of backyard landscaping. <i>Courtesy of Kern Realty, Real Estate And Rentals</i>								
	<b>7</b>  * Leased Date: 11/23/2019, MLS Listing 5997911: 10/29/2019 MLS ID: 5997911							
<b>16008 E Glendora Dr</b>	Single Family Detached	3/2	1,726 sq ft	12,889	1991	11/23/2019	\$1,800	\$1
Are you an avid mountain biker / cyclist? Do you enjoy hiking through the Sonoran desert? Or do you love socializing downtown & interacting with the life of the community? Imagine yourself being minutes away from downtown. Find the Arizona lifestyle nestled in the foothills of the Sonoran desert. Close enough to the elementary & high school to walk but far enough away to not hear the school bells. Minutes away from the fountain & Downtown. Expansive backyard in a cul-de-sac, largest lot in the neighborhood, oversized patio, oversized 6ft island, custom countertops that create a nice open concept feel with perfectly balanced separation. Share lovely social dinners in this beautiful kitchen and patio. Newer TRANE AC Unit, Useable RV Gate, Custom Garage Cabinets, w/ many recent upgrades. <i>Courtesy of My Home Group Real Estate</i>								
	<b>8</b>  * Leased Date: 11/15/2019, MLS Listing 5966148: 8/16/2019 MLS ID: 5966148							
<b>14652 N Yerba Buena Way, Apt A</b>	Apartment	3/2	1,066 sq ft	120	1973	11/15/2019	\$995	\$1
Nice single level 3 bedroom, 2 bath home in the beautiful sought-after community of Fountain Hills. Nice floorplan. Newer flooring and updated kitchen, you won't be disappointed. No Section 8. *AGENTS PLEASE SEE REALTOR REMARKS <i>Courtesy of Century 21 Northwest</i>								

## Recently Leased: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	RECENTLY LEASED	Leased Date: 11/8/2019, MLS Listing 5989074: 10/8/2019 MLS ID: 5989074						
16111 E Kingstree Blvd, Apt 2	Patio Home	3/2	2,114 sq ft	4,560	1984	11/8/2019	\$2,200	\$1
<p>THIS METICULOUSLY CARED FOR FULLY UPDATED 3 BEDROOM 2 BATHROOM HOME READILY AWAITS NEW OWNERS. THIS HOME FEATURES AN INCREDIBLE KITCHEN WITH STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS AND CUSTOM CABINETS. THE LIVING ROOM BOASTS A BEAUTIFUL FIREPLACE AND VAULTED CEILINGS WITH AN ABUNDANCE OF WINDOWS THAT ALLOWS THE NATURAL LIGHT TO FLOW THROUGHOUT THE ENTIRE HOME. WONDERFUL SPLIT FLOOR PLAN WITH CUSTOM PAINT THROUGHOUT. BAMBOO &amp; TILE FLOORS MAKE CLEANING A BREEZE. THE PRIVATE BACK YARD IS PERFECT FOR ENTERTAINING OR RELAXING, ATTACHED OVERSIZED TWO CAR GARAGE MAKES PARKING SIMPLE. ENJOY THE BEAUTIFUL TOWN OF FOUNTAIN HILLS IN THIS LUXURIOUS HOME.</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
	RECENTLY LEASED	Leased Date: 11/5/2019, MLS Listing 5970471: 8/27/2019 MLS ID: 5970471						
16545 E Gunsight Dr, Unit 104B	Apartment	1/1	1,150 sq ft	—	1998	11/5/2019	\$725	\$1
<p>Studio, all in 1 room, 1 bath, coin-op laundry, NO PETS ALLOWED IN COMPLEX, does not have a kitchen, comes with small refrigerator, microwave &amp; community pool.</p> <p><i>Courtesy of Nabers Property Management &amp; Real Estate, Llc</i></p>								
	RECENTLY LEASED	Leased Date: 11/4/2019, MLS Listing 5980412: 9/1/2019 MLS ID: 5980412						
13700 N Fountain Hills Blvd, Apt 324	Apartment	3/2	1,412 sq ft	1,291	1998	11/4/2019	\$1,500	\$1
<p>Don't miss out on this beautiful upgraded condo with an attached 2 car garage! Beautiful views from the patio. Brand new carpet and fully repainted. Stainless steel appliances and tile custom tile surround in the tubs.</p> <p><i>Courtesy of Shelton-Cook Real Estate Services</i></p>								
	RECENTLY LEASED	Leased Date: 11/1/2019, MLS Listing 5961172: 8/2/2019 MLS ID: 5961172						
15953 E Cholla Dr	Single Family Detached	3/3	2,940 sq ft	9,993	1995	11/1/2019	\$2,500	\$1
<p>BEAUTIFUL Custom Remodeled Home on a fantastic hillside lot with views to forever and beyond that will simply take your breath away. Extensive upgrades include Travertine &amp; Wood Flooring - Plantation Shutters - Stainless Steel Appliances - Granite Counter Tops 0 Double Ovens for entertaining large groups - Stained Glass and lovely Arizona Room that could be game room, office, art studio, play room or just a bonus room. Every imaginable upgrade and amenity to make life enjoyable. Lower level walk out features additional bedroom and bath. Great for teenager, guest suite, in law suite or ???</p> <p><i>Courtesy of Realty Executives</i></p>								
	RECENTLY LEASED	Leased Date: 11/1/2019, MLS Listing 5989076: 10/7/2019 MLS ID: 5989076						
10401 N Saguaro Blvd, Apt 125	Apartment	1/1	703 sq ft	781	1998	11/1/2019	\$875	\$1
<p>Nice, no steps one bedroom condo. All tile throughout. Washer, dryer and frig. Rent includes Direct TV and trash. Community heated pool and spa as well as a work out room. Available for immediate occupancy. Vacant, lock box</p> <p><i>Courtesy of Fountain Hills Property Management &amp; Real Estate</i></p>								
	RECENTLY LEASED	Leased Date: 11/1/2019, MLS Listing 5986125: 10/2/2019 MLS ID: 5986125						
10401 N Saguaro Blvd, Apt 137	Apartment	2/2	991 sq ft	107	1998	11/1/2019	\$1,175	\$1
<p>Perfect ground level unit with a beautiful natural desert wash just steps from your backyard. Inside is an open great room, dining area and connected kitchen. New carpet and paint. Both oversized bedrooms are split on either side of the unit, the guest bedroom with a big walk in closet, and the master bedroom with a private exit out to the patio. Plus this great community offers a heated saltwater pool, jacuzzi, and gym.</p> <p><i>Courtesy of Sonoran Lifestyle Real Estate</i></p>								



## Recently Leased: 20 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
	 <b>RECENTLY LEASED</b> • Leased Date: 11/1/2019, MLS Listing 5964510: 8/13/2019 MLS ID: 5964510								
	<b>13644 N Saguaro Blvd, Unit 201</b>	Apartment	2/2	1,050 sq ft	74	1996	11/1/2019	\$1,295	\$1
	Remodeled & upgraded upstairs condo, newer appliances, newer HVAC system & carpet. Has 2 bed, 2 bath, large front balcony & a back balcony, no shared upstairs walls, extra long 1 car garage, community pool & spa. Vacant ready to move in. <i>Courtesy of Nabers Property Management &amp; Real Estate, Llc</i>								
	 <b>RECENTLY LEASED</b> • Leased Date: 10/31/2019, MLS Listing 5974214: 9/5/2019 MLS ID: 5974214								
	<b>16725 E Avenue Of The Fountains - , #C223</b>	Apartment	3/2	1,347 sq ft	—	2017	10/31/2019	\$2,127	\$2
	ONE MONTH FREE!* Mountain views from this contemporary 3 bedroom unit in resort community of Fountain Hills features an open-concept floor plan with wide-plank flooring, gourmet kitchen with quartz counters, tile backsplash, stainless appliances, breakfast bar and private patio. Master retreat includes a walk in closet and dual vanity sinks. Two additional bedrooms with walk-in closets and direct access to private patio. Full size washer/dryer in unit and covered parking. Resort amenities include resident fitness center, clubhouse, 2 resort pools, business center and parcel concierge. Smoke-free, pet friendly and close to shopping, golf, dining, fountain park and hiking trails. *Restrictions Apply. Price, specials & availability subject to change without notice. <i>Courtesy of Nest Realty</i>								
	 <b>RECENTLY LEASED</b> • Leased Date: 10/31/2019, MLS Listing 5888283: 2/26/2019 MLS ID: 5888283								
	<b>16725 E Avenue Of The Fountains - , #D-312</b>	Apartment	2/2	1,020 sq ft	—	2017	10/31/2019	\$1,487	\$1
	ONE MONTH FREE!* Pool and courtyard views from this contemporary 2 bedroom 2 bath unit in downtown Fountain Hills. Open concept split floor plan features wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances and breakfast bar. Master retreat includes large walk in closet and direct access to private patio. Full-size washer dryer inside unit and covered parking included. Resort amenities include resident fitness center, clubhouse with pool table and arcade games, 2 resort pools, BBQ stations, business center and 24-hour parcel concierge. A smoke-free and pet friendly community close to shopping, golf, dining, fountain park and hiking trails. *Restrictions Apply. Price/special/availability subject to change without notice. <i>Courtesy of Nest Realty</i>								
	 <b>RECENTLY LEASED</b> • Leased Date: 10/31/2019, MLS Listing 5970465: 8/27/2019 MLS ID: 5970465								
	<b>16545 E Gunsight Dr, Unit 104A</b>	Apartment	1/2	800 sq ft	—	1998	10/31/2019	\$1,095	\$1
	Remodeled 1 bed, 2 bath, New carpet, paint, all appliances, covered parking, NO PETS ALLOWED IN COMPLEX, community pool & close to shopping. <i>Courtesy of Nabers Property Management &amp; Real Estate, Llc</i>								
	 <b>RECENTLY LEASED</b> • Leased Date: 10/31/2019, MLS Listing 5992879: 9/30/2019 MLS ID: 5992879								
	<b>9750 N Monterey Dr, Unit 45</b>	Apartment	3/2	1,439 sq ft	—	1998	10/31/2019	\$1,345	\$1
	3 BEDROOM on second floor - NEWER CARPET AND PAINT - NICE APPLIANCES - COMMUNITY POOL - 18 INCH TILE T/O - MASTER BR SPLIT - HONEY MAPLE CABINETS - MOUNTAIN VIEWS FROM NORTH PATIO - WASHER/DRYER INCLUD - ONE CAR GARAGE - GUEST PARKING NEARBY - OPEN PLAN WITH SPACIOUS FEELING - NEWER window coverings <i>Courtesy of Re/Max Fine Properties</i>								
	 <b>RECENTLY LEASED</b> • Leased Date: 11/5/2019, MLS Listing 5989022: 10/8/2019 MLS ID: 5989022								
	<b>13700 N Fountain Hills Blvd, Apt 325</b>	Apartment	3/2	1,412 sq ft	1,291	1998	11/5/2019	\$1,500	\$1
	Beautiful fully upgraded condo with stainless steel appliances and views for days! Comes with a full size washer and dryer and a full 2 car attached garage. Don't miss out on the best condo community in Fountain Hills! <i>Courtesy of Shelton-Cook Real Estate Services</i>								

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- This report has been provided to you by a member of the NAR.



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- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
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