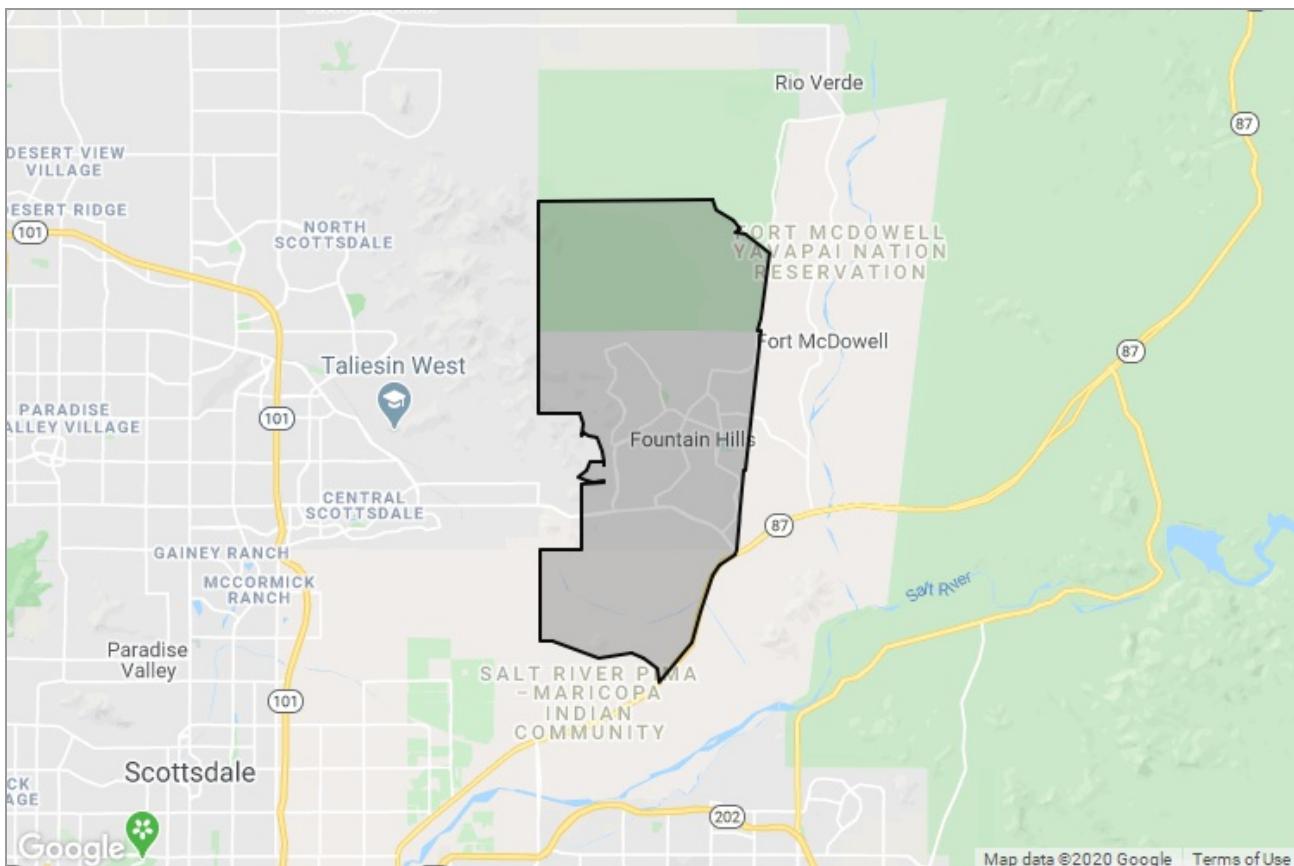




MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268

My Neighbors



Here is a 85268 Market Activity report for the past 6 months - Up to Top 50 Properties. Please let me know if you like to receive an isolated area(i.e. your neighborhood) report. I will be happy to provide it to you. 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

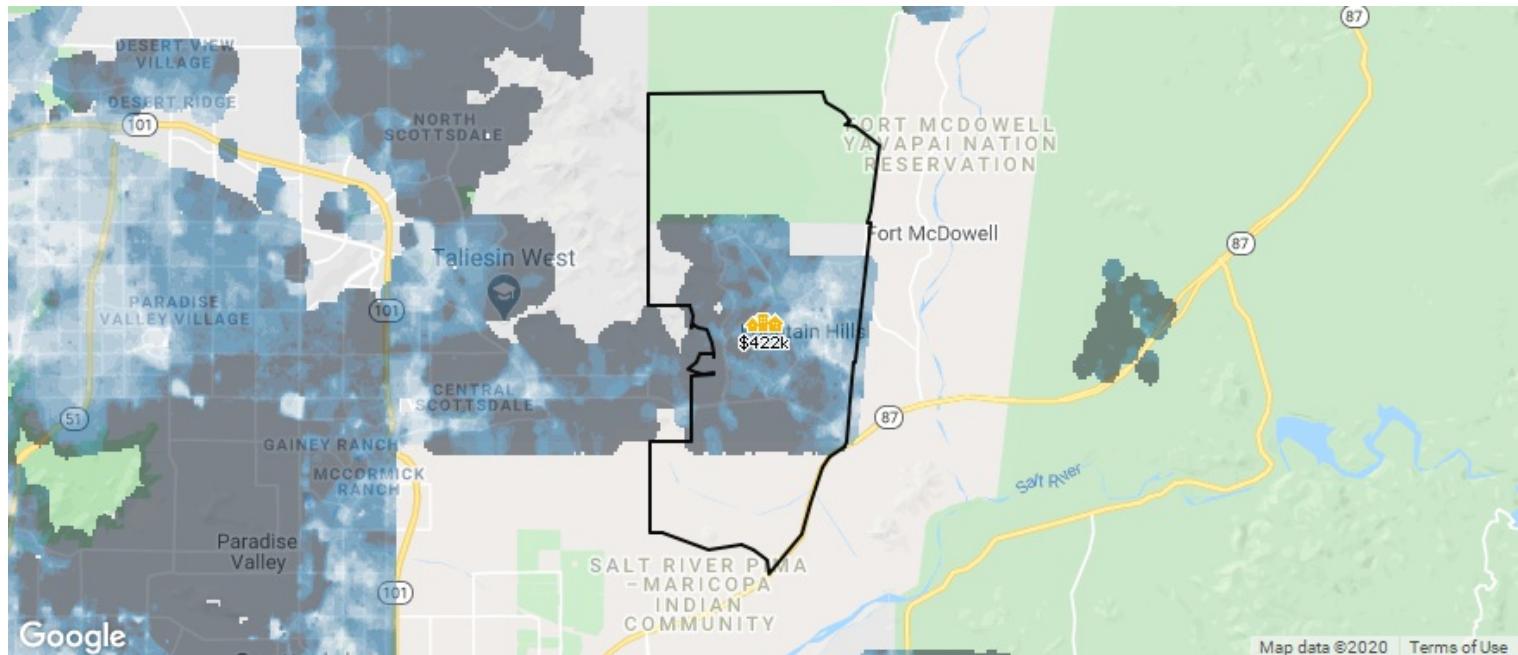
Main: kalim@usMetroRealty.com |
Other 1: principalBroker@usMetroRealty.com
Office: www.usMetroRealty.com |
Broker: www.usMetroRealty.com/kalim |
Other: <https://www.facebook.com/usMetroRealty/> |
Other: <https://twitter.com/usMetroRealty> |
Other: <https://www.linkedin.com/company/usmetrorealty/>

US Metro Realty



Fountain Hills, AZ 85268

Market Snapshot: Estimated Home Values



<\$100k \$450k \$20m

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

Median Est. Home Value

\$422K

Updated: 4/30/2020

Change Over Last Month

 **0.23%**

Change Over Last Quarter

 **0.23%**

Change Over Last 12 Months

 **2.51%**

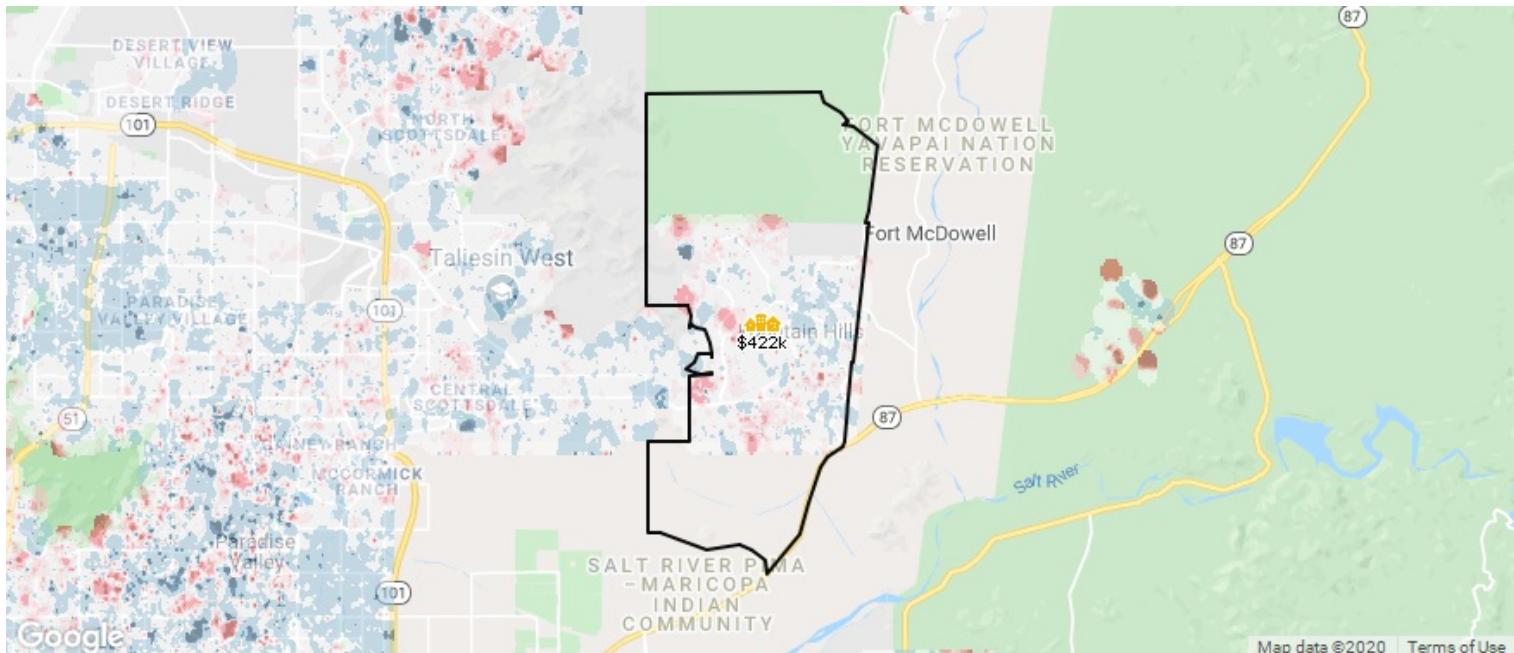
Change Over Last 24 Months

 **9.03%**

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



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

Change Over
Last 12 Months

 **2.51%**

Change Over
Last 24 Months

 **9.03%**

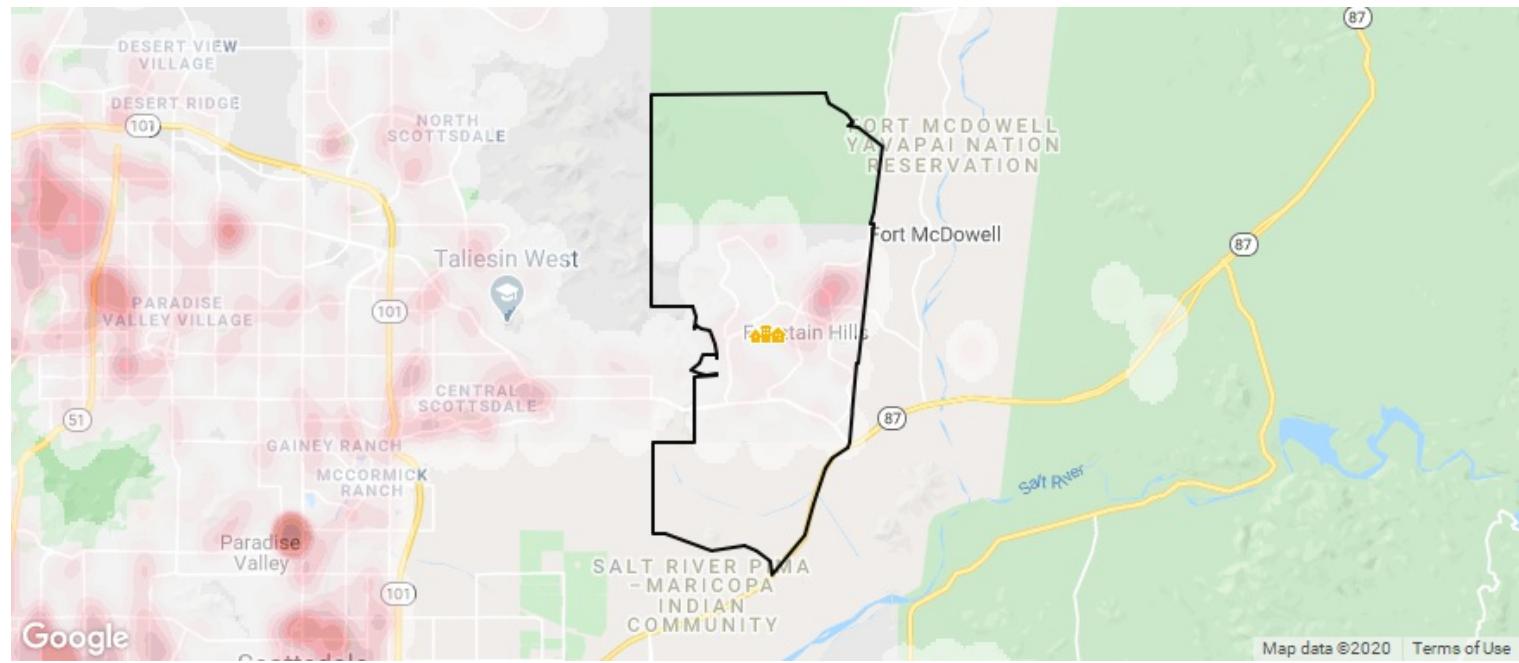
Change Over
Last 36 Months

 **13.87%**

*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



Total # of
Distressed Properties
21
Updated: 5/31/2020

of
Pre-Foreclosures
10

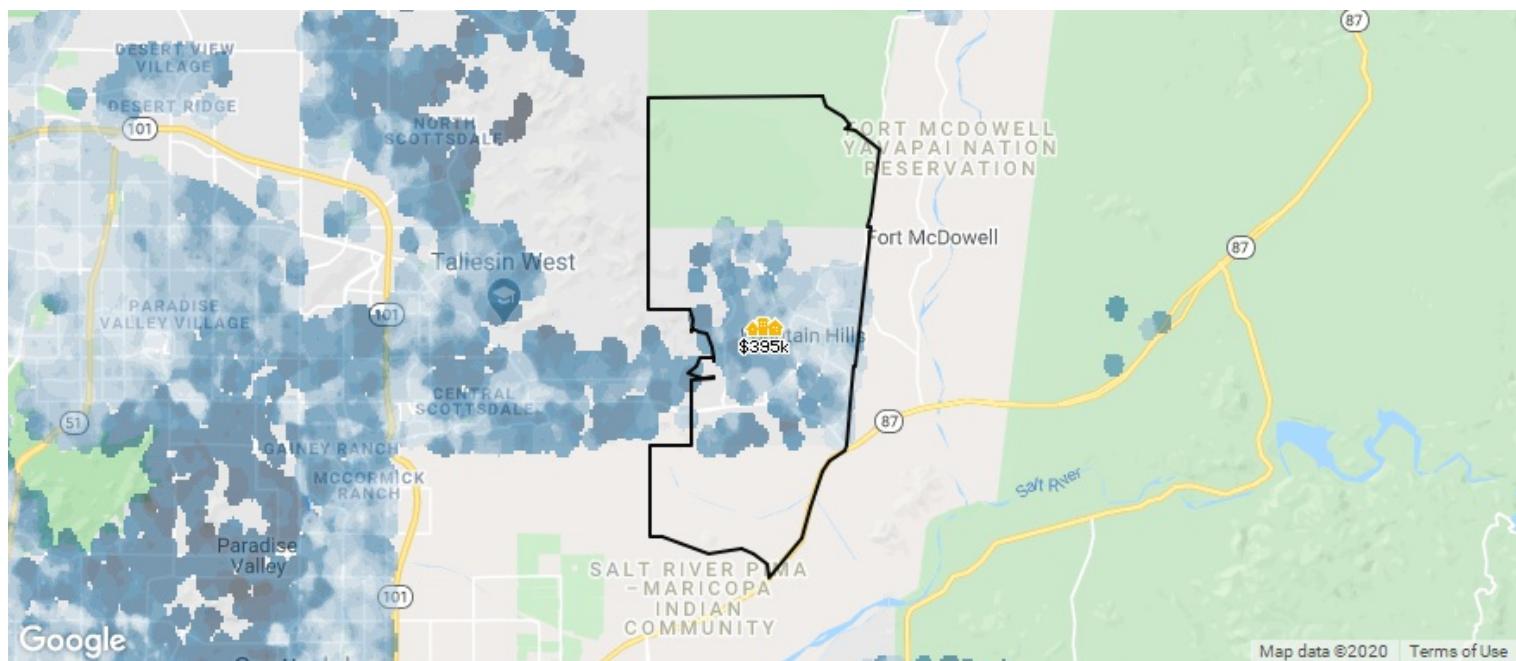
of
Foreclosures
11

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 5/31/2020.

Fountain Hills, AZ 85268

Market Snapshot: Sales Price


Median Sales Price
\$395K

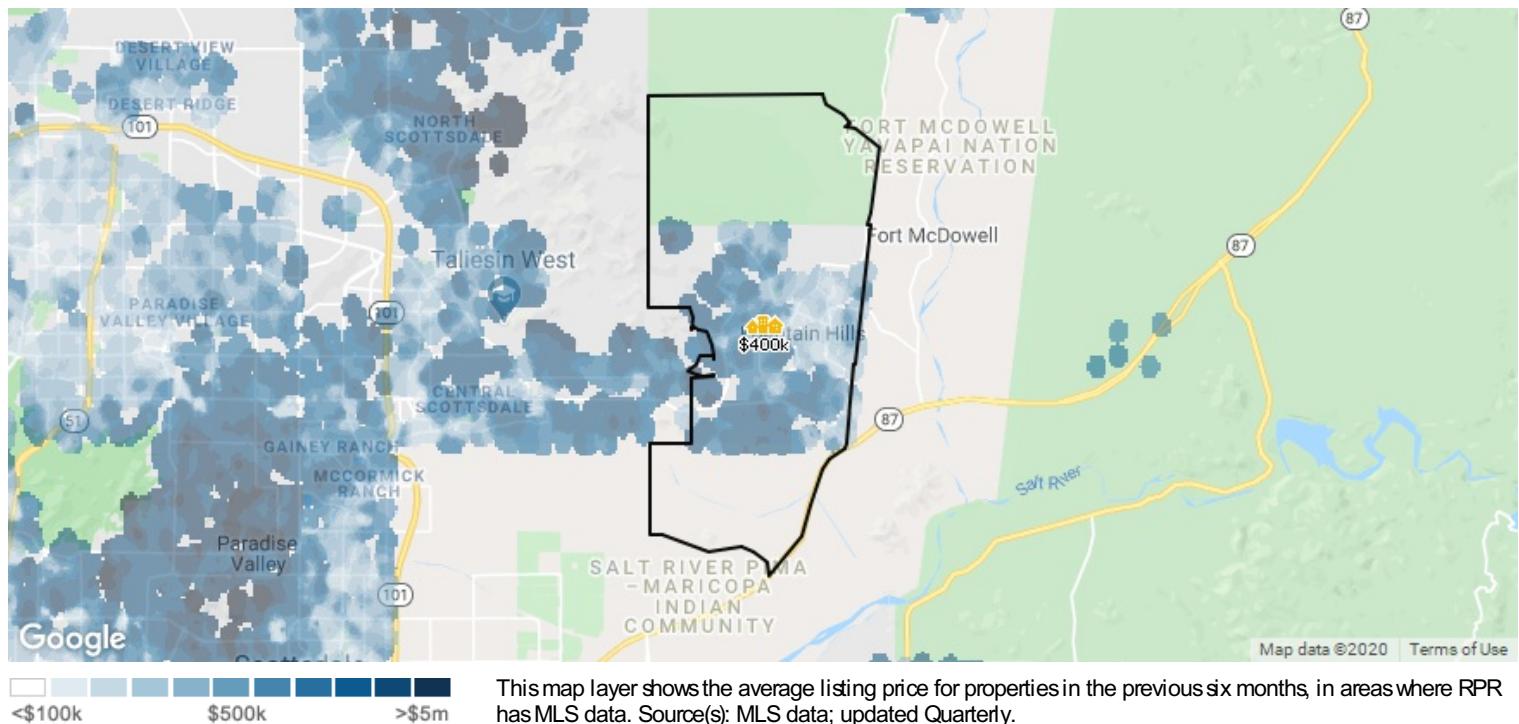
Updated: 4/30/2020

Change Over Last Month
↑ **8.04%**
Change Over Last Quarter
↑ **8.04%**
Change Over Last 12 Months
↓ **0.75%**
Change Over Last 24 Months
↑ **15.24%**

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



<\$100k \$500k >\$5m

Median List Price

\$400K

Updated: 4/30/2020

Change Over Last Month

3.92%

Change Over Last Quarter

3.92%

Change Over Last 12 Months

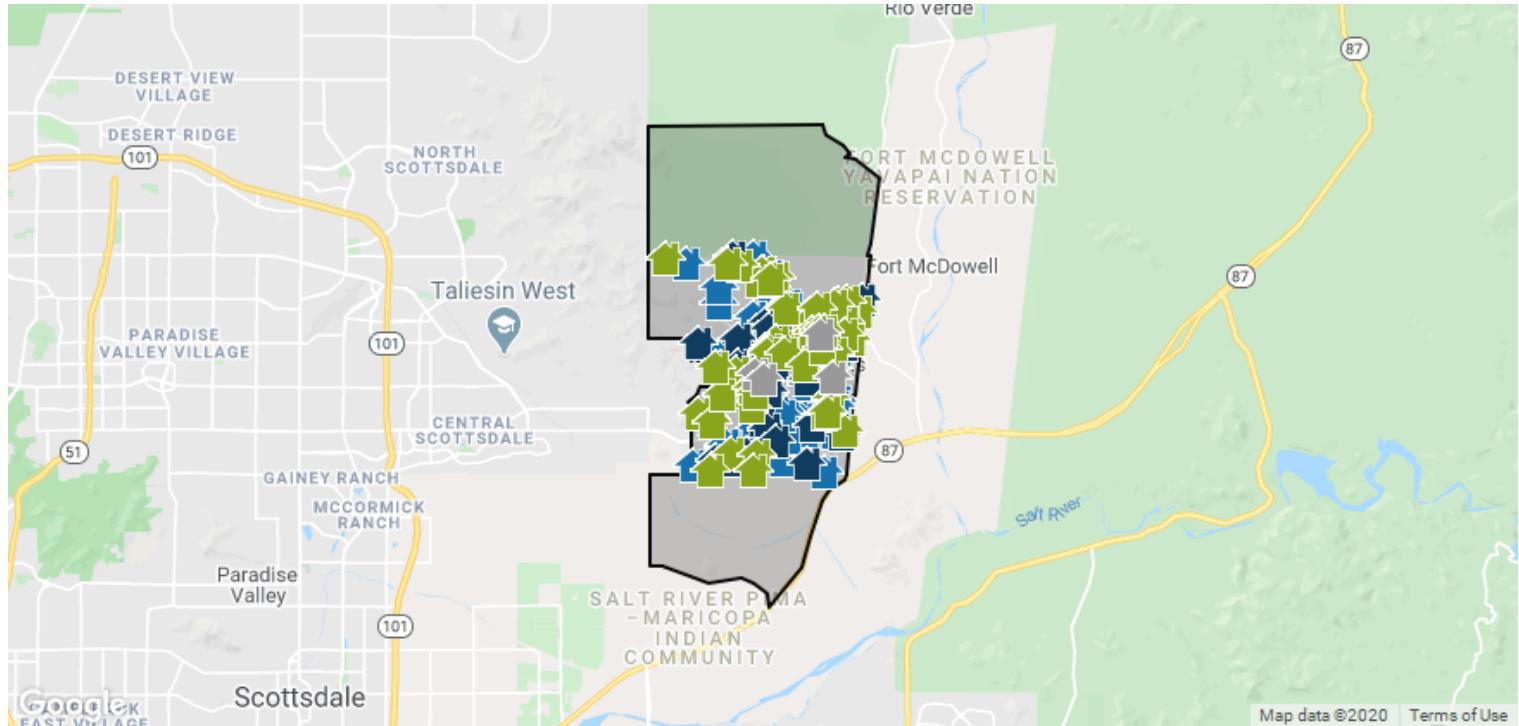
11.11%

Change Over Last 24 Months

11.14%

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

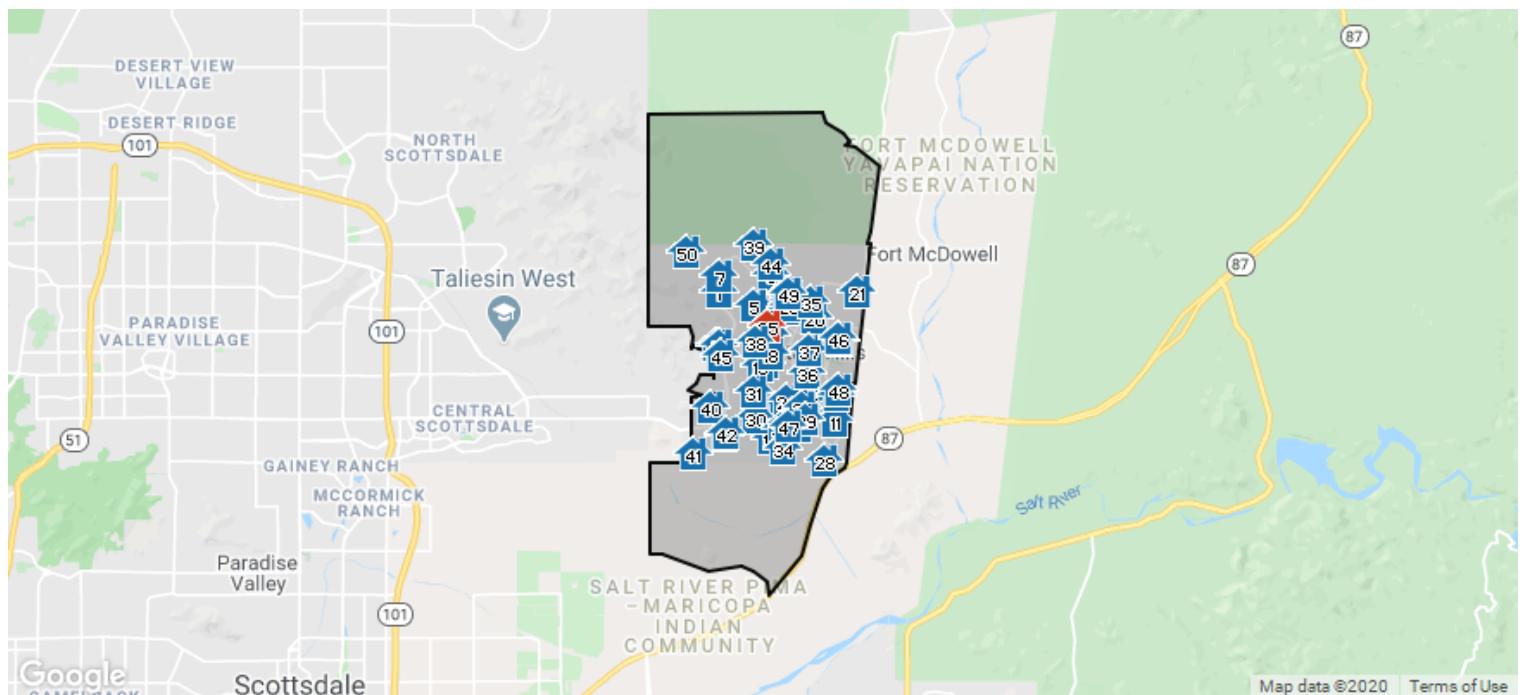
Market Activity Summary Stats


Search Criteria

Location: Fountain Hills, AZ 85268; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 50; **Sort Order:** Recently updated

| |  New Listings |  Pending Listings |  Distressed Activity |  Recently Sold |
|--------------------------------|--|--|---|---|
| Number of Properties | 50 | 28 | 1 | 50 |
| Low Price / Value | \$289,000 | \$298,900 | \$798,000 | \$250,000 |
| Median Price / Value | \$571,500 | \$586,750 | \$798,000 | \$485,000 |
| High Price / Value | \$1,899,000 | \$1,499,900 | \$798,000 | \$3,100,000 |
| Average Price / Sq. Ft. | \$248 | \$234 | \$273 | \$221 |
| Median Price / Sq. Ft. | \$244 | \$213 | \$273 | \$213 |
| Average Days in RPR | 55 | 137 | 166 | 132 |
| Median Days in RPR | 37 | 60 | 166 | 71 |
| Total Volume | \$37,064,999 | \$19,510,364 | \$798,000 | \$31,634,562 |

Fountain Hills, AZ 85268


New Listings: 50

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


1 FOR SALE

• Active: 3/20/2020 MLS ID: 6054325

14857 E Avila Dr

 Single Family
Detached

3/3

 2,305 sq
ft

13,351

1997

3/20/2020

\$735,000

\$319

Beautiful Custom Home nestled in the hills of Fountain Hills offers it ALL! View of the 100 ft tall Fountain in the distance while sitting in your own heated Jacuzzi enjoying the night sky of stars. Open split floor, slate floors, granite counters in kitchen and on island, 3" wood shutters, fans in all the rooms, cozy fireplace for chilly evenings, high ceilings, Sparkling Pool, 3 car garage with cabinets. Owned Solar heated water heater. Fountain Hills offers a life style, hiking McDowell Mt, 3 golf courses, great area to raise a family or retire.

Listing Courtesy of Judson Real Estate

2 FOR SALE

• New, Active: 5/19/2020 MLS ID: 6081088

16150 E Balsam Dr

 Single Family
Detached

3/3

 2,023 sq
ft

24,616

1996

5/19/2020

\$565,000

\$279

4 CAR GARAGE. A unique property for any Car Lover! Two full size Garages with direct access into the home. Original Owners-1/2 acre plus-No interior steps-3 Bedrooms-2 full Baths and a Powder Room-Great Room, Dining Room, Breakfast Bar plus Island, Large Master with Custom Designed Walk-in Closet. Engineered Wood & Tile thru-out-Carpet in Bedrooms only. Custom Cabinets and Comices. Ramada on concrete slab, additional concrete BBQ area & pre-wired for a hot tub on slab. Synthetic Grass adjacent to patio, plenty of room to turn vehicles around at the top of the driveway. Natural boundary- Large Private Yard. One block to McDowell Mountain Elementary (K-2). Views from Great Room include The Fountain and area Mountains with beautiful sunsets highlighting the colors of each mountain.

Listing Courtesy of Century 21 Arizona Foothills

New Listings: 50 (cont.)

| | | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. | |
|---|--|-----------------------|------------------------|---------------------|------------------|------------|--------------|---------------|-------------------|-------|
|  |   • Active: 5/1/2020 MLS ID: 6072710 | 15806 N Boulder Dr | Single Family Detached | 5/7 | 4,233 sq ft | 14,209 | 2008 | 5/1/2020 | \$850,000 | \$201 |
| Home currently leased; do not disturb tenants. Main floor living in this beautiful home for sale in Fountain Hills, AZ! 5 Bedrooms! ~ Each bedroom has an en suite bathroom as well as its own walk in closet! 2 add'l half baths for guest convenience! Elevator from the epoxied, 3-car garage for easy access to main floor! This very private, large, yet comfortable home has it all! 1 owner; well-cared for home boasts beautiful front deck views from split master suites. Pavers adom in front and back yard, custom iron & glass entry, Surround sound throughout the home, gourmet chef's kitchen with upgraded appl, Knotty Alder solid wood, r/o and soft water systems, tankless water heater, wine cooler/cigar humidor, Sauna, salt water-heated pool, hand painted mural for tranquil surrounding, Avail June | | | | | | | | | | |
| Listing Courtesy of Charles Edward Realty | | | | | | | | | | |
|  |   • Active: 4/17/2020 MLS ID: 6067386 | 14208 N Bursage Dr | Single Family Detached | 3/3 | 2,608 sq ft | 7,488 | 1998 | 4/17/2020 | \$475,000 | \$182 |
| Looking for your own slice of paradise with a view? This single story stunner in the quiet Sunridge Canyon community is ready to become your new home sweet home! Begin or end each day in your own private oasis featuring low maintenance landscaping so you have more time to relax and enjoy the peaceful sounds of water flowing over the waterfall into your personal pond. Whip up your favorite meals with ease in your gourmet kitchen with dual ovens, gas cooktop, and large island with a pot rack! Take your pick of the two spacious bedroom suites both featuring a private bath and walk-in closet. The fully finished 3rd garage bay offers a flexible space that can easily serve as a personal gym or studio to suit any of your household's needs. This home is sure to go fast, schedule your tour today! | | | | | | | | | | |
| Listing Courtesy of Marketplace Homes | | | | | | | | | | |
|  |   • Active: 2/28/2020 MLS ID: 6043172 | 15511 E Chaparral Way | Single Family Detached | 3/2 | 2,559 sq ft | 9,037 | 2000 | 2/28/2020 | \$625,000 | \$244 |
| Lovely Turnkey 3 bdrm/2bth home with separate office & flex room. Tucked in a quiet cul-de-sac & situated on the 7th hole of Sunridge Canyon Golf Course all on one level. Floor plan provides great room concept with 12+foot ceilings, stone fireplace, oak wood floors. Bright open Chef's kitchen with Kitchen Aid appliances, gas stove, double ovens & walk in pantry. Granite counters & convenient island with breakfast bar and a window lined casual dining area. Oversized Master Bdm with access to back patio & master bath with dual sinks, soaking Jacuzzi tub, separate shower, make-up table & cedar lined walk-in closet. 2 BRAND NEW AC UNITS installed 5/28/2020. New Pool heater installed 5/14/2020. | | | | | | | | | | |
| Listing Courtesy of Keller Williams Realty Biltmore Partners | | | | | | | | | | |
|  |   • New, Active: 5/30/2020 MLS ID: 6084629 | 15726 E Chicory Dr | Single Family Detached | 4/2 | 1,503 sq ft | 9,871 | 1994 | 5/30/2020 | \$378,000 | \$251 |
| NESTLED IN THE HEART OF FOUNTAIN HILLS IN A QUIET NEIGHBORHOOD WITH VIEWS this 4 bedroom (split plan), 2 bath, oversized 2 car garage (25'L x 18' D) home built in 1994 with no steps throughout the home, vaulted ceilings, front & back oversized covered patios, bright skylights, dual pane windows & above ground spa. NEW 2017 HVAC. Enter the ornate turquoise green wrought iron entry, then through the solid oak front door into the great room, dining area and kitchen all joined together perfect for gatherings. | | | | | | | | | | |
| Listing Courtesy of Homesmart Lifestyles | | | | | | | | | | |
|  |   • Active: 4/19/2020 MLS ID: 6068536 | 15662 N Cholula Dr | Single Family Detached | 3/3 | 3,196 sq ft | 23,624 | 1996 | 4/19/2020 | \$740,000 | \$232 |
| Price reduced \$15,000 on 5/30!!! I hope your clients say "Wow!" the first time they walk into the living room the same way these owners did 6 yrs. ago (and there wasn't even a pool then...it was built in 2016). The wall of windows shows off the desert and the McDowell's. This home has the open concept kitchen & family room that is so popular. Prior to listing the owners put new travertine on the rear patio, painted the entire interior & installed new tile in the kitchen and entry hall. A/Cs replaced in 2015 & 2017. The views are just as good in the master bedroom...you even have a peek at RedRock Mountain. There is an office/den which is a possible 4th bdrm.. North Heights is known as an upscale area within Fountain Hills with many large custom homes. | | | | | | | | | | |
| Listing Courtesy of American Associates | | | | | | | | | | |

New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|--|---|------------------------|---------------------|------------------|------------|--------------|---------------|-------------------|
|  | 8  FOR SALE | – | 4/3 | 2,601 sq ft | 2,544 | 2000 | 4/27/2020 | \$532,900 |
| 14951 E Desert Willow Dr, Unit 3 | • Active: 4/27/2020 MLS ID: 6071014 | | | | | | | |
| | The most sought after model at La Loma in Eagle Mountain! Amazing views of the golf course, mountains, and city lights of Mesa, Phoenix, and Scottsdale. Four bedrooms and two and a half baths with the MASTER BEDROOM DOWN STAIRS! At the top of the stairs is an open loft area for another TV or office area. The three bedrooms upstairs have step out balconies and mountain views. Upgrades to finishes include all new LG appliances in the kitchen, new granite in the kitchen and baths, two A/C's (one new, one four years old), and some newer light fixtures. Main level living from the garage, laundry, kitchen, dining area, living room, powder room, and master bedroom. Large outdoor spaces, covered and uncovered, providing a quiet environment for relaxing or enjoying times with your friends and family | | | | | | | |
| | <i>Listing Courtesy of Keller Williams Realty Biltmore Partners</i> | | | | | | | |
|  | 9  FOR SALE | – | 5/3 | 2,460 sq ft | 6,064 | 1995 | 5/16/2020 | \$459,900 |
| 16144 E Glenview Dr | • New, Active: 5/16/2020 MLS ID: 6079157 | Single Family Detached | | | | | | |
| | JUST REDUCED 28MAY20 * BACK FROM SOLD * STUNNING HOME IN DESIRABLE & UPSCALE FOUNTAIN HILLS COMMUNITY * SHOWS LIKE A MODEL * HIGHLY UPGRADED WITH DESIGNER CUSTOM FINISHES * EXTREMELY POPULAR FLOORPLAN WITH GUEST HALF BATH DOWNTAIRS * UPDATED KITCHEN WITH QUARTZ COUNTERTOPS * STAINLESS STEEL APPLIANCES * FULL TILE BACKSPLASH * MASTER BEDROOM EXITS TO BALCONY WTH FOUR PEAKS MOUNTAIN VIEWS * RESORT STYLE BACKYARD * STAMPED CONCRETE DECKING * EXTENDED LENGTH COVERED PATIO * OVERSIZED HEATED PEBBLE TEC POOL WITH IN GROUND CLEANING SYSTEM * 5TH BEDROOM USED AS OFFICE WITH DOUBLE DOORS * GREAT LOCATION NEAR TO GOLF, HIKING AND DINING * WALKING DISTANCE TO SCHOOLS * THIS HOME NEEDS TO BE VIEWED TO APPRECIATE THE LOVE & CARE THAT HAS GONE INTO IT * YOU WILL NOT FIND ANYTHING LIKE IT | | | | | | | |
| | <i>Listing Courtesy of Realty One Group</i> | | | | | | | |
|  | 10  FOR SALE | – | 3/3 | 1,576 sq ft | 1,255 | 1999 | 5/25/2020 | \$336,500 |
| 11022 N Indigo Dr, Apt 137 | • New, Active: 5/25/2020 MLS ID: 6082490 | | | | | | | |
| | Spacious 3 Bedroom Townhouse. End unit across from the Pool & Spa. 2 Car Garage with direct entry. Plenty of parking for guests by the Pool. Hardwood Floors, Tile & Carpet. Breakfast Room w/ Bay Windows, Great Room, Stainless appliances. Private Fenced Yard w/ Covered Patio. Master w/ Walk-in Closet & Balcony. New Stove, Dishwasher & Microwave/ Refrigerator, Washer & Dryer incuded. | | | | | | | |
| | <i>Listing Courtesy of Re/Max Excalibur</i> | | | | | | | |
|  | 11  FOR SALE | – | 4/5 | 3,723 sq ft | 13,874 | 2008 | 5/20/2020 | \$910,000 |
| 10467 N Nicklaus Dr | • New, Active: 5/20/2020 MLS ID: 6080763 | Single Family Detached | | | | | | |
| | VIRTUAL WALK THROUGH AVAILABLE! Welcome to this spectacular Fully Upgraded and Remodeled Classic Contemporary home on the 9th Fairway of Desert Canyon Golf Course in Fountain Hills. The 14 Feet Ceilings in the Foyer leads guests to an entertainment size great room with stunning views of the golf course. Experience the joy of cooking and entertaining in the fully equipped gourmet kitchen with custom island, high level granite counter-tops and high-end stainless steel appliances including a Viking Professional fridge and 6 burner Viking induction cooktop. Suite retreat...HUGE master suite with en-suite bath, walk-in closet, private sitting area and walkout to pool and patio, offers a relaxing haven at day's end. | | | | | | | |
| | <i>Listing Courtesy of Crestmark Realty Group Llc</i> | | | | | | | |
|  | 12  FOR SALE | – | 3/2 | 2,313 sq ft | 17,115 | 1990 | 5/29/2020 | \$569,000 |
| 15845 E Ponderosa Dr | • New, Active: 5/29/2020 MLS ID: 6084638 | Single Family Detached | | | | | | |
| | Gorgeous Mountain Views PLUS Car Enthusiast's Dream Home!! 2 Car Extended Length garage PLUS huge 10 Car Rear Entry Garage! Beautiful 3 Bedroom, 2 Bath home in highly desirable neighborhood. Wonderfully remodeled kitchen features quartz countertops, new stainless steel appliances, faucet and recessed lighting and is open to family room with wood burning fireplace. Large Living room with formal dining. Spacious master bedroom w/access to balcony and features luxurious Award Winning master bath designed with roll in shower, designer grab bars and roll under sink. Step downstairs into your huge 10-12 garage. Stunning Mountain Views! | | | | | | | |
| | <i>Listing Courtesy of Re/Max Sun Properties</i> | | | | | | | |

New Listings: 50 (cont.)

New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|--|--|------------------------|---------------------|------------------|------------|--------------|---------------|-------------------|
|  | 18  Active: 2/20/2020 MLS ID: 6039444 | Single Family Detached | 4/2 | 2,157 sq ft | 12,445 | 1988 | 2/20/2020 | \$574,000 \$266 |
| | 15839 E Brodiea Dr | | | | | | | |
| | Thoughtful upgrades abound in this immaculate home with no HOA including stylish tile floors, stunning wood-burning stacked stone fireplace & paver front courtyard! With over 2100 square feet of generous living space, this home affords 4 generous bedrooms, 2 full bathrooms & an open great room to ensure everyone has plenty of room for work play or rest. Entertaining is easy with an open concept eat-in kitchen complete with breakfast bar with seating for 4, granite countertops & abundant rich cabinetry! A luxurious master bedroom provides a private sanctuary with ensuite bath showcasing a separate tub & shower, dual sink vanities, walk-in closet with a multitude of storage solutions & private exit to the lush backyard. | | | | | | | |
| | <i>Listing Courtesy of Keller Williams Arizona Realty</i> | | | | | | | |
|  | 19  Active: 2/9/2020 MLS ID: 6034917 | Single Family Detached | 3/5 | 3,990 sq ft | 28,011 | 2001 | 2/9/2020 | \$1,595,000 \$400 |
| | 9806 N Copper Ridge Trl | | | | | | | |
| | This beautiful Firerock home offers everything you have been looking for. Contemporary Style, Single Level - NO STEPS, Views...overlooking 18th fairway of Firerock Country Club, Great Room Concept..24' ceilings, walls of windows and slider for indoor/outdoor entertaining, Gourmet Kitchen with eating area & top of the line appliances, Formal Dining with wet bar, Spacious Master Suite, Office..with bathroom, slider to patio & built-in TV, Family Room with built-in entertainment center and TV, 3 En-Suite Bedrooms, Outdoor Entertaining offers negative edge pool with spillover spa, built-in barbecue, covered patio and views. Updates.. A/C & Furnaces 2018, Exterior paint 2017, Interior paint 2018, Carpet 2017, Irrigation system 2017, Pool heat pump 2017. | | | | | | | |
| | <i>Listing Courtesy of McO Realty</i> | | | | | | | |
|  | 20  Active: 3/5/2020 MLS ID: 6046231 | Patio Home | 3/2 | 1,590 sq ft | 10,650 | 1994 | 3/5/2020 | \$359,000 \$226 |
| | 14223 N Edgeworth Dr, Apt A | | | | | | | |
| | This is the one you've been waiting for! Picture yourself living in this tranquil, move-in ready home in Fountain Hills! The thoughtful split floor plan of this single level home encompasses 3 bedrooms, 2 baths and an enclosed, screened in patio in just under 1600 square feet of generous living space. Appreciate a master sanctuary with an ensuite bath featuring a dual sink vanity. Enjoy cozy evenings in front of the fireplace in the vaulted great room that is visible through the pass through of the well appointed kitchen. Appreciate a 2 car garage boasting multiple storage solutions and a private side yard to bask in our amazing Arizona weather! This property affords a short drive to shopping, restaurants and the famous fountain. | | | | | | | |
| | <i>Listing Courtesy of Keller Williams Arizona Realty</i> | | | | | | | |
|  | 21  Active: 3/16/2020 MLS ID: 6051074 | Single Family Detached | 3/2 | 1,300 sq ft | 9,117 | 1985 | 3/16/2020 | \$349,900 \$269 |
| | 17425 E El Pueblo Blvd | | | | | | | |
| | Gorgeous curb appeal! McDowell Mountain VIEWS! Open floor plan creates a very spacious feel to this move-in ready single level home. Custom tile flooring in main living areas. New interior paint. Chef's Kitchen showcases never stainless appliances, solid wood cabinetry, Island, breakfast bar & large dining area. Master Bedroom offers dual Classy closets & remodeled Master Bath with tiled walk-in shower. Hall bath has newer tiled tub/shower. Large covered patio opens to big yard with Mountain Views. Plenty of room for future pool, putting green etc. perfect for entertaining. Seller is offering a 1 yr home warranty. Some furnishings are available via separate bill of sale. Act quick on this awesome home! | | | | | | | |
| | <i>Listing Courtesy of Realty One Group</i> | | | | | | | |
|  | 22  Active: 3/29/2020 MLS ID: 6058409 | Single Family Detached | 4/6 | 4,544 sq ft | 50,046 | 2005 | 3/29/2020 | \$1,150,000 \$253 |
| | 16507 E Emerald Dr | | | | | | | |
| | This luxurious custom home featuring 4 bedrooms, 5.5 bathrooms, office, 4 car garage, gourmet kitchen, spectacular views, pool, spa and misting system in all the right places. Spanning over 4500 SF, this magnificent residence graced by soaring ceilings and massive windows is a haven for star gazing and beautiful sunsets. The grand entryway draws you to voluminous layout made for entertaining. The main level accompanied by an elegant formal dining room, tremendous chef's kitchen, office, master suite, powder room, two spacious ensuite bedrooms, laundry, and garage. The lower level houses the fourth ensuite bedroom/second master, a huge great room perfect for a home theater equipped with surround sound, beverage refrigerator, media closet, full pool bath, and an abundance of storage. | | | | | | | |
| | <i>Listing Courtesy of Coldwell Banker Realty</i> | | | | | | | |

New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. | | | |
|--|--------------|---|--|------------------------|------------|--------------|---------------|-------------------|------------|-----------|-------|
| | 23 FOR SALE | • Active: 3/13/2020 MLS ID: 6050489 | 16141 E Glendora Dr | Single Family Detached | 3/2 | 1,412 sq ft | 6,016 | 1989 | 3/13/2020 | \$344,000 | \$244 |
| | | | Beautiful Single level 3 bed 2 bath home in the desirable Glenbrook neighborhood is now on the market! This home offers a low maintenance desert front yard with north to south exposure. Step inside & fall in love with the high vaulted ceilings, custom paint, and lively travertine tile flooring throughout the kitchen, great room, hallways and bathrooms. The great room is large, offering ample space for a formal dining area. Lovely kitchen includes nice appliances, spacious cabinetry, butcher block counter tops, and breakfast room. Master suite has carpet, full bath with dual vanity, and walk-in closet. Both guest rooms have carpet, vaulted ceilings and closets. | | | | | | | | |
| | | | | | | | | | | | |
| | 24 FOR SALE | • New, Active: 5/16/2020 MLS ID: 6079329 | 11208 N Indigo Dr | Single Family Detached | 4/4 | 3,600 sq ft | 29,281 | 2017 | 5/16/2020 | \$915,000 | \$254 |
| | | | Gorgeous Custom Home with Mountain Views on Large Corner Lot! Enjoy a beautiful Desert Sunset in your spacious backyard with sparkling pool. Plenty of Room to expand and entertain. This Desert Retreat welcomes you with a beautiful courtyard complete with french doors from your home office and dining room. It also offers a mother-in-law suite with private entrance. 3 bedrooms with full baths ensuite and large walk-in closets. The master suite boasts a large ensuite bath complete with deep soaking tub and modern shower with rainfall. Master complete with spacious walk-in closet room for all your designer shoes and bags. Multifunctional laundry room with lots of storage and a split 3 car garage. Other amenities include a game, hobby, or exercise room right off the kitchen. | | | | | | | | |
| | | | | | | | | | | | |
| | 25 FOR SALE | • Foreclosure, Active: 12/16/2019 MLS ID: 6014892 | 15810 E Jackrabbit Ln | Single Family Detached | 3/3 | 2,919 sq ft | 15,019 | 2000 | 12/16/2019 | \$798,000 | \$273 |
| | | | EZ-2-SEE. Views, views, views that flows across a Sonoran desert splendor and up the McDowell Mountains with twinkling stars at night mingled with city lights. This custom home is in a million dollar neighborhood without the million dollar price! Pride of ownership shows in this 3BR/3BA home with 2 flex rooms to use as you wish—office, exercise rm, den/library, hobby rm, nursery? Upon entering the views greet you across the great rm through a seamless wall of windows. To mention a few of the outstanding features: travertine floors throughout except newer carpet in BRs and wood in "Den"; split master w/ separate sitting rm; coffered 12' ceilings, skylights and solar tubes, clerestory windows; wet bar and built-ins; plantation shutters and duets; freshly painted interior and ceiling fans | | | | | | | | |
| | | | | | | | | | | | |
| | 26 FOR SALE | • Active: 1/15/2020 MLS ID: 6024406 | 16423 E Kingtree Blvd | Single Family Detached | 3/3 | 3,542 sq ft | 57,708 | 1986 | 1/15/2020 | \$925,000 | \$261 |
| | | | Price Reduced! This is a spectacular, well-maintained three bedroom, three bath, three+car garage home. Enjoy panoramic views of Four Peaks, Red Rock, the McDowell's, the world famous fountain and everything in-between. The home features a spacious, flowing floor plan and fabulous outdoor living. As you enter this stunning home, you will immediately be impressed and will be drawn to the views. Adjacent to the living room is both the dining and sitting areas that beckon you to the gourmet kitchen. The chef's kitchen includes gleaming granite countertops, pantry, built-in Sub-Zero refrigerator/freezer, stainless steel appliances, double wall ovens and a center island. The master retreat allows you to live in luxury with an enormous walk-in closet and deluxe en-suite bath with dual vanity | | | | | | | | |
| | | | | | | | | | | | |
| | 27 FOR SALE | • New, Active: 5/27/2020 MLS ID: 6083086 | 17105 E La Montana Dr, Unit 202 | – | 3/3 | 2,485 sq ft | 3,472 | 2001 | 5/27/2020 | \$799,900 | \$322 |
| | | | Enjoy resort living from home! This spacious 3 bed, 2.5 bath home in gated Alta Vista, offers tile flooring in common living areas, upgraded carpet in bedrooms, dramatic open floor plan & vaulted ceilings. Gas burning fireplace with floor to ceiling tile work is focal point of great room. Granite countertops and decorative tile backsplash adorn kitchen & bath counters. Leaded glass windows, shutters & custom window treatments add richness to property. Perched in hills above Fountain Park, this home offers two patios. French doors from kitchen nook lead to front courtyard, great for morning coffee. Back terrace, with built in bbq, wet bar & bubbling fountain - perfect for entertaining. Community pool, work out facility, & club house adds to the resort lifestyle. | | | | | | | | |
| | | | | | | | | | | | |

New Listings: 50 (cont.)

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


28 FOR SALE

• New, Active: 5/29/2020 MLS ID: 6083999

16821 E Last Trail Dr

Single Family
Detached

6/3

3,528 sq
ft

47,480

1985

5/29/2020

\$649,000

\$184

If you seek privacy, an acre plus usable lot and a spacious home then this is the one! Backing to the Salt River Indian Reservation provides open desert views! Backyard pool is huge, above ground hot tub purchased 2019, putting green, large play area., sport court, covered patio too! Home has grandiose living spaces w/vaulted wood beam ceiling, huge master on the ground floor, 2 other bedrooms are generously sized as well. Upstairs you will find 3 bedrooms, loft area & 3rd bath! Kitchen has lots of counterspace, dishwasher, refrigerator, stove top new in 2018! There is a two car garage & 2 covered carports. Possibilities are endless for this fabulous property that is surrounded by custom million plus dollar homes. Ideally located minutes from HWY 87, near Scottsdale, Chandler & Gilbert

Listing Courtesy of Russ Lyon Sotheby's International Realty

29 FOR SALE

• Active: 2/17/2020 MLS ID: 6038408

16434 E Nicklaus Dr

Single Family
Detached

4/4

3,547 sq
ft

57,059

1986

2/17/2020

\$839,900

\$237

New price adjustment. Motivated Sellers. Welcome to Nicklaus Dr. Upon arrival you will see that this property makes a statement. This home was custom built to take advantage of the views. Floor to ceiling two-story windows frame the view from the McDowell's to Four Peaks in the Living and Dining Rooms. The views of Red Mountain from Media Room balcony are just as spectacular. This home sits on 1.31 acres high above the wash and also has views of Desert Canyon Golf Course. If you are interested in a home with views, this is the one. This home boasts formal Living and Dining Rooms, Family Room, eat in Kitchen, four Bedrooms, two full Baths, two half Baths, three fireplaces and a lofted Media Room where the entertainment equipment conveys.

Listing Courtesy of Coldwell Banker Realty

30 FOR SALE

• Active: 3/27/2020 MLS ID: 6057237

15555 E Palatial Dr

Single Family
Detached

5/5

5,011 sq
ft

44,802

2015

3/27/2020

\$1,675,000

\$334

Palatial Estates with breathtaking views! Located on a cul-de-sac acre lot with mountain and golf course views. Home offers great room floor plan, split bedrooms with guest wing having a bonus/family room. Great room has large retractable sliders for inside/outside living area to flow as one making this perfect for entertaining. Gourmet kitchen offers high end appliances, butler's pantry with sink and wine refrigerator, kitchen island, eating area, formal dining room and wine room. Master Suite is enormous with beautiful wood floors, private alcove seating area, walk-in closet with custom built-ins and luxurious bathroom. Office (5th bedroom) has private courtyard entrance, wood floors, closet and private bathroom. Outdoor entertaining made easy with huge covered patio, negative edge

Listing Courtesy of McO Realty

31 FOR SALE

• Active: 4/14/2020 MLS ID: 6066135

15523 E Palomino Blvd

Single Family
Detached

3/2

1,611 sq
ft

11,006

1985

4/14/2020

\$450,000

\$279

This home has it all. Many updates. Three bedrooms, two bathrooms, two car garage, no steps, pool, views. The front courtyard is charming with views of Four Peaks and the fountain. Relax in the back yard around the newly resurfaced pool, synthetic grass and travertine patio. Very low maintenance with newer irrigation system. Kitchen has newer appliances, granite and window overlooking yard. Travertine floors inside, flowing floor plan. Don't let the square footage fool you - this home seems so much larger. Most windows have been replaced, painted in and out, all new fans, new 5" baseboards. North/south orientation - always have shade on the back patio, can see sunrises and sunsets, pool is in the sun. You will love this home!

Listing Courtesy of Coldwell Banker Realty

32 FOR SALE

• New, Active: 5/23/2020 MLS ID: 6082150

17032 E Parlin Dr

Single Family
Detached

3/2

2,130 sq
ft

16,400

1995

5/23/2020

\$535,000

\$251

Just the right size home! Perfect family home or winter residence, this home has so much to offer. Sitting on over a third of an acre, you have plenty of space to create your own oasis. Updated kitchen offers newer SS appliances, cook-top on the peninsula to still be a part of everything, counter seating, and room for an eat in area. The master features private access to the pool and spa, garden tub, walk-in shower with dual vanity. The large backyard has terraced landscaping. Pergola covered paver patio and built-in grill. An oversized garage has a room perfect for a shop/studio/storage with additional space for storage or can be converted back to all garage. This home is part of the NPOAFH.org

Listing Courtesy of Sonoran Lifestyle Real Estate

New Listings: 50 (cont.)

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


33 FOR SALE

Active: 4/25/2020 MLS ID: 6070577

16033 E Ridgestone Dr

&ndash;

3/4

3,411 sq ft

2,324

2018

4/25/2020

\$1,399,999

\$410

GORGEOUS TURN KEY contemporary home in GATED FireRock Country Club. Featuring 12' ceilings and hardwood floors with incredible views. Outdoor deck with designer fireplace, built-in grill, and dining areas. Gourmet kitchen with professional appliances has upgraded cabinetry, quartzite waterfall edge island and countertops, breakfast bar with separate dining area and walk-in pantry. Fireplace in family room. Master bedroom (main level) has black-out shades with designer drapes. Lower level is a MUST-SEE family or entertainer's dream with great room, guest room, bathroom, bar and office area. Open the lower patio doors and enjoy a covered seating area and heated spool(spa/pool) with fire feature, color-changing lights and waterfall. Furniture available thru separate Bill of Sale. MOVE IN REA

Listing Courtesy of Russ Lyon Sotheby's International Realty

34 FOR SALE

Active: 3/6/2020 MLS ID: 6047028

16054 E Tombstone Ave

Single Family
Detached

4/5

5,371 sq ft

70,606

2006

3/6/2020

\$1,695,000

\$316

Confident of its stature, this privately gated SINGLE LEVEL home is nestled on one of FireRock Country Clubs finest fairways. Enjoy a functional floor-plan with no steps throughout the home along with truly exquisite finishes. Step inside and notice incredible mountain views beyond the living room, complete with wood framed windows, soaring ceilings, and a stunning chiseled edge travertine in a Versailles pattern found throughout the home. The Chefs' kitchen is a true delight with impressive cabinetry, granite countertops, island with prep sink, breakfast bar, 6 burner Dacor cooktop, Dacor wall oven & Microwave, large walk in pantry, and a window lined breakfast nook. The large master retreat will compel rejuvenation with rich wood plank flooring, a massive ensuite with large

Listing Courtesy of Russ Lyon Sotheby's International Realty

35 FOR SALE

Active: 5/15/2020 MLS ID: 6078864

14804 N Winston Ln

Single Family
Detached

3/2

2,068 sq ft

11,156

1980

5/15/2020

\$544,900

\$263

Complete remodel with 360 degree views in Fountain Hills! This 3 bedroom, 2 bathroom home offers tons of upgrades with the remodel, including: New two-tone paint throughout, upgraded laminate wood flooring in kitchen great room and hallways; new tiled featured in the bathrooms. New fans, fixtures and hardware. Large great room floor plan with brand new kitchen overlooking the great room with fireplace! Tall white cabinets with granite countertops, subway tile backsplash and stainless steel appliances. All new guest bath with walk-in tile shower - very large master bedroom offers walk-in shower with rain shower head; separate bath, dual vanities with granite countertops and large walk-in closet. Brand new landscaping front and back featuring artificial turf and sparkling new pebbletec pool!

Listing Courtesy of Keller Williams Integrity First

36 FOR SALE

Active: 5/15/2020 MLS ID: 6078667

16527 E Arroyo Vista Dr, Unit A

&ndash;

3/2

1,873 sq ft

13,003

1995

5/15/2020

\$369,900

\$197

Enjoy amazing MOUNTAIN VIEWS & Fountain VIEW from spacious backyard. Large covered patio & extended fabric shade covered area increases outdoor living areas perfect for entertaining. Flagstone decking, extensive water fall/river feature, spa with ramada add even more value. Open floor plan features family room with vaulted ceilings & custom tile flooring with accent details, opens to Kitchen with eat-in area. Master bedroom offers a private covered patio with more MOUNTAIN VIEWS. Seller is offering a 1 yr home warranty. Most furnishings etc available via separate bill of sale. Act quick on this awesome home!

Listing Courtesy of Realty One Group

37 FOR SALE

Active: 2/25/2020 MLS ID: 6042030

16525 E Avenue Of The Fountains - Unit 205

&ndash;

3/2

1,942 sq ft

1,439

2005

2/25/2020

\$350,000

\$180

LOVE THAT NEW HOME SMELL! Preferred floorplan & quiet center location in happy community nestled close to downtown. Three bedrooms PLUS office/den. So large (1942 sq ft) there are two A/Cs for zoned energy efficiency. Totally Refreshed, Quiet Interior, Super Private, Gated Elevated Townhouse ideally in choicest location - overlooking the Pool. Views-Views. Bright Happy Green & Mountain views from: Great Room, Kitchen Dining Room & oversized Balcony. Check out the Greenbelt/ Pool views from 3 bedrooms. Secure Private entrance garage is under your kitchen. Plus deeded covered carport. Large bedrooms. BRAND NEW Carpet, Paint & Appliances. Loaded with 6 ceiling fans, Water Softener & matched Whirlpool washer/dryer. What an amazing AirB&B w potentially FOUR bedrooms. But wait, there's more

Listing Courtesy of Homesmart

New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|--|--|---------|---------------------|------------------|------------|--------------|---------------|-------------------|
| | 38 E Cavern Dr Single Family Detached | 4/4 | 2,935 sq ft | 12,506 | 1988 | 4/11/2020 | \$525,000 | \$179 |
| | <p>• Cobs (Contract Contingent On Buyer Sale): 4/11/2020 MLS ID: 6065110</p> <p>Comfort and elegance abound in this exceptional hillside home offering breathtaking views of Four Peaks and the Fountain. Enter into a light & bright formal living room with high ceilings, fireplace and plantation shutters. Just a few steps up to the remodeled kitchen with custom cherry cabinets, abundant granite, dual ovens, breakfast room and walk in pantry. A formal dining room is adjacent on one side and family room with two-sided fireplace on the other. The kitchen and family room each have access to a spacious deck overlooking the shimmering pool and gorgeous views beyond. 2 bedrooms, a full bath, office area with loft, powder room and laundry complete this spacious level. Head upstairs to another ensuite bedroom with built-ins and the huge master bedroom boasting expansive</p> | | | | | | | |
| | <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i> | | | | | | | |
| | 39 E Centipede Dr Single Family Detached | 4/3 | 2,470 sq ft | 11,631 | 1995 | 5/14/2020 | \$495,000 | \$200 |
| | <p>• Active: 5/14/2020 MLS ID: 6080414</p> <p>Awesome Updated 4 Br 3 Bath Home On Top Of The Hill!! Wonderful floor plan with large split master bedroom suite with whirl pool tub and shower! 2 walk in closets! Double granite sink. 3 more br's or 2 and an office. Lovely Greatroom with vaulted ceilings and fireplace overlooking covered patio & private back yard! Stairway to rooftop overlook with spectacular mountain views! Huge updated kitchen with informal dining, granite counter tops, newer stainless steel appliances, plus 2 walk pantry's and breakfast patio. Large laundry room with extra refrigerator and wet sink! Large formal dining room off the greatroom with pass through opening! All newer ceiling fans and light fixtures! Tile floors and carpet in the bedrooms! Oversized 25 ft. X 21 Ft. Garage. NO HOA! Priced below market!</p> | | | | | | | |
| | <i>Listing Courtesy of Homesmart</i> | | | | | | | |
| | 40 N Crestview Dr Single Family Detached | 5/7 | 6,903 sq ft | 91,593 | 2009 | 1/17/2020 | \$1,899,000 | \$275 |
| | <p>• Active: 1/17/2020 MLS ID: 6025354</p> <p>Experience all that this Crestview Gem has to offer. Expansive mountain and city light views from practically every room. All of the main living spaces, including master, 3 en suite guest bedrooms, office, kitchen, and 4 car garage are on the first level. The custom made elevator brings you down to the large entertainment space with bar and wine cellar, the secondary master, and dedicated movie theater. This home was built with the highest end finishes, including Viking appliances and fridge. The Crestview community offers immense privacy due to their large lots. This parcel is over 2 acres and even feels much larger to all of the NAOS space. Centrally located, being right across the street from your local grocery store and only minutes from some of the best dining in Scottsdale.</p> | | | | | | | |
| | <i>Listing Courtesy of Keller Williams Arizona Realty</i> | | | | | | | |
| | 41 N Crimson Cyn Single Family Detached | 5/5 | 6,997 sq ft | 43,727 | 2003 | 1/22/2020 | \$1,450,000 | \$207 |
| | <p>• Active: 1/22/2020 MLS ID: 6027213</p> <p>You will love the elegance and tranquility of this home rich with lush vegetation and thoughtful upgrades! Nestled in the coveted Eagle Mountain community, everything in and about this home is incredible from the gorgeous negative edge pool to the tasteful finishes throughout. This home features over 6997 square feet of generous living space that encompasses a spacious great room lined with glass doors inviting abundant natural light, and showcasing marvelous golf course, city light and mountain views, 3 fireplaces, separate library/office, a 1200 sqft guest suite and a hobby/game studio with its own full bathroom. Master retreat with a sitting room, grand fireplace, luxurious bath w/jetted tub, dual entry shower with dual shower heads.</p> | | | | | | | |
| | <i>Listing Courtesy of Keller Williams Arizona Realty</i> | | | | | | | |
| | 42 E Desert Willow Dr, Unit 3 | 3/3 | 2,439 sq ft | - | 2001 | 4/27/2020 | \$449,900 | \$184 |
| | <p>• Active: 4/27/2020 MLS ID: 6071043</p> <p>Country club lifestyle in the prestigious gated, golf course community of Eagle Mountain w/no country club fees! Premiere elevated view lot. Stunning views from most rooms. 3BR, 2.5BA w/large open loft upstairs. Great room w/20' ceiling and fireplace. Eat-in island kitchen with breakfast area, stainless appliances. Shutters & ceiling fans. Arcadia doors & balconies off all bedrooms. Master suite w/ spacious bath, double sinks, separate tub & shower, large walk-in closet. Master enjoys mountain & city light views. Extended adobe brick patio w/fountain, mountain & city light views. Gated front courtyard, double garage w/built-in overhead storage & cabinetry. Close to clubhouse grille, golf course & driving range. Steps to heated pool & spa. Located at the gateway to Fountain Hills.</p> | | | | | | | |
| | <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i> | | | | | | | |

New Listings: 50 (cont.)


43 FOR SALE

• Active: 5/15/2020 MLS ID: 6078971

15037 N Dogwood Ln

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

Single Family Detached
4/2 2,068 sq ft 20,774 1990 5/15/2020 \$492,000 \$238

Newly renovated home located top of hill in extremely quiet Cul-De-Sac lot! Location is beyond perfect, NO HOA! Home is N/S exposure, w/ high vaulted ceilings, tiles in kitchen, laundry and baths, engineering wood flooring throughout. Walk-in closets. MB with private door to backyard. Huge half acre lot with RV gate, lots of potential and plenty of space for creating a backyard heaven. Be creative! Options are endless! Best mountain views, close to hiking/biking trails, schools and parks, pickle ball, softball fields, playgrounds, basketball, sand volleyball, tennis courts, golf courses, and much more! Fountain Hills is a true paradise. Roof replaced 2018; New Pool filter, vacuum in 2019; Pool motor, pump replaced 2020; Water heater replaced 2018; Water softener replaced 2019. A must see!

Listing Courtesy of Delex Realty

44 FOR SALE

• Active: 4/27/2020 MLS ID: 6074720

16208 N Gold Ct

| | | | | | | | |
|------------------------|-----|-------------|--------|------|-----------|-----------|-------|
| Single Family Detached | 3/2 | 1,692 sq ft | 10,838 | 1978 | 4/27/2020 | \$390,000 | \$230 |
|------------------------|-----|-------------|--------|------|-----------|-----------|-------|

Beautifully remodeled home with a huge lot and views of the gorgeous McDowell Mountain Regional Park. The living room boasts a stunning stone fireplace, new ceiling fans and light fixtures, and beautiful new tile. Upgraded, spacious kitchen has all new stainless steel appliances (including dishwasher, not pictured), gorgeous modern back splash, new counter tops, and new cabinets. The large master bedroom features a walk in closet with built in shelving, walk in gorgeous tiled shower, and a new beautiful vanity. Huge covered back patio with brand new turf grass, new decorative rock, a paved path to a storage shed, and access to the beautiful roof patio for even better views of the Mountain Park near by! Wth a 2 car garage, brand new rolled roof, and extra built in storage closet,

Listing Courtesy of Stunning Homes Realty

45 FOR SALE

• New, Active: 5/22/2020 MLS ID: 6082026

14850 E Grandview Dr, Unit 127

| | | | | | | | |
|-----------|-----|-------------|-------|------|-----------|-----------|-------|
| Apartment | 3/3 | 2,240 sq ft | 3,278 | 2000 | 5/22/2020 | \$589,000 | \$263 |
|-----------|-----|-------------|-------|------|-----------|-----------|-------|

Incredible views of Four Peaks and Sunridge Canyon Golf Course from this luxury condo. Upgrades thru out. Private patio with a heated spool with waterfall. One of the three bedrooms outfitted as office with queen size Murphy Bed. New AC in 2019, RO system. Owned water softener. Conveniently located near the North gate with 3 visitor parking spaces in front of the unit. Furniture included with exception of few personal items. Not included are kitchen ware or utensils, linens, etc..

Listing Courtesy of Re/Max Sun Properties

46 FOR SALE

• New, Active: 5/16/2020 MLS ID: 6081602

17105 E La Montana Dr, Unit 228

| | | | | | | | |
|---------|-----|-------------|-------|------|-----------|-----------|-------|
| – | 3/3 | 2,485 sq ft | 3,472 | 2001 | 5/16/2020 | \$745,000 | \$300 |
|---------|-----|-------------|-------|------|-----------|-----------|-------|

This luxury resort style home has it all including being located in the coveted Alta Vista neighborhood in Fountain Hills. Generously-sized with 3 bedrooms, 2.5 baths, and a 2 car garage. Expansive patio has a built in BBQ and beautiful mountain views with breathtaking sunsets. Dine and relax with guests overlooking city lights and a view of the fountain. Very private with only 1 partial shared wall and gated front patio with water feature. Inside you will find an open floor plan with vaulted ceilings and travertine tile. Large family room has beautiful mountain views and a cozy fireplace. Chef's kitchen features an island with a gas cook top, stainless steel appliances and granite countertops. Large master bedroom has mountain views, walk-in closet and patio access.

Listing Courtesy of Homesmart

47 FOR SALE

• Active: 12/9/2019 MLS ID: 6013194

16151 E Links Dr E

| | | | | | | | |
|---------|-----|-------------|-----|------|-----------|-----------|-------|
| – | 3/4 | 2,736 sq ft | 189 | 2008 | 12/9/2019 | \$525,000 | \$192 |
|---------|-----|-------------|-----|------|-----------|-----------|-------|

Great location in this gated development within the prestigious FireRock CC community. This unit has an amazing unobstructed view of the 11th hole of FireRock Golf Course, mountains and sunset. Enjoy your own private spa on the bottom patio/deck where you can take in the beauty of your surroundings. Community heated pool, spa and work out facility in this quaint community. Perfect lock and leave with a country club feel and upscale surroundings. FireRock County Club is a private golf course with tennis and pickleball availability. Convenient access to downtown Fountain Hill's, Scottsdale and the East Valley and Saguaro Lake. Come join this very close-knit community and enjoy the full lifestyle Arizona has to offer!!

Listing Courtesy of Russ Lyon Sotheby's International Realty

New Listings: 50 (cont.)

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



48  FOR SALE

• Active: 4/9/2020 MLS ID: 6064264

17101 E Malta Dr

Single Family
Detached

3/2
1,784 sq ft

19,023

1994

4/9/2020

\$425,000

\$238

This beautiful custom home on almost 1/2 acre lot is turnkey. Open floor plan with great room plus formal living and dining. 3 large bedrooms and 2 full baths. Custom touches include sunny bay window in kitchen, wood-burning fireplace in great room, cozy window seat in 3rd bedroom. Sunny kitchen with bay window, new counter tops and sink. Master has patio access, bath with dual sinks and separate shower/tub. Nestled into the hillside with a private patio for entertaining or relaxing while viewing the beautiful natural desert that extends up the hill. New carpet and paint in warm neutral palette. Close to shopping, dining, golf, and parks/hiking trails. Walk to Fountain Park and Ave of the Fountains is approx 3/4 mile. Easy access to the Beeline Hwy, and minutes away from Scottsdale.

Listing Courtesy of Corpass Point Realty



49  FOR SALE

• Cobs (Contract Contingent On Buyer Sale): 5/13/2020 MLS ID: 6077789

15044 N Maple Dr

Single Family
Detached

3/2
1,801 sq ft

11,212

1989

5/13/2020

\$439,000

\$244

Fresh & Bright. This 3 bedroom, 2 bath, single level home feels like a Brand New House. Fresh Paint, Wooden Blinds & Wood grain tile throughout. Kitchen Features New Frigidaire Gallery Series SS Appliances, Granite Counters, Pantry, Wood & Beamed Ceiling in Breakfast Room w/ lots of windows and views. Living Room has Vaulted Ceilings, White Brick Fireplace feature wall, Shuttered Skylight, access to screened in Patio and plenty of space to spread out. Master is split from the other bedrooms and has a stunning Master Bath, Vaulted Ceilings and access to Screened in Patio. Recent updates include Granite Counters, New Tile & Baseboards throughout, New Wooden Blinds, New Vanities, Tile & Glass in Bathrooms, SMART Lock, New Ecobee Smart Thermostat and more. Please see updates in docs tab.

Listing Courtesy of Homesmart Lifestyles



50  FOR SALE

• Active: 4/22/2020 MLS ID: 6069247

14230 E Morning Dove Dr, #3

Single Family
Detached

5/3
2,470 sq ft

54,401

2019

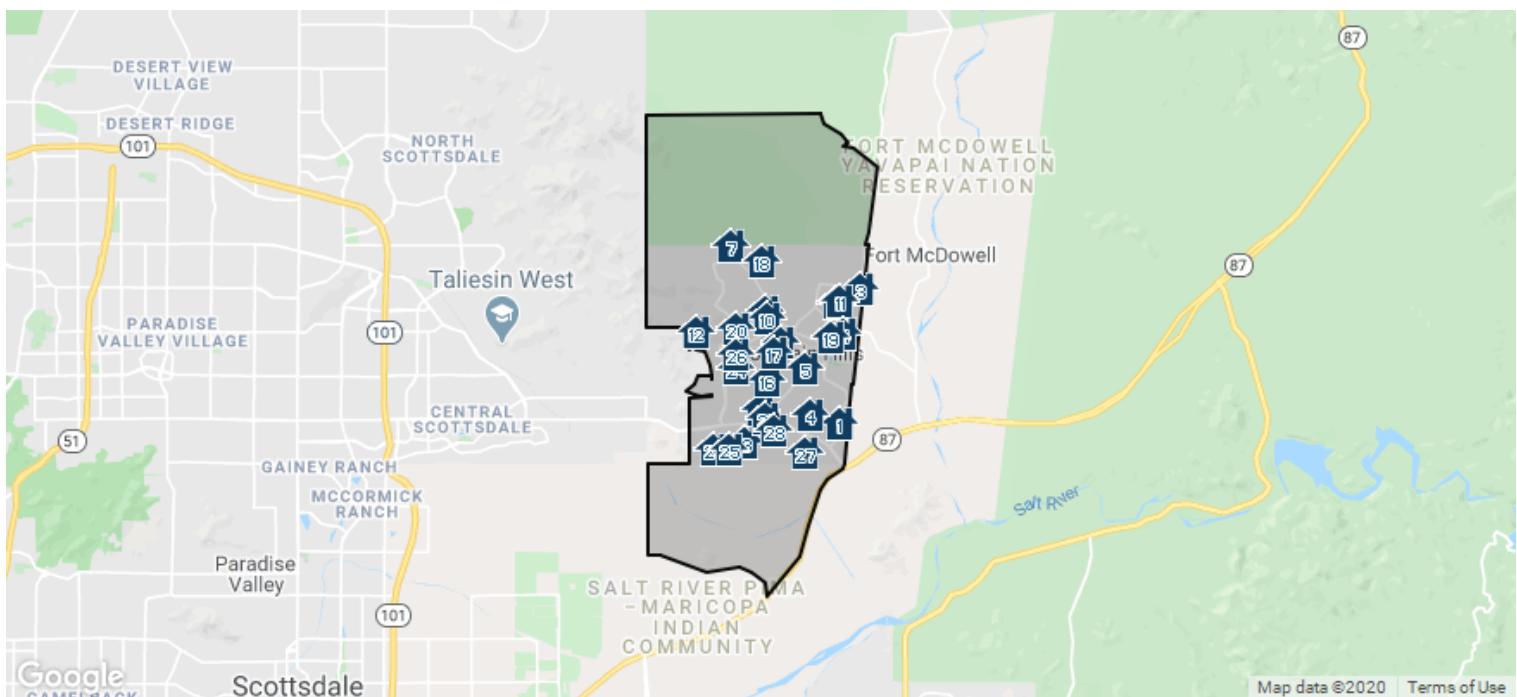
4/22/2020

\$529,900

\$215

FULL SCREEN ACTUAL PROPERTY DRONE PHOTOS. CLICK PHOTOS TAB, THEN VIRTUAL TOUR LINK*NEWHOME to be built* Beautiful 1.248 Acre lot* Horse property*Great access from Rio Verde Dr. *Oversize 44'x24' deep 4 car gar. with 8' tall & 16' wide doors*5 BR/3 full bath(Double doors 5th room)*Open greatroom plan*20' tile in all the right areas*Lg. kitchen features Rustic alder cabinets, Granite tops,stainless steel appliances. Sep.tub&shower,double sinks,&walkin closet.(shower has tile surrounds)*Fans+prewires*2x6 ext.walls*Cable&phone to all bedrooms* Dual pane windows*Propane fireplace* Huge 31'x12' cov.patio plus a lg.front covered entry/front porch area* 4136 sqft under roof* Ext. pictures correct for the 2470 plan. Int. pics are from builders 2409 plan. Master BR and BA will be 2' wider.

Listing Courtesy of Realty One Group



Pending Listings: 28

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|------------------------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
|  1  Pending as of 5/30/2020 MLS ID: 6083852 | Single Family Detached | 4/4 | 2,871 sq ft | 12,458 | 5/21/2020 | \$675,500 | 5/30/2020 | \$235 |
| This beautiful home backs to the Desert Canyon Golf Club. It features a resort style backyard with inviting pool, desert landscaping, newly built pergola, and large patio. Upon entering, the home you are drawn to large windows that invite natural lighting in the living area, beautiful tile floors, a remodeled open kitchen with upscale stainless steel appliances, quartz counter tops, and island seating with an abundance of counter space. The spacious master suite includes a large walk-in closet, bathroom with separate vanities, separate walk-in shower and jetted tub. Newer energy efficient dual pane windows throughout, central vacuum hookup and dual separate AC units help complete this beautiful golf course property. Welcome home. | | | | | | | | |

Listing Courtesy of Coldwell Banker Realty

| | | | | | | | | |
|--|------------------------|-----|-------------|-------|-----------|-----------|-----------|-------|
|  2  Pending as of 5/29/2020 MLS ID: 6059209 | Single Family Detached | 3/2 | 1,838 sq ft | 5,554 | 3/31/2020 | \$449,900 | 5/29/2020 | \$245 |
| Prestigious Sunridge Canyon Golf Community. Unique premium location looking out the back to GOLF COURSE, WATER (large pond) and direct VIEWS of FOUR PEAKS MOUNTAIN RANGE. Sparkling pool, covered patio and large Travertine deck provides the perfect entertaining area. Spacious open floor plan showcases a 3 sided fireplace, 10' ceilings, coffered ceiling in dining area. Chef's Kitchen has been updated with stainless appliances, granite counters & refinished cabinetry. Master bath was updated in 2019, hall bath in 2018. Additional features include: Plantation shutters & sunscreens throughout; Ceiling fans in all rooms; ADT security system; Interior paint 2017; Trane HVAC system 2011; RO drinking system 2017; Exterior paint 2016. Most furnishings available via separate bill of sale. | | | | | | | | |

Listing Courtesy of Realty One Group

Pending Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|------------------------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
| | 8 PENDING | | | | | | | |
| 17530 E Hawley Dr | Single Family Detached | 5/3 | 3,647 sq ft | 10,315 | 4/16/2020 | \$575,000 | 5/27/2020 | \$158 |
| Situated on a private lot neighboring McDowell Mountain Regional park, this exceptional home boasts extraordinary amenities. Enter through a custom iron gate into an inviting courtyard with pergola roof. A fireplace highlights the welcoming foyer that opens into a vaulted great room with soaring ceilings and an abundance of windows to let in more light and air. Appreciate a kitchen that will delight any chef with its sleek, stainless appliances, generous cabinetry and updated granite counter tops. The generous master suite affords a private sanctuary with ensuite bath, granite counters and walk-in closet. 4 generous secondary bedrooms and 2 additional bathrooms ensure your guests every comfort. Follow an iron staircase up to an enormous loft affording more space for work or play and take | | | | | | | | |
| Listing Courtesy of Keller Williams Arizona Realty | | | | | | | | |
| | 4 PENDING | | | | | | | |
| 16607 E Jacklin Dr | Single Family Detached | 4/4 | 5,505 sq ft | 40,384 | 10/10/2019 | \$1,140,000 | 5/28/2020 | \$207 |
| Looking for a multi generational home? This stunning home, in one of the nicest areas of FH w/unending views of surrounding mtns & Desert Canyon Golf Course! You'll fall in love w/this immaculate property. Perfect for 1 family or multi generations! Circular paver driveway & gorgeous water feature leads to front entry w/impressive front door surrounded by leaded glass/opening to the spacious & inviting great room w/a wall of windows to take in the views! Wonderful imported Italian mosaic ceiling tile is like a work of art! The formal dining room allows space for entertaining family & friends w/wet bar & wine fridge. The kitchen is a dream w/huge breakfast bar, prep island/stainless appliances! Enjoy your morning coffee in the breakfast room overlooking the awesome views! See supplement for more. | | | | | | | | |
| Listing Courtesy of McO Realty | | | | | | | | |
| | 5 PENDING | | | | | | | |
| 16518 E Lost Arrow Dr, Unit A | Twin Home | 3/2 | 1,802 sq ft | 2,155 | 5/14/2020 | \$374,900 | 5/27/2020 | \$208 |
| This 3 bed, 2 bath Gemini home features a 2 car garage and gorgeous views, all in one story. Boasting updated baths with a floating vanity and remodeled tiled shower, a remodeled eat-in kitchen with updated cabinets and wood-look flooring, not to mention granite countertops and stainless steel appliances, this property is sure to impress! Built in 2005, this home had its kitchen windows updated in 2016, and the rest of the windows updated in 2019. Top it all off with a new AC installed in 2016, a neutral color palette and private yard with views from a covered patio, you'll know this property could be the one you've been waiting for! Centrally located, you can enjoy a walk or short drive to arrive at our famous fountain, or visit restaurants and cafes nearby. See this marvelous home today! | | | | | | | | |
| Listing Courtesy of Keller Williams Arizona Realty | | | | | | | | |
| | 6 PENDING | | | | | | | |
| 13823 N Mesquite Ln | Single Family Detached | 5/4 | 4,048 sq ft | 9,988 | 9/27/2018 | \$690,000 | 5/26/2020 | \$170 |
| 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 West USA Realty | | | | | | | | |
| | 7 PENDING | | | | | | | |
| 16829 N Sourdough Pl | Single Family Detached | 4/4 | 2,682 sq ft | 11,108 | 12/11/2019 | \$375,000 | 5/26/2020 | \$140 |
| ATTN: CONTRACTORS/INVESTORS & THOSE WILLING TO FINISH A SUPERB PROPERTY WITH A (3 BEDROOM) MAIN HOME...PLUS...A (2 STORY) MOTHER-IN-LAW DWELLING!! THIS IS A VERY RARE & UNIQUE OPPORTUNITY TO OWN TWO DWELLINGS WITH JAW-DROPPING PRIVATE CANYON VIEWS!! GREAT LOCATION near end of cul-de-sac backing up to a common wash & McDowell Mountain Regional Park affording a lot of privacy & mountain views. Attached guest house (approx 15 yrs old) has separate entrance. Repairs/remodeling have been started in main house and guest house. See Document tab for list that has been completed. Main house features comfortable floor plan with a large living room (See "More" Public Remarks) *SHORT SALE PROCEDURES HAVE BEEN STARTED* | | | | | | | | |
| Listing Courtesy of McO Realty | | | | | | | | |

Pending Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. | |
|---|---------------------------|------------------------|---------------------|------------------|--------------|---------------|--------------|-------------------|-------|
| | 8 PENDING | | | | | | | | |
| | 14827 N Alamosa Cir | Single Family Detached | 4/2 | 2,005 sq ft | 22,041 | 4/27/2020 | \$479,000 | 5/19/2020 | \$239 |
| <p>Charming Sante Fe style home in a beautiful setting on over 1/2 acre. A truly "Great Room" offers fireplace, floor to ceiling windows with a stained-glass reflection of the mountain views, polished Saltillo tile, Anderson casement windows and a beamed ceiling. Kitchen, updated in 2018, features Craftsman cabinetry, ceramic farmhouse sink, Quartz counters, LG SS Refrigerator, range w/ double ovens and breakfast bar seating for a crowd. The bonus is the extra-large dining area that is the true heart of the home. A large terraced backyard has a sport court with bleachers & plenty of room for celebrations of all kinds. So many high quality, craftsman oriented features in this amazing family home...Be sure to check out the iGuide tour for interactive viewing.</p> | | | | | | | | | |
| <i>Listing Courtesy of Sonoran Lifestyle Real Estate</i> | | | | | | | | | |
| | 9 PENDING | | | | | | | | |
| | 10813 N Buffalo Dr | Single Family Detached | 4/4 | 2,745 sq ft | 10,851 | 5/5/2020 | \$449,900 | 5/9/2020 | \$164 |
| <p>Charming hilltop home takes advantage of VIEWS & PRIVACY. Air/heated garage, Timeless Santa Fe style home offers unique floor plan & exceptional storage places. Generous ISLAND kitchen is perfect gathering place for family & friends. Custom cabinets with ARTISTIC flair, lots of natural light, 2 king size pantries, recipe desk. Architectural features throughout :niches for display of collectibles, thunderbird design arches. Polished saltillo tile floors. Oversized bedroom plus small office, laundry room & 3/4 bath at mid-level. Upstairs master with ensuite bath, private patio & 2 more spacious bedrooms. Enjoy the beautiful scenery from covered patio off kitchen & living room. 3 car garage at back of home. Plenty of turn-around room. Bedroom carpets, a/c's & H2O softener updated. Convenient to S</p> | | | | | | | | | |
| <i>Listing Courtesy of Homesmart</i> | | | | | | | | | |
| | 10 PENDING | | | | | | | | |
| | 14216 N Bursage Dr | Single Family Detached | 3/2 | 2,012 sq ft | 9,357 | 5/2/2020 | \$545,000 | 5/17/2020 | \$271 |
| <p>Very desirable Sunridge Canyon. Lovingly maintained and lightly used, it's the one level home with the open floorplan you've been looking for. Resort style private back yard with stunning waterfall heated pool will be your entertaining delight. Owner has impeccable taste and there are designer touches everywhere. Two chandeliers (one is Chihuly like) are works of art. Very high end window treatments everywhere. Bring your prize possessions! Storage abounds with built in wood cabinets, large walk in pantry, huge walk in master closet and garage cabinets too! Home is near Golden Eagle Park w tennis, pickle ball, playground etc. Fountain Hills is only 25 minutes from Sky Harbor Airport with all of the peacefulness of small town living but close to the conveniences of Scottsdale. Welcome Home</p> | | | | | | | | | |
| <i>Listing Courtesy of Coldwell Banker Realty</i> | | | | | | | | | |
| | 11 PENDING | | | | | | | | |
| | 14805 N Calle Del Prado – | Single Family Detached | 3/2 | 1,540 sq ft | 11,069 | 5/4/2020 | \$298,900 | 5/8/2020 | \$194 |
| <p>Welcome to this well maintained 3 bedroom , 2 bath, 2 car garage ranch in Fountain Hills! You will love being able to see the snow on the 4 Peaks this winter. Carpet & tile in all the right places, wood burning fireplace, a large Arizona room . The Roof was redone in 2019 . North /south exposure. Low maintanence desert front & bakyard yard. An RV gate and a large corner lot offer lots of opportunities. No HOA or Dues!</p> | | | | | | | | | |
| <i>Listing Courtesy of Homesmart</i> | | | | | | | | | |
| | 12 PENDING | | | | | | | | |
| | 13771 N Campsite Ct | Patio Home | 3/3 | 2,552 sq ft | 7,532 | 5/11/2020 | \$1,149,975 | 5/12/2020 | \$451 |
| <p>Camelot Homes Adoro Villas offers luxury single family homes w/ spectacular mountain views in Ft. Hills! This 2 bedroom, den plus Casita, 3 bath award winning Villa with 2 car garage is centered around indoor/outdoor living w/an open great room, 12ft ceilings & stunning contemporary architecture. A gourmet kitchen features Wolf / Sub Zero SS appliance package, and an impressive huge kitchen island with slab granite tops. 8 ft Solid Core interior doors, A rotunda entry welcomes guests with a contemporary front door, 18" tile flooring and plush carpeting throughout. A spa-like master bath & over sized master closet will please the most discerning buyer. Models open daily.</p> | | | | | | | | | |
| <i>Listing Courtesy of Ventana Fine Properties</i> | | | | | | | | | |

Pending Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|


18 PENDING

Pending as of 5/24/2020 MLS ID: 6010687

9725 N Fireridge Trl

Single Family Detached

4/6

6,229 sq ft

27,070

12/3/2019

\$1,499,900

5/24/2020

\$241

Live lavishly. An excellent value, this custom FireRock Country Club home combines both functionality & elegance. The exquisite front verandah welcomes you to your Dream Home! The Great Room features wood and travertine inlaid flooring , soaring beamed ceilings, and a wall of retracting glass A formal dining room is complete with wet bar, 200 bottle wine cellar, and its own fireplace. An inspirational kitchen features stunning stonework, stainless steel Viking appliances, 6 burner gas range, large island, walk-in pantry, and large breakfast nook . The oversized Master Suite is a true retreat. The custom built in cabinetry ,fireplace and private pool access compel rejuvenation . Rich walk-in closet, dual vanities, regal tub with stone details and oversized shower. One of Firerock's best!

Listing Courtesy of Russ Lyon Sotheby's International Realty

19 PENDING

Pending as of 5/23/2020 MLS ID: 6074195

17216 E Fontana Way

Single Family Detached

3/3

2,158 sq ft

6,008

5/4/2020

\$775,000

5/23/2020

\$359

Live life at the highest elevations of Lakeside Village! Rarely available Diamante Del Lago gated community high on the hill with incredible views of Fountain Hills & 3 mountain ranges. Built new in 2016. Open Floor plan with see through fireplace & a wall of windows for seamless views. Chef's kitchen has white shaker style cabinets, Quartz tops, Gas cook-top, a sunny breakfast nook & breakfast bar. Flex space can be game room, dining or reading area. Master suite has soaking tub, walk-in shower and a well-organized, walk-in closet. Plenty of Space with 2 guest bedrooms plus a cozy den. Outdoors, a large Travertine patio, built-in BBQ, Hot Tub and 21' of extended back yard allows for additional patios and gardens!

Listing Courtesy of Sonoran Lifestyle Real Estate

15 PENDING

Pending as of 5/22/2020 MLS ID: 6066977

13600 N Fountain Hills Blvd, Unit 705

&nbsp;

3/3

2,132 sq ft

111

4/16/2020

\$350,000

5/22/2020

\$164

Fountain Hills living at it's finest. End unit N/S exposure in a gorgeous gated community with privacy. Welcoming outside private front door entrance. 3 BD 2.5 BA with Den. Master bedroom on the FIRST floor with en- suite bathroom, separate tub & shower, double vanity, walkin closet. Features include Kitchen is open to living and dining space. counter tops in kitchen. high ceilings, spacious bedrooms, water softener Two car private entrance, Beautiful resort like community pool & spa w/outdoor fireplace & BBQ grill's to use. Great location in Fountain Hills. Perfect to live full-time or a place to get away to feel like you are on vacation.

Listing Courtesy of Realty One Group

16 PENDING

Pending as of 5/1/2020 MLS ID: 5825581

15823 E Greystone Dr

Single Family Detached

5/6

5,683 sq ft

43,956

9/27/2018

\$999,999

5/1/2020

\$176

If you seek tranquil views, trails to roam and space for your toys this is the property for you. Your Tuscan masterpiece, built by Tamarron, boasts sweeping views of Four Peaks and Red Rock. Get your mountain bike out and head up the trail behind the house or maybe it's a hike you'll enjoy today. Fountain Hills has everything one needs to get active or just sit back and enjoy the serene beauty of the breathtaking surroundings of your 1 acre oasis. In the heart of this home is a spectacular great room complete with a soaring custom wood inlay rotunda, wet bar and two-way stone fireplace. You're a chef at heart and so enjoy cooking with your Wolf and GE Monogram appliances. It's also nice to have that second kitchen and family room downstairs for the larger gatherings.

Listing Courtesy of United Brokers Group

17 PENDING

Pending as of 5/8/2020 MLS ID: 6012900

15930 E Jericho Dr

Single Family Detached

3/3

2,302 sq ft

16,548

12/9/2019

\$412,000

5/8/2020

\$179

This Fountain Hills one-story home offers three bedrooms, plus a den and bonus room downstairs. Tile floors throughout, with carpet in bedrooms. Formal living and dining room, plus family room with fireplace. The kitchen features granite, stainless steel appliances, a breakfast bar, and a large breakfast area. This home also offers two large decks with lovely views, a maintenance-free backyard, and a two-car garage. This home is vacant and cleaned regularly.

Listing Courtesy of Opendoor Brokerage, Llc

Pending Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|--|--|---|---------------------|------------------|--------------|---------------|--------------|-------------------|
| | 18 PENDING | • Pending as of 5/19/2020 MLS ID: 6068404 | | | | | | |
| | 15713 E Kim Dr | Single Family Detached | 3/3 | 1,618 sq ft | 10,868 | 4/20/2020 | \$395,000 | 5/19/2020 |
| | | Updated, single level "right-size" home. Open and sunny with a great room has vaulted ceilings, a fireplace with access to the backyard. Upgraded kitchen offers SS appliances, white cabinetry and Granite counters with Breakfast Bar & a perfect sized dining room. Master bedroom has updated bath with wood detailing and large walk-in shower, plus well-organized WI closet. Two other split bedrooms allow for privacy. On .25 Acre lot w/large, covered back patio & over-sized RV gate, there's plenty of room for all your toys, a pool, studio or ?? Raised garden beds all along the fence allow your green thumb to get creative. Perfect for winter visitors, families and guests. This home is part of the NPOAFH.ORG | | | | | | |
| | | <i>Listing Courtesy of Sonoran Lifestyle Real Estate</i> | | | | | | |
| | 19 PENDING | • Pending as of 5/24/2020 MLS ID: 6040453 | | | | | | |
| | 17025 E La Montana Dr, Unit 138 | – | 3/3 | 2,074 sq ft | 2,116 | 2/21/2020 | \$439,900 | 5/24/2020 |
| | | Location, location, location! Nestled in the gated community of Arroyo Verde at Bella Lago enjoy modern finishes and a convenient floor-plan. Just a short walk to Fountain Park, hiking trails, restaurants & the heart of town. The open concept is perfect for entertaining inside and out. A spacious master is perfectly located on the main level and features dual sinks, walkin closet, and massive glass shower. The chefs kitchen features travertine floors, granite countertops, breakfast bar, and hard to find gas range. Your great room features 20 ft. ceilings, large windows and cozy gas fireplace. Enjoy the Sonoran Seasons with a covered back patio with built-in BBQ grill and sink and upstairs balcony with mountain and city light views. The pristine community includes heated pool, spa and gym. | | | | | | |
| | | <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i> | | | | | | |
| | 20 PENDING | • Pending as of 5/20/2020 MLS ID: 6065312 | | | | | | |
| | 13819 N Mesquite Ln | Single Family Detached | 4/4 | 3,858 sq ft | 9,997 | 4/10/2020 | \$769,000 | 5/20/2020 |
| | | Premier residence for sale in the highly sought after Sunridge Canyon Division of Fountain Hills. Would consider selling fully furnished. Stellar views of Four Peaks and McDowell Mountains from every window with high end resort-style lush backyard. Situated on the 3rd Fairway of Sunridge Canyon Golf Course. Entire home is updated with new flooring, paint, quartz counter tops, all appliances and brand new roof! | | | | | | |
| | | <i>Listing Courtesy of Horne</i> | | | | | | |
| | 21 PENDING | • Pending as of 5/15/2020 MLS ID: 6027410 | | | | | | |
| | 10606 N Muskrat Ln N | Single Family Detached | 4/4 | 2,920 sq ft | 58,048 | 1/23/2020 | \$598,500 | 5/15/2020 |
| | | Entertainers Delight...This 4 bedroom, 3.5 bath home sits on over an acre at the end of a quiet cul-de-sac and has an open floor plan with a sit down wet bar, sitting area, formal dining, breakfast room and large covered deck all set for entertaining friends and family. Large Master Suite with gas fireplace, walk-in closet, & snail shower with dual heads. The fun continues outside w/ pebble-tec pool, waterfall, in pool sitting area & built-in BBQ. Easy landscaping front and back with lemon and lime trees and numerous mature saguaros. Fabulous close up view of Red Mountain from your elevated deck. Circular driveway out front for ease of access for invited guests. AND best of all you are only 2 blocks from Shea Blvd and easy access to the valley. | | | | | | |
| | | <i>Listing Courtesy of Realty One Group</i> | | | | | | |
| | 22 PENDING | • Pending as of 5/13/2020 MLS ID: 6055560 | | | | | | |
| | 15941 E Ridgetstone Dr | – | 3/4 | 3,417 sq ft | 2,191 | 3/24/2020 | \$1,085,995 | 5/13/2020 |
| | | Impressive features for entertaining & a luxurious private lifestyle. This home welcomes you with its grand covered entry into a huge foyer, opening up to the great room with views of the 18th Fairway, across from Firerock Country Club. Multiple sliding glass doors allow natural light to fill the home. The adjoining dining room & spacious, well-equipped gourmet kitchen with central island are open to the great room, a perfect layout for entertaining. The gorgeous master bedroom extends your private retreat with easy access to the outdoor living space, & features a walk-in closet & luxurious master bath with dual-sink vanity, deluxe shower & private water closet. The thoughtful basement features a gigantic game room as well. Landscaping to be selected by Buyer, not included in sales price. | | | | | | |
| | | <i>Listing Courtesy of Toll Brothers Real Estate</i> | | | | | | |

Pending Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|------------------------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
| | 28 PENDING | | | | | | | |
| 14815 E Sandstone Ct | Single Family Detached | 3/4 | 2,986 sq ft | 9,409 | 12/21/2019 | \$829,000 | 5/22/2020 | \$278 |
| Stunning 3b/3.5ba/2cg + den, heated pool Baldwin Custom Home completely remodeled interior & exterior. Sophisticated high-end finishes throughout, attention to details by RR Construction. This home sits on a premium golf course view lot captured by mountain & city light views. The Architectural Digest 36"X 70" tiles grace the entire interior living space, dramatic entertainment focal wall has a live edge mantle, sleek new oblong gas fire place with a backdrop of wall to ceiling glass. Formal dining area is spacious & adjoins its own wet bar. The grand kitchen is lapped n luxury from the spacious island with prep sink, farmers sink with single tap faucet & pot filler. Beautiful marble backsplash, quartz countertops, new Bluetooth appliances; 5 burner gas stove, double ovens & sleek built | | | | | | | | |
| Listing Courtesy of McO Realty | | | | | | | | |
| | 24 PENDING | | | | | | | |
| 15231 E Stardust Dr | Single Family Detached | 5/5 | 4,882 sq ft | 50,499 | 4/24/2020 | \$1,195,000 | 5/19/2020 | \$245 |
| Stunning tranquil retreat in Stoneridge Estates, a secluded enclave of custom homes offering stellar views and coveted privacy. Perched at the top of a winding paved drive, this pristine property boasts beautiful desert vistas from every window, incl. the sculpted mountain made of boulders surrounding the rear yard. Architectural features include impressive groin vaulted ceilings, stone detailing, carved mantels, trestle beams, artfully designed accent lighting. Delightful gourmet kitchen entertains well for two, or for twenty, with Viking appliances, double islands, walk-in pantry. Master features intimate entry, fire place, elegantly appointed Master Bath w/ oversized steam shower & generous closet. Location convenient to Mayo Clinic, BASIS Charter Schools. | | | | | | | | |
| Listing Courtesy of Russ Lyon Sotheby's International Realty | | | | | | | | |
| | 28 PENDING | | | | | | | |
| 15119 E Twilight View Dr | Single Family Detached | 3/3 | 2,619 sq ft | 8,647 | 3/31/2020 | \$695,000 | 5/27/2020 | \$265 |
| LOCATED IN THE PRESTIGIOUS EAGLE MOUNTAIN GOLF/MANNED GATED COMMUNITY, THIS SINGLE LEVEL GENEROUS 3 BEDROOM, 3 BATH HOME WITH POOL, VIEWS IS A GREAT FAMILY HOME OR THE PERFECT WINTER GET-A-WAY. KITCHEN HAS A GENEROUS AMOUNT OF UPDATED REFINISHED CABINETS WITH NEWER PULLS FOR EASY HANDLING, BUILT IN APPLIANCES AND BREAKFAST BAR. MASTER BEDROOM SUITE IS SPACIOUS ALONG WITH A LARGE CLOSET AND BATHROOM. CROWN MOLDING THROUGHOUT THE HOME. SPLIT FLOOR PLAN WORKS GREAT FOR PRIVACY WITH FAMILY AND/OR GUEST. BONUS CASITA TOTALLY PRIVATE JUST OUTSIDE THE FRONT DOOR WITH A COURTYARD FOR YOUR GUEST COMFORT. BACKYARD HAS GORGEOUS VIEWS OF THE VALLEY, MOUNTAINS, CITY LIGHTS AND THE GOLF COURSE FOR YOU TO ENJOY. SEE DOCUMENT TABS FOR ADDITIONAL EXPLANATION AND UPDATES. | | | | | | | | |
| Listing Courtesy of Coldwell Banker Realty | | | | | | | | |
| | 28 PENDING | | | | | | | |
| 15242 E Verbena Dr | Single Family Detached | 4/3 | 3,208 sq ft | 13,382 | 2/15/2020 | \$507,000 | 4/29/2020 | \$158 |
| Breathtaking 4 bedroom, 3 bathroom, 2-story home located in the beautiful Fountain Hills area with mountain views and a brand new HVAC unit! The private courtyard is a prime place to sip your coffee and watch those Arizona sunrises. Heading inside, you will fall in love with the soaring ceilings and light and bright layout. The great room has a fireplace and a built-in wine bar, an entertainer's dream. Heading into the kitchen, you will find granite countertops, stainless steel appliances, island, breakfast bar, and dining area. Off of the kitchen is the family room adding even more space for the family. With a bedroom and bathroom located downstairs, your guests will have the privacy they need. Upstairs the small loft has a built-in office space. | | | | | | | | |
| Listing Courtesy of My Home Group Real Estate | | | | | | | | |
| | 27 PENDING | | | | | | | |
| 16506 E Saguaro Blvd | Single Family Detached | 3/2 | 1,639 sq ft | 43,561 | 2/1/2020 | \$352,000 | 2/10/2020 | \$215 |
| This AMAZING under construction 3 bed 2 bath, 2 car side load garage home is on over an acre! Step into an open concept with a large Great Room and Kitchen area. The master bedroom features double sinks, large walk in shower and over-sized closet. This home features wood-like plank tile throughout the home, carpet in bedrooms, Shaker cabinets, granite countertops in Kitchen and Baths, soft close drawers/doors, stainless appliances. Great location tucked back into a quite area with Beautiful Mountain Views! ESTIMATED completion is May 2020. | | | | | | | | |
| Listing Courtesy of Morgan Taylor Realty | | | | | | | | |

Pending Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|--------------|---------------|--------------|-------------------|



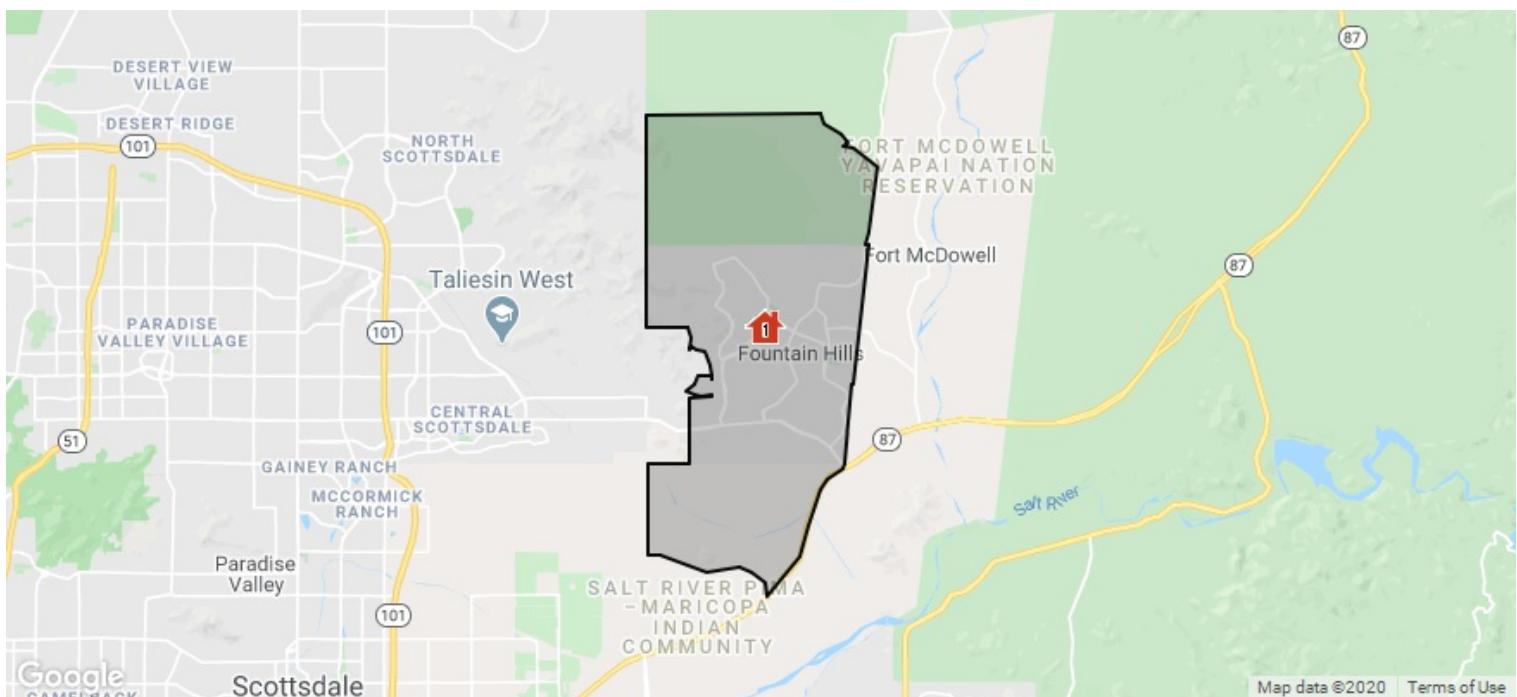
 

• Pending as of 12/21/2019 MLS ID: 5806482

15953 E Ridgestone Dr – 3/4 3,419 sq ft 2,210 8/13/2018 \$1,403,995 12/21/2019 \$411

MODEL SALE LEASEBACK! MILLION \$ VIEW! 1 yr FR CC Social Membership included! Impressive features for entertaining & a luxurious private lifestyle. This home welcomes you with its grand covered entry into a huge foyer, opening up to the great room with views to the expansive outdoor covered deck & patio. Multiple sliding glass doors allow natural light to fill the home. The adjoining dining room & spacious, well-equipped gourmet kitchen with central island are open to the great room, a perfect layout for entertaining. The gorgeous master bedroom extends your private retreat with easy access to the outdoor living space, & features a walk-in closet & luxurious master bath with dual-sink vanity, deluxe shower & private water closet. The thoughtful basement features a gigantic game room as well

Listing Courtesy of Toll Brothers Real Estate

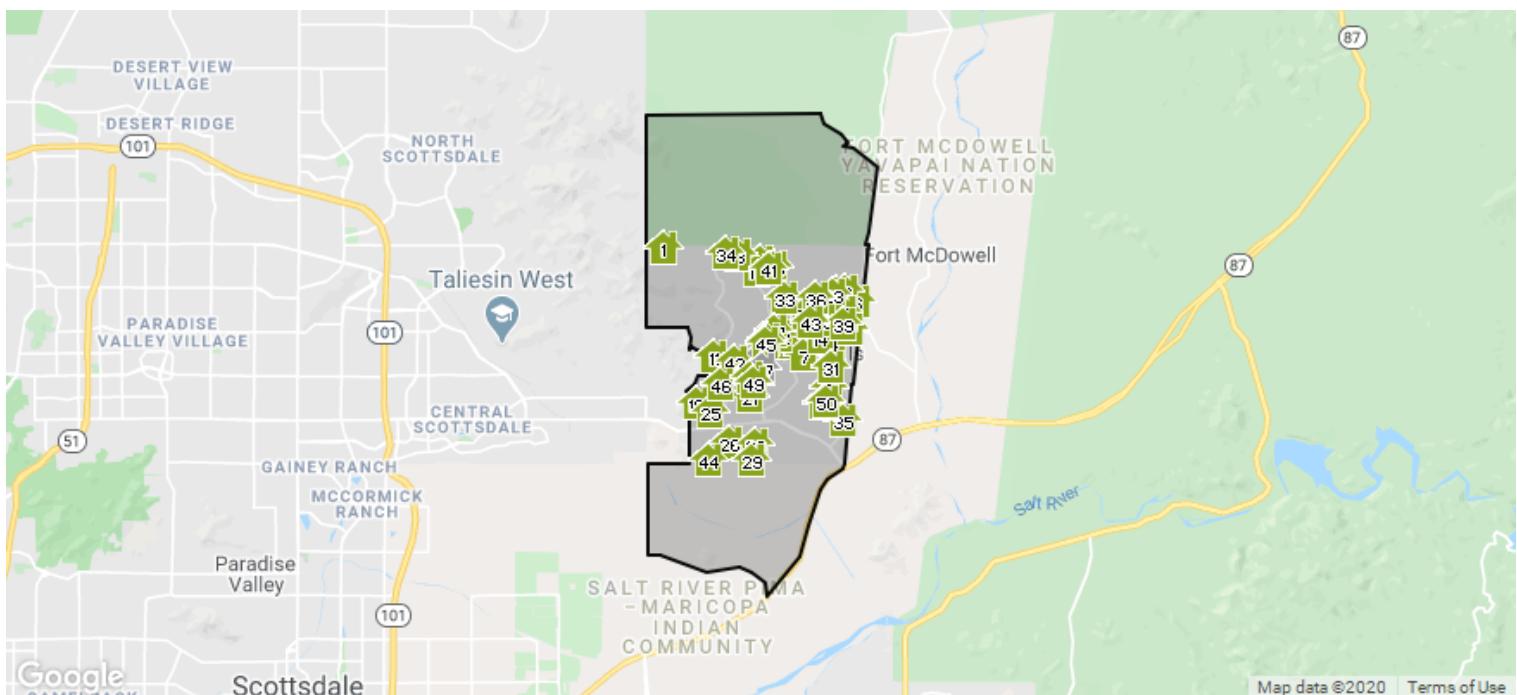


Distressed Activity: 1

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Price | Listing Date | Distressed Date | Status |
|--|-----------|---------|---------------------|------------------|---------------|--------------|-----------------|--------|
|  • Foreclosure, Active: 12/16/2019 MLS ID: 6014892 15810 E Jackrabbit Ln <small>Single Family Detached</small> <small>3/3 2,919 sq ft</small> <small>15,019 \$798,000</small> <small>12/16/2019 12/16/2019 Foreclosure</small> | | | | | | | | |

EZ-2-SEE. Views, views, views that flows across a Sonoran desert splendor and up the McDowell Mountains with twinkling stars at night mingled with city lights. This custom home is in a million dollar neighborhood without the million dollar price! Pride of ownership shows in this 3BR/3BA home with 2 flex rooms to use as you wish—office, exercise rm, den/library, hobby rm, nursery? Upon entering the views greet you across the great rm through a seamless wall of windows. To mention a few of the outstanding features: travertine floors throughout except newer carpet in BRs and wood in "Den"; split master w/ separate sitting rm; coffered 12' ceilings, skylights and solar tubes, clerestory windows; wet bar and built-ins; plantation shutters and duets; freshly painted interior and ceiling fans.

Listing Courtesy of Realty Executives



Recently Sold: 50

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


RECENTLY SOLD

• Sold Date: 5/29/2020, MLS Listing 5966129: 8/16/2019 MLS ID: 5966129

| | | | | | | | | |
|---------------------------|------------------------|-----|-------------|--------|------|-----------|-------------|-------|
| 13859 E Coyote Way | Single Family Detached | 6/6 | 5,137 sq ft | 47,167 | 2011 | 5/29/2020 | \$1,680,000 | \$327 |
|---------------------------|------------------------|-----|-------------|--------|------|-----------|-------------|-------|

TRULY STUNNING soft contemporary estate perched high in the McDowell Mountains, offering 360 degree BREATHTAKING mountain & city helicopter VIEWS from every room, window & patio. This 6 bed/5.5 bath home (with detached casita & bonus room) is located in the hills of the highly coveted, private, and serene Eagle's Nest guard gated community of Fountain Hills. It features an open & split floor plan with 12-ft ceilings throughout, rare veined travertine tile, high end wood floors, all new exterior paint (2020), and 4 perfectly situated patios for ultimate indoor/outdoor living. This home has been meticulously maintained and thoughtfully designed w/ custom upgrades throughout. This property exemplifies pride of ownership at the fullest.

Courtesy of Goddess Homes

RECENTLY SOLD

• Sold Date: 5/29/2020, MLS Listing 6039093: 2/19/2020 MLS ID: 6039093

| | | | | | | | | |
|-----------------------------|------------------------|-----|-------------|--------|------|-----------|-----------|-------|
| 11612 N Dawnridge Ct | Single Family Detached | 4/2 | 2,756 sq ft | 19,393 | 1995 | 5/29/2020 | \$580,000 | \$210 |
|-----------------------------|------------------------|-----|-------------|--------|------|-----------|-----------|-------|

NEW PRICE!!!! Beautiful single level Custom home on a huge beautifully landscaped lot. Located on quiet cul de sac. The large welcoming entry way leads you into a very open and bright floor plan . Vaulted ceilings and gas fireplace. 3 car garage. Kitchen has a large island, granite counter tops. Perfect for entertaining. 4 bedrooms plus a home office place and / or Gym right off the master bedroom. Walk in closet that has all the storage you could imagine. Huge sliding glass doors to the fantastic resort style back yard. Built in BBQ, amazing pool and spa. Don't miss this opportunity! No monthly or yearly fee's! Spa does convey!!!

Courtesy of Berkshire Hathaway HomeServices Arizona Properties

Recently Sold: 50 (cont.)

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


3
RECENTLY SOLD

- Sold Date: 5/29/2020, MLS Listing 5756390: 4/24/2018 MLS ID: 5756390
13600 N Fountain Hills Blvd, Unit 605 – 3/3 2,132 sq ft 2,132 2005 5/29/2020 \$395,000 \$185
- HIGHLY UPGRADED CONDO IN GATED COMMUNITY IN FOUNTAIN HILLS!! GREAT INVESTMENT HOME. Rented from Aug 14, 2018 until April 1, 2019. Instant cash flow for your investor!! This is one of the nicest condo units in La Strada. There are over \$80,000 in upgrades you must see to appreciate. Granite counters in Kitchen and bathrooms, blond hickory hardwood flooring on main level, upgraded carpeting throughout upper level and main level master bedroom, semi private patio/lanai. Two car private entry garage. Beautiful Community Pool and spa are heated year round with fireplace and BBQ grills to use. This is unit #605. If you are looking for a great place to call HOME, this is it! Great location in fabulous FOUNTAIN HILLS! Definitely worth a look!

Courtesy of Re/Max Excalibur

4
RECENTLY SOLD

- Sold Date: 4/29/2020, MLS Listing 6042396: 2/27/2020 MLS ID: 6042396
17025 E La Montana Dr, Unit 114 – 3/3 2,074 sq ft 211 2001 4/29/2020 \$485,000 \$234

Luxury living in this beautiful, gated community next to Fountain Park. Meticulously maintained and upgraded home with city and mountain views. Many amenities, including 42' raised panel soft close maple cabinets, granite countertops, stainless appliances, tiled floors in kitchen & great room w/vaulted ceilings and electric in wall fireplace.. Huge master on main level with stunning tiled walk in shower and large walk in closet. There are no steps on the main level. Relax in the serenity of the covered patio overlooking the preserve in total privacy. Patio has built in BBQ, Wet Bar & Fridge perfect for outdoor entertaining. Upstairs has two bedrooms and full bath. Enjoy stunning sunsets and views of the fountain from the large upper walk out patio.

Courtesy of Re/Max Fine Properties

5
RECENTLY SOLD

- Sold Date: 5/29/2020, MLS Listing 6040326: 2/21/2020 MLS ID: 6040326
15705 E Richwood Ave Single Family Detached 4/3 2,721 sq ft 11,252 1985 5/29/2020 \$533,100 \$196

This 4 bedroom, 2.25 bath home will give you over 2700 sqft of generous living space! A tremendous 16'x28' 4th bedroom/flex room offers an enormous space to work, rest and play. Entertaining is easy in the spacious, eat-in kitchen with stainless appliances, abundant cabinetry and dining in front of the stacked stone fireplace. The master bedroom is a sanctuary unto itself with an oversized walk-in closet, private exit & spa-inspired ensuite bath complete with dual sink vanity and modern, glass-enclosed rain-head shower. Enjoy vaulted ceilings & a floor plan open to a bright, enclosed sunroom! French doors in the living room open to a private backyard where you can relax under two covered patios or swim in the sparkling, blue pebble sheen pool. Block construction and courtyard entrance.

Courtesy of Keller Williams Arizona Realty

6
RECENTLY SOLD

- Sold Date: 3/4/2020, MLS Listing 6028401: 1/24/2020 MLS ID: 6028401
17431 E Caliente Dr Single Family Detached 3/2 2,052 sq ft 11,770 1974 3/4/2020 \$373,000 \$182

Back from SOLD!!! Current owners have poured their heart and souls into this gorgeous, completely upgraded ranch style home, located in the heart of Ft Hills! Tile plank flooring throughout, brand new kitchen counter-tops w/ re-finished cabinets, SS appliances, beautifully upgraded bathrooms w/ new vanities and granite tops. You'll love the open floor plan, lots of light throughout, newer (neutral) interior paint, updated interior doors, and new fixtures, making this home feel brand new from floor to ceiling! The over-sized lot backs only to wash area so it feels like a private oasis; there's a large diving pool for those hot summers, and great views of Four Peaks/ the McDowell Mountains too. Entire Roof was replaced in 2018 and a Trane AC unit was installed in 2015.

Courtesy of Homesmart Lifestyles

7
RECENTLY SOLD

- Sold Date: 4/28/2020, MLS Listing 6057440: 3/27/2020 MLS ID: 6057440
16540 E El Lago Blvd, Unit 6 Patio Home 4/4 2,393 sq ft 2,858 2001 4/28/2020 \$495,000 \$207

Villa Estates is a gated community of single-level homes with sophisticated charm blending the best of both worlds, the quiet elegance of the French countryside & the active AZ Lifestyle. Model-like 3-BR 3-BA main home has front courtyard plus separate entrance to completely self-contained, adjoining casita. Architecturally unique style has a graceful deep green slate tile pitched roof with luxurious smooth finished stucco. Custom window treatments, solid granite kitchen counters, gas stub for range, upgraded cabinets and tile, office/bedroom w/ double doors, security system, covered patio w/ sun screens, oversized 2-car garage, community heated pool, spa & cabana. Perfect lock & leave home, HOA maintains all landscaping. Walk to the library, post office, shopping & world-famous fountain.

Courtesy of Realty One Group

Recently Sold: 50 (cont.)

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


8 **SOLD**
• Sold Date: 2/20/2020, MLS Listing 6023355: 1/13/2020 MLS ID: 6023355
16740 E Bayfield Dr

Twin Home

5/4

2,882 sq ft

10,424

1999

2/20/2020

\$565,000

\$196

Rare established duplex with long term tenants. Unit A - 3 bed/2bath 1682 sq.ft. Unit B - 2 bed/2bath 1200 sq. ft. Unit A has private swimming pool. Unit B has back yard full kitchen. Well maintained and low owner expenses. This is a great opportunity! No other like it on the market.

Courtesy of Sonoran Lifestyle Real Estate

9 **RECENTLY SOLD**
• Sold Date: 5/27/2020, MLS Listing 6060643: 4/2/2020 MLS ID: 6060643
17037 E El Pueblo Blvd

Single Family
Detached

3/2

1,887 sq ft

9,993

1985

5/27/2020

\$250,000

\$132

Investor Special! Priced to sell! Perched above the street, this charming single level home is a true gem. Quality of construction is apparent from the moment you arrive. Step inside and notice a large formal living and dining room with plenty of natural light and four peaks views. Functionality meets convenience with a separate family room off the kitchen, which features a open breakfast bar and stainless appliances. The spacious master features double doors, walk in closet, patio access, dual vanity, and separate water closet. Two additional bedrooms are sure to please along with a spacious 2nd bath. The backyard is ready for personalization with plenty of space and multiple covered patios. Enjoy a separate laundry room just off the 2 car garage.

Courtesy of Russ Lyon Sotheby's International Realty

10 **RECENTLY SOLD**
• Sold Date: 3/23/2020, MLS Listing 6013866: 12/12/2019 MLS ID: 6013866
14230 N Galatea Dr, Apt 1

Twin Home

3/2

1,667 sq ft

197

2000

3/23/2020

\$340,000

\$204

Lovely Single Level, 3B/2B Gemini With Only A Shared Archway. The Bright, Spacious Kitchen With Walk In Pantry, Dining Area And Living Room With Open Floor Plan Are Perfect For Entertaining. Both The Master And Living Room Have Access To The Back Yard. The Laundry Room Is Right Off Kitchen. Covered Patio With Pull down and Pullout Shade/Awning is Handy For The Summer Months. Newer Granite Counter top and Kitchen Island/Breakfast Bar, Built In Microwave, Ceiling Fans, Along With Water Softener System, New Shower In Master Bath, Hot Water Tank, New HVAC, New Dishwasher, Freshly Painted Exterior Of House Are Just Some Of The Upgrades. Furniture Available On Separate Bill Of Sale

Courtesy of Coldwell Banker Realty

11 **RECENTLY SOLD**
• Sold Date: 5/27/2020, MLS Listing 6003011: 11/8/2019 MLS ID: 6003011
14850 E Grandview Dr, Unit 250

&nbsp;

4/3

2,618 sq ft

2,948

1999

5/27/2020

\$415,000

\$159

Boasts custom plantation shutters. Large walk-in closet in master along with a large linen closet. Access to the two car garage is from the exterior. HOA covers exterior of building, roof, and common areas (including community roads). Homeowner is responsible for the entry door and all windows, balcony, and patio maintenance. Upgraded executive height cabinetry in all bathrooms. Freshly painted interior. Mountain and city views from the back covered balcony. Very quiet gated community near golf resort and conveniences. This property is value priced.

Courtesy of Better Homes And Gardens Real Estate Bloomtree Realty

12 **RECENTLY SOLD**
• Sold Date: 5/26/2020, MLS Listing 6072345: 4/30/2020 MLS ID: 6072345
16419 E Heather Dr

Single Family
Detached

3/2

1,866 sq ft

11,173

2004

5/26/2020

\$485,000

\$260

This stunning home has high-end finishes and terrific attention to detail. If you are looking for an open floor plan with soaring ceilings and a resort like backyard, look no further. This single level home has the perfect split floor plan for ideal privacy. The open kitchen is home to a Sub-Zero refrigerator, Decor range and two cook tops. Custom cabinetry and polished granite complete the upscale package. The backyard is an entertainer's dream with ample patios for intimate gatherings or a large pool party. Gather around the fire pit and enjoy the beautiful sunset. Complete with a grassy patch for our four-legged friends and an RV gate for your toys.

Courtesy of Re/Max Sun Properties

Recently Sold: 50 (cont.)

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


13 **SOLD**

• Sold Date: 2/14/2020, MLS Listing 6018787: 1/1/2020 MLS ID: 6018787

17020 E Kiwanis Dr, Unit 103

&ndash;

3/3

1,795 sq ft

1,795

2003

2/14/2020

\$450,000

\$251

Rare opportunity. Fully Furnished down to the dishes! These properties seldom come on the market. Exquisite gated condominium complex in desirable Lakeside Villas. Across from the fountain and great shopping. Courtyard entry to a warm interior with cozy corner fireplace, ceramic tile floor and ceiling fans throughout. Gorgeous gourmet kitchen with granite countertops, breakfast bar, stainless steel appliances and upgraded wood cabinetry. Formal Dining Area with wall of windows. Spacious downstairs master suite with plush carpet and archway to private master bath. Stairway to second level and two additional bedrooms with bathroom. Wonderful backyard, covered patio and mature landscaping.

Courtesy of Realty Executives
14 **RECENTLY SOLD**

• Sold Date: 3/25/2020, MLS Listing 5989808: 10/9/2019 MLS ID: 5989808

16820 E La Montana Dr, Unit 112

&ndash;

3/3

2,219 sq ft

1,810

2006

3/25/2020

\$384,900

\$173

BRAND NEW PRICE! Shows like a model home! One of the nicest units in Villas of La Montana. Highly upgraded & located within walking distance to Fountain Park, restaurants, & shopping! Perfect for winter visitors or full time residents.. You will love this 2219 sf home on corner lot w/lots of windows/Offering soaring 20ft ceilings & spacious rooms/Stunning kitchen w/ granite counters & custom cabinets/ Timeless features/Dining rm w/electric fireplace/ breakfast nook & bar/Ground floor master suite w/upgraded quartz counters, double sinks, & tiled walk in shower, & jetted tub/Upstairs is 2 large bedrooms w/generous walk in closets, bath plus an office with built ins w/granite counters. 2 car gar w/extr storage. Lovely quiet community with pool & spa/great place to meet your neighbors

Courtesy of McO Realty
15 **RECENTLY SOLD**

• Sold Date: 3/23/2020, MLS Listing 5842318: 11/3/2018 MLS ID: 5842318

16026 N Overlook Ct

Single Family
Detached

4/4

3,028 sq ft

77,685

1983

3/23/2020

\$615,000

\$203

Spacious ranch style home located on almost two acres. This property offers curb appeal and plenty of outdoor living space. Enjoy al fresco dining and views of Red Rock, the Superstition Mountains and the world famous Fountain from the over sized covered patio. A back yard desert oasis is surrounded by a wall that provides privacy while enjoying your heated pool with diving board, hot tub and outdoor shower. This four bedroom home is perfect for entertaining with two spacious master suites located on the East and West side of the home, large family room with wood burning fireplace, formal dining room and two car garage.

Courtesy of West Usa Realty
16 **RECENTLY SOLD**

• Sold Date: 4/24/2020, MLS Listing 5972692: 8/31/2019 MLS ID: 5972692

10944 N Arista Ln

Single Family
Detached

4/4

5,818 sq ft

77,284

2003

4/24/2020

\$1,445,000

\$248

This beautiful Fountain Hills gem is one you do not want to miss! Located in the centrally located Crestview community in Fountain Hills, you are right across the street from Fry's Grocery Store, 10 minutes to the loop 101 or Beeline Highway, and minutes from downtown Fountain Hills with great shopping and dining. This 5,800 squarefoot masterpiece has been meticulously cared for, and is priced to sell! Utility bills are at an all time low with energy efficient windows/insulation and 3 new A/C units. The split floor plan offers a master suite and designated office designed for royalty! With a casita offering separate access for guests and incredible views from every room, this home truly has it all. Enjoy the backyard oasis with the oversized custom built pool/spa on the hot summer days.

Courtesy of Keller Williams Arizona Realty
17 **RECENTLY SOLD**

• Sold Date: 3/6/2020, MLS Listing 6018745: 1/2/2020 MLS ID: 6018745

13819 N Arroweed Dr

Single Family
Detached

4/3

3,092 sq ft

29,878

1988

3/6/2020

\$605,000

\$196

Unique 4 bedroom, 3 bathroom home with a brand new HVAC unit located in highly desirable Fountain Hills! The oversized patio is the perfect space to enjoy sipping your morning coffee while watching those Arizona sunrises. Inside this home, you will find fresh new interior paint, brand new carpet, and a light and bright open floor plan. The dual-sided fireplace makes a statement when you are hosting family events or dinner parties. The eat-in kitchen is fit for a chef with ample countertop space, a large island, and all the storage space you could need. The master suite is beautifully finished with a full master bathroom that gives off a resort-type feel. There is a bedroom split from the others that includes a private bathroom, perfect for giving your guests added privacy.

Courtesy of My Home Group Real Estate

Recently Sold: 50 (cont.)

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


RECENTLY SOLD

• Sold Date: 5/7/2020, MLS Listing 5927341: 5/17/2019 MLS ID: 5927341

16602 N Aspen Dr

Single Family
Detached

5/3
ft

3,228 sq
ft

11,617

2000

5/7/2020

\$565,000

\$175

Custom Santa Fe style home located on a quiet, private street in Fountain Hills. Home has 5 bedrooms and 3 bath, lots of storage and a 3 car garage. Enjoy the beautiful kiva style fireplace while looking out at the gorgeous mountains and the famous Four Peaks. This home features one of a kind natural wood beams along the ceiling in the great room and beautiful low maintenance slate floors. All new SS appliances in well-designed kitchen. Enjoy the serene and private backyard with pool, backing up to natural desert.

Courtesy of Re/Max Sun Properties

RECENTLY SOLD

• Sold Date: 3/31/2020, MLS Listing 6038941: 2/10/2020 MLS ID: 6038941

17231 E Baca Dr

Single Family
Detached

3/2
ft

1,609 sq
ft

10,000

1983

3/31/2020

\$365,000

\$227

Fantastic 3 Bedroom Home , split floor plan ,tile and wood floors,A Great enclosed Arizona Room that is aprox 18X18 . This home has such a warm and inviting experience. Workshop on side of home, a newer storage shed and a resort like rear yard. plenty of room for pool. New roof replacement January of 2020.Just a perfect retirement dream. Dont let cat out and don't pet the cat.

Courtesy of Mco Realty

RECENTLY SOLD

• Sold Date: 5/15/2020, MLS Listing 6018499: 1/1/2020 MLS ID: 6018499

16060 N Boulder Dr

Single Family
Detached

4/3
ft

2,042 sq
ft

10,075

1994

5/15/2020

\$530,000

\$260

Completely remodeled top to bottom in 2019! This fantastic home features 4 bedrooms with a master suite split off for extra privacy. Three completely new bathrooms with elegant modern tile that complements the granite counters and island in the brand new kitchen. All new stainless appliances in the kitchen are included as well as a brand new water heater. An entertaining dream, the open concept leaves extra room for both a dining area and family room with cozy fireplace plus an additional bonus/living room. The backyard boasts mountain views, a sparkling private pool with fountain and covered patio all set against the hillside for a very private and tranquil space. Last but not least, this home features a brand new HVAC and tile roof with warranty. Come see this home today- will not last!

Courtesy of West Usa Realty

RECENTLY SOLD

• Sold Date: 5/18/2020, MLS Listing 6050031: 3/13/2020 MLS ID: 6050031

11409 N Buffalo Dr

Single Family
Detached

3/2
ft

1,594 sq
ft

10,672

1984

5/18/2020

\$405,000

\$254

Price Reduced! Home is Nestled on one of THE BEST Upper View Lots. 3 Bed 2 Bath Single level home NO STAIRS. Enjoy your very own Backyard Desert Oasis with various Cacti, Succulents & Flowering Shrubs. Definitely an entertainers paradise, two covered patios, tiered backyard leading down to your very own Sparkling Diving Pool. Gaze out at Picturesque Mountain Views, Desert Flora and Fauna while sipping that morning cup of Joe. Or evening Sunsets with Cocktails or glass of Wine. Imagine all the Fun Times and Fond Family Memories you will Create while entertaining in this home. Energy efficient with 18' insulation, double insulated windows and shutters.

Courtesy of Sonoran Lifestyle Real Estate

RECENTLY SOLD

• Sold Date: 5/4/2020, MLS Listing 6062432: 4/6/2020 MLS ID: 6062432

17217 E Calaveras Ave

Single Family
Detached

3/2
ft

1,677 sq
ft

10,629

1973

5/4/2020

\$344,000

\$205

Live single level in this fantastic manicured Fountain Hills gem. Step inside and notice tile and wood flooring in all the right places. Open to the family room, the charming kitchen is complete with updated cabinetry, stunning mosaics, stainless appliances, granite countertops, and breakfast bar. The master bedroom is a true delight with more stunning wood flooring, updated doors (found throughout), walk-in closet, fantastic mosaic tile details, and updated dual vanity. Out back, any Sonoran Season is truly yours with a separately fenced incredible pool with waterslide and waterfall, large covered patio, lush foliage, fireplace grotto, built in BBQ, and a low maintenance design.

Courtesy of Russ Lyon Sotheby's International Realty

RECENTLY SOLD

• Sold Date: 5/14/2020, MLS Listing 6046308: 3/5/2020 MLS ID: 6046308

15059 N Calle Del Prado –

Single Family
Detached

3/2
ft

1,677 sq
ft

11,827

1989

5/14/2020

\$385,000

\$230

Searching for that elusive single level highly updated property. Search no more..... This lovely home has been completely updated with sustainable plank flooring, granite counters and vanities and a walk in shower. Freshly painted interior will new stylish fixtures and fans. This home will not disappoint. Wth NO HOA!

Courtesy of Re/Max Sun Properties

Recently Sold: 50 (cont.)

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


SOLD

• Sold Date: 1/23/2020, MLS Listing 6015140: 12/17/2019 MLS ID: 6015140

15543 E Cholla Dr

Single Family
Detached

4/3

2,649 sq
ft

10,019

1995

1/23/2020

\$404,000

\$153

Much to the only owner I've ever known dismay.. it's time to say goodbye so that they may downsize into a home that fits their lifestyle better. I am the ideal family home perfectly situated on Cholla Dr in Fountain Hills, with exquisite mountain views, and you can even see the fountain from my upstairs bedrooms. As you enter you'll find 1 full bed/bath, large formal living with picturesque views, and my family room has soaring ceilings, open to the kitchen with ample cabinet and countertop space, stainless steel appliances, walk in pantry, and great sized laundry room right off my kitchen. Upstairs you'll find 2 good sized secondary bedrooms with views, loft, and large master with his and her closet's. My oversized 3 car garage has plenty of room for your cars and toys.

Courtesy of Hague Partners

RECENTLY SOLD

• Sold Date: 4/20/2020, MLS Listing 6052939: 3/19/2020 MLS ID: 6052939

10915 N Crestview Dr

Single Family
Detached

4/6

6,403 sq
ft

97,359

2004

4/20/2020

\$1,200,000

\$187

Gated, Crestview neighborhood is convenient to Shea Blvd and offers views of the mountains and valley with twinkling city lights in the evening. Custom single-level home built to the highest quality standards, including travertine floors, granite on all counters, big, fully suited bedrooms with large closets and beautiful ceiling treatments throughout. Enjoy large, multiple patios via fully pocketing doors to enjoy the backyard with a negative edge pool & spa, outdoor fireplace and firepit, all focused on the amazing view. A truly "Great" room plan, integrating an beautiful European-style kitchen high-grade appliances including new gas cookstove and refrigerator. Freshly updated with NEW paint inside and out, new carpet in bedrooms, new water heater, new lift station--A Great Value!

Courtesy of Sonoran Lifestyle Real Estate

RECENTLY SOLD

• Sold Date: 4/6/2020, MLS Listing 6045420: 3/4/2020 MLS ID: 6045420

15119 E Desert Willow Dr

Single Family
Detached

3/2

1,908 sq
ft

7,767

1999

4/6/2020

\$485,000

\$254

wow! absolutely gorgeous fountain hills 3/2 home located in prestigious Eagle Mountain with updated paint, like new carpet, premium hillside lot with breathtaking valley views, spacious kitchen with eating nook, expansive living room flow with cozy fireplace, huge split master with walk in closet, private pool and jacuzzi, gated community, 2 car garage, just minutes from private golf course, nearby schools, great location and more!

Courtesy of Az Prime Property Management

RECENTLY SOLD

• Sold Date: 5/12/2020, MLS Listing 6034561: 2/7/2020 MLS ID: 6034561

14405 N Fairlynn Dr

Single Family
Detached

3/2

1,805 sq
ft

10,000

1994

5/12/2020

\$389,000

\$216

Come and see this charming 3 bed, 2 bath home located in Fountain Hills! This beautiful home features a low maintenance desert front landscaping, 2 car garage, vaulted ceilings, cozy fireplace, and designer paint. The open kitchen offers recessed lighting, breakfast bar, ample cabinet and counter space, granite countertops, and a lovely breakfast room with bay windows. The spacious master bedroom also boasts a bay window, full bath with his and her sinks, a private exit, and a large walk in closet. The expansive backyard is comprised of a desert landscaping, mini golf area, a refreshing heated pool, built-in BBQ, a shed, covered patio, and paved seating area perfect for entertaining. Don't miss out on what this family home has to offer.

Courtesy of Realty One Group

RECENTLY SOLD

• Sold Date: 5/6/2020, MLS Listing 6026637: 1/21/2020 MLS ID: 6026637

9616 N Four Peaks Way

Single Family
Detached

4/6

4,937 sq
ft

30,017

2007

5/6/2020

\$1,750,000

\$354

Meticulously maintained this timeless contemporary boasts attention to detail with beautiful finishes of granite, stainless, glass, slate, cherry wood cabinets and more. Perched above the 2nd hole at FireRock with panoramic city, mountain and golf course views one of FireRock's premier lots. Enormous covered patio with fire pit and built-in barbecue. Four en-suite bedrooms, office with built-in cherry wood desk and cabinets, great room with hardwood floors, wall of sliders and electronically sun-sensored window shades. Gourmet kitchen with Wolf and Subzero stainless appliances. Laundry on both levels, elevator and security system. Separate guest casita with its own garage. Large flat paver drive leads into gated auto court. Home is being sold fully furnished.

Courtesy of McO Realty

Recently Sold: 50 (cont.)

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


RECENTLY SOLD

• Sold Date: 5/21/2020, MLS Listing 6056249: 3/25/2020 MLS ID: 6056249

15505 E Heavenly Vista Trl

Single Family
Detached

4/6

6,513 sq
ft

37,273

2019

5/21/2020

\$3,100,000

\$476

Timeless design and elegant architecture make this stunning brand new custom home in Firerock Country Club a one of a kind masterpiece. Please see 3 page upgrade list in documents. Take in the breathtaking mountain and city light views easily from the gourmet chef's kitchen/casual living room that simply flows into the outdoor kitchen/entertainment area with sparkling pool and spa. Indoor/outdoor living design at its finest! Home is wired for smart home technology which will allow you to control everything down to the oven right from your phone. Chef's kitchen includes a enormous butler's pantry, Thermador appliances, 6 burner gas stove with griddle and custom chandeliers that will delight any guest. Entertain your guests with the giant game room, including a kitchenette/bar with

Courtesy of Realty One Group

RECENTLY SOLD

• Sold Date: 5/15/2020, MLS Listing 6048490: 3/10/2020 MLS ID: 6048490

14210 N Ibsen Dr, Apt A

Twin Home

3/2

1,358 sq
ft

1,427

1984

5/15/2020

\$300,000

\$221

Beautifully updated gemini with ceramic tile, porcelain wood tile and hardwood floors throughout. Updated kitchen with granite tile counters, skylight, newer appliances and cabinets. Baths updated with tile and hardware. Mini blinds throughout. Two patios, one with new doors to patio, other patio is covered and has separate exit from master bedroom. 2 car garage. RV gate and parking. Spa in backyard conveys "AS IS". *Backs to wash for privacy and mountain views.

Courtesy of Re/Max Sun Properties

RECENTLY SOLD

• Sold Date: 5/4/2020, MLS Listing 6005497: 11/15/2019 MLS ID: 6005497

17020 E Kiwanis Dr, Unit 101

&nbsp;

3/3

1,795 sq
ft

124

2003

5/4/2020

\$425,000

\$237

Live the Fountain Hills lifestyle! Enjoy mountain & fountain views, THIS IS A BEAUTIFUL HOME move-in condition 3 BD, 2.5 BA, 2 CG Tuscan end unit that backs up to the wash in a gated community. Walk to Fountain Park, restaurants, shops, & hiking trails. Relax by the sparkling pool. Entertain guests: the kitchen opens to the living room & the dining room w/sliding glass doors to a private patio. Also on the main level are the master suite, laundry room & half bath. The upper level has 2 bedrooms & full bath. Tenants Rights

Courtesy of Cactus Thorn Properties

RECENTLY SOLD

• Sold Date: 5/19/2020, MLS Listing 6059588: 4/1/2020 MLS ID: 6059588

16021 E Lost Hills Dr

Single Family
Detached

4/3

2,770 sq
ft

25,679

1987

5/19/2020

\$513,000

\$185

HUGE corner lot with beautiful VIEWS of Four Peaks in Fountain Hills! Enter home to see a lovely entryway that leads you toward a great room with wood flooring, vaulted ceilings, fireplace and tons of natural light. Pass the formal dining room and continue into the wonderful kitchen outfitted with granite counters, SS appliances, mosaic back-splash, plethora of cabinets, and center island with a utility sink. Fall in love with the split master bedroom which offers fireplace, private exit, and lavish bath boasting his & her sinks, step-in shower, soaking tub, and walk-in closet. A second split master bedroom includes full bath and walk-in closet too! Spend a relaxing day in the backyard with its pristine pool, artificial turf, outside bar, and large covered patio. Must see to appreciate

Courtesy of Homesmart Lifestyles

RECENTLY SOLD

• Sold Date: 5/4/2020, MLS Listing 5980826: 9/15/2019 MLS ID: 5980826

15012 N Maple Dr

Single Family
Detached

3/2

2,053 sq
ft

12,767

2019

5/4/2020

\$499,062

\$243

PHOTOS ARE FROM OUR PREVIOUSLY BUILT HOMES. FIXTURES, COLORS & FINISHES MAY NOT BE THE SAME. Plans have been submitted to the City & we will be breaking ground soon. Floorplan is uploaded to documents tab & also in photos. New construction spec home by seasoned builder with many years of experience & fantastic references. Customize with your own colors & finishes by submitting an offer today. Open concept floorplan with 9' & 10' flat ceilings. Upgrades galore including wood look tile floors, 8 foot interior doors, soft close doors & drawers & custom lighting. Fabulous kitchen w/huge island & breakfast bar, pendant lighting, walk in pantry, hidden outlets & under cabinet lighting. Master suite has lavish bathroom with bench & tile shower inlays, dual sinks & his/hers walk in closets.

Courtesy of Revelation Real Estate

Recently Sold: 50 (cont.)

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


RECENTLY SOLD

• Sold Date: 3/30/2020, MLS Listing 5975102: 9/6/2019 MLS ID: 5975102

15038 E Marathon Dr

Single Family
Detached

3/2
2,323 sq ft

10,023

1994

3/30/2020

\$440,000

\$189

If you are looking for luxury living, privacy, and a spacious floor plan; the search is over! Inside this 3 bed, 2 bath home there is stunning tile floors, sky-high ceilings, and natural lighting that beams from room to room! With a brand new water heater and fresh new interior paint throughout, this home feels brand new! The great room is a place everyone can gather for special events and family time! The 3-sided bar is essential for entertaining! The upscale granite countertops and beautiful cabinetry tie it all together. The living room has a media niche with excellent shelving. Head into the kitchen where there is ample countertop space to prep family meals and a perfect place to soak up the beautiful views outside. All of the bedrooms are excellent in size.

Courtesy of My Home Group Real Estate

RECENTLY SOLD

• Sold Date: 5/19/2020, MLS Listing 6062647: 4/6/2020 MLS ID: 6062647

10413 N Nicklaus Dr

Single Family
Detached

3/3
3,349 sq ft

13,377

1982

5/19/2020

\$485,000

\$145

This no HOA, Desert Canyon Golf Community home with amazing Four Peaks Mountain views can be yours! The home features a split floor plan, vaulted ceilings, ample living room w/ travertine fireplace & a formal dining room that opens up to the covered patio overlooking the private backyard! The gourmet kitchen boasts granite counter-tops & back-splash, SS appliances, cabinets w/ pull out drawers & breakfast nook! Master suite w/ hardwood floor opens to a private balcony that offers incredible mountain views! Bonus room off of the garage can be used as an office or art room! Don't miss the extended length 2-car garage w/ epoxy floors & storage room! Professionally landscaped front & backyard! Steps away from the Golf Club House & restaurants! COME & SEE IT TODAY! VIEW 3-D VIRTUAL TOUR!

Courtesy of Russ Lyon Sotheby's International Realty

RECENTLY SOLD

• Sold Date: 4/30/2020, MLS Listing 6049608: 3/12/2020 MLS ID: 6049608

16650 E Oxford Dr

Single Family
Detached

3/2
1,546 sq ft

13,399

1973

4/30/2020

\$305,000

\$197

Great find! Beautiful home situated on a large lot. Home has 3 bedrooms and 2 bathrooms with a 2 car garage. Master bedroom has updated bathroom with walk in shower. Kitchen has granite counters and plenty of storage space.. Large living room with plush carpeting. Large yard has covered patio and storage shed. Home is located close to schools, shopping, and more.

Courtesy of Cerreta Real Estate

RECENTLY SOLD

• Sold Date: 5/13/2020, MLS Listing 6056666: 3/25/2020 MLS ID: 6056666

15948 E Ponderosa Dr

Single Family
Detached

3/2
2,252 sq ft

13,790

1993

5/13/2020

\$529,000

\$235

Beautiful single level 3 Bedroom + Den/Office, 2 Bath home with lush, spacious backyard oasis located in Fountain Hills. Split Master floor plan features high vaulted ceilings, New stainless steel appliances, water heater & luxury vinyl plank flooring. Granite counter tops, custom travertine stone, wood burning fireplace, built-in closet systems, dual sinks, walk-in shower & jetted tub in Master suite. Tranquil outdoor living area, propane fire pit, misting system, spa and sparkling pebbletec pool. Close to schools, shopping and restaurants. One owner, wonderfully cared for and move-in ready. 1st time on market! Property is located in NPOA - No HOA fees.

Courtesy of Berkshire Hathaway Homeservices Arizona Properties

RECENTLY SOLD

• Sold Date: 4/9/2020, MLS Listing 6009756: 11/29/2019 MLS ID: 6009756

15811 E Primrose Dr

Single Family
Detached

3/2
2,174 sq ft

12,070

1997

4/9/2020

\$408,000

\$188

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.

Courtesy of Opendoor Brokerage, Llc

Recently Sold: 50 (cont.)

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


RECENTLY SOLD

• Sold Date: 5/15/2020, MLS Listing 5972599: 8/30/2019 MLS ID: 5972599

17210 E Rosita Dr

Single Family
Detached

3/2
1,553 sq ft

12,741

1987

5/15/2020

\$359,000

\$231

This lovely home is back on the market after having new roof(home and patio)installed and plumbing upgraded. Quality patio sliders in living room and master bedroom open to an 80 foot covered back patio where your personal spa awaits. Backyard includes many shade and fruit trees and a soothing pond with fountain. Every room is light and bright and many have custom wood Plantation Shutters. One bedroom has built in bookcases. New water softener added in 2017. Newer front and backyard automatic sprinkler system with pvc piping. Patio includes installed mister system. 1 year Home Warranty from Fidelity Home Warranty Co. included. Refrigerator does not convey. Please be careful not to step on very elderly dog.

Courtesy of Beverly Real Estate

RECENTLY SOLD

• Sold Date: 5/8/2020, MLS Listing 5972901: 9/1/2019 MLS ID: 5972901

11022 N Royal Ct

Single Family
Detached

3/3
3,165 sq ft

23,021

1973

5/8/2020

\$475,000

\$150

Amazing views from this house and the house is listed under appraisal price.

Courtesy of PlatinumLiving Realty

RECENTLY SOLD

• Sold Date: 5/6/2020, MLS Listing 6036646: 2/13/2020 MLS ID: 6036646

15829 E Ruskin Ln

Single Family
Detached

4/3
2,800 sq ft

13,721

1988

5/6/2020

\$425,000

\$152

It's all about the land & location. You will fall in love with this OASIS in the desert that offers year round outdoor living day & night. Imagine sitting on the deck or in the SPA under billions of stars. You will understand why Fountain Hills is a Dark Sky Community. For cold winter days there is a HEATED POOL with beach entry. Get a game going on the SPORT COURT. This unpretentious ranch home has SO MANY possibilities. Set on 1/3 acre with 3 bedrooms and 2 baths, open kitchen and living room on the main level. Downstairs doubles the size with huge game room, 1/2 bath, additional bedroom, ante room and flex room for laundry and hobbies. Has own entrance. Garage has wall of storage and WORKSHOP. PEACEFUL, PRIVATE and SPACIOUS. Bring your imagination and MAKE IT YOUR HOME.

Courtesy of Re/Max Sun Properties

RECENTLY SOLD

• Sold Date: 5/19/2020, MLS Listing 5939399: 6/13/2019 MLS ID: 5939399

15248 E Sage Dr

Single Family
Detached

5/5
4,600 sq ft

18,278

1993

5/19/2020

\$785,000

\$171

VIRTUAL TOUR - One of the BEST values in Fountain Hills! This custom home sits on a quiet cul-de-sac with 5 bedrooms PLUS an office. Private, upstairs master suite with huge walk-in closet! Second ensuite master bedroom on the main floor. Open floor plan on the main level with large, entertainer's kitchen complete with Wolf appliances, 2 ovens, five burner cooktop, warming drawer, wine fridge and more! Three additional ensuite bedrooms. Huge lower level perfect for entertaining- room for a pool table and much more! Resort-like backyard with diving pool and VIEWS! New carpet 2019, new roof 2017, new backyard pavers 2019 and freshly painted exterior in 2019. Just a few minutes away from award winning Basis Schools, Mayo Clinic and just 25 minutes to Phoenix Sky Harbor Airport.

Courtesy of Re/Max Excalibur

RECENTLY SOLD

• Sold Date: 5/18/2020, MLS Listing 6051739: 3/17/2020 MLS ID: 6051739

14045 N Sheffield Ct

Single Family
Detached

3/2
2,042 sq ft

15,987

1996

5/18/2020

\$450,000

\$220

Striking single level home sitting on a 1/3 acre lot with an RV gate and pad . This home has been nicely updated and wonderfully maintained. Enjoy the soaring ceiling, open floor plan and a split bedroom layout you will be impressed at every turn. Custom plantation shutters throughout the home. The kitchen has granite counters, beautiful cabinetry and a glass back splash with an abundance of cabinetry. The master bedroom is very large, room for desk, reading area and more with a roomy updated walk in shower and closet. A covered patio is almost the full length of the home and has multiple access points and some mountain views and privacy setting up high. Gated RV drive and parking pad, the side and rear yard are huge for a future pool and casita and more. All this and NO HOA.

Courtesy of Re/Max Sun Properties

Recently Sold: 50 (cont.)

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


RECENTLY SOLD

• Sold Date: 5/20/2020, MLS Listing 6063740: 4/7/2020 MLS ID: 6063740

14727 E Shimmering View View

Single Family
Detached

3/2
2,087 sq ft

7,597

1999

5/20/2020

\$585,000

\$280

This guard gated, foliage embellished property located on a cul-de-sac has front and back patios so you can enjoy the Arizona sunshine any time of day. The 3 bedroom 2 bath home with a 3 car garage with cabinets has plenty of storage space for your extra's. Backyard has a tranquil setting w/pool, water feature, artificial turf, built in BBQ, firepit and covered patio. Front patio is accessible from the kitchen and the perfect place for that morning cup of Java. TOWN OF FOUNTAIN WITHIN MINUTES OF YOUR LOCATION TO ENJOY ALL THAT IT HAS TO OFFER. AIRPORT APPROXIMATELY 25 MINUTES. GROCERY STORE, HOTEL AND FIVE RESTAURANTS LOCATED ON GROUNDS FOR YOUR CONVENIENCE.

Courtesy of Coldwell Banker Realty

RECENTLY SOLD

• Sold Date: 5/18/2020, MLS Listing 6047127: 3/6/2020 MLS ID: 6047127

15753 E Sunflower Dr E

Single Family
Detached

4/3
2,919 sq ft

18,975

1989

5/18/2020

\$686,500

\$235

THIS HOME ALL ON ONE FLOOR IS A MUST TO SEE. A WONDERFUL HOME ON .44 ACRES. DRIVE DOWN THE CIRLE DRIVEWAY TO ENTER GARAGE OR FRONT DOOR. GREAT VIEWS AND WASH BEHIND MAKES THESE VIEWS EVEN MORE AMAZING. BEAUTIFUL MASTER BEDROOM WITH EXTRA LARGE BATHROOM WITH DOUBLE SINKS, SOAKER TUB, AND LARGE CLOSET. DEN IS ALSO BEDROOM WITH CLOSET. LARGE VAULTED CEILING IN LIVING/DINING ROOMS OPEN UP TO WINDOWS ACROSS THE BACK TO SEE THE AMAZING VIEWS. KITCHEN REMODELED WITH GRANITE COUNTERS. SIT AT KITCHEN TABLE FOR MORNING COFFEE AND SEE THE FOUNTAIN! 4TH BEDROOM SET UP AS OFFICE WITH MURPHY BED. 2 1/2 BATHS AND HANDY INSIDE LAUNDRY ROOM. CABINETS IN THE GARAGE MAKE STORAGE EASY. BEAUTIFUL POOL TO LOUNGE IN AND SEE THE VIEWS. A FEW STEPS DOWN TO POOL FROM PATIO.

Courtesy of McO Realty

RECENTLY SOLD

• Sold Date: 5/15/2020, MLS Listing 6046176: 3/5/2020 MLS ID: 6046176

11853 N Sunset Vista Dr

Single Family
Detached

4/4
4,581 sq ft

33,911

2019

5/15/2020

\$1,500,000

\$327

New construction by award winning builder Norton Luxury Homes! Located in the gated community of Eagle Ridge, this gorgeous view property is ideal for entertaining with a huge private courtyard, dual 10-foot tall sliders in the great room/patio, mountain views, designer fixtures and a private pool/spa! The kitchen is stunning with Sub-Zero/Wolf appliances, steam oven, waterfall countertops, soft close cabinets, luxury fixtures, a butler's pantry and a separate walk in pantry. The master suite is amazing with white marble throughout, spacious cabinetry, an oversized custom closet and a stunning shower. The office overlooks a private courtyard and the guest bedroom is beautiful. 4581 total square footage with 4 bedrooms, office, 3.5 baths and a 4-car garage. You must see to appreciate.

Courtesy of Launch Real Estate

SOLD

• Sold Date: 2/25/2020, MLS Listing 6011306: 12/5/2019 MLS ID: 6011306

15710 E Sycamore Dr

Single Family
Detached

3/3
2,831 sq ft

10,010

2009

2/25/2020

\$650,000

\$230

MOUNTAIN & CITY LIGHT VIEWS. FABULOUS TURNKEY TERRITORIAL ESTATE. This fantastic 3bd/2.5ba Fountain Hills home boasts so many amazing features and amenities. High 12' coffer ceilings with Viga beams and stunning architectural accents make the home feel spacious and open. The large chef's kitchen has built-in GE appliances, commercial grade Fisher & Paykel gas range stove and dual ovens, beautiful granite countertops, and custom kitchen cabinets. All walls inside/outside are freshly painted and the desert landscaping has been updated as well with trees, cactus and rocks. Large floor to ceiling glass windows showcases the gorgeous heated saltwater infinity pool and spa that overlook mountains and city lights. Within minutes from Downtown Fountain Hills.

Courtesy of Hague Partners

RECENTLY SOLD

• Sold Date: 3/24/2020, MLS Listing 6030144: 1/29/2020 MLS ID: 6030144

15478 E Telegraph Dr

Single Family
Detached

3/2
2,327 sq ft

15,429

1994

3/24/2020

\$565,000

\$243

Welcome Home! This beautiful 3 bedroom 2 bathroom home is perfect for entertaining. Enjoy the amazing mountain views while relaxing in the pool or under the large covered patio. The vaulted ceilings and custom plantation shutters throughout accentuate the open concept living. Master suite features garden tub, tiled shower, dual sinks, separate vanity and a large walk in closet. The 2 guest rooms are split from master. New carpet in Great Room and tile in master bath. New A/C units and new water heater.

Courtesy of Exp Realty

Recently Sold: 50 (cont.)

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


RECENTLY SOLD

• Sold Date: 4/15/2020, MLS Listing 6040970: 2/22/2020 MLS ID: 6040970

15539 E Telegraph Dr

Single Family
Detached

3/3
2,746 sq ft

12,419

1989

4/15/2020

\$590,000

\$215

Beautiful home located on corner lot with amazing views of the world famous fountain, mountains and city lights! Impressive courtyard entry and 14'+ ceilings in greatroom looking out to the lush landscaped backyard. Home features a side entry temperature controlled and insulated garage, three large bedrooms with loads of closet space, three baths, two fireplaces and private patio off master suite with heated spa. Lush Backyard features artificial grass for low maintenance and sparkling fenced in pool. A must see!

Courtesy of Russ Lyon Sotheby's International Realty

RECENTLY SOLD

• Sold Date: 5/18/2020, MLS Listing 5928430: 5/20/2019 MLS ID: 5928430

11206 N Teller Dr

Single Family
Detached

4/3
3,200 sq ft

15,290

2004

5/18/2020

\$642,000

\$201

Enjoy excellence with this charming home located in a quiet & highly desirable neighborhood of Fountain Hills. Start your mornings off the right way by enjoying stunning mountain views from nearly every room. Appointed with hardwood & travertine flooring throughout, this home is sure to make a statement. Functionality meets convenience with an open concept great room featuring tall ceilings & plenty of natural lighting. The chef's kitchen is nicely updated with plenty of Alder cabinetry, granite countertops, stainless steel appliances, dual oven, breakfast bar, walk-in pantry, and dining area. The oversized master is a true retreat with walls of glass, fireplace, an impressive private balcony, dual raised vanities, large shower, separate jetted corner tub, and walk-in closet. Perfect for a

Courtesy of Russ Lyon Sotheby's International Realty

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **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.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

Looking for a Real Estate Agent?



LET ME INTRODUCE MYSELF

I have been successfully selling Real Estate for the past 24+ years. My goal is focused to serve you. I appreciate people trusting me with their single most valuable asset. It's a responsibility I take very seriously.

I give 110% because I know you have a choice in selecting another Real Estate agent. I thank you for being your choice.

CAREER HIGHLIGHTS

- Principal and Managing Broker in Arizona
- Successfully Selling Real Estate Since 1994 - Experience Counts
- Real Estate Broker position since year 2002
- Featured on Zillow, Trulia, Realtor.com, Homes.com, MLSs and more.
- National Agent Network Professional
- Relocation Agent Network Professional
- Short-Sale and Bank Owned (REO) Expert
- Marketing and Social Media Expert
- **Reliability:** You can rely on my experience. I keep my promises.
- **Extra Mile:** I strive to exceed my client's expectations.
- **Enthusiasm and Pleasant Personality:** I commit to honesty and integrity.
- **Action:** I am known to communicate and respond promptly.

THE OFFER

- Fair Commission: 2.5% - 5.5% to sell, 0% to purchase
- Dual Representation Commission Discount
- Luxury Home Listing Package
- Unique Website for Your Home
- State-Of-The-Art Online/Offline Marketing
- Increased Marketing: Over 100,000+ online views on average per listing!
- Home Warranty – No Charge to Sellers
- Social Media Marketing Campaigns
- Fast Lead Response: 5 Minute response time
- Professional Photography and Professional Home Staging*
- Home Value and Competitive/Comprehensive Market Analysis
- Proactive Investment Opportunities
- Cancel Anytime for No Charge



Kalim Qamar
Principal Broker
Phone: 888-313-0001 x100
Cell: 480-900-7900
Email: kalim@usMetroRealty.com
Website: www.usMetroRealty.com