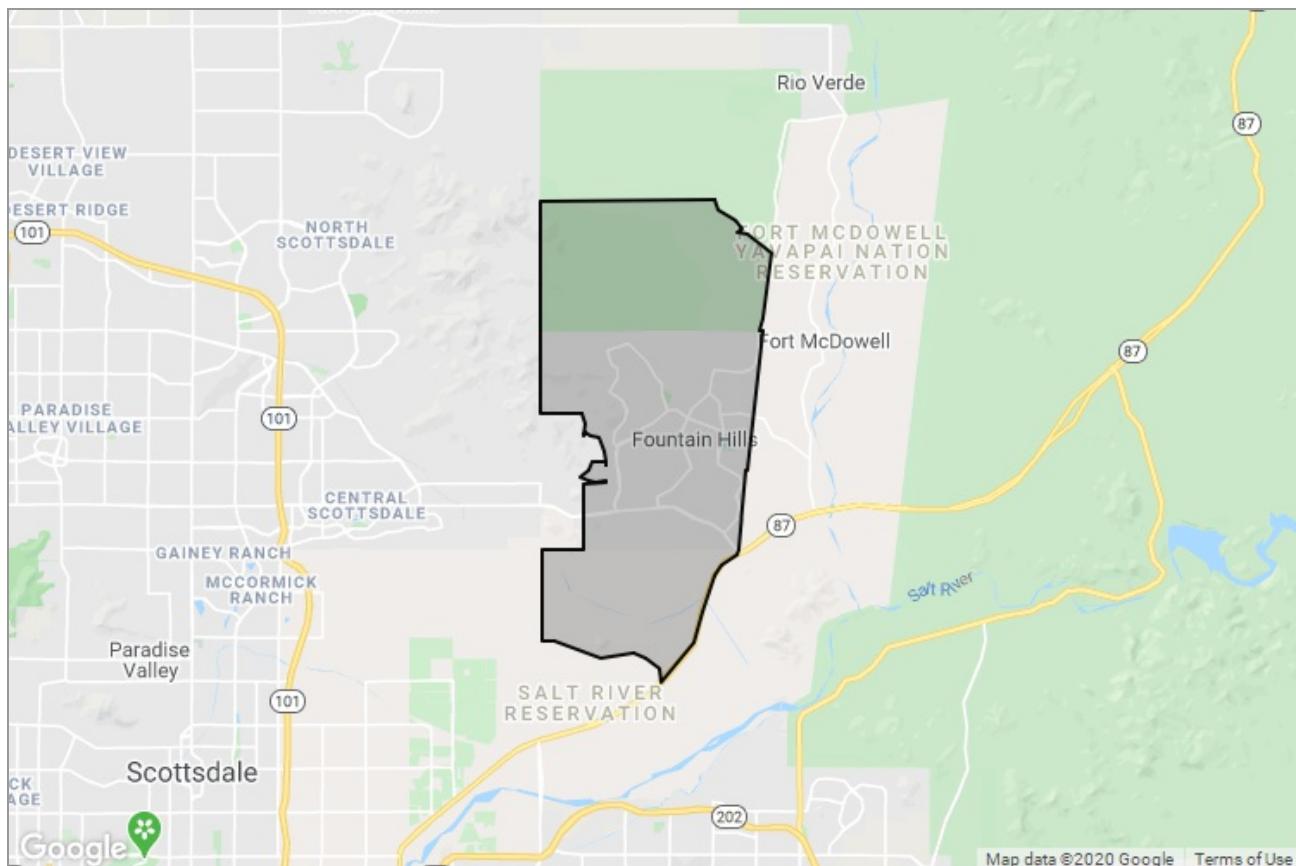




MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268

My Neighbors



Presented by

Kalim Qamar | REALTOR®

Arizona Real Estate License: BR627713000

Oregon Real Estate License: 940200216



Here is a Market report for the past 3 months. This report is for the entire 85268 zip code. 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



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

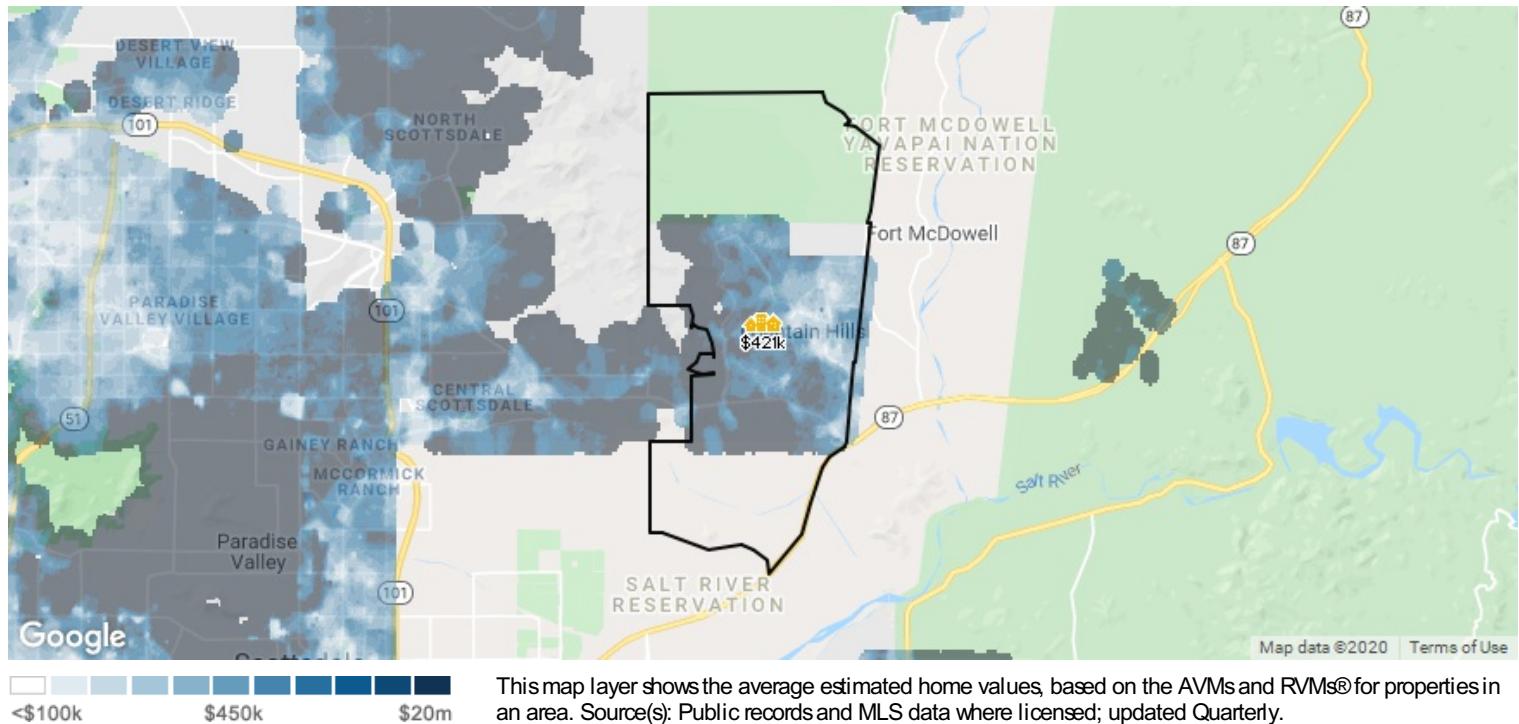
Main: kalim@usMetroRealty.com |
Other 1: principalBroker@usMetroRealty.com
Office: www.usMetroRealty.com |
Broker: www.usMetroRealty.com/kalim |
Other: <https://www.facebook.com/usMetroRealty/> |
Other: <https://twitter.com/usMetroRealty> |
Other: <https://www.linkedin.com/company/usmetrorealty/>

US Metro Realty



Fountain Hills, AZ 85268

Market Snapshot: Estimated Home Values



Median Est. Home Value

\$421K

Updated: 2/29/2020

Change Over
Last Month

 **0.35%**

Change Over
Last Quarter

 **0.4%**

Change Over
Last 12 Months

 **1.68%**

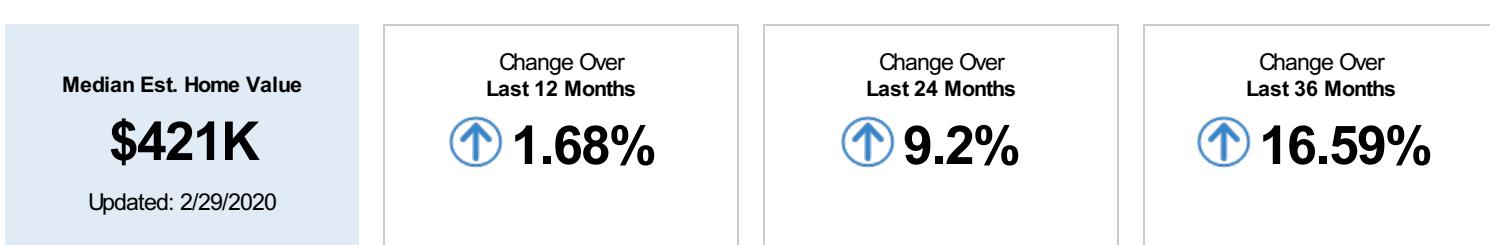
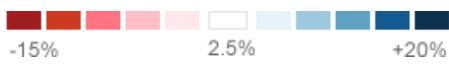
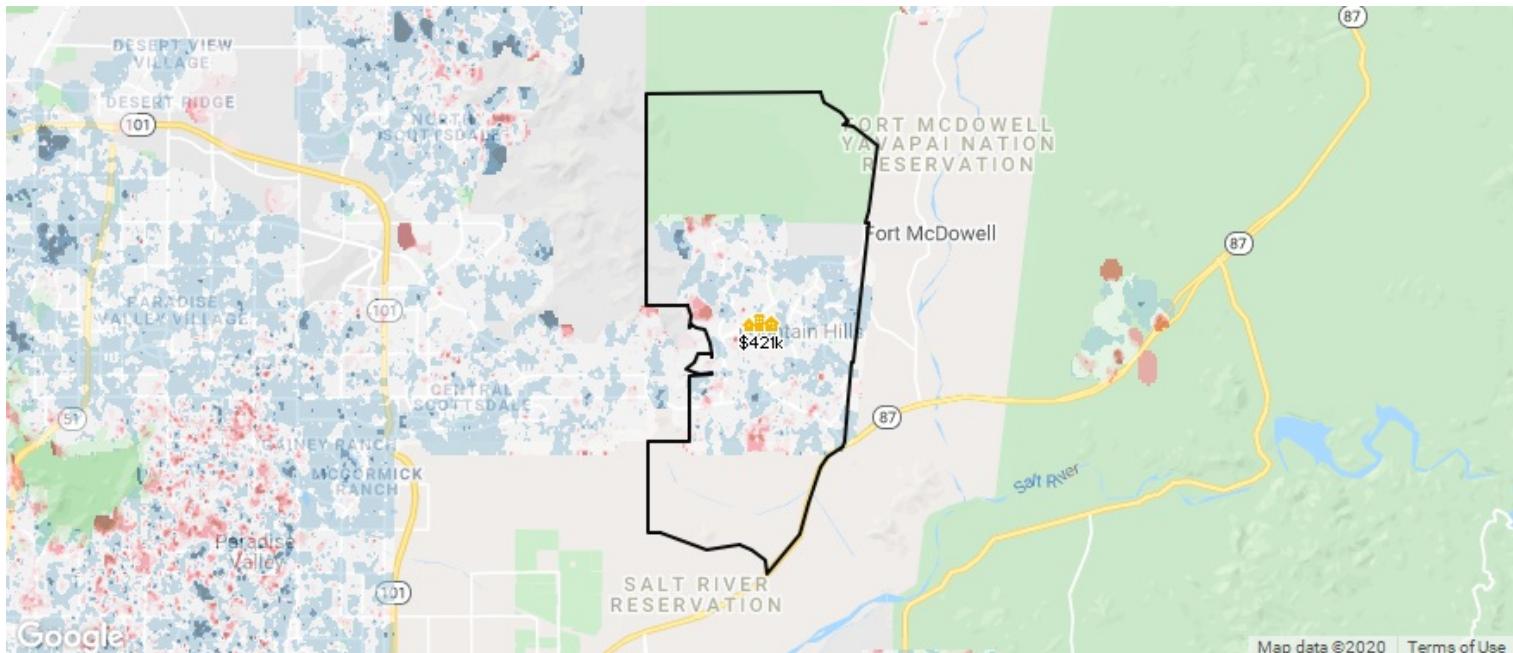
Change Over
Last 24 Months

 **9.2%**

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

Fountain Hills, AZ 85268

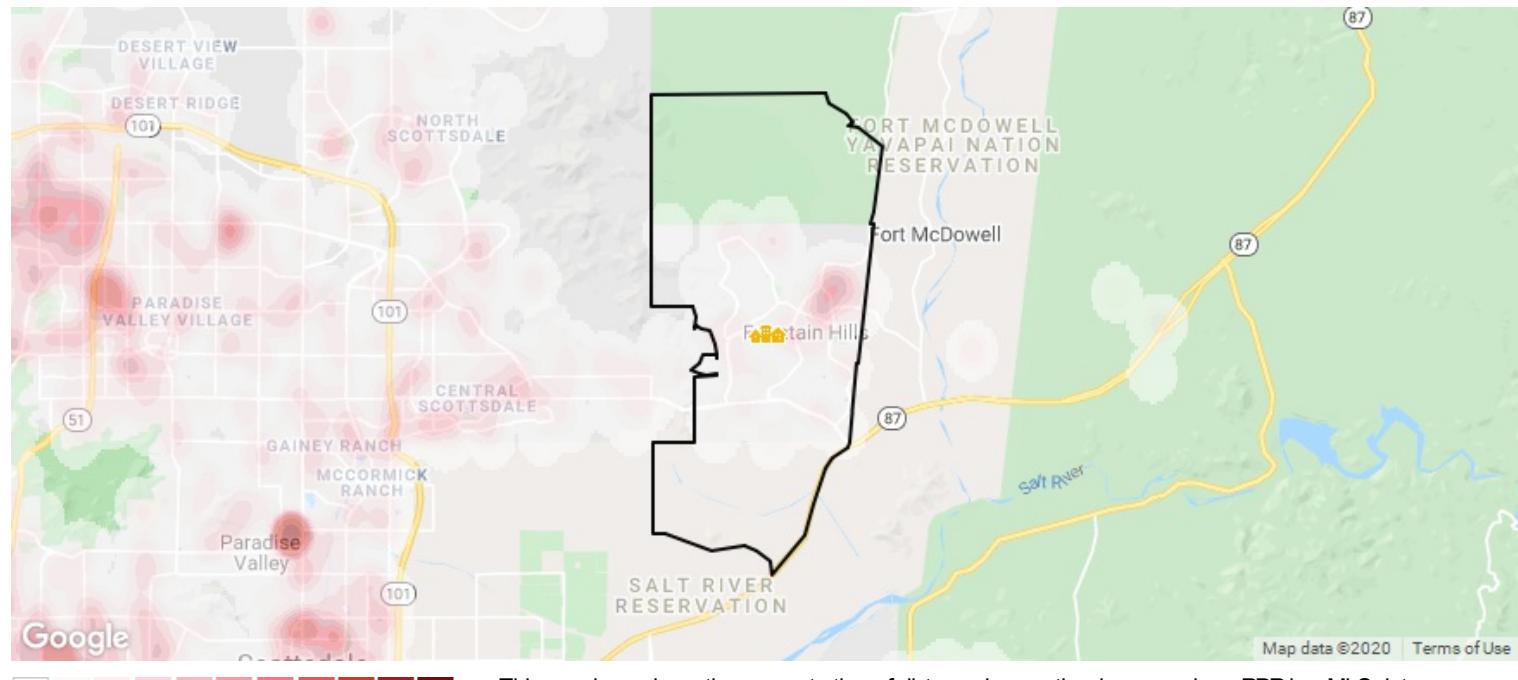
Market Snapshot: 12-Month Change in Estimated Value



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

Fountain Hills, AZ 85268

Market Snapshot: Concentration of Distressed Properties



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

Total # of
Distressed Properties

18

Updated: 3/30/2020

of
Pre-Foreclosures

6

of
Foreclosures

12

of
Short Sales

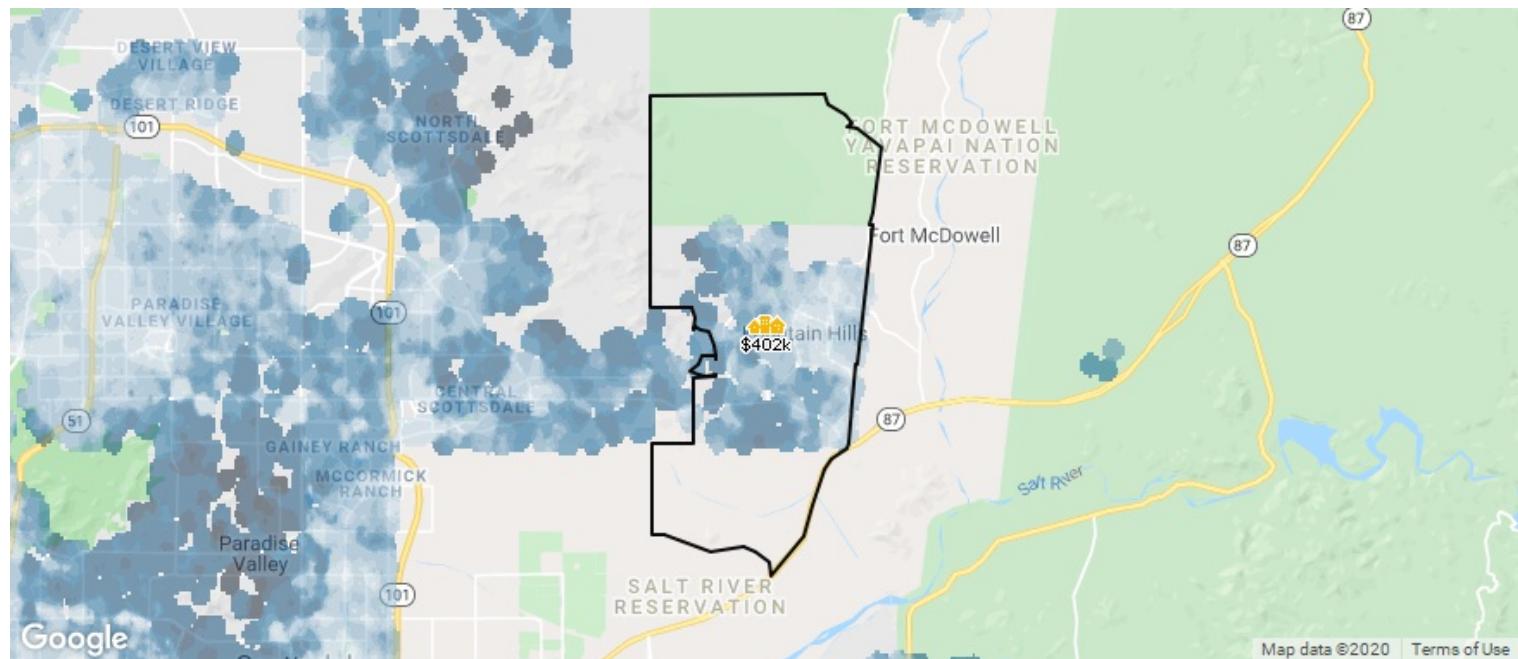
0

)

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for All Residential Properties as of 3/30/2020.

Fountain Hills, AZ 85268

Market Snapshot: Sales Price


Median Sales Price
\$402K

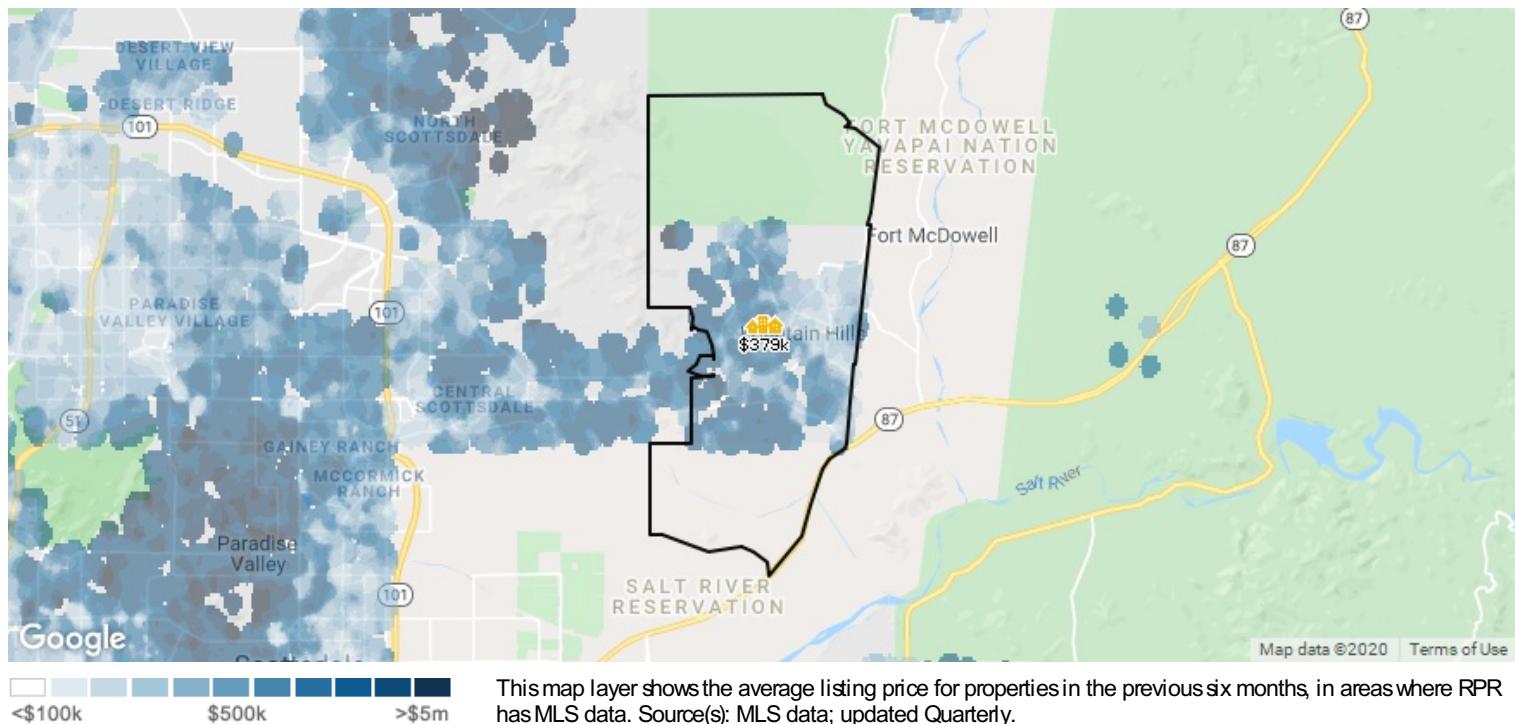
Updated: 2/29/2020

Change Over Last Month
↑ 0.25%
Change Over Last Quarter
↑ 16.1%
Change Over Last 12 Months
↑ 11.2%
Change Over Last 24 Months
↑ 47.52%

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

Fountain Hills, AZ 85268

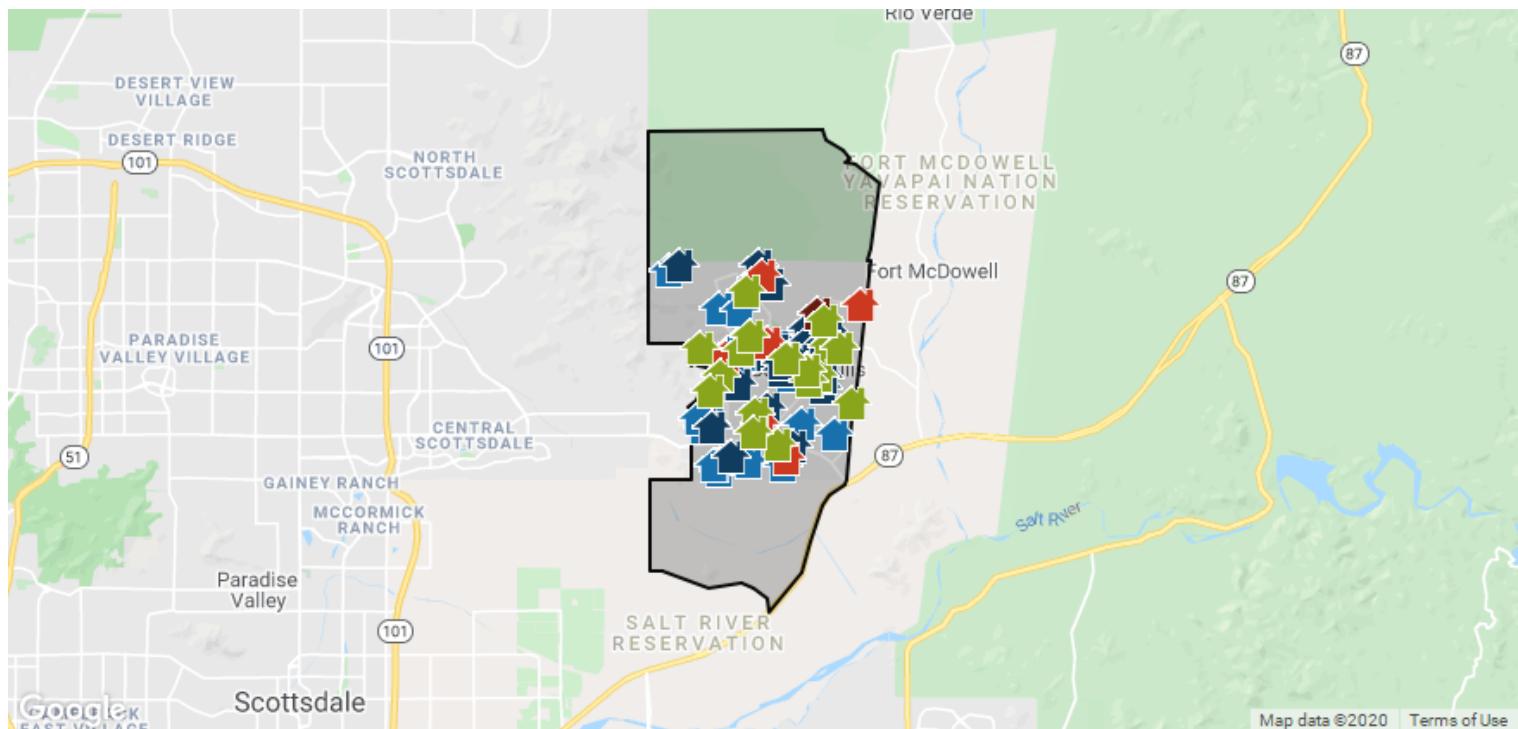
Market Snapshot: List Price



Median List Price \$379K Updated: 2/29/2020	Change Over Last Month ⬇️ 2.68%	Change Over Last Quarter ⬆️ 1.19%	Change Over Last 12 Months ⬆️ 5.43%	Change Over Last 24 Months ⬆️ 5.43%
-----------------------------------------------------------------	--------------------------------------------------	----------------------------------------------------	------------------------------------------------------	------------------------------------------------------

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

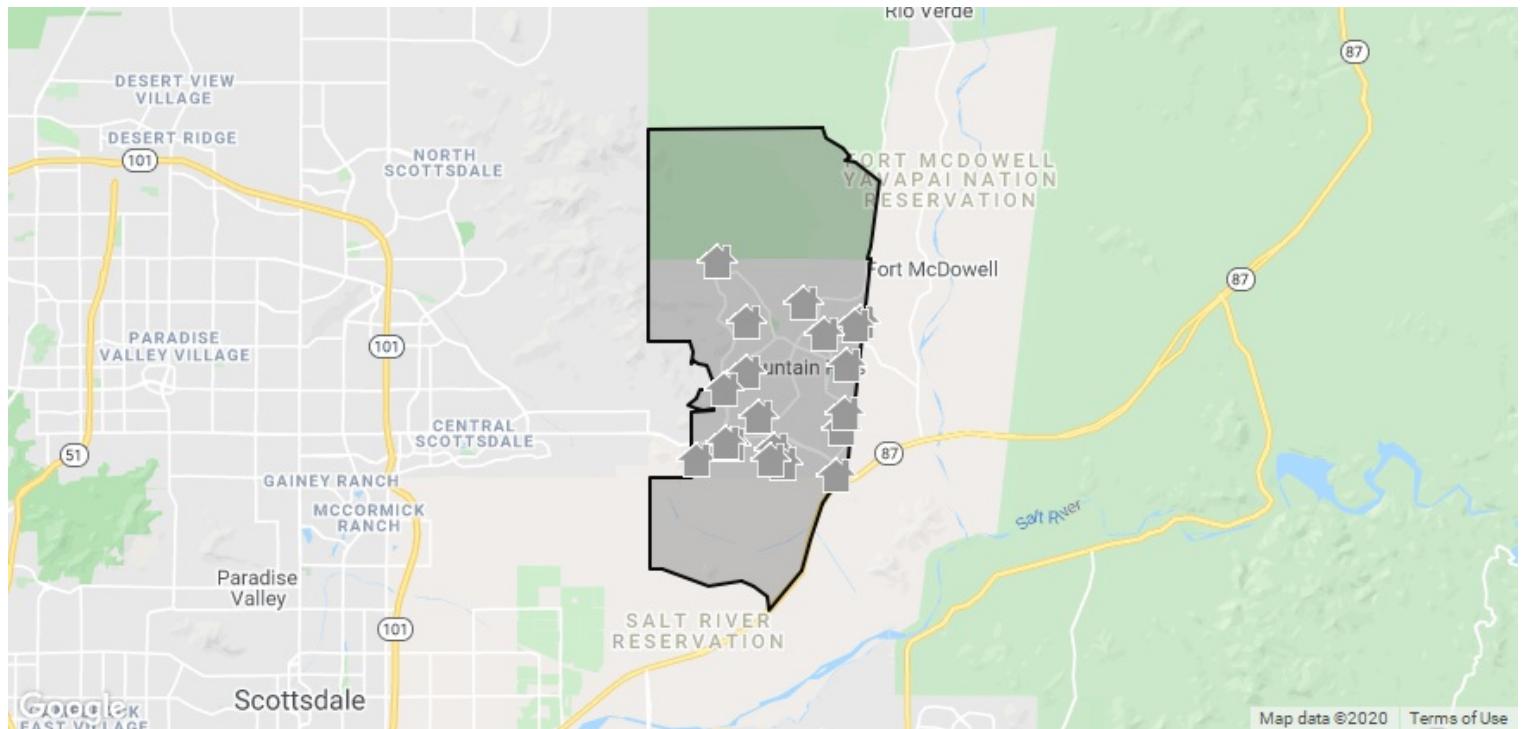
Market Activity Summary Stats


Search Criteria

Location: Fountain Hills, AZ 85268; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 20; **Sort Order:** Recently updated

	New Listings	Pending Listings	Price Changes	Distressed Activity	Recently Sold
Number of Properties	20	20	20	8	20
Low Price / Value	\$139,900	\$149,900	\$180,000	\$179,000	\$208,500
Median Price / Value	\$592,000	\$425,000	\$653,056	\$549,685	\$446,000
High Price / Value	\$2,500,000	\$1,649,900	\$6,500,000	\$2,141,000	\$1,650,000
Average Price / Sq. Ft.	\$241	\$208	\$240	\$230	\$255
Median Price / Sq. Ft.	\$236	\$211	\$230	\$197	\$222
Average Days in RPR	44	96	137	41	150
Median Days in RPR	33	42	73	21	75
Total Volume	\$16,408,200	\$10,337,999	\$20,936,811	\$5,800,450	\$11,919,306

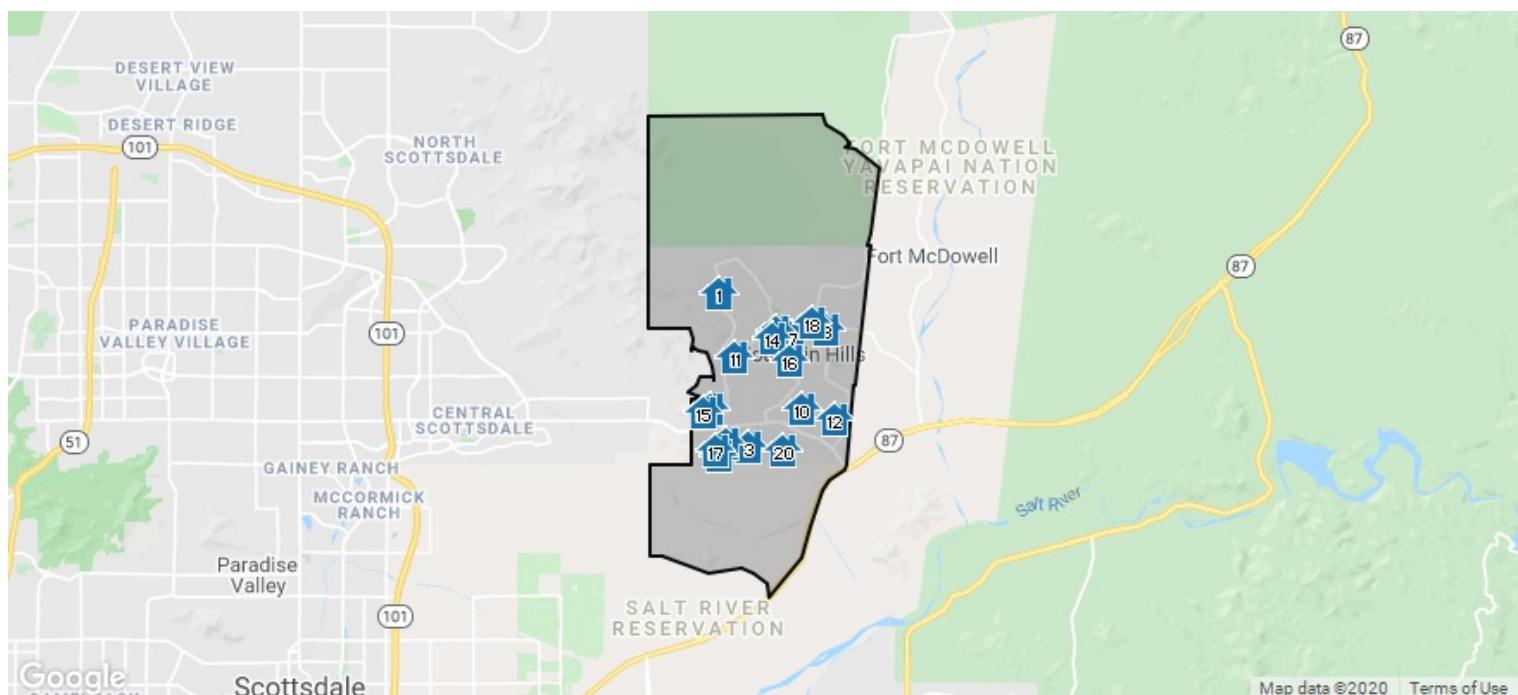
Market Activity Summary Stats (cont.)



Search Criteria **Location:** Fountain Hills, AZ 85268; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 20; **Sort Order:** Recently updated

 Expired Listings	
Number of Properties	20
Low Price / Value	\$330,000
Median Price / Value	\$865,000
High Price / Value	\$2,125,000
Average Price / Sq. Ft.	\$252
Median Price / Sq. Ft.	\$250
Average Days in RPR	218
Median Days in RPR	179
Total Volume	\$17,640,795

Fountain Hills, AZ 85268


New Listings: 20

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



• New, Active: 3/20/2020 MLS ID: 6054325

14857 E Avila Dr

 Single Family
Detached

3/3 2,305 sq ft

1997

3/20/2020

\$795,500

\$345

Beautiful Custom Home nestled in the hills of Fountain Hills offers it ALL! Enjoy the View of the 100 ft tall Fountain off in the distance while sitting in your own heated Jacuzzi with the night sky of stars. Open split floor, easy clean 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 is a laid back enjoy life and nature lifestyle. Hike McDowell Mt, 3 golf courses, great home to raise a family or those wanting to downsize and retire.

Listing Courtesy of Judson Real Estate


• Active: 1/17/2020 MLS ID: 6025344

11007 N Crestview Dr

 Single Family
Detached

5/7 6,903 sq ft

2009

1/17/2020

\$1,899,000

\$275

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.

Listing Courtesy of Keller Williams Arizona Realty

New Listings: 20 (cont.)

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


3 FOR SALE

Active: 10/18/2019 MLS ID: 5993872

9615 N Fireridge Trl

Single Family Detached

5/7

7,198 sq ft

41,598

2009

10/18/2019

\$1,500,000

\$208

This Outstanding Tuscan-Contemporary Transitional Home nestled in the Guard Gated Community of Firerock Country Club is now available. Majestic Mountain Views w/City Light Views can be yours for under 2M at the best value in Firerock. Stunning gourmet kitchen features all the standards and then some, including granite counters, center island, Viking Appliances, breakfast bar, pantry, pendant lighting, & a plethora of upgraded cabinetry w/stylish hardware. A perfect entertainers residence. Elegant Architectural touches throughout. Plush carpet in only the right places, ample his/her closets and storage, theatre room on 1st floor, upscale baths w/ custom tile & decorative mirrors. His/Hers baths, walk-in closets, jetted tub, bidet, romantic fireplace, pocket sliders to balcony.

Listing Courtesy of Re/Max Fine Properties

4 FOR SALE

New, Active: 3/29/2020 MLS ID: 6058368

13700 N Fountain Hills Blvd, Apt 136

Apartment

2/2

1,108 sq ft

1,036

1998

3/29/2020

\$199,900

\$180

REMODELED, Stunning, MOVE-IN ready CORNER MAIN FLOOR condo located in the heart of Fountain Hills at Four Peaks Vista Condominium! LOCATION, LOCATION, LOCATION with SPECTACULAR MOUNTAIN VIEWS! Plank flooring throughout- NO carpet! Kitchen features beautiful cabinets, hardware, undermount sink, quartz countertops, stainless steel appliances and more! TWO Master Bedrooms suites each with walk-in closet and remodeled bathroom. Large laundry room with storage area. NEW AC unit- 2020! Enjoy the amazing views and open area while sitting under the covered patio! Sunrises are breathtaking. Community has heated pool/spa, BBQ area, fitness center and more! Amenities across the street include Safeway, Starbucks and much more! Furniture, Furnishings & Home Decor available by separate bill. Don't miss

Listing Courtesy of Glass House International

5 FOR SALE

Active: 2/6/2020 MLS ID: 6033541

13700 N Fountain Hills Blvd, Apt 206

Apartment

2/2

1,108 sq ft

1,036

1998

2/6/2020

\$180,000

\$162

Amazing 2 bedroom 2 bath 2nd Story condominium with a pool view interior location. Located in the resort-style community of Four Peaks. Enjoy the resort style community which features HEATED pool, spa, fitness center, movie room, steam room, business center & more. Located in the heart of Fountain Hills, stroll to grocery stores, deli, dining & Fountain Park NO busy streets or parking lot views here.

Listing Courtesy of Dwellings Realty Group

6 FOR SALE

New, Active: 3/30/2020 MLS ID: 6058680

13700 N Fountain Hills Blvd, Apt 360

Apartment

1/1

778 sq ft

740

1998

3/30/2020

\$139,900

\$180

"Views, Views, and more Views!Take in the gorgeous Red Rock, Four Peaks, and Superstition Mountains every single day from your beautifully upgraded 1 bedroom 1 bath condo (all on one level!). Four Peaks Vista is a resort style community centrally located in Fountain Hills, just steps from grocery, gas, banking, and more. It's the ultimate experience in convenience based living. This turn key home boasts granite kitchen counter tops, matching black appliances, neutral interior paint, beautiful crown molding, upgraded tile and newer carpeting throughout that feels amazing under your feet, all new windows and sliding glass doors have also been installed, as well as new bathroom sink and shower faucets. Comes fully equipped with a new security system too, for your peace of mind.

Listing Courtesy of Homesmart Lifestyles

7 FOR SALE

Active: 2/18/2020 MLS ID: 6038755

13700 N Fountain Hills Blvd, Apt 375

Apartment

2/2

1,228 sq ft

1,141

1998

2/18/2020

\$229,900

\$187

Enjoy fountain/mountain views and a great location right across from the Heated Pool/Spa/Clubhouse! This home features an attached/direct access garage, highly desired privacy with no neighbor above plus a split floorplan with two master suites featuring a walk-in closets in both. NEW HVAC system & hot water tank! Kitchen features granite counters, tile floors, quality maple cabinets, stainless steel appliances & brushed nickel hardware. Upgraded tile in the kitchen & bathrooms. All appliances are included - even the SS refrigerator & full size washer/dryer! Enjoy the resort style community which features HEATED pool, spa, fitness center, movie room, steam room, business center & more. Located in the heart of Fountain Hills, you can stroll to the grocery stores, dining & Fountain Park

Listing Courtesy of Dwellings Realty Group

New Listings: 20 (cont.)

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


FOR SALE

· New, Active: 3/18/2020 MLS ID: 6052092

13847 N Hamilton Dr, Unit 118

&ndash;

3/3

1,781 sq ft

116

2001

3/18/2020

\$329,000

\$185

Welcome to Cornerstone Villas! You will love this Quaint Community of 18 Territorial-Style Townhomes located in close proximity to the Heart of Fountain Hills! This is one of the coveted End Units with 3 Bedrooms/ 2.5 Baths, Community Pool & attached 2 Car Garage.

Listing Courtesy of Homesmart Lifestyles

FOR SALE

· New, Active: 3/18/2020 MLS ID: 6052148

9626 N Indigo Hill Dr

Single Family
Detached

5/4

3,718 sq ft

8,864

1999

3/18/2020

\$615,000

\$165

Jaw Dropping City Lights, Golf Course and Mountain Views! Situated in 24 Hr Guard Gated Eagle Mountain community, this Executive Home features 5 Bedrooms plus Office, 3.5 Baths, and 3 Car Garage. Two Bedrooms downstairs, with stunning curved staircase leading you to the Amazing Views Upstairs. Close to Mayo Clinic, Shopping, and Dining. This home is priced to sell, with remodeled comps selling in the 900K range. This is a great opportunity!

Listing Courtesy of Exp Realty

FOR SALE

· Active: 1/15/2020 MLS ID: 6024406

16423 E Kingstree 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 walkin closet and deluxe en-suite bath with dual vanity

Listing Courtesy of Coldwell Banker Realty

FOR SALE

· Active: 1/30/2020 MLS ID: 6030372

15173 E Palisades Blvd

Single Family
Detached

3/3

2,251 sq ft

15,586

1982

1/30/2020

\$564,000

\$251

Single level home with highly desirable views! Contemporary Ranch meets Midcentury Modern in this remastered property. Newly renovated kitchen and bathrooms along with many other notable updates while maintaining timeless original assets and architectural integrity. Iconic views of Four Peaks and Red Mountain accompanied by a large backyard with more than enough room for personal adjustments such as a pool, fire pit, or even a volleyball court. Golf course views upon entry and greeted with original solid oak floors along with a stone fireplace and open living spaces. Recent updates include new kitchen with luxury cabinets and appliances (dishwasher, microwave drawer, fridge, dual oven & range), new master bathroom with marble shower & 60" free standing tub and faucet and double vanity,

Listing Courtesy of West Usa Realty

FOR SALE

· Active: 1/20/2020 MLS ID: 6026215

17019 E Player Ct

Single Family
Detached

3/3

3,200 sq ft

20,055

1999

1/20/2020

\$959,000

\$300

MOTIVATED SELLER! This Immaculate single level, 1 owner custom territorial backing to the 9th fairway of Desert Canyon GC offers Breathtaking views/Perfect size & desirable open floor plan/From the front flagstone entry you're greeted w/large open living area looking straight out to the views & GC/Formal dining /Grt rm w/fireplace/high ceilings,custom lighting thruout w/all new led bulbs. Kitchen & breakfast rm totally open/Custom cabinets, granite counters,walk in pantry/huge breakfast bar/built in desk/Spacious master suite w/beautiful bath, split from other bedrooms. Tons of storage in this home/separate office w/access to yard. Stunning back yard w/pool/Built in BBQ/table & views that will take your breath away. So much to see in this great home/ 3 car garage/Viewing deck & more!

Listing Courtesy of McO Realty

New Listings: 20 (cont.)

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


13 FOR SALE

• New, Active: 3/25/2020 MLS ID: 6056666

15948 E Ponderosa Dr

Single Family
Detached

3/2

2,252 sq
ft

13,790

1993

3/25/2020

\$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.

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

14 FOR SALE

• Active: 1/30/2020 MLS ID: 6030237

15844 E Primrose Dr

Single Family
Detached

3/2

1,907 sq
ft

24,459

1994

1/30/2020

\$449,000

\$235

Single level custom home in Fountain Hills on large hillside lot. Amazing curb appeal & beautiful, easy-to-maintain desert landscaping. Impressive entrance & large foyer. Updated kitchen with granite counters, large eat-in area with tons of windows & a huge walk-in pantry. Great room has a fireplace & 2 separate entrances to the backyard. Large master suite with double door entry, huge walk-in closet, bathroom with extra storage, double sinks, separate shower/tub & private toilet area. Large indoor laundry room with utility sink. Oversized 2 car garage with room for workshop and/or storage. Long driveway with side entry garage. Seller is offering a 1 Yr Home Warranty & \$4,000 in concession for Buyers Closing Costs*. Property line extends past fence and the entire lot is nearly 25000 sqft.

Listing Courtesy of Homesmart Lifestyles

15 FOR SALE

• Active: 1/14/2020 MLS ID: 6023462

10831 N Pulve Ct

Single Family
Detached

4/7

7,770 sq
ft

64,962

2007

1/14/2020

\$2,500,000

\$322

Don't miss this one of a kind castle in the sky. You'll feel like Royalty as you sit on your throne high above the Valley below. The "Wall of Glass" doors open to your heated, negative edge pool/spa, surrounded by an entertainers dream patio and panoramic views. The chef's kitchen is fit for a king. With 3 ovens, an enormous island, built-in subzero refrigerator, and high end finishes, you'll never want to leave home! Enjoy your favorite movies in your stunning movie theatre. Catch all the big games in your sports Lounge. A separate guest quarters with make visitors feel like royalty too, as they repose in their private tower retreat. Family room, Wood and travertine floors, Alder doors and cabinets, no expense has been spared. Don't delay. Schedule a tour today. Your KINGDOM Awaits

Listing Courtesy of Keller Williams Arizona Realty

16 FOR SALE

• Active: 3/12/2020 MLS ID: 6049291

12831 N Ryan Way

Single Family
Detached

4/3

3,322 sq
ft

9,426

1997

3/12/2020

\$569,000

\$171

This one has views! Located on a cul-de-sac in Paradise Vista with 4 bedrooms, 2.5 baths and 3-car garage. Great room has high ceilings, sliders to patio and opens to kitchen with eating area. Spacious master bedroom with seating area, a slider to the patio, his and her sinks, large soaking tub, and walk-in closet. Upper 3 bedrooms have generous closets and offer privacy. A bonus loft room with slider to balcony has beautiful mountain views. Upper level bathroom has double sinks and a tub/shower. Backyard offers pool with spillover spa and water feature. Backyard has covered patio, upper level has large balcony. Security system, R/O, and central vac. Located just minutes from the Fountain Park, restaurants and shopping.

Listing Courtesy of McO Realty

17 FOR SALE

• Active: 12/21/2019 MLS ID: 6016543

14815 E Sandstone Ct

Single Family
Detached

3/4

2,886 sq
ft

9,409

1998

12/21/2019

\$850,000

\$295

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 in 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

New Listings: 20 (cont.)

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


18 FOR SALE

• New, Active: 3/17/2020 MLS ID: 6051739

14045 N Sheffield Ct

Single Family
Detached

3/2
2,042 sq
ft

15,987

1996

3/17/2020

\$485,000

\$238

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.

Listing Courtesy of Re/Max Sun Properties

19 FOR SALE

• New, Active: 3/21/2020 MLS ID: 6054615

9215 N Sunset Rdg

Single Family
Detached

3/3
3,482 sq
ft

13,244

1996

3/21/2020

\$995,000

\$286

Possibly the best views in guard gated Eagle Mountain await you from this lovely single level home on a cul-de-sac lot. Enjoy your stunning mountain, golf course and city lights views from the main rooms and backyard. You will love the open floor plan, spacious rooms and large windows to soak up the amazing views. The large center-island kitchen with a breakfast bar opens to the family room with a gas fireplace. The huge great room with a dry bar is perfect for entertaining. Relax in your master suite with a sitting area, sliding door to the back patio, soaking tub, walk-in shower and separate vanities. The beautiful backyard has a covered patio, 2 putting greens, fireplace, heated pool & spa. There is an office, 2 guest bedrooms, 2 full guest baths & large laundry room. New roof 6/2019.

Listing Courtesy of Dpr Realty Llc

20 FOR SALE

• Active: 3/6/2020 MLS ID: 6047028

16054 E Tombstone Ave

Single Family
Detached

4/5
5,124 sq
ft

70,606

2006

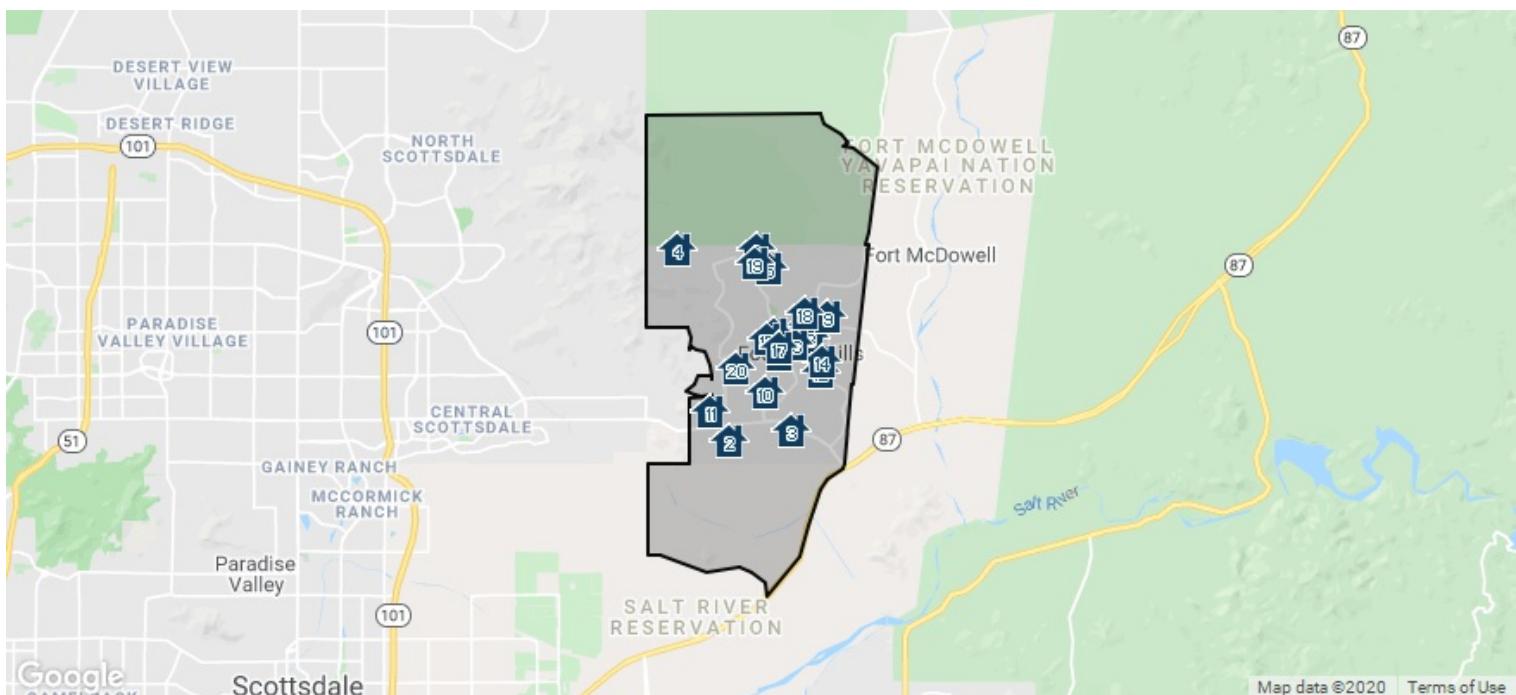
3/6/2020

\$1,695,000

\$331

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



Pending Listings: 20

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


1 PENDING

• Pending as of 3/30/2020 MLS ID: 5964880

15633 E Centipede Dr

 Single Family
Detached

 4/4
4,628 sq
ft

24,080

8/14/2019

\$500,000

3/30/2020

\$108

Stunning custom home built by Tom Raymond a student of Frank Lloyd Wright. Sweeping panoramic mountain views of the Red Mountains, Superstitions McDowell and Four Peak ranges as well as the desert preserve and wildlife. Enjoy the breathtaking views from over 2000 sqft of covered deck from 2 levels or from the countless picture windows throughout the home. This 4 bedroom, 4 bath home has over 4500 sqft of living space which include spacious bedrooms with vaulted ceilings and walk in closets, formal living room with floor to ceiling stone fireplace, dining room with bay window and loft. The spacious master bedroom has deck access and master bathroom features double sinks, private toilet, separate shower, soaking tub with fireplace and enormous walk in closet with sky high storage possibility.

Listing Courtesy of Keller Williams Realty East Valley

2 PENDING

• UCB (Under Contract-Backups) as of 3/11/2020 MLS ID: 6047213

9807 N Desert Rose Dr

 Single Family
Detached

 3/2
1,832 sq
ft

5,929

3/6/2020

\$425,000

3/11/2020

\$232

The beautifully designed prestigious Eagle Mountain Golf Community is guard gated and has so much to offer. This cozy home boasts an open floor plan with a great room, living room, dining room for friends to gather. High ceilings, tile flooring and rugs in the bdrooms. Breakfast bar eat in area and optimum storage cabinets. Dual sink vanity in the Master Bath. Perfect tub size with a walk in shower. Back yard is great for entertaining. Desert Wash across the street allows privacy and backyard is also very private. Resident golf discount is presently \$108 weekly and \$113 on the weekends in season. The Grille Restaurant is in Eagle Mtn. Take a stroll to the Clubhouse for breakfast/lunch, or walk over to the restaurants/bars. Pure tranquility here~ Can't wait to see you!

Listing Courtesy of Realty Executives

Pending Listings: 20 (cont.)

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


8 PENDING

• Pending as of 3/30/2020 MLS ID: 6037049

16333 E Lombard Pl

&ndash;

2/2

1,878 sq ft

128

2/14/2020

\$425,000

3/30/2020

\$226

Highly desired ground-level unit NO-STEPs in Balera at Firerock Country Club. Bright beautiful home offers great room floor plan, two bedrooms plus den/office, 2 bathrooms, kitchen with granite countertops, bar seating, dining with built-in buffet, laundry with sink and cabinets. Home has plantation shutters throughout. Balera is a gated community, amenities include pool, spa and workout facility. Located minutes from Mayo Clinic, shopping, restaurants and 30 minutes to Sky Harbor airport. Perfect for the lock & leave lifestyle or the year round resident. Furniture available on a separate bill of sale.

Listing Courtesy of McO Realty

4 PENDING

• UCB (Under Contract-Backups) as of 1/13/2020 MLS ID: 5754161

16746 N Mountain Pkwy

Single Family
Detached

5/6

5,209 sq ft

80,261

4/19/2018

\$1,649,900

1/13/2020

\$317

This luxurious 5 bedroom, 5 full and 2 half bath estate by architect Jon Bernhard, Swaback Partners is a dream home in the exclusive Eagle's Nest community. Spanning over 5200 SF, this magnificent residence graced by soaring ceilings & wall-to-wall windows is a haven for gazing at Mountain views from multiple vantage points. Relax in a private master suite half a level down from the main living area. A tremendous gourmet kitchen is outfitted with a Sub Zero/Wolf appliance package including separate 36" built-in refrigerator & freezer, 6-burner cooktop w/ dual ovens & generous granite island. The divine master suite presents massive windows, auto shades, built-ins & an opulent ensuite bath w/ 3 sided open fireplace &

Listing Courtesy of Keller Williams Arizona Realty

5 PENDING

• UCB (Under Contract-Backups) as of 3/30/2020 MLS ID: 6036646

15829 E Ruskin Ln

Single Family
Detached

4/3

2,800 sq ft

13,721

2/13/2020

\$449,800

3/30/2020

\$161

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.

Listing Courtesy of Re/Max Sun Properties

6 PENDING

• Pending as of 3/19/2020 MLS ID: 6047482

13837 N Kendall Dr

Single Family
Detached

3/2

1,650 sq ft

10,411

3/7/2020

\$299,000

3/19/2020

\$181

Best deal in town! No HOA, No NPOA, Original owners have maintained this home for 27 years. NO STEPS in this popular open floor plan with split bedrooms. All tile flooring through out the home, nicely updated shower in the master bath. Home is very livable as is but does need updating and your vision of how the house can ultimately look once it's fixed up. Perfect for the homeowner who is looking for an affordable home but is NOT afraid to get their hands dirty. Appreciation values are up in Fountain Hills and this is a perfect opportunity to build equity! Home is priced to reflect current condition.

Listing Courtesy of Homesmart Lifestyles

7 PENDING

• UCB (Under Contract-Backups) as of 3/29/2020 MLS ID: 6027843

12836 N Mountainside Dr, Apt 3

&ndash;

2/3

1,475 sq ft

93

1/23/2020

\$299,000

3/29/2020

\$203

VERY SPECIAL town home with incredible Mountain VIEWS!! There are only 4 units in this well maintained, territorial-style building. Open floor plan with two balconies to enjoy Panoramic Mountain Views from Four Peaks and Red Mountain to the Superstitions! You'll also enjoy views of the Fountain every hour on the hour! Beautiful wood floors and an updated kitchen with stainless steel appliances and granite counters. Spacious master suite with sitting area and walk-in closet. Tandem garage has plenty of storage space including some generous cabinets. Walking distance to the new Starbucks, shopping and other town amenities. Put this one on your list as it is sure to go quickly!

Listing Courtesy of Re/Max Excalibur

Pending Listings: 20 (cont.)

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



• UCB (Under Contract-Backups) as of 3/29/2020 MLS ID: 6054699

16616 E Palisades Blvd, Unit 101

Apartment

2/2

1,284 sq ft

1,172

3/22/2020

\$214,900

3/29/2020

\$167

Ground Level! Location, location, location! Enjoy this fantastic step free end unit with 2 large bedrooms and 2 full bathrooms overlooking the sparkling community pool. Meticulously maintained by the current owner, this property is sure to please. Enjoy true convenience with grocery and shopping within feet.

Listing Courtesy of Russ Lyon Sotheby's International Realty



• Pending as of 3/28/2020 MLS ID: 6048736

14249 N Boxwood Ln

2/2

967 sq ft

51

3/11/2020

\$149,900

3/28/2020

\$155

Beautiful move-in ready townhouse in prestigious Fountain Hills within walking distance to World famous Fountain Park & all that Town Center offers. Spacious family room opens to kitchen with breakfast bar & newer Maple cabinets with soft closing doors & drawers. Master bedroom provides mountain views & two closets. Ceiling fans throughout. Newer HVAC system. Newer dual pane windows & slider doors. Large patio area and close location to community pool. Storage closet in assigned carport. Makes a great rental property also. Seller is offering a 1 Yr Home Warranty. Act quick on this awesome home!

Listing Courtesy of Realty One Group



• UCB (Under Contract-Backups) as of 3/26/2020 MLS ID: 6021240

15802 E Burro Dr

Single Family
Detached

3/2

2,305 sq ft

9,910

1/8/2020

\$565,000

3/26/2020

\$245

Views Views Views of Red Mountain, Goldfields, Four Peaks and city lights. There is a view from almost every room in this beautiful custom home. Special features in this split floor plan home include: granite counters, stainless steel appliances, upgraded cabinets, cathedral ceilings, tile & wood laminate floors. Large master with walkin closet, separate tub & shower, double sinks & tile countertop. Hillside lot offers maximum privacy and views! Great curb appeal in a quiet neighborhood.

Listing Courtesy of Re/Max Fine Properties



• UCB (Under Contract-Backups) as of 3/27/2020 MLS ID: 6052939

10915 N Crestview Dr

Single Family
Detached

4/6

6,403 sq ft

97,359

3/19/2020

\$1,290,000

3/27/2020

\$201

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!

Listing Courtesy of Sonoran Lifestyle Real Estate



• UCB (Under Contract-Backups) as of 3/27/2020 MLS ID: 6049817

16807 E Gunsight Dr, #B13

Patio Home

1/1

576 sq ft

576

3/12/2020

\$152,500

3/27/2020

\$265

Mint condition lock and leave condo, walking distance to the World Famous Fountain Park! Move in ready fully furnished condo. Great for investors or snowbirds. Plenty of storage closets and lockable owners closet. Enjoy pool views from your ground floor unit. Assigned shaded parking spot. Brand new HVAC (2018) unit with warranty. Seller is providing the first year home warranty for the new buyer. See tab for all updates. PROPERTY IS AGENT OWNED!

Listing Courtesy of Coldwell Banker Realty

Pending Listings: 20 (cont.)

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



PENDING

• UCB (Under Contract-Backups) as of 3/26/2020 MLS ID: 6055547

15943 E Lost Hills Dr

Single Family
Detached

4/3

2,402 sq
ft

13,843

3/24/2020

\$525,000

3/26/2020

\$219

Don't miss this stunning Santa Fe with breathtaking views of Four Peaks Mountain, the Mazatzals range, Superstition and Red Rock Mountains and the Fountain. Sitting perched above the rest with vista's words cannot describe. This one of a kind property has outstanding character and design that pairs well with its serene setting and spectacular views. Such a warm and comfortable designed home that is well maintained and move-in-ready. Inside and outside the Warm winter sun pours as do the views. The bathroom updates are also wonderful. The master bedroom offers incredible views and space for reading area and office. Double Master closets, master bathroom has huge walk in shower, soaker tub and beautiful vanity with two sinks and storage too. Living in Arizona surrounded by Southwest designs.

Listing Courtesy of Re/Max Sun Properties



PENDING

• Pending as of 3/7/2020 MLS ID: 6041329

16800 E El Lago Blvd, Unit 2017

Apartment

2/2

1,633 sq
ft

1,642

2/21/2020

\$357,000

3/7/2020

\$219

Incredible remodel (see full list in Documents) floors, kitchen and master baths with walk-in shower, with awesome views of MOUNTAINS and world famous Fountain. Luxury 2 bd/2bath w DEN single level, over 1600 sft with large, 2-car garage, additional storage under stairwell, in laundry room and 2nd bedroom. This is the most popular floor plan with 2 patios (one N facing, one S facing) and a large garage. You won't find a better package than Village at Towne Center, GATED luxury community with heated pool, tiled hot tub, plenty of entertainment space and large fitness center. Low HOA fee (\$260) includes high speed internet, satellite TV and all equipment! This condo has been remodeled to the hilt, with tiled walk in shower in master, granite in kitchen.

Listing Courtesy of Kelleher Realty & Associates



PENDING

• Pending as of 3/4/2020 MLS ID: 6009756

15811 E Primrose Dr

Single Family
Detached

3/2

2,174 sq
ft

12,070

11/29/2019

\$425,000

3/4/2020

\$195

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.

Listing Courtesy of Opendoor Brokerage, LLC



PENDING

• UCB (Under Contract-Backups) as of 3/26/2020 MLS ID: 6054667

16322 E Chiquita Dr, Unit 88

Apartment

2/2

1,120 sq
ft

102

3/22/2020

\$219,000

3/26/2020

\$196

Live the good life at La Vida Buena! Mountain views from every window, lovely landscaping and a solar heated pool and spa. This home has 2 spacious bedrooms, 2 baths, and plenty of storage everywhere. This home has a garage and extra storage room. Walk to restaurants, Starbucks, stores, check out the parks and walking trails and the world famous fountain. Move right in, relax, enjoy, Welcome Home!

Listing Courtesy of Homesmart



PENDING

• Pending as of 3/26/2020 MLS ID: 6020623

16015 E El Lago Blvd, Apt 101

3/3

2,070 sq
ft

26,188

1/7/2020

\$369,000

3/26/2020

\$178

This charming town home has such a warm inviting feel; from the moment you walk in the front door you will be impressed by the high angled ceilings, the wood burning corner fireplace, the open kitchen and the architectural touches on the staircase. There are two main-level bdrms, the lower level Master Bdrm is generous in size & has a lovely patio with mountain views, there's a walk-in closet, ensuite MB w/ granite double vanity, and a custom tile shower. The guest bdm on the main level has built in book shelves & desk with still plenty of room for the bed. The hall bath feels so special w/ wainscoting, a unique wood vanity and a spacious tub/shower. The kitchen is very warm and functional with an electric cooktop, built in wall oven & microwave, island w/ extra storage, breakfast bar

Listing Courtesy of Coldwell Banker Realty

Pending Listings: 20 (cont.)

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


18 PENDING

14405 N Fairlynn Dr

Single Family
Detached

3/2
1,805 sq ft

10,000

2/7/2020

\$399,000

3/25/2020

\$221

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.

Listing Courtesy of Realty One Group

19 PENDING

15616 E Richwood Ave

Single Family
Detached

3/2
1,824 sq ft

12,754

2/27/2020

\$425,000

3/2/2020

\$233

This lovely 3 bed, 2 bath home with a 2 car garage and citrus trees showcases marvelous sweeping views of Four Peaks! With a sparkling pool and refreshing spa, a cozy propane fireplace, and shutters in all the bedrooms this property really does have it all. The family chef will appreciate the Silestone countertops and island in the kitchen and the heads of the household will love the master with dual door entry, ensuite bath, and convenient walk-in closet. Come see for yourself!

Listing Courtesy of Keller Williams Arizona Realty

20 PENDING

15231 E Stardust Dr

Single Family
Detached

5/6
4,882 sq ft

50,499

6/14/2019

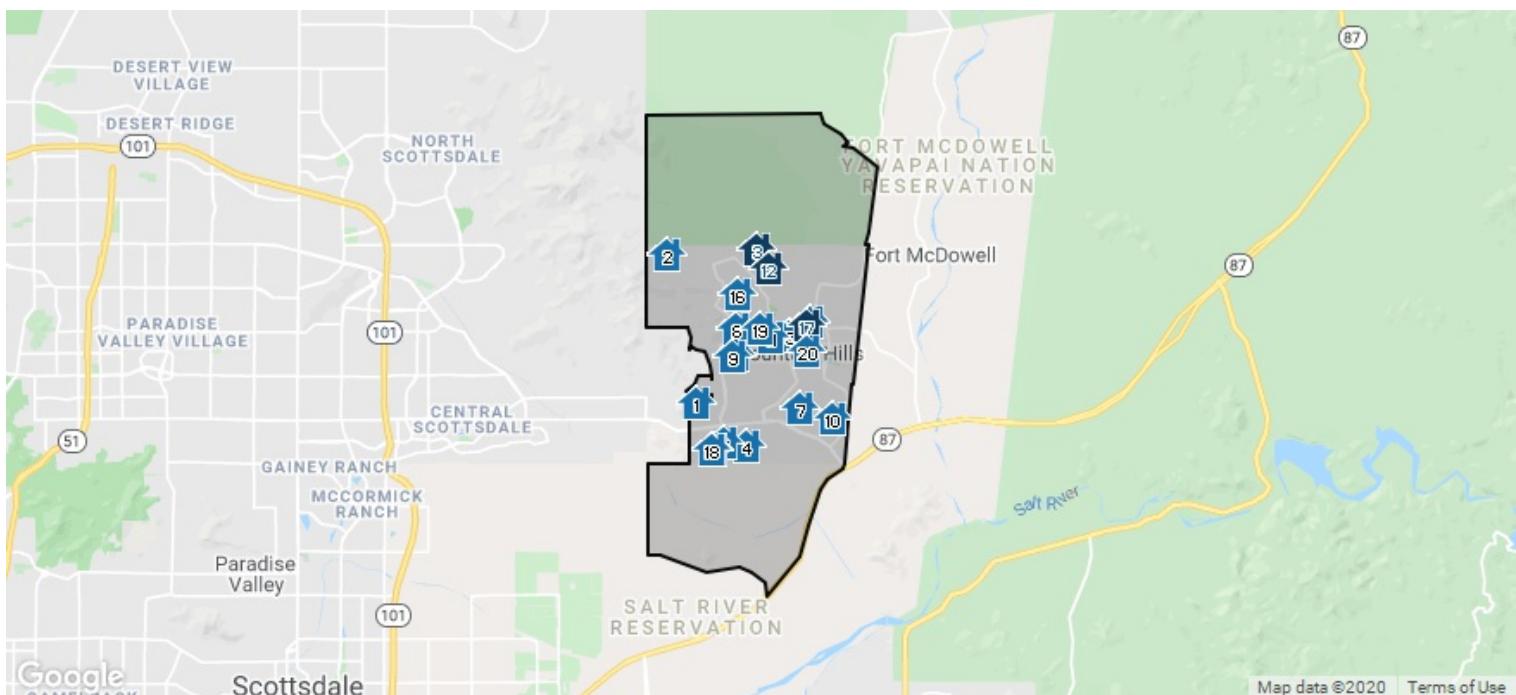
\$1,198,999

2/10/2020

\$246

Private serenity welcomes you to this beautiful oasis, spread over an acre, nestled within the quiet cul-de-sac with its own picturesque mountain backdrop. Gorgeous curb appeal, long paved driveway, grand entry, family-friendly floor plan, great for entertaining! No expense spared-impressive details/fine finishes. Wood-beamed cathedral ceilings, custom stone flooring/granite counters throughout, solid Alder cabinetry/arched wooden doors. Professional chef's kitchen - TWO presentation islands, all Viking appliances DOUBLE refrigerator/freezer, 6-burner gas stone/griddle/double oven, dishwasher, compactor, wine cooler & ice maker. This tranquil backyard boasts a sparkling salt-water pool with waterfall, water slide, grotto, misters, spa, outdoor shower, gas brick fireplace,

Listing Courtesy of Lawyers Properties



Price Changes: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
Active: 8/31/2019 MLS ID: 5972692	1 Single Family Detached	4/4	5,818 sq ft	8/31/2019	\$1,699,000	\$1,499,000	3/23/2020	-11.77%
Active: 3/19/2019 MLS ID: 5898205	2 Single Family Detached	5/7	10,480 sq ft	3/19/2019	\$9,000,000	\$6,500,000	12/13/2019	-27.78%

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.

Listing Courtesy of Keller Williams Arizona Realty

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.

Listing Courtesy of Russ Lyon Sotheby's International Realty

Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
--	-----------	---------	---------------------	--------------------	-------------	-----------	--------------	--------



PENDING

* Pending as of 3/30/2020 MLS ID: 5964880

15633 E Centipede Dr

Single Family
Detached

4/4
4,628 sq
ft

8/14/2019

\$550,000

\$500,000

1/22/2020

-9.09%

Stunning custom home built by Tom Raymond a student of Frank Lloyd Wright. Sweeping panoramic mountain views of the Red Mountains, Superstitions McDowell and Four Peak ranges as well as the desert preserve and wildlife. Enjoy the breathtaking views from over 2000 sqft of covered deck from 2 levels or from the countless picture windows throughout the home. This 4 bedroom, 4 bath home has over 4500 sqft of living space which include spacious bedrooms with vaulted ceilings and walk in closets, formal living room with floor to ceiling stone fireplace, dining room with bay window and loft. The spacious master bedroom has deck access and master bathroom features double sinks, private toilet, separate shower, soaking tub with fireplace and enormous walk in closet with sky high storage possibility

Listing Courtesy of Keller Williams Realty East Valley



FOR SALE

* Active: 10/18/2019 MLS ID: 5993872

9615 N Fireridge Trl

Single Family
Detached

5/7
7,198 sq
ft

10/18/2019

\$1,800,000

\$1,500,000

2/16/2020

-16.67%

This Outstanding Tuscan-Contemporary Transitional Home nestled in the Guard Gated Community of Firerock Country Club is now available. Majestic Mountain Views w/City Light Views can be yours for under 2M at the best value in Firerock. Stunning gourmet kitchen features all the standards and then some, including granite counters, center island, Viking Appliances, breakfast bar, pantry, pendant lighting, & a plethora of upgraded cabinetry w/stylish hardware. A perfect entertainers residence. Elegant Architectural touches throughout. Plush carpet in only the right places, ample his/her closets and storage, theatre room on 1st floor, upscale baths w/ custom tile & decorative mirrors. His/Hers baths, walkin closets, jetted tub, bidet, romantic fireplace, pocket sliders to balcony.

Listing Courtesy of Re/Max Fine Properties



FOR SALE

* Active: 2/6/2020 MLS ID: 6033541

13700 N Fountain Hills Blvd, Apt 206

Apartment

2/2
1,108 sq
ft

2/6/2020

\$180,000

\$180,000

3/30/2020

-

Amazing 2 bedroom 2 bath 2nd Story condominium with a pool view interior location. Located in the resort-style community of Four Peaks. Enjoy the resort style community which features HEATED pool, spa, fitness center, movie room, steam room, business center & more. Located in the heart of Fountain Hills, stroll to grocery stores, deli, dining & Fountain Park! NO busy streets or parking lot views here.

Listing Courtesy of Dwellings Realty Group



FOR SALE

* New, Active: 3/18/2020 MLS ID: 6052148

9626 N Indigo Hill Dr

Single Family
Detached

5/4
3,718 sq
ft

3/18/2020

\$635,000

\$615,000

3/29/2020

-3.15%

Jaw Dropping City Lights, Golf Course and Mountain Views! Situated in 24 Hr Guard Gated Eagle Mountain community, this Executive Home features 5 Bedrooms plus Office, 3.5 Baths, and 3 Car Garage. Two Bedrooms downstairs, with stunning curved staircase leading you to the Amazing Views Upstairs. Close to Mayo Clinic, Shopping, and Dining. This home is priced to sell, with remodeled comps selling in the 900K range. This is a great opportunity!

Listing Courtesy of Exp Realty



FOR SALE

* Active: 1/15/2020 MLS ID: 6024406

16423 E Kingtree Blvd

Single Family
Detached

3/3
3,542 sq
ft

1/15/2020

\$949,900

\$925,000

3/20/2020

-2.62%

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.

Listing Courtesy of Coldwell Banker Realty

Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	FOR SALE	• Active: 9/27/2018 MLS ID: 5826055						
13823 N Mesquite Ln	Single Family Detached	5/4	4,048 sq ft	9/27/2018	\$729,900	\$691,111	10/29/2019	-5.31%
BASEMENT HOME...Yes Please! This home has a fully finished basement, with 2 bedrooms, great room, full bathroom and lots of storage space. Perfect for a growing family, older children, frequent visitors, or maybe an office, in-home gym, playroom, game room or even just extra storage. Best yet, it is below ground so it is easier to cool in the hot summers! Upstairs you will find a spacious, open, split floorplan with lots of natural light, separate living room/dining room, office area (potential bar), family room, eat in kitchen with double ovens. Very flexible space with 3 walkouts in the master, family room and living room. The backyard oasis includes Sunridge Canyon Golf Course and mountain views, a heated pool and spa, artificial grass, fire pit and built in BBQ.								
Listing Courtesy of West Usa Realty								
	FOR SALE	• Active: 1/30/2020 MLS ID: 6030372						
15173 E Palisades Blvd	Single Family Detached	3/3	2,251 sq ft	1/30/2020	\$569,000	\$564,000	3/5/2020	-0.88%
Single level home with highly desirable views! Contemporary Ranch meets Midcentury Modern in this remastered property. Newly renovated kitchen and bathrooms along with many other notable updates while maintaining timeless original assets and architectural integrity. Iconic views of Four Peaks and Red Mountain accompanied by a large backyard with more than enough room for personal adjustments such as a pool, fire pit, or even a volleyball court. Golf course views upon entry and greeted with original solid oak floors along with a stone fireplace and open living spaces. Recent updates include new kitchen with luxury cabinets and appliances (dishwasher, microwave drawer, fridge, dual oven & range), new master bathroom with marble shower & 60" free standing tub and faucet and double vanity,								
Listing Courtesy of West Usa Realty								
	FOR SALE	• Active: 1/20/2020 MLS ID: 6026215						
17019 E Player Ct	Single Family Detached	3/3	3,200 sq ft	1/20/2020	\$987,000	\$959,000	2/18/2020	-2.84%
MOTIVATED SELLER! This Immaculate single level, 1 owner custom territorial backing to the 9th fairway of Desert Canyon GC offers Breathtaking views/Perfect size & desirable open floor plan/From the front flagstone entry you're greeted w/large open living area looking straight out to the views & GC/Formal dining /Grt rm w/fireplace/high ceilings,custom lighting thruout w/all new led bulbs. Kitchen & breakfast rm totally open/Custom cabinets, granite counters,walk in pantry/huge breakfast bar/built in desk/Spacious master suite w/beautiful bath, split from other bedrooms. Tons of storage in this home/separate office w/access to yard. Stunning back yard w/pool/Built in BBQ/table & views that will take your breath away. So much to see in this great home/ 3 car garage/Viewing deck & more!								
Listing Courtesy of McO Realty								
	FOR SALE	• Active: 1/30/2020 MLS ID: 6030237						
15844 E Primrose Dr	Single Family Detached	3/2	1,907 sq ft	1/30/2020	\$469,000	\$449,000	2/26/2020	-4.26%
Single level custom home in Fountain Hills on large hillside lot. Amazing curb appeal & beautiful, easy-to-maintain desert landscaping. Impressive entrance & large foyer. Updated kitchen with granite counters, large eat-in area with tons of windows & a huge walk-in pantry. Great room has a fireplace & 2 separate entrances to the backyard. Large master suite with double door entry, huge walk-in closet, bathroom with extra storage, double sinks, separate shower/tub & private toilet area. Large indoor laundry room with utility sink. Oversized 2 car garage with room for workshop and/or storage. Long driveway with side entry garage. Seller is offering a 1 Yr Home Warranty & \$4,000 in concession for Buyers Closing Costs!. Property line extends past fence and the entire lot is nearly 25000 sqft.								
Listing Courtesy of Homesmart Lifestyles								
	PENDING	• UCB (Under Contract-Backups) as of 3/30/2020 MLS ID: 6036646						
15829 E Ruskin Ln	Single Family Detached	4/3	2,800 sq ft	2/13/2020	\$455,000	\$449,800	2/26/2020	-1.14%
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.								
Listing Courtesy of Re/Max Sun Properties								

Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
--	-----------	---------	---------------------	--------------------	-------------	-----------	--------------	--------


13 FOR SALE

· Active: 12/21/2019 MLS ID: 6016543

14815 E Sandstone Ct

Single Family
Detached

3/4
2,886 sq
ft

12/21/2019

\$884,900

\$850,000

3/23/2020

-3.94%

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

14 FOR SALE

· New, Active: 3/17/2020 MLS ID: 6051739

14045 N Sheffield Ct

Single Family
Detached

3/2
2,042 sq
ft

3/17/2020

\$500,000

\$485,000

3/27/2020

-3%

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.

Listing Courtesy of Re/Max Sun Properties

15 FOR SALE

· Active: 2/15/2020 MLS ID: 6037789

15242 E Verbena Dr

Single Family
Detached

4/3
3,208 sq
ft

2/15/2020

\$520,900

\$509,900

3/19/2020

-2.11%

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

16 FOR SALE

· Active: 2/27/2020 MLS ID: 6042412

15045 N Elena Dr

Single Family
Detached

4/4
3,236 sq
ft

2/27/2020

\$925,000

\$915,000

3/29/2020

-1.08%

You've been waiting for this spectacular Luxury Collection listing in North Heights. 3/4 acre surrounded by gorgeous desert, rock outcroppings, and adjacent to neighborhood hiking path. Courtyard entry. Waterfall + seating area. Beautifully updated interior with new "wood plank" tile, carpet, stacked stone feature wall, fresh paint. NO STAIRS! Chef's kitchen has Subzero, Bosch, Dacor. Wine fridge at Kit bar seating. Solid Alder doors thruout . 3 fireplaces (propane). Two full baths/ 2 powder including a pool bath. Outdoor spaces abound. 4640 sq feet under roof. Huge patio w/beehive corner fireplace. Heated or cooled pebbletec pool w/ 14 person oversized spa. 5 poolside seating areas. Direct hiking path access. Private. Secluded. Comfortable. Don't delay.

Listing Courtesy of Homesmart Lifestyles

17 PENDING

· Pending as of 3/19/2020 MLS ID: 6047482

13837 N Kendall Dr

Single Family
Detached

3/2
1,650 sq
ft

3/7/2020

\$299,000

\$299,000

3/19/2020

-

Best deal in town! No HOA, No NPOA, Original owners have maintained this home for 27 years. NO STEPS in this popular open floor plan with split bedrooms. All tile flooring through out the home, nicely updated shower in the master bath. Home is very livable as is but does need updating and your vision of how the house can ultimately look once it's fixed up. Perfect for the homeowner who is looking for an affordable home but is NOT afraid to get their hands dirty. Appreciation values are up in Fountain Hills and this is a perfect opportunity to build equity! Home is priced to reflect current condition.

Listing Courtesy of Homesmart Lifestyles

Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
--	-----------	---------	---------------------	--------------------	-------------	-----------	--------------	--------


18 FOR SALE

· Active: 3/28/2019 MLS ID: 5907418

14811 E Sandstone Ct

Single Family
Detached

5/5
4,690 sq ft

3/28/2019

\$1,250,000

\$1,049,000

2/27/2020

-16.08%

This semi-custom SW Territorial "has it all". Enjoy over 3,000sf FIRST LEVEL with TWO ensuite masters w/walk in closets, a spacious eat-in kitchen, w/high end appliances & granite counter tops, open to the fam room, living & dining rooms, + den/office. The Second Level is the perfect getaway for family & guests w/ 1 ensuite bedroom & 2 bedrooms that share a Jack & Jill bath, a large Bonus room & an outside lounge/deck with endless views. Recent mechanical upgrades include Energy Star Andersen patio doors and windows and 3 high end Lennox HVAC systems. Wtih the largest, flat golf course lot in coveted Eagle Mountain, all it takes are personal touches to "start living the Arizona dream"! Built in BarBQ, putting green & 5 patio areas. Red Mountain & City Light Views.

Listing Courtesy of My Home Group Real Estate

19 FOR SALE

· Active: 11/15/2019 MLS ID: 6005086

13835 N Sunflower Dr

Single Family
Detached

4/6
4,737 sq ft

11/15/2019

\$1,699,900

\$1,699,500

3/10/2020

-0.02%

Just finalizing this Amazing Contemporary Home in Sunridge Canyon! 4bd 6 bath, office/or 5th bedroom, game room/ bonus room with views from every direction . 3 huge patio to soak in the amazing views. Resort backyard. Nothing like it on the market. A must see

Listing Courtesy of Dpr Realty Llc

20 FOR SALE

· Active: 12/3/2019 MLS ID: 6010550

16525 E Avenue Of The Fountains - , Unit 204

Apartment

3/2
1,736 sq ft

12/3/2019

\$328,000

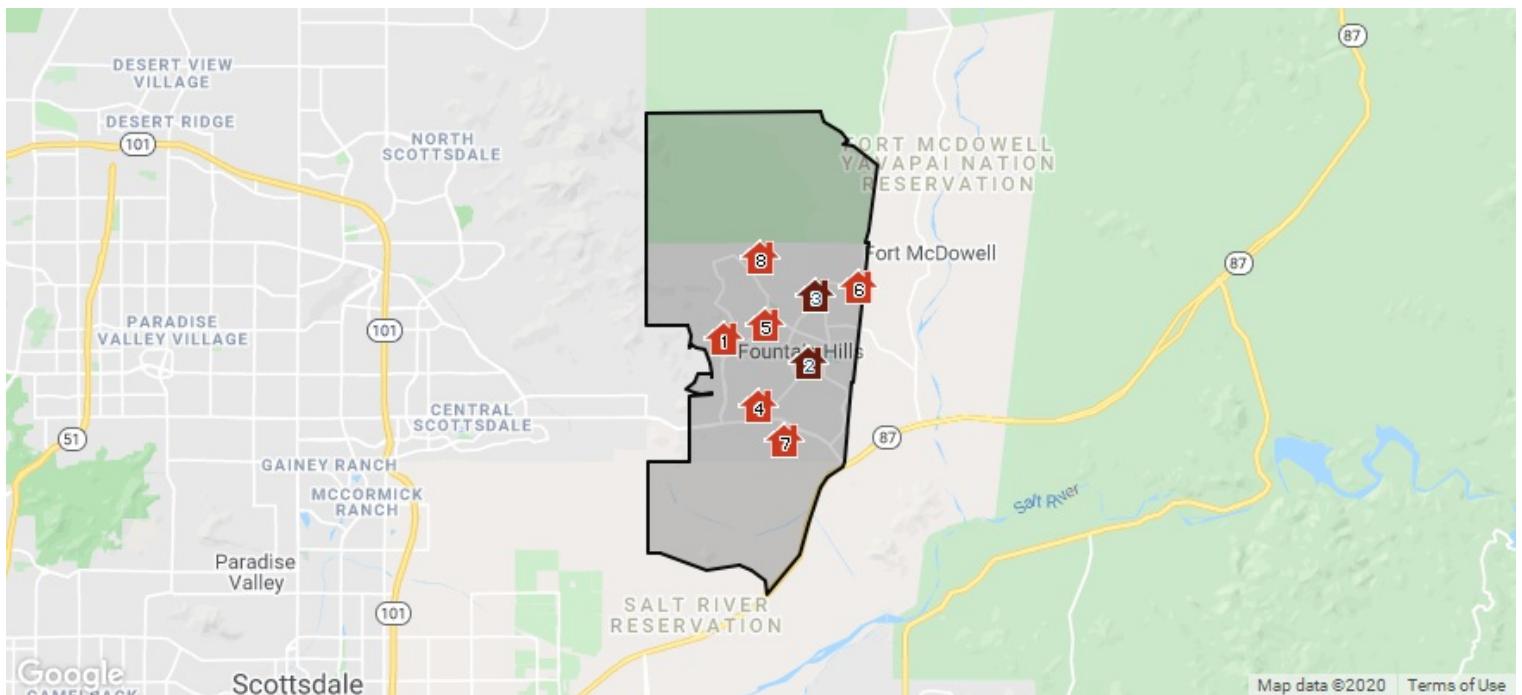
\$297,500

3/18/2020

-9.3%

Built in 2004, this Fountain Hills one-level condo offers Great room floorplan granite and travertine tiled backsplash. The kitchen also features new granite and travertine backsplash, and new stainless steel appliances, undermount sink, and faucet. It has a large walk-in pantry, breakfast bar. Master suite has walk-in closet and offers a full bath with dual sink granite vanities and separate jetted tub and shower. This unit has its own private balcony, 1 car garage, and community pool. Located close to shopping, dining, entertainment & Fountain Park

Listing Courtesy of Opendoor Brokerage, Llc



Distressed Activity: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	1 FOR SALE	Single Family Detached	4/5 4,900 sq ft	39,688	\$899,900	10/29/2019	10/29/2019	Foreclosure
	2 PENDING	Apartment	2/2 1,010 sq ft	29,290	\$179,000	3/6/2020	3/6/2020	Foreclosure
	3 PENDING	Single Family Detached	3/2 1,546 sq ft	13,399	\$285,000	3/12/2020	3/12/2020	Foreclosure

1 FOR SALE • Foreclosure, Notice of Trustee Sale, Active: 10/29/2019 MLS ID: 5998051

13430 N Sunridge Dr Single Family Detached 4/5 4,900 sq ft 39,688 \$899,900 10/29/2019 10/29/2019 Foreclosure

Shared driveway, house is on the right. Back on market, WOW, Lender owned luxury home with some of the best views ever. Upstairs 2 bedroom, 2.5 baths with open floor plan and kitchen that appears never used. Large master with luxury bath also appears as new. Large dining room with mountain views. Stunning pool surrounded by boulders. Downstairs additional 2 bedrooms, 2 baths and a family room + a kitchenette. Views of Four Peaks from multiple balconies. Please see private remarks for important information. Seller's addendum follows acceptable offer. Buyer to confirm all items of material importance. Note, no SPDS or CLUE report. Seller has added new carpet, paint, roof resurfaced, etc., over \$38,000 see documents.

Listing Courtesy of Realty Executives

2 PENDING • Foreclosure, Notice of Trustee Sale, Pending as of 3/23/2020 MLS ID: 6047049

16528 E Gunsight Dr, Unit 204 Apartment 2/2 1,010 sq ft 29,290 \$179,000 3/6/2020 3/6/2020 Foreclosure

Wonderful condo located near downtown Fountain Hills. Just minutes to the spectacular park, fountain and shops. This home features awesome mountain views, private balcony, tile floors, split floorplan, tow full bedrooms and two full bathrooms, inside laundry, and covered parking. This remarkable property is available for immediate sale. The seller is very responsive and the property is a perfect opportunity. Take advantage of this amazing opportunity.

Listing Courtesy of American Allstar Realty

3 PENDING • Foreclosure, Notice of Trustee Sale, Pending as of 3/20/2020 MLS ID: 6049608

16650 E Oxford Dr Single Family Detached 3/2 1,546 sq ft 13,399 \$285,000 3/12/2020 3/12/2020 Foreclosure

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.

Listing Courtesy of Cerreta Real Estate

Distressed Activity: 8 (cont.)

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


4 **FOR SALE**

• Preforeclosure, Notice of Trustee Sale, Active: 3/6/2020 MLS ID: 6047084

10841 N Buffalo Dr

 Single Family
Detached

4/3

 2,587 sq
ft

9,988

\$540,000

3/6/2020

3/6/2020

Preforeclosure

VIEWS! VIEWS! VIEWS! This 4 bed / 2.5 bath has been meticulously remodeled from top to bottom and is the home you have been dreaming of. With an open concept, new flooring throughout, brand new appliances, granite countertops, stunning ensuite off the master, turf backyard, new roof, new lighting, 3 car garage, spacious RV gate and parking and 2 fireplaces this home checks all the boxes and will exceed your expectations. Cozy up next to the fireplace on the balcony and enjoy the beautiful Arizona sunset. Welcome Home!

Listing Courtesy of Homesmart

5 **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

\$798,000

12/16/2019

12/16/2019

Foreclosure

One of the best views in FH that flows across a large sonoran expanse 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

6 **OFF MARKET**

• Preforeclosure, Notice of Trustee Sale MLS ID: –

17508 E Hawley Dr

Single Family

&ndash;/4

 3,129 sq
ft

10,559

–

–

10/17/2019

Preforeclosure

–


7 **OFF MARKET**

• Preforeclosure, Notice of Trustee Sale MLS ID: –

9755 N Red Bluff Dr

Single Family

&ndash;/5

 5,080 sq
ft

80,427

–

–

12/17/2019

Preforeclosure

–


8 **OFF MARKET**

• Preforeclosure, Notice of Trustee Sale MLS ID: –

15702 E Richwood Ave

Single Family

&ndash;/2

 1,860 sq
ft

12,070

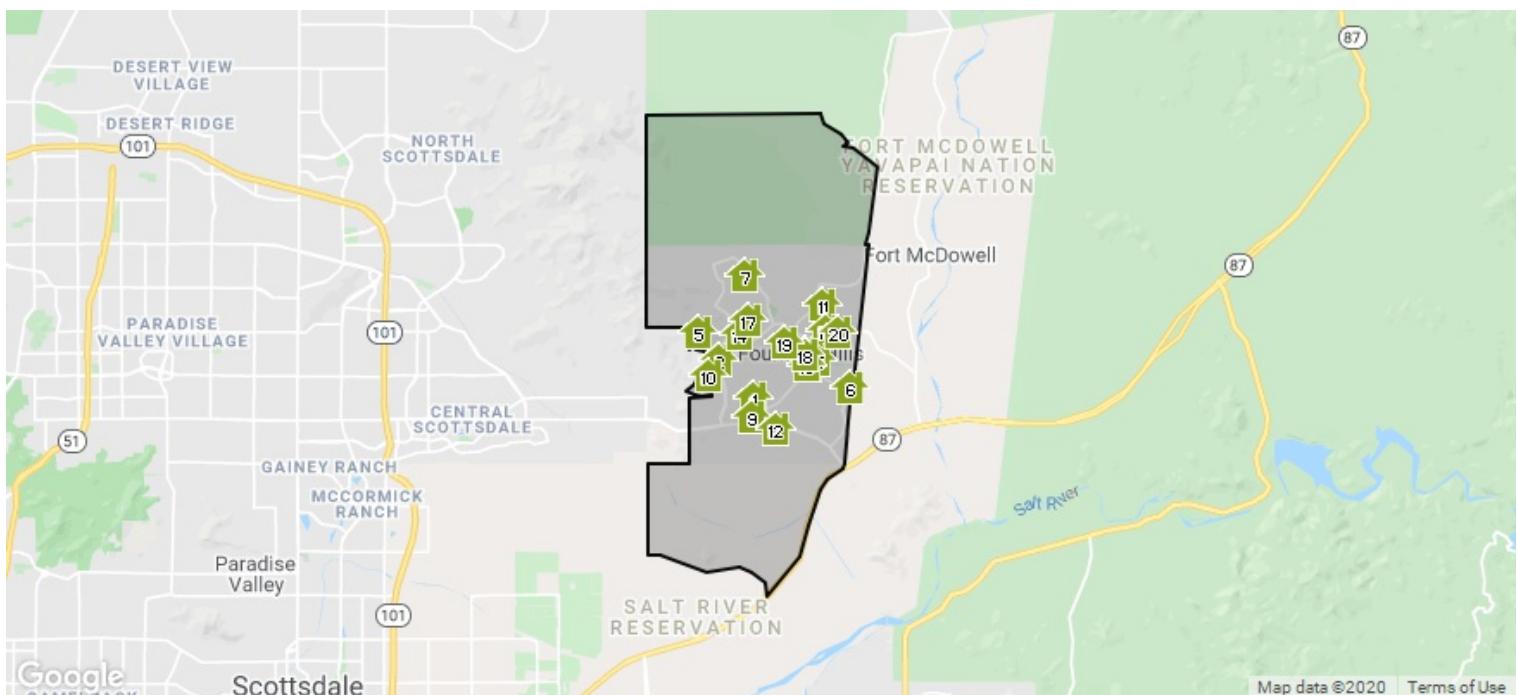
–

–

11/21/2019

Preforeclosure

–



Recently Sold: 20

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



RECENTLY SOLD • Sold Date: 2/28/2020, MLS Listing 5977934: 9/13/2019 MLS ID: 5977934

16540 E El Lago Blvd, Unit 11 – 3/3 2,081 sq ft 252 2001 2/28/2020 \$485,000 \$233

Now is your chance to own your very own Patio home in the Gated Community of Villa Estates at Town Center. Walk to the Community Center, Museum, Community Garden, the Famous Fountain Park & so much more. Features include an Over sized Master BR plus split 2nd ensuite Bedroom. The 3rd BR is currently being used as an office. Kitchen has new Cabinets, Granite Counters and SS Appliances. Formal living & dining area plus family room with Fireplace. Private Covered back patio. Home sits at the back of the community so super quiet. Garage has epoxy flooring & custom Built in Cabinets for extra storage & direct access to home. Very well taken care of unit. List of Updates in the documents tab Some furniture available.

Courtesy of Homesmart Lifestyles



RECENTLY SOLD • Sold Date: 2/28/2020, MLS Listing 6016974: 12/23/2019 MLS ID: 6016974

14850 E Grandview Dr, Unit 139 Apartment 2/2 1,992 sq ft 327 2000 2/28/2020 \$432,000 \$217

Move-in ready, lovely Villa at Copperwynd. Sure to delight seasonal or year round residents. No stairs, gated courtyard entry, open floor plan, split master bedroom, den with closet (usable as a third bedroom). Private master suite accessed through double doors includes patio with amazing views, large walk-in closet, bath with separate shower and tub, double sinks, toilet room. Kitchen features gas cook top, built in oven and walk-in pantry. Two car Garage is attached and home to the 2019 tankless hot water heater and water softener. The south facing unit and patios offer ever changing views of city lights, mountains, desert wash and sunsets. HOA restricts rentals to a minimum of one week, great income option. Gated, lock & leave, 30 minutes to Sky Harbor Airport.

Courtesy of Realty Executives

Recently Sold: 20 (cont.)

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


3 RECENTLY SOLD

• Sold Date: 3/30/2020, MLS Listing 6028139: 1/24/2020 MLS ID: 6028139
12609 N La Montana Dr, Unit 203 Apartment 2/2 1,256 sq ft 1,229 2000 3/30/2020 \$251,500 \$200

Unobstructed MOUNTAIN VIEWS from your private, tranquil covered back patio & bonus front patio. Within walking distance to Fountain, Park & all that Town Center offers. RARE 2 CAR GARAGE in this price range. Recent REMODELING makes this a very special FULLY FURNISHED condo that boasts lots of natural light. New gorgeous Luxury Vinyl Tile flooring throughout main living areas. Updated chef's Kitchen with newer stainless appliances that opens to eat-in area & family room. Master bath also remodeled with new walk-in custom tiled shower. Seller offering a 1 yr home warranty. Act quick on this turn-key FURNISHED beautiful home!

Courtesy of Realty One Group


4 RECENTLY SOLD

• Sold Date: 3/30/2020, MLS Listing 6024529: 1/16/2020 MLS ID: 6024529

11259 N Pinto Dr Single Family Detached 4/3 3,156 sq ft 9,496 2000 3/30/2020 \$530,000 \$168

Come see this 4 bedroom home with incredible views in Fountain Hills! This home offers fresh interior paint and mountain views from several rooms. An office lies just off the entry with the family room to the back of the home. The family room has built ins and a fireplace to cozy up to. The open kitchen features warm-toned cabinets, granite countertops and ample cabinet and counter space. The balcony extends the full length of the home from the kitchen to the master suite. The master ensuite bathroom has dual sinks, separate shower and tub, and a large walk in closet. Two bedrooms, a full bathroom, laundry and a second family room on the lower level. The backyard features a full length covered patio, sparkling pool, and views not to be missed! Close to lots of shopping and dining, and golf!

Courtesy of Offerpad

5 RECENTLY SOLD

• Sold Date: 3/26/2020, MLS Listing 5921599: 4/19/2019 MLS ID: 5921599

13815 N Prospect Trl Patio Home 2/3 2,552 sq ft 9,686 2019 3/26/2020 \$1,111,806 \$436

Camelot Homes Adoro Villas offers luxury single family homes w/ spectacular mountain views in Ft. Hills! This 2 bedroom 2 1/2 bath award winning Villa with 3 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.

Courtesy of Ventana Fine Properties

6 RECENTLY SOLD

• Sold Date: 3/23/2020, MLS Listing 6033366: 2/1/2020 MLS ID: 6033366

11725 N Desert Vis, Unit 120 2/2 1,314 sq ft 170 2004 3/23/2020 \$312,000 \$237

Entering this home from a delightful covered patio suggests the charming interior. Cozy, warm, and immaculate interior is tastefully painted with decorator colors, 13" earth tone tile t/o, Windows across the back wall w/plantation shutters looking out to a very large patio & yard w/new extended pavers 1/2020. Room for individual garden. Large Gourmet kitchen w/warm tones, Stainless Steel Appliances, Walkin Pantry, Breakfast Bar, Living Rm/Dining Rm Combination, Large Entertainment Niche, Split Bedrooms, Master in rear. Master Bath w/walk in shower, dual sinks. Guest Bath Full. One Common Wall, 2 car Gar., located next to Htd Pool. Small, private, Gated Community near allamenities & famous FH Fountain and Park. Near Beeline Hwy for escapes to the Mountains and Saguaro Lake. It's A+

Courtesy of Coldwell Banker Realty

7 RECENTLY SOLD

• Sold Date: 3/27/2020, MLS Listing 5917669: 4/26/2019 MLS ID: 5917669

15835 N Eagles Nest Dr Single Family Detached 5/5 3,636 sq ft 12,584 2003 3/27/2020 \$787,000 \$216

Stunning Custom home, full casita w/ full kitchen! 4 car garage w/ car lifts! Property overlooks open preserve directly adjacent with breath taking mountain views. Tranquil front courtyard has mature trees & lush landscaping. Custom iron front door and iron railings. Pristine condition throughout. Solid alder interior doors throughout. Over-sized loft/Bonus room. Chef's kitchen showcases glazed alder cabinets surrounding a large granite island, 48" Sub Zero refrigerator, 48" professional gas range, ice maker & spacious walk-in pantry. Butler's pantry off of the dining room. The master suite is on the MAIN LEVEL with access to the resort style backyard that is perfect for entertaining, full outdoor kitchen, fireplace, TV, professional high pressure misters & beautiful fountain

Courtesy of Redfin Corporation

Recently Sold: 20 (cont.)

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


RECENTLY SOLD

• Sold Date: 2/27/2020, MLS Listing 6003131: 11/9/2019 MLS ID: 6003131

16800 E El Lago Blvd, Unit 2057

Apartment

2/2

1,348 sq ft

1,452

2005

2/27/2020

\$297,500

\$221

Fantastic gated premiere condo community in the heart of scenic Fountain Hills! walk to downtown dining, shopping, events, holidays, etc. 2 bd/1.75 bath condo with 1 car garage and LOTS of unassigned parking. Upgrades include granite in kitchen, nearly new windows on south side, upgraded carpet, custom paint, custom light fixture. Gas fireplace, condo plumbed for either gas or electric . Lovely mt views from patio, extra storage. 1345 sft, all efficiently arranged. All appliances convey with sale. Community boasts year round heated pool, hot tub and fitness center, HOA fee of 260 includes internet, TV, all equipment. This condo located conveniently across from the pool, gas grills. Last 3 sold for 290k 299k and 320k SELLERS ARE BOTH LICENSED REAL ESTATE AGENTS IN ARIZONA.

Courtesy of Kelleher Realty & Associates

RECENTLY SOLD

• Sold Date: 2/27/2020, MLS Listing 5919112: 4/30/2019 MLS ID: 5919112

15538 E Palatial Dr

Single Family
Detached

4/5

4,152 sq ft

42,868

2018

2/27/2020

\$1,375,000

\$331

Newly Constructed 4152 Sq Ft Custom Home in Palatial Estates with stunning views of 4Peaks, Gold Fields & McDowell Mtns. This 4 Bedroom (all with En-suite Bathrooms) 4.5 Bath home has many high-end features including expansive back patio accessed by a disappearing pocket patio door, Heated Pool & Spa, Built-in BBQ, all for great Arizona outside living. A Gourmet Kitchen with 48 inch Sub-Zero Refrigerator, 48 inch Wolf Gas Range, Steam Wall Oven & Microwave. Also included is Central Vac, Wifi Door Bell & Security Cameras, 5 zone HVAC system served by 3-16 Seer units & two Tank-Less Water Heaters. There's 5.5 inches of foam insulation in the walls and 9 inches of top cord truss insulation in the ceiling. An over sized 4 car garage with sealed concrete floors rounds out this incredible home.

Courtesy of Realty One Group

RECENTLY SOLD

• Sold Date: 2/27/2020, MLS Listing 5943935: 6/24/2019 MLS ID: 5943935

14712 E Paradise Dr

Single Family
Detached

4/5

4,128 sq ft

49,313

2009

2/27/2020

\$1,650,000

\$400

CAR ENTHUSIASTS...This is the one for you! 8-CAR GARAGE. Beautiful private setting located in gated community of Eagle Ridge on an acre plus lot. Private gated entrance, paver driveway, "Silverleaf" stone accents, custom tile roof w/ copper trim, real wood garage doors give this home beautiful curb appeal. Single-level, NO STEPS, 4 BD + office, 5 BA with separate exterior entrance for casita. Gourmet kitchen w/Wolf gas 6-burner + griddle cooktop, SubZero refrigerator/freezer, kitchen island sink & 2 drawer dishwasher, prep counter w/sink and 1 drawer dishwasher, and breakfast nook. Formal dining with 2-way fireplace and brick ceiling. sliders to huge covered patio with travertine tile and gas fireplace creating perfect indoor/outdoor entertaining.

Courtesy of McO Realty

RECENTLY SOLD

• Sold Date: 3/27/2020, MLS Listing 6027730: 1/23/2020 MLS ID: 6027730

14668 N Kings Way

Single Family
Detached

2/2

997 sq ft

5,279

1988

3/27/2020

\$265,000

\$266

This charming home is nestled in the Courtside Villas Community, located close to several regional parks. You'll notice the impeccable landscaping and spacious covered patio outdoors and marvel at the open floor plan and master with ensuite bath indoors. Appreciate star-rated energy efficient insulation, a new RO system and a newly sealed roof. Wth 2 beds, 2 baths, and a 2 car garage this single level property with 997 sqft could be your new dream home!

Courtesy of Keller Williams Arizona Realty

RECENTLY SOLD

• Sold Date: 3/27/2020, MLS Listing 6022918: 1/12/2020 MLS ID: 6022918

16010 E Ridgestone Dr, #51

&ndash;

2/3

1,953 sq ft

2,218

2018

3/27/2020

\$815,000

\$417

Indulge yourself in the simplicity of Condominium Living, Wthout Compromise! "The Overlook at FireRock" Securely situated within the Guard Gated FireRock Country Club community with Golf, Dining, Tennis & Swimming available. This newer Toll Brothers construction offers a modern & stylish home for that full time or lock & leave part time owner. The home is impeccably decorated and can be acquired "Turn-Key" for a very discerning buyer. The interior Features 9' plus ceilings, an entertainer's kitchen w/integrated SS Wolf appliances, Quartz Surfaces & Designer Cabinetry. Enjoy City & Mountain Views inside or from the enclosed covered patio. Outdoor entertaining area includes Synthetic Grass, SS BBQ, & Firepit w/exquisite water feature. Attached 2-car garage w/cabinet

Courtesy of Berkshire Hathaway Homeservices Arizona Properties

Recently Sold: 20 (cont.)

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


RECENTLY SOLD

• Sold Date: 3/27/2020, MLS Listing 6042184: 2/26/2020 MLS ID: 6042184

13818 N Saguaro Blvd, Unit 201

Apartment

2/2

1,032 sq ft

1,472

1997

3/27/2020

\$208,500

\$202

Great corner unit providing beautiful Mountain Views right off the front and back patio. Location is prime, walking distance to the Fountain and Park. Both bedrooms are spacious and have convenient walk-in showers in each bathroom. Also enjoy having a private one-car garage with additional parking available in the complex. The community features a year round heated pool. Enjoy a solvent HOA that is great to work with and takes pride in taking care of the complex. This can be a wonderful year round home or a perfect winter visitor getaway. Come see this amazing unit! It won't last long!

Courtesy of West Usa Realty

RECENTLY SOLD

• Sold Date: 3/26/2020, MLS Listing 5791253: 7/10/2018 MLS ID: 5791253

13620 N Catclaw Ct

Single Family Detached

3/4

4,642 sq ft

17,372

2009

3/26/2020

\$1,140,000

\$246

LOCATION LOCATION LOCATION! SPECATACULAR 360 degree VIEWS!!! Beautifully appointed Luxury Home designed with elegance for comfortable living. This stunning home was constructed on an elevated hilltop and designed to provide maximum outdoor living spaces that capture the incredible views. In addition to a 900+ sqft roof deck providing 360 vistas, there are patios and balconies to enjoy breathtaking views. Entire living space is on one level except for the over-sized garage and bonus room with an elevator to the main floor. The grand open concept floor plan is designed for easy living and entertaining. Gorgeous Gourmet Kitchen has top of the line appliances, granite counters, custom cabinetry, 5'x6' granite island w/prep sink/disposal, warming drawer, icemaker, double ovens. CLICK

Courtesy of Coldwell Banker Realty

RECENTLY SOLD

• Sold Date: 3/26/2020, MLS Listing 6036214: 2/12/2020 MLS ID: 6036214

16800 E El Lago Blvd, Unit 1062

Apartment

2/2

1,633 sq ft

1,642

2005

3/26/2020

\$358,000

\$219

Move In Ready. Beautiful Highly updated Ground Floor 2 bedroom Plus a Den. Full Kitchen Remodel in 2019, Beautiful Cabinets, Quartz Counters, Gas Stove, Pantry, etc. Newer (2018) Marion High Efficiency Windows. Newer Floors, Large Master Suite has Full Bath with Dual Sinks, Separate Tub and Shower, Private Toilet. Gas Fireplace in the Great Room. Ceiling Fans. Extra Large Utility Room with Sink and Extra Storage. Gated Community, Walk to the Famous Fountain, Restaurants, Shops and all Things Fountain Hills. Hurry, Won't Last!

Courtesy of Re/Max Sun Properties

RECENTLY SOLD

• Sold Date: 3/26/2020, MLS Listing 6022882: 1/12/2020 MLS ID: 6022882

16517 E Gunsight Dr, Unit 8

&ndash;

2/3

1,476 sq ft

145

1986

3/26/2020

\$330,000

\$224

Live your Arizona dream in this beautiful 9 unit territorial-style enclave. GORGEOUS mountain views all around you from the private patio and the two upstairs balconies. Enjoy the spacious living room with a fireplace, plantation shutters and territorial finishings. The kitchen is updated with plenty of room and storage, upstairs the master bedroom has an updated bathroom and private patio with mountain views. The picturesque setting has a lovely pool and spa area, and is an easy walk to town with shops, restaurants and the world famous fountain. Welcome home!

Courtesy of Horremart

RECENTLY SOLD

• Sold Date: 3/25/2020, MLS Listing 6003665: 11/11/2019 MLS ID: 6003665

15443 E Acacia Way

Single Family Detached

4/2

2,548 sq ft

8,847

1997

3/25/2020

\$487,000

\$191

Great new price on this move in ready single level home in Sunridge Canyon!! Enter into the spacious and comfortable great room with a gas fireplace for those chilly evenings! Entertain in the formal dining room. Enjoy the nice large kitchen with bright & cheerful breakfast room. With 3 bedrooms & den or 4 bedrooms there is room for everyone! The guest room has a separate entrance which makes it perfect for many uses! New wood floors in the great room/new carpet in bedrooms, most interior rooms freshly painted, hall bath has a new toilet and cabinet. Private master suite offers a large bath room w/separate tub & shower and a great sized walk in closet. Nice yard with pavers, mature landscaping and water feature. This home is truly move in ready and priced to sell!!!

Courtesy of McO Realty

Recently Sold: 20 (cont.)

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


RECENTLY SOLD

• Sold Date: 3/25/2020, MLS Listing 6007254: 11/21/2019 MLS ID: 6007254

16540 E El Lago Blvd, Unit 7

Patio Home

3/2

1,854 sq ft

285

2001

3/25/2020

\$460,000

\$248

BACK ON THE MARKET! Gated Villa in Highly Desirable Villa Estates at Town Center. Well Maintained 3 Bedroom 2 Bath Unit. Great Room with 3 Way Fireplace. Split Master Suite has Walk-in Closet, Master Bath with Double Sinks, Soaking Tub, and Separate Shower. Master Bedroom has Private Covered Patio with Sun Screens and Lowe Glass. Kitchen has Stainless Appliances, Quartz Counters, Glass Inset Cabinets, Walk-in Pantry. Kitchen Exits to Extra Large Tiled Covered Patio which has Custom Railing and Outdoor Curtains. Plantation Shutters, Tile and Wood Floors Throughout. Sun Facing Window Shade Screens. 2 Car Garage has Epoxy Floors. Whole House H2O Concepts Water Filtration System. Central Vac. Walking Distance to the World Famous Fountain, Shops, Dining, Museum, Library and More.

Courtesy of Re/Max Sun Properties

RECENTLY SOLD

• Sold Date: 2/24/2020, MLS Listing 6026168: 1/13/2020 MLS ID: 6026168

13600 N Fountain Hills Blvd, Unit 501

&ndash;

2/2

1,430 sq ft

135

2004

2/24/2020

\$310,000

\$217

Live like you're on vacation! You will love the gated, resort style community of La Strada. With Starbucks and Safeway located directly across the street and downtown and the famous Fountain just a short walk away, it is centrally located near everything Fountain Hills. This 2nd floor unit with no one above or below you, features 2 bedrooms, 2 bathrooms, 2 large balconies and stunning McDowell Mountain views. There are hardwood floors in living and bedrooms, and wood-look tile in kitchen and baths. Unique interior details abound featuring tray ceiling, art niches, and solid core alder doors. New A/C unit installed in 2018. 2 car garage with a large storage closet and built in storage cabinets. Enjoy the heated community pool and spa, 2 new gas grills in 2019, and Ramada with a gas fireplace.

Courtesy of Coldwell Banker Realty

RECENTLY SOLD

• Sold Date: 3/25/2020, MLS Listing 6044677: 3/2/2020 MLS ID: 6044677

17131 E Grande Blvd, Unit 113

Apartment

2/2

1,450 sq ft

162

1996

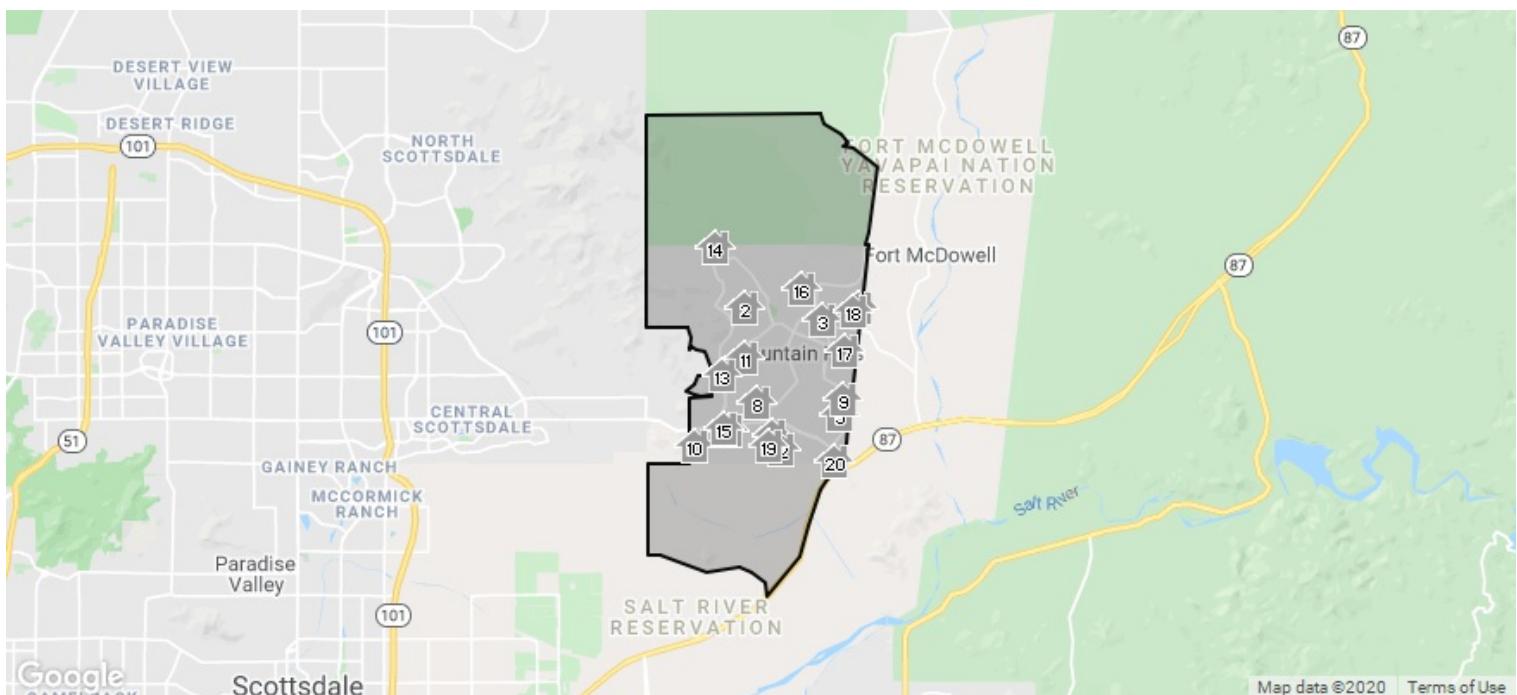
3/25/2020

\$314,000

\$217

***Gorgeous Mirage Heights Condo. End unit backs to desert ridge behind community providing unparalleled privacy & quiet! Take the trail from your front door to Fountain Park! Incredibly updated and offering beautiful Mountain/Desert Views. Bright, open and inviting split bedroom floor plan. 2 Bedroom, Den+BONUS ARIZONA ROOM -completely enclosed! Newer beautiful wood laminate flooring & light interior paint, open concept living, spacious master bedroom with private exit to AZ Room. Generous Kitchen w/SS appliances. GE Profile double ovens, updated crackle painted cabinets plus HUGE walk-in pantry! Walk across street to heated/salt community pool/spa! 4 yr old HVAC, 2 yr old H2O heater, exterior window sun screens. Wonderful, well cared for home in an excellent location! Best Hurry!!!!*

Courtesy of Astria & Associates Realty


Expired Listings: 20

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


EXPIRED

• MLS Listing 5864051: 1/2/2019 MLS ID: 5864051

10142 N Palisades Blvd	Single Family Detached	3/3	5,193 sq ft	42,993	2005	\$7,500	2/1/2020	-
------------------------	------------------------	-----	-------------	--------	------	---------	----------	---

VIEWS VIEWS VIEWS Step inside to Windowed Framed Views of the Valley, South Mountain and Beyond, Sunsets are Dazzling. Custom Home unfurnished 7500.(per mth) or furnished for 10k(per mth) - Main Level **ELEVATOR** for easy access to Downstairs level. Polished Travertine Flooring w/ New Carpet in all carpeted areas. Relax in Great Room with Stellar Views, Canterra Gas Fireplace, built-in 55 in. flat screen HD Television, Motorized Drapery, Kitchen features Stunning Views, Granite counters, see supplement

Listing Courtesy of Realty Executives

EXPIRED

• MLS Listing 5975130: 9/6/2019 MLS ID: 5975130

15424 E Sundown Dr	Single Family Detached	4/5	6,706 sq ft	19,471	2007	\$1,789,900	2/29/2020	\$267
--------------------	------------------------	-----	-------------	--------	------	-------------	-----------	-------

Perched in the hills of Fountain Hills, this amazing custom Tuscan home has a modern twist and stunning mountain views in every direction! Every room in this home demands your attention from the second you walk through the custom iron front door. The living room flaunts white porcelain tile floors and Italian Marble Fireplace, while the kitchen is a chefs paradise with custom granite countertops, custom Alder cabinets, top of the line appliances, and a built in espresso machine. Home has 2 different master ensuites w/private entrances, and downstairs boasts game room, theater room, and bedrooms for the kids. Backyard is ideal for entertaining with a custom outdoor kitchen, Travertine deck w/ covered patio, heated infinity pool and spa, Saltillo rooftop deck, and basketball court.

Listing Courtesy of Re/Max Excalibur

EXPIRED

• MLS Listing 6018749: 12/19/2019 MLS ID: 6018749

14210 N Ibsen Dr, Apt A	Twin Home	3/2	1,425 sq ft	7,700	1984	\$340,000	2/19/2020	\$232
-------------------------	-----------	-----	-------------	-------	------	-----------	-----------	-------

This beautiful home is located in a quiet, elegant town of Fountain Hills. This three-bedroom, two-bath home includes granite countertops, electric range, and oven, master bath has dual sinks and tile countertops. The generously sized living area has stylish tile floors throughout all rooms. Large windows allow for plenty of natural lighting. Additional features of this home include a spacious backyard, perfect for outdoor activities for your family or entertaining guests around the beautiful spa! This home is an absolute must-see and won't last long!

Listing Courtesy of Desert North Realty

Expired Listings: 20 (cont.)

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


EXPIRED

• MLS Listing 5920221: 5/2/2019 MLS ID: 5920221

9936 N Copper Ridge Trl

Single Family
Detached

5/5

7,006 sq
ft

48,352

2004

\$1,749,000

10/31/2019

\$250

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

Listing Courtesy of Acquire Realty

EXPIRED

• MLS Listing 5717259: 2/1/2018 MLS ID: 5717259

10626 N Indian Wells Dr

Residential Vacation
Rental

3/2

2,603 sq
ft

23,636

1984

\$7,500

2/9/2020

-

Vacation rental. Golf Course Views! This newly renovated home is very private and perfect place for spending your time in Arizona. Huge master bedroom has a king size bed and luxurious bath with walk in closet. All other bedrooms have queen size beds. 4th bedroom is also very large and has a desk and business center. Private yard looks at golf course and gazebo with hot tub. Sparkling huge diving pool, built in BBQ area. All tile floors with bar area in living room. Pool table. Many world class golf courses are just within minutes from home. Close to shops and restaurants.

Listing Courtesy of Realty One Group

EXPIRED

• MLS Listing 6027135: 1/22/2020 MLS ID: 6027135

16054 E Tombstone Ave

Single Family
Detached

4/5

5,124 sq
ft

70,606

2006

\$1,695,000

2/2/2020

\$331

Appointment Only Most furnishings available for purchase under separate agreement

Listing Courtesy of Tuttle Designer Homes Registry

EXPIRED

• MLS Listing 5999148: 10/31/2019 MLS ID: 5999148

14246 E Harmony Ln

Single Family
Detached

3/4

3,256 sq
ft

14,888

2020

\$1,314,995

1/31/2020

\$404

-

Listing Courtesy of Toll Brothers Real Estate

EXPIRED

• MLS Listing 5957371: 7/26/2019 MLS ID: 5957371

11051 N Pinto Dr

Single Family
Detached

4/3

3,044 sq
ft

10,014

1984

\$582,500

1/31/2020

\$191

Every day feels like a Vacation! Beautifully Remodeled home on a Premium lot backing to the Preserve/Arroyo. Modern double door entrance opens to the single level main living quarters & wonderful views thru wall to wall sliding patio doors. Views of Four Peaks & Red Mountain from the "Made to Entertain" 60' deck overlooking the low maintenance landscaping & newly updated Pebble Tec pool. The kitchen is open to the living/dining rooms. Master Suite has two walk-in closets. Spa like master bathroom has a sep tub & tiled walk-in shower & double sinks. A private full size office, half bath & laundry room complete this floor. Guest bedrooms, full bath, & large family/entertainment space are on the lower level. Upgraded finishes include Stainless Steel appliances, Quartz counters & new windows

Listing Courtesy of Redfin Corporation

EXPIRED

• MLS Listing 5953578: 7/17/2019 MLS ID: 5953578

17205 E Parlin Dr

Single Family
Detached

5/2

2,698 sq
ft

19,850

1974

\$499,000

12/31/2019

\$181

Spacious Ranch style custom home in the heart of Fountain Hills. Arched front patio and barrel tile roof shows off the Spanish influence of the architecture. This 3 bedroom, 2 bath home has a formal living room, formal dining room, separate family room with cozy fireplace, nice sized kitchen with granite counter tops and tile backsplash, attached 2 car garage. Large lot with mature desert landscape.

Listing Courtesy of List 3K, LLC

Expired Listings: 20 (cont.)

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


EXPIRED

• MLS Listing 5868619: 1/16/2019 MLS ID: 5868619

9604 N Solitude Cyn

Residential Vacation Rental

4/4

4,950 sq ft

45,801

2001

\$4,500

1/1/2020

-

VACATION RENTAL - LIFESTYLE IS INCLUDED with this spectacular Custom Home located Mountainside on the Eagle Mountain Golf Course, with unsurpassed Mountain & City Views. The entire home was remodeled & professionally decorated. Located in the Exclusive Guarded-Gate community of Eagle Mountain on the border of Scottsdale. This enchanting home features upstairs and downstairs split 4 Bedrooms & 4 1/2 Bathrooms & Sleeps 10 ppl. This home's luxury interiors, western decor, and views from every room is a vacation to be remembered. Appropriately named Solitude Canyon, this home is serene in its surroundings. This home is double gated for your privacy. Location, Location, Location. Available June 2020 - Sept 2020 @ \$4500/month. October 2020 - May 2021 call for pricing. \$8,000-\$17,500.

Listing Courtesy of Home America Realty

EXPIRED

• MLS Listing 5900594: 3/23/2019 MLS ID: 5900594

15414 E Thistle Dr

Single Family Detached

5/4

4,715 sq ft

16,357

1987

\$689,000

1/23/2020

\$127

\$90,000 PRICE DROP!! NO HOA fees!! Views and space GALORE. Large home great for entertaining or having lots of guests or family. Take in the beautiful unobstructed views of Four Peaks and the Mazatzal Mountains. Large, light and bright eat in kitchen, stainless steel appliances, wine fridge and ample cupboards; 3 fireplaces for those chilly desert nights. Soaring vaulted ceilings in the living room and family rooms. Master bedroom and guest bedroom on no steps main floor. Separate large office/den/dining room could also be a 3rd bedroom. Lower level with large great room with wet bar and 3 more bedrooms and full bath. 3 car garage Home is in great condition and has been taken care of. Exterior completely painted in March, 2019.

Listing Courtesy of Coldwell Banker Residential Brokerage

EXPIRED

• MLS Listing 6007410: 11/21/2019 MLS ID: 6007410

16054 E Tombstone Ave E

Single Family Detached

4/5

5,124 sq ft

70,606

2006

\$1,695,000

1/21/2020

\$331

SINGLE LEVEL, NO STEPS! Lg priv lot on Firerock CC. Red Mnt , 4 Peaks views. Lg pool w solar heat, 3 side neg edge, spa that spills into pool, infloor cleaning sys. Mister, built-in BBQ, Firepit, pressure washer, side patio w/kitchenette, Cherry cabinets, granite counters, nat'l gas 6 burner Dacor cooktop, Dacor oven/micro, Dacor warming drawer, Subzero frig, wine frig. Large walkin pantry. PR bronze sink All Bedrms have priv baths, walkin showers, Toto toilets, lg walkin closets & priv entrance. Fireplace, Central vac, Venetian plaster, faux paint, window treatments, master shower w/2 shower heads, rainhead, body sprays, jetted tub, 2 sinks. Landscape light, foam insul, synthetic stucco, stonework, Pella doors, paver drive, gated driveway furniture & access avail for purch w/ sep agreeeme

Listing Courtesy of Tuttle Designer Homes Registry

EXPIRED

• MLS Listing 5983460: 9/26/2019 MLS ID: 5983460

14943 E Pinnacle Ct

Single Family Detached

3/4

3,023 sq ft

10,749

1999

\$840,000

12/20/2019

\$286

Magnificent sunsets, mountain views that include Four Peaks, the Superstitions and Red Mountain- also views of the fountain this is the good life that awaits you when you move in to this 3 bed 3.5 bath former model home in gated Cordabella at Copperwynd. Built by T.W. Lewis, this upgraded Cordabella model on a cul-de-sac lot features a split floorplan with no interior steps. Subdued tones and details in both the formal living and dining rooms help build up the exquisite family room hosting a centerpiece floor-to-ceiling stone gas fireplace with built-in entertainment center. Flowing seamlessly are the eat-in kitchen with breakfast nook, breakfast bar, island, granite countertops, stainless steel appliances and pantry plus loads of cabinets and drawers.

Listing Courtesy of Keller Williams Realty East Valley

EXPIRED

• MLS Listing 5992129: 10/15/2019 MLS ID: 5992129

14911 E Marathon Dr

Single Family Detached

3/3

2,224 sq ft

11,907

1995

\$469,000

1/15/2020

\$211

Partial remodel, so much potential! Spacious Santa Fe style 3 bedroom, 2.5 bathroom home; could easily be converted to include a third bathroom. Tile flooring, open layout with a cozy fireplace in the family room, big kitchen with knotty alder cabinetry and french doors leading out to the backyard. Stunning wood beams across the master suite ceiling and beautifully updated master bath. Surrounded by gorgeous mountain views and swimming in natural sunlight. The possibilities are endless! The property is situated on an oversized lot in a highly desirable community and NO HOA. Home will be sold AS-IS and PRICED TO SELL! Must see it before it's gone!!

Listing Courtesy of My Home Group Real Estate

Expired Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 15 EXPIRED	• MLS Listing 5857863: 12/15/2018		MLS ID: 5857863					
10256 N Palisades Blvd	Single Family Detached	5/8	6,861 sq ft	49,063	2005	\$2,150,000	1/13/2020	\$310
<p>You must see this fantastic 2 level home. This well taken care of home has five bedrooms with Den, 5 full baths and 3 half baths.(1 outside pool area). Beautiful Master Bedroom and bath has double walk-in closets, one has extra laundry area with washer and dryer. Double sinks and vanities, with large shower, whirlpool tub and separate toilet room. Automatically open drapes with a remote to see the great views. Infinity pool and dual outside living spaces. Elevator makes lower level easily accessible with game area, living space, wet bar, wine cellar, laundry room and storage area. All 5 bedrooms have their own private bath. Large kitchen with walk-in pantry, 2 dishwashers and top of the line appliances. 3 car oversized garage,well maintained grounds and water fountain.</p>								
<i>Listing Courtesy of McO Realty</i>								
 16 EXPIRED	• MLS Listing 5986511: 10/2/2019		MLS ID: 5986511					
15254 N Pelican Dr	Single Family Detached	5/6	4,715 sq ft	44,009	1979	\$899,000	12/9/2019	\$191
<p>YEARNING FOR WIDE OPEN SPACE AND PRIVACY ONLY A MILE FROM TOWN? This custom-built home, perfect for a multigenerational family or home-based business, is the retreat you've been looking for! This well-maintained 5 bed/5.5 ba home boasts 4 en suits, 3 fireplaces, pebble tech pool, massive covered outdoor living space with incredible views that stretch for miles, plus an 1160 SF guest house/casita (currently utilized for home-based business); it is integrated yet separated via the immaculate 3-car garage and has no steps. The one-bdrm en suite has French doors/private patio, a full kitchen w island, dining space, living rm with stone fireplace. Enjoy open living in main house all on one level with no elevation changes. Large dining/living rm leads to kitchen with island/breakfast bar...cont</p>								
<i>Listing Courtesy of Hague Partners</i>								
 17 EXPIRED	• MLS Listing 5869683: 1/17/2019		MLS ID: 5869683					
17302 E Alta Loma	Single Family Detached	3/2	2,178 sq ft	14,096	1998	\$625,000	12/31/2019	\$273
—								
<i>Listing Courtesy of West Usa Realty</i>								
 18 EXPIRED	• MLS Listing 5932782: 5/30/2019		MLS ID: 5932782					
17405 E Calaveras Ave	Single Family Detached	4/2	2,051 sq ft	11,400	1976	\$379,000	12/31/2019	\$173
<p>Make an offer now! Unbelievable single level property centered in desirable Fountain Foothills is a beauty. Providing great curb appeal and low maintenance desert front landscaping. Impeccable interior features 4 bed, 2 bath, living/dining area, so much natural light that make this home cozy and inviting, amazing Arizona room, and neutral color palette throughout the house. Well maintained kitchen is complete with everything you need; sparkling clean appliances, plenty cabinet/counter space, pantry, and breakfast room. Large master suite includes sitting room, perfect sized closet, and lavish full bath. Take a look at this spacious backyard with covered patio, fire-pit, and so much potential to make it your own. Hurry dont let this incredible opportunity pass you by! Start calling today!</p>								
<i>Listing Courtesy of 4 Sons Realty E.S.V.C. LLC</i>								
 19 EXPIRED	• MLS Listing 5984242: 9/27/2019		MLS ID: 5984242					
9607 N Copper Ridge Trl	Single Family Detached	3/4	4,357 sq ft	36,122	2002	\$1,279,000	12/31/2019	\$287
<p>GREAT VALUE AND WONDERFUL HOME in the exclusive FireRock community! Dramatic mountain views and city lights from Four Peaks to FireRock sweep 180 degrees across your Master Bedroom into an oversized Living/Family Room and end up in your beautiful Kitchen. Excellent well thought out floorplan, fine finishes and wonderful color palette. Truly an entertainer's delight or wondrous family home. Sits on an elevated lot with oversized eastern facing covered patio, built-in BBQ, and exterior fireplace overlooking a sparkling pool and spa. Many extras. Space for a Guest House with same views. Furniture is negotiable and non-equity golf membership is available by separate agreement.</p>								
<i>Listing Courtesy of Cambridge Properties</i>								

Expired Listings: 20 (cont.)

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


EXPIRED

· MLS Listing 5880288: 1/31/2019 MLS ID: 5880288

9048 N Firebrick Dr	Single Family Detached	3/3	3,459 sq ft	67,074	1999	\$850,000	12/31/2019	\$243
---------------------	------------------------	-----	-------------	--------	------	-----------	------------	-------

Breathtaking, unobstructed VIEWS from every window, door, patio and pool deck on this beautiful elevated 1.5 acre lot! Four Peaks, the Famous Fountain, McDowell Mt, Red Mt, and open land surround this beautiful private property with NO HOA. Enter into this custom-built home with plenty of rm for entertaining in an oversized family/great room that flows into your remodeled gourmet kitchen with top of the line stainless appliances, Wolf, Viking, SubZero and granite counter tops. All bedrooms are en-suite, master has large sitting area w/fireplace and lg. remodeled bathroom. Enjoy outdoor living with multiple sitting areas, built-in barbecue and a self cleaning saltwater pool. Parking is abundant w/at least 5 slab parking spaces and 2.5 garage spaces w/built-in cabinets and storage rm.

Listing Courtesy of Coldwell Banker Residential Brokerage

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