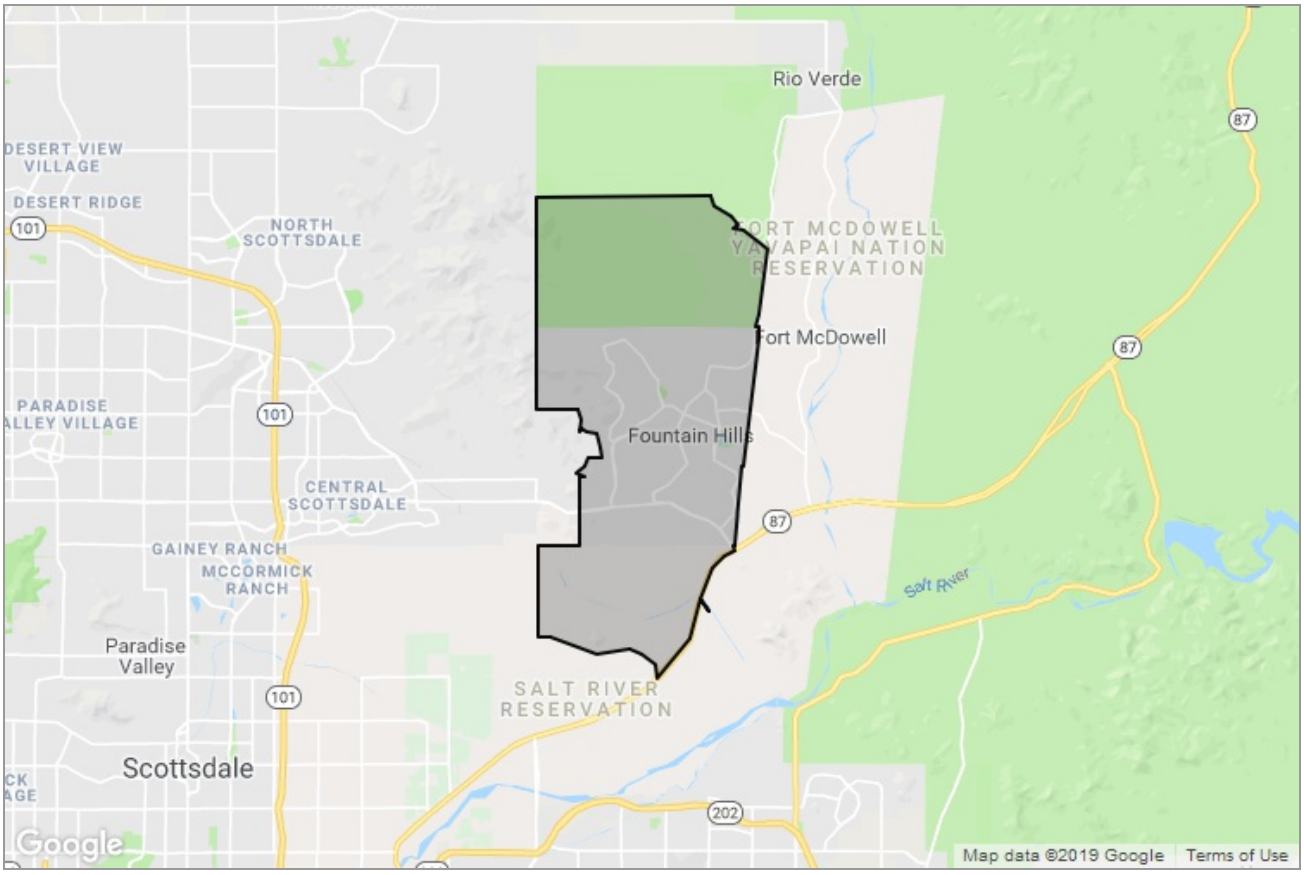
MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268



Here is the 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

Presented by

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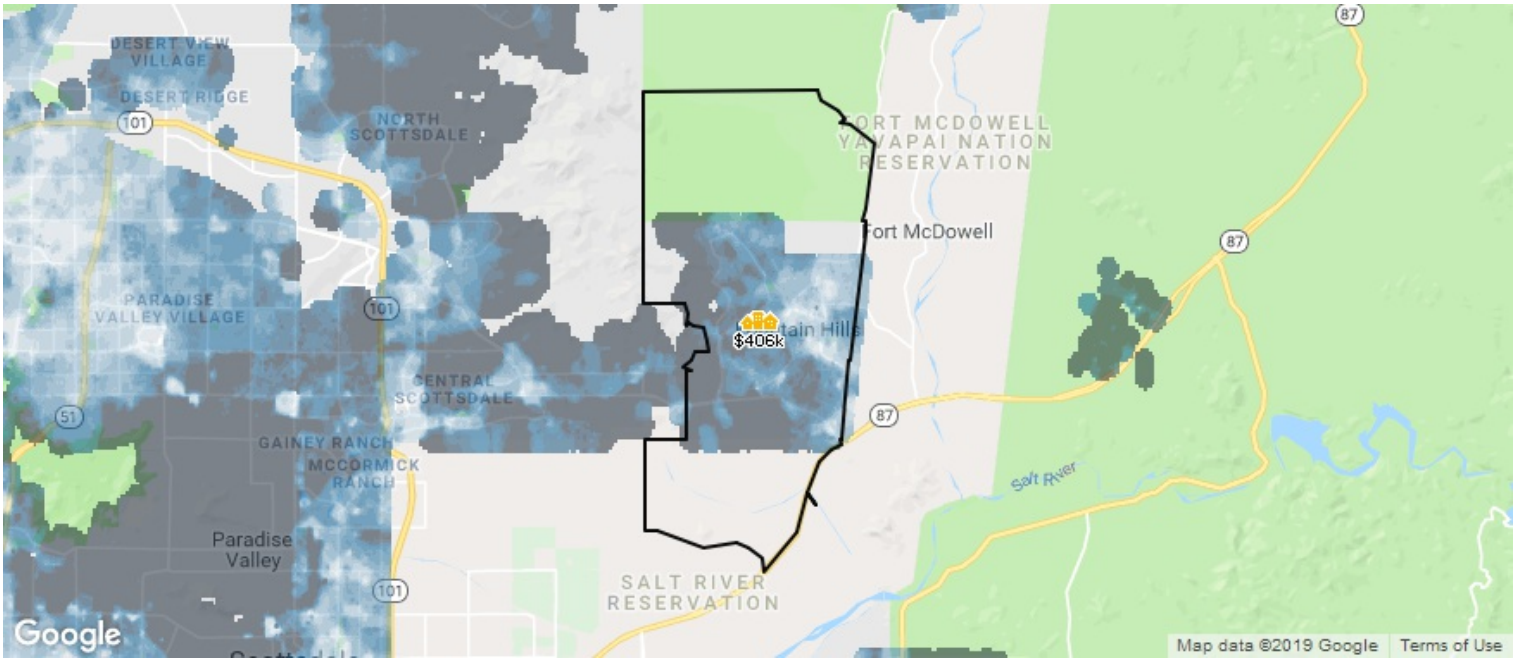
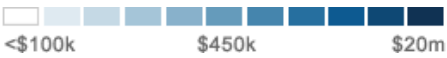
Fountain Hills, AZ 85268

Market Snapshot: Estimated Home Values





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

Median Est. Home Value	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$406K	↑ **0.65%**	↑ **2.9%**	↑ **6.6%**	↑ **13.16%**
Updated: 12/31/2018				

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

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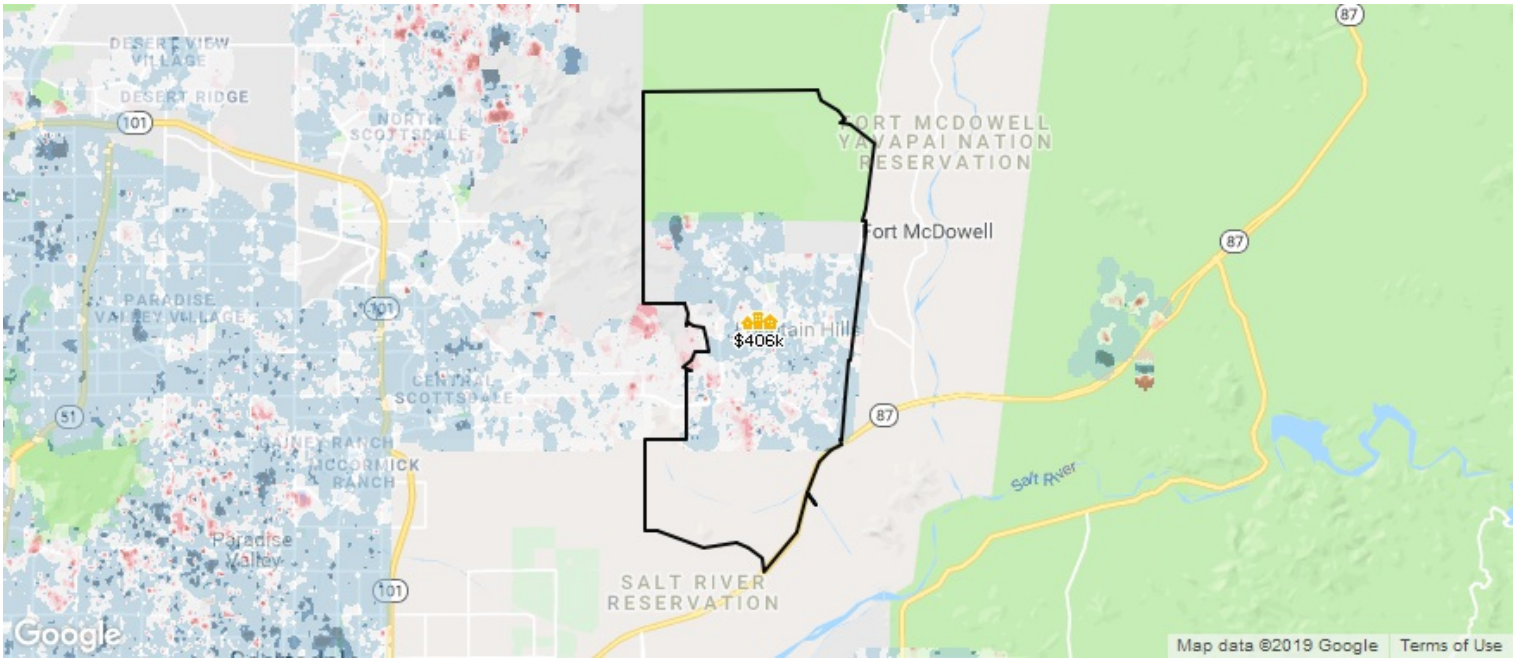
Fountain Hills, AZ 85268

Market Snapshot: 12-Month Change in Estimated Value



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

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$406K	**6.6%**	**13.16%**	**14.56%**
Updated: 12/31/2018			

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

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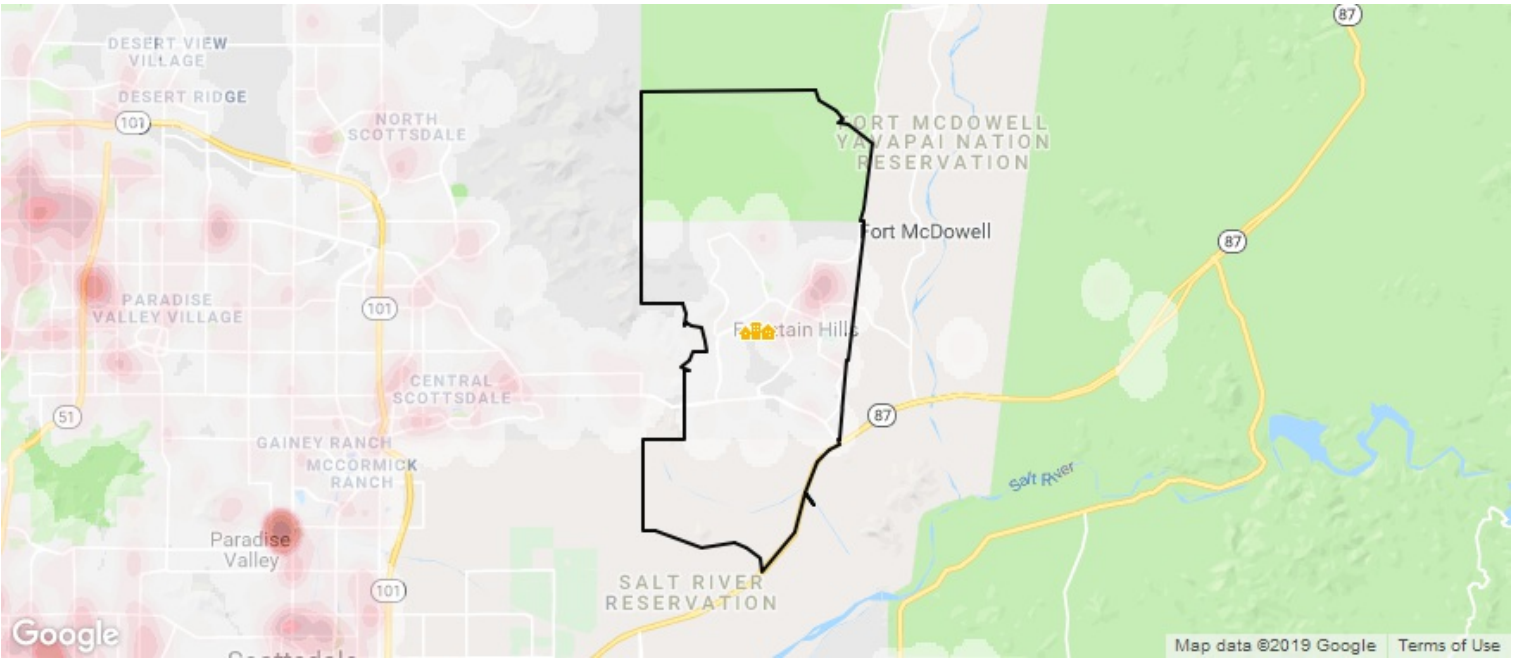
Fountain Hills, AZ 85268

Market Snapshot: Concentration of Distressed Properties



Low — High

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

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Short Sales
37	**24**	**13**	**0**
Updated: 1/29/2019			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/29/2019.*

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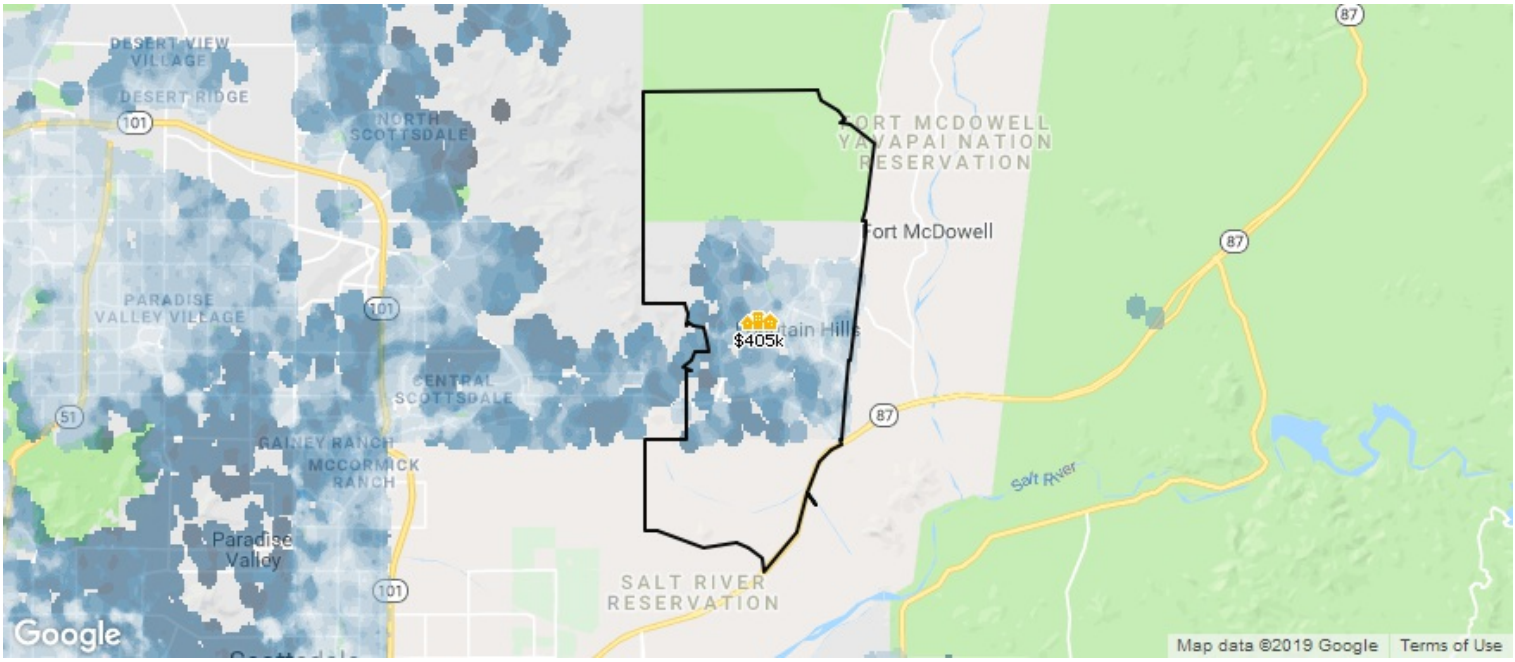
Fountain Hills, AZ 85268

Market Snapshot: Sales Price



<$100k $500k >$5m

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

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$405K	↑ **27.06%**	↑ **23.08%**	↑ **17.82%**	↑ **40.87%**
Updated: 12/31/2018				

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

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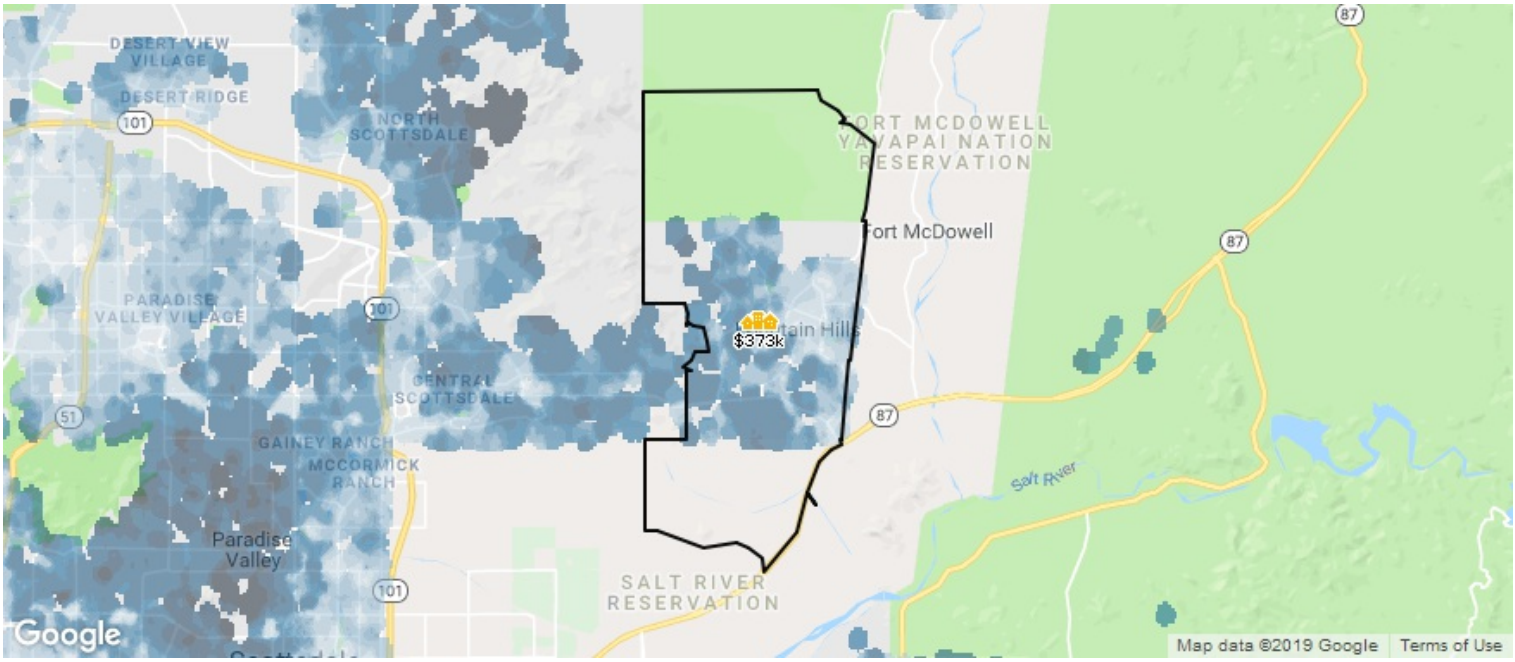
Fountain Hills, AZ 85268

Market Snapshot: List Price



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

Median List Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$373K	**2.18%**	**6.56%**	**3.61%**	**13.05%**
Updated: 12/31/2018				

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

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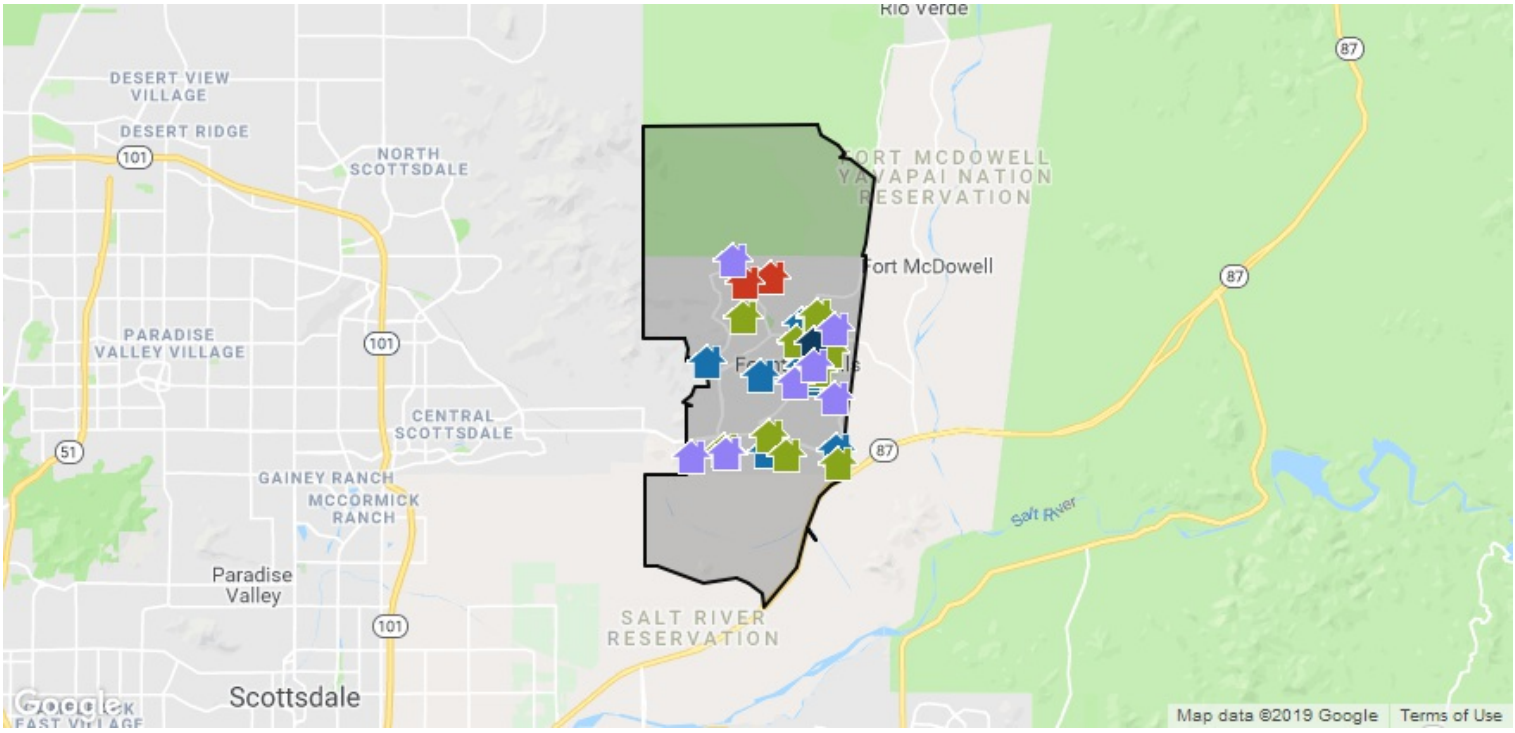
Market Activity Summary Stats



Search Criteria

Location: Fountain Hills, AZ 85268; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold, New For Lease; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop; **Beds:** 2 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold	New For Lease
Number of Properties	10	2	10	10
Low Price / Value	$200,000	$357,500	$184,500	$1,425
Median Price / Value	$353,700	$418,250	$377,000	$1,750
High Price / Value	$1,525,000	$479,000	$1,125,000	$4,500
Average Price / Sq. Ft.	$214	$196	$215	$1
Median Price / Sq. Ft.	$202	$196	$198	$1
Average Days in RPR	25	35	97	17
Median Days in RPR	15	35	92	13
Total Volume	$4,571,800	$836,500	$4,867,000	$15,547

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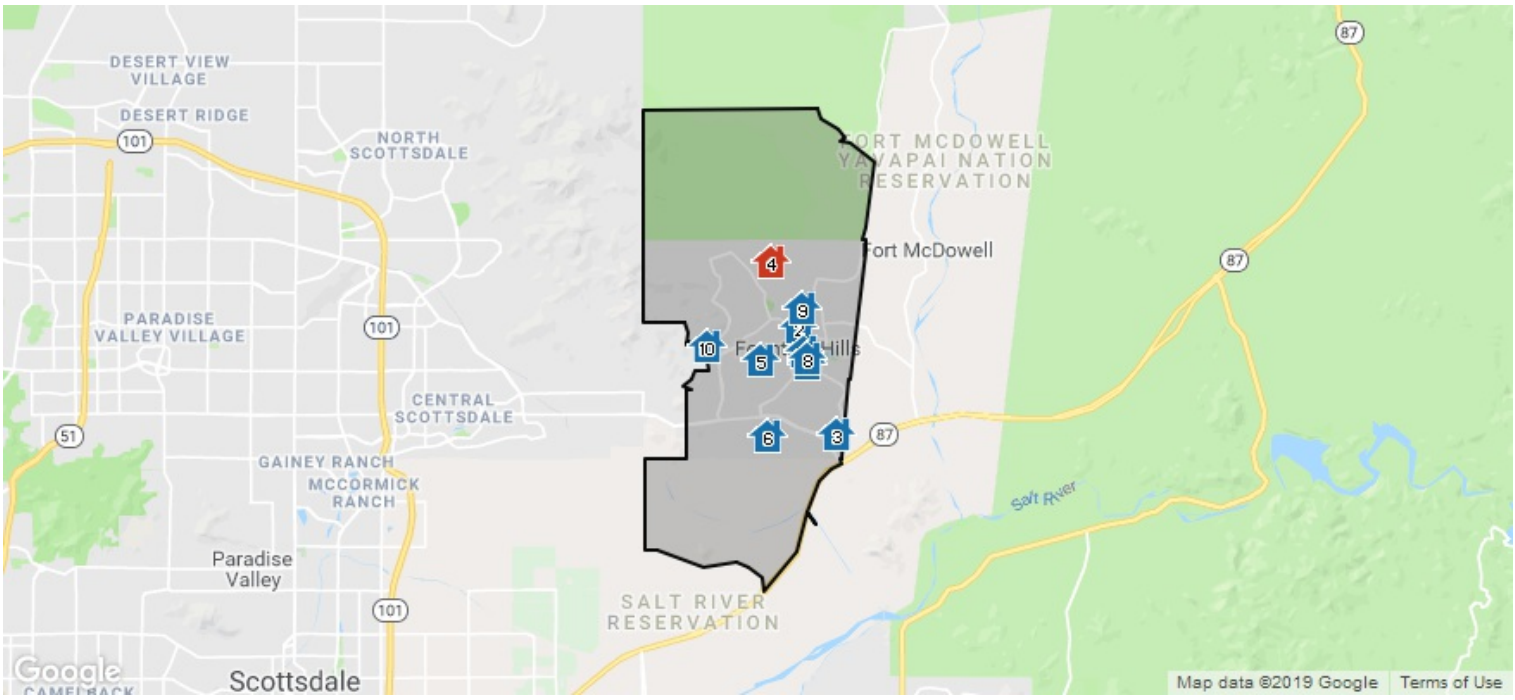
Fountain Hills, AZ 85268



New Listings: 10

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

1 FOR SALE · *New, Active: 1/28/2019* *MLS ID: 5874484*

16615 E Gunsight Dr, Unit 204	Apartment	2/2	1,171 sq ft	1,168	1984	1/28/2019	$200,000	$171

Rarely do properties come up for sale in this community. Nice upper level unit with views of mountains and the fountain. Spacious rooms throughout. All appliances included. Large covered balcony. Community pool recently redone. Close to shopping, restaurants and parks.

Listing Courtesy of Realty One Group

2 FOR SALE · *Active: 1/11/2019* *MLS ID: 5866485*

16400 E Arrow Dr, Apt 103	Apartment	2/2	1,051 sq ft	114	1997	1/11/2019	$210,000	$200

Welcome to Fountain Hills! Awesome and open 2 bedroom 2 bath great room concept with Saltillo tile, dining area, kitchen with tile countertops, plenty of cabinetry plus pantry. A fantastic master suite with wonderful en suite bath complete with double sinks. Beautiful mountain views from the patio overlooking the community pool. Very quiet community at the end of the cul-de-sac! 1 car garage and 1 additional assigned parking space aslo included!

Listing Courtesy of My Home Group Real Estate

3 FOR SALE · *New, Active: 1/28/2019* *MLS ID: 5874495*

9723 N Baylor Dr	Single Family Detached	2/2	1,450 sq ft	3,480	1984	1/28/2019	$295,000	$203

Fabulous home in a small community. Vaulted ceilings, newer kitchen and baths, fireplace, separate dining room and eat in kitchen, granite countertops, stainless steel appliances, decorative concrete flooring. the large master has a walkin closet beautiful bathroom with two sinks and a private exit to the patio. Roof, water heater, light fixtures, fans paint and baseboards were replaced approx 3 years ago. A/C is only 5 years old! There's nothing to do but move in!!

Listing Courtesy of Realty Executives

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New Listings: 10 (cont.)

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

4 FOR SALE · *Preforeclosure, Notice of Trustee Sale, Active: 11/25/2018* *MLS ID: 5850534*

16060 N Boulder Dr	Single Family Detached	4/3	2,042 sq ft	10,075	1994	11/25/2018	$357,500	$175

Seller will entertain all offers. 3 bedroom/2 bath Home with attached Guest Home (mother-in-law setup) that includes a full kitchen, living room, bathroom, bedroom and retreat off the bedroom for sitting/office or den area. Main House has a split floor plan and is approx 1630sf. The Guest Suite is approx 500sf. This is a great opportunity if your looking for home with a Mother-in-Law setup or added income/rental potential. The wall could be removed to incorporate all the space together. Kitchen has been partially updated with newer shaker style lower cabinets and Quartz Countertops as well as a new stove and vent hood. Fresh neutral paint in the Main house living area. 10K+ SF lot could be expanded up the hillside but is currently fenced around the pool for privacy.

Listing Courtesy of Coldwell Banker Residential Brokerage

5 FOR SALE · *New, Active: 1/28/2019* *MLS ID: 5874439*

15731 E Chicory Dr	Single Family Detached	3/2	1,548 sq ft	10,019	1996	1/28/2019	$369,900	$239

This 3 bedroom 2 bath home is ready for a buyer. This split floorpan is open to the greatroom, dining room and kitchen. All wood tile throughout home with exception of two bedrooms. Great room features gas fireplace and sliders to the patio. Kitchen has been updated with granite countertops and stainless steel appliances and a pantry. Bathrooms have been updated also.The office or 3rd bedroom has wonderful mountain views to enjoyA beautiful backyard with a putting green, a sitting area and wonderful vegetation including a lemon, orange and lime trees.There is a 3 car garage with built in cabinets.Spa is not included.Seller is related to listing agent.

Listing Courtesy of Mco Realty

6 FOR SALE · *New, Active: 1/18/2019* *MLS ID: 5870516*

9815 N Copper Ridge Trl	Single Family Detached	4/4	5,695 sq ft	28,019	2005	1/18/2019	$1,525,000	$268

This beautiful home in the exclusive FireRock Country Club community is awaiting you. Enter through a gated archway into a private courtyard designed for indoor and outdoor entertaining with a heated pool and spa. The formal entry is stunning with a signature curved staircase leading to a second story wing. The great room is perfect for friends and family to lounge by the fireplace or to enjoy the indoor-outdoor transition to the courtyard, pool and spa. The recently remodeled eat-in kitchen has a large island with an additional sink and breakfast bar and features a chefs dream with Wolf's appliances including double ovens, a warming drawer, microwave, a Subzero refrigerator and a double drawer dishwasher. The soaring 24 ft ceilings in the great room highlight the home's architecture.

Listing Courtesy of Russ Lyon Sotheby's International Realty

7 FOR SALE · *Active: 12/13/2018* *MLS ID: 5857236*

16540 E El Lago Blvd, Unit 16	Patio Home	2/2	1,652 sq ft	2,201	2001	12/13/2018	$389,500	$236

Model Perfect single level home w/ 2 bedrooms + den in desirable VILLA ESTATES, a gated community of 46 homes. Freshly painted interior. Stone tile flooring; carpet in two bedrooms & den. Split floor plan. Cozy gas fireplace in great room, open to eat-in-kitchen, Bay window w/seat, breakfast bar, corian counters, newer S/S appliances (refrigerator AND washer & dryer DO convey), pantry (& additional pantry in hall). Both bedrooms have walk in closets. Master has exit to private patio. Also exit to 2nd patio from great room. Newer ceiling fans w/lights throughout. Gorgeous Hunter Douglas drapery/blinds in great room & breakfast room. Built in cabinets in garage, water softener & utility tub. Some mountain & fountain views. Wonderful l

Listing Courtesy of Mco Realty

8 FOR SALE · *Active: 1/3/2019* *MLS ID: 5862513*

16631 E El Lago Blvd, Unit 110	Apartment	3/2	1,299 sq ft	17,000	2003	1/3/2019	$225,000	$173

Woohoo! A 3 Bedroom, 2 bath Ground floor condo near downtown that gives you a great view of the pool area. Can you just picture yourself enjoying that view with coffee in the morning. You will be delighted that this condo has new interior paint and carpet and is ready for you to move in and start enjoying life in Fountain Hills. There is access to the patio from the living area and Master Bedroom. Say yes to a spacious Master bedroom and bath with 2 sinks, convenient step in shower and built in seat plus walk-in closet. The hall bath features a tub and shower unit. Large kitchen with plenty of cabinets and laundry just off the kitchen area, washer & dryer included.

Listing Courtesy of Realty One Group

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New Listings: 10 (cont.)

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

9 FOR SALE • *New, Active: 1/28/2019* *MLS ID: 5874312*

16455 E Fairlynn Dr	Single Family Detached	3/2	1,903 sq ft	15,285	1979	1/28/2019	$349,900	$184

So much potential in this 3 bed 2 bath home/sitting on huge elevated lot w/mtn views/From the gated courtyard entry you go into a nice foyer & large great room with vaulted ceilings & lots of windows for wonderful natural light. The galley kitchen has lots of counter space/ there's a breakfast room and a formal dining room /Very spacious laundry room with tons of storage /The master suite offers a full bath w/access to the yard & sparkling pool/the yard is super private...a great place to enjoy our great AZ weather/A large portion of the lot has not even been used/this would be a great place to use your imagination! North side of home is the perfect place to garden w/several mature citrus trees .Sellers took the closet out of the 3rd bedroom/e-z to replace. Home being sold AS IS/ NO HOA

Listing Courtesy of Mco Realty

10 FOR SALE • *Active: 11/12/2018* *MLS ID: 5846562*

14850 E Grandview Dr, Unit 106	Apartment	3/3	2,240 sq ft	2,948	2000	11/12/2018	$650,000	$290

Special Opportunity! This signature VIIIa suite is offered FULLY FURNISHED with over $130,000 of upgraded furnishings, linens, art and accessories. It also includes a Membership to the Club at CopperWynd. Live in an incomparable setting near the ruggedness of the McDowell Sonoran Preserve, yet with the refinements of a world-class destination. The Villas at CopperWynd are designed for gracious, casual living, with numerous patios and courtyards offering privacy yet views, lots of windows to enjoy the Arizona sunshine, lovely Great Room with gas fireplace & entertainment center. Enjoy a well-equipped Kitchen that allows for everyone to participate in the fun. Ask about the possibility of an extended leaseback. Call for more information

Listing Courtesy of Sonoran Lifestyle Real Estate

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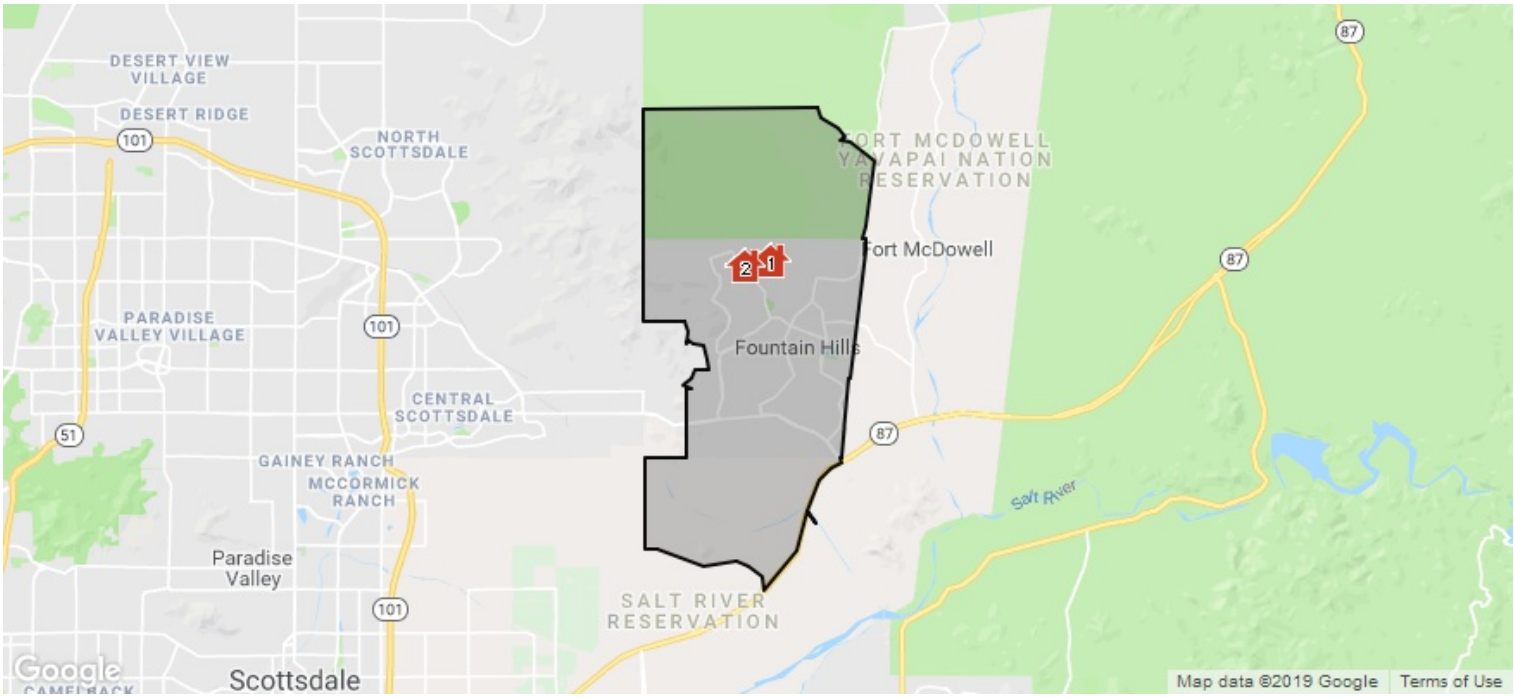

Distressed Activity: 2

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

1 FOR SALE · *Preforeclosure, Notice of Trustee Sale, Active: 11/25/2018* *MLS ID: 5850534*

16060 N Boulder Dr	Single Family Detached	4/3	2,042 sq ft	10,075	$357,500	11/25/2018	11/25/2018	Preforeclosure

Seller will entertain all offers. 3 bedroom/2 bath Home with attached Guest Home (mother-in-law setup) that includes a full kitchen, living room, bathroom, bedroom and retreat off the bedroom for sitting/office or den area. Main House has a split floor plan and is approx 1630sf. The Guest Suite is approx 500sf. This is a great opportunity if your looking for home with a Mother-in-Law setup or added income/rental potential. The wall could be removed to incorporate all the space together. Kitchen has been partially updated with newer shaker style lower cabinets and Quartz Countertops as well as a new stove and vent hood. Fresh neutral paint in the Main house living area. 10K+ SF lot could be expanded up the hillside but is currently fenced around the pool for privacy.

Listing Courtesy of Coldwell Banker Residential Brokerage

2 FOR SALE · *Preforeclosure, Notice of Trustee Sale, New, Active: 1/25/2019* *MLS ID: 5873707*

15467 E Golden Eagle Blvd	Single Family Detached	3/2	2,210 sq ft	11,996	$479,000	1/25/2019	1/25/2019	Preforeclosure

Beautiful mountain & sunset views, fantastic location in Fountain Hills. 3-bdrm, 2-ba, den/office, spacious living & dining rm, kitchen w/cozy dinette is open to family rm w/fireplace. Step out to covered patio & enjoy the fantastic views. Large backyard & patio w/sparkling pool. Floorplan has master bedroom split from the other 2 bedrooms. 3-car garage w/epoxy floor.

Listing Courtesy of Re/Max Fine Properties

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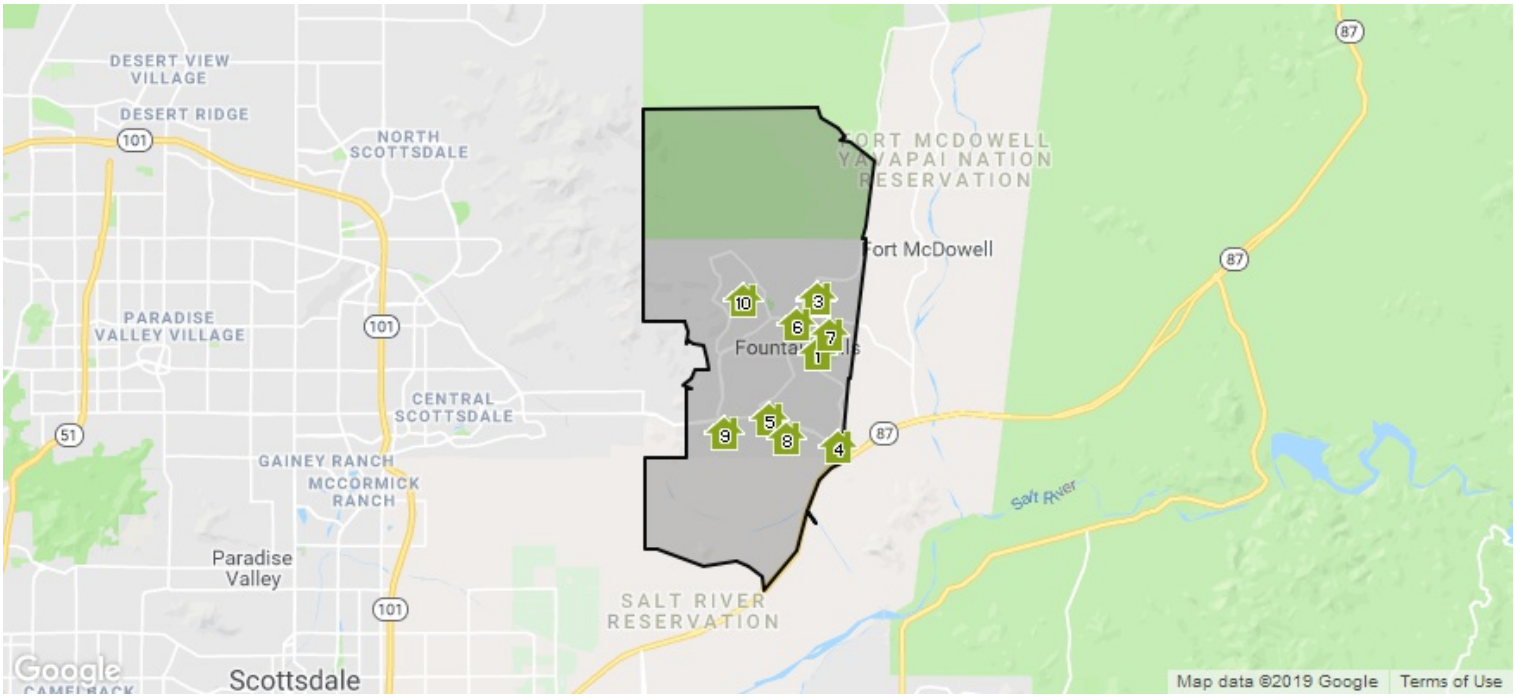

Recently Sold: 10

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

1 RECENTLY SOLD · *Sold Date: 1/28/2019, MLS Listing 5808053: 8/10/2018* *MLS ID: 5808053*

16800 E El Lago Blvd, Unit 2028	Apartment	2/2	1,873 sq ft	1,903	2005	1/28/2019	$335,000	$179

Desirable location in the heart of town. Walking distance to restaurants, shopping and Fountain Park. Convenient location to pool and mailbox. Updated 2017 & 2018. New paint t/o, new carpeting, new stacked stone on fireplace. New AC compressor 2018. Largest floor plan in complex. Split bedrooms plus office/den. 2 full baths. Covered balcony. Full 2 car garage. Views of 4 Peaks, Red Mountain & top half of fountain. This home is exceptional!!!

Courtesy of Sonoran Lifestyle Real Estate

2 RECENTLY SOLD · *Sold Date: 1/28/2019, MLS Listing 5858236: 12/16/2018* *MLS ID: 5858236*

14650 N Love Ct	Single Family Detached	3/2	1,904 sq ft	5,266	1980	1/28/2019	$250,000	$131

INVESTOR'S DREAM! This house has so much potential with split floor plan, vaulted ceilings and a sparkling pool. It is under priced due to the repairs that are needed. Once upgraded this would be a Beautiful home in the GORGEOUS Fountain Hills!!

Courtesy of West Usa Realty

3 RECENTLY SOLD · *Sold Date: 1/28/2019, MLS Listing 5849928: 11/19/2018* *MLS ID: 5849928*

14667 N Love Ct	Single Family Detached	2/2	1,307 sq ft	4,853	1985	1/28/2019	$278,500	$213

Wow! Quiet cul-de-sac single level home in desirable Fountain Hills. Incredible floor plan, 2 master bedrooms split, 2 bath with den/office or dining room. Bright airy open kitchen includes pendant lighting, ample cabinet/counter space, breakfast bar, SS double ovens, dishwasher, and pantry. Refrigerator, washer & dryer all included. Interior of home recently painted throughout with neutral color palette. New carpet in all the bedrooms. Extended Master suite provides a large sitting room (great for office or nursery space too) with private exit to patio and full bath. You will absolutely love this huge backyard comprised of gravel landscaping, a paved patio, and sparkling blue pool with new sunshades–ready for gatherings. Exterior of home recently painted Dec 2018.

Courtesy of Realty One Group

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Recently Sold: 10 (cont.)

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

4 RECENTLY SOLD · *Sold Date: 1/28/2019, MLS Listing 5820640: 9/14/2018* *MLS ID: 5820640*

17152 E Rockwood Dr	Single Family Detached	3/2	1,720 sq ft	9,805	1996	1/28/2019	$349,000	$203

DRASTIC price reduction due to immediate job transfer. This lovely 3 bedroom, 2 bath home is on one of the largest lots in Sunrise Point. Fantastic backyard with a built in Stainless Steel grill, built in water feature, built in outdoor fireplace, pool and spa with views of Red Rock and plenty of space for tons of entertaining. Inside boasts 1700+ square feet with Bosch Stainless Steel appliances, New AC in 2013, New water heater in 2013, New Quartz counter in Master ensuite bath. New carpet in all bedrooms. Updated interior and exterior paint. Washer and dryer convey! Split floorplan. Epoxy floors in garage with built in garage storage. 2 large storage sheds privately on side of home. Central vac system, RO water system.

Courtesy of Homesmart

5 RECENTLY SOLD · *Sold Date: 1/28/2019, MLS Listing 5819124: 9/12/2018* *MLS ID: 5819124*

15917 E Villas Dr	Patio Home	3/4	2,902 sq ft	5,607	2008	1/28/2019	$1,125,000	$388

This timeless villa has everything you could ever need for a maintenance free lifestyle. This 10 year old villa has had several 2018 upgrades. Upgrades include Sono's throughout the property, butler pantry remodel with custom cabinets, refrigerator, refrigerated drawers, roll out shelves & granite counters. Utility room upgraded. Artificial grass installed for pets, overhead storage racks in garage, additional recessed lighting added in ceilings and built-ins and not forgetting the stunning hand scraped hardwood floors in EVERY bedroom. With a large glass slider off of the family room onto a large entertaining deck this home really has it all. Located several hundred yards from the Country Club this is a great place to call home with mountain views and privacy.

Courtesy of Russ Lyon Sotheby's International Realty

6 RECENTLY SOLD · *Sold Date: 11/15/2018, MLS Listing 5807379: 8/15/2018* *MLS ID: 5807379*

16357 E Arrow Dr, Apt 204	Apartment	2/2	980 sq ft	99	1998	11/15/2018	$184,500	$188

Enjoy morning coffee as you watch the sun rise, or dinner & beverages in the shade, from your covered patio with panoramic views of Four Peaks & the Mazatzal Mountains, which are also in view from the great room & both bedrooms. This upper floor unit (with no neighbor above) is perched on an elevated lot that is nestled on a quiet cul-de-sac with immediate access to both Fountain Hills Blvd & Palisades Blvd. When you aren't enjoying the views from your new home, relaxing in the community heated pool & spa, or practicing your putting, Fountain Hills' finest dining & shopping destinations are moments away (many in walking distance), with both Ave of the Fountains & the Fountain Park 1/2 to 3/4 mile away. Most furnishings available as part of a cash purchase or on a separate Bill of Sale.

Courtesy of Long Realty The Fox Group

7 RECENTLY SOLD · *Sold Date: 12/28/2018, MLS Listing 5827919: 10/2/2018* *MLS ID: 5827919*

17025 E La Montana Dr, Unit 109	–	2/2	1,625 sq ft	2,408	2003	12/28/2018	$405,000	$249

LUXURIOUS 2BED/2 BATH SINGLE GOUND LEVEL CONDO IN EXCLUSIVE GATED COMMUNITY OF ARROYO VERDE AT BELLA LAGO. THIS FULLY UPGRADED UNIT HAS CUSTOM TRAVERTINE FLOORING AND BAMBOO, PRIVATE BACK PATIO WITH. BUILT IN BBQ, PRIVATE FRONT PATIO COURTYARD AREA, 2ND BATH IS CUSTOM SPA BATHROOM ORIG COST OVER 24,000, PLUS 2 CAR GARAGE, NO ONE ABOVE END UNIT NEXT TO POOL/SPA , WORKOUT GYM, BACKS TO ARROYO, SO MANY UPGRADES THAT WILL NOT BE FOUND IN THIS PRICE RANGE, MOST ALL OF THE FURNITURE IS INCLUDED, ITS BEAUTIFUL.SMALL OFFICE AREA OFF MASTER SUITE

Courtesy of Mco Realty

8 RECENTLY SOLD · *Sold Date: 1/17/2019, MLS Listing 5835169: 10/18/2018* *MLS ID: 5835169*

16140 E Saguaro Blvd	Single Family Detached	4/5	5,799 sq ft	54,551	2005	1/17/2019	$1,025,000	$177

Private hillside lot overlooking FireRock Golf Course on the 13th hole. Take a private drive to the serene setting of this unique custom home with contemporary design. Open floorplan with vaulted rounded ceilings, large windows, and glass doors with stunning mountain views. Huge family room with double sided fireplace, formal dining area with built in buffet with pullouts & granite tops, and wet bar with fridge. Accordion folding doors open to the patio, pool & spa overlooking the 13th fairway. Gourmet kitchen with huge island, granite tops, GE Monogram SS appliances, gas range, warming drawer, Bosch dishwasher, and octagon breakfast nook with stunning views. Spacious master suite with fireplace, private patio, jetted tub, granite tops, walk-in shower, and huge walk-in closet with...

Courtesy of Realty One Group

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Recently Sold: 10 (cont.)

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

9 RECENTLY SOLD · *Sold Date: 1/25/2019, MLS Listing 5853703: 12/4/2018* *MLS ID: 5853703*

15024 E Desert Willow Dr	Single Family Detached	3/2	1,832 sq ft	6,652	1999	1/25/2019	$415,000	$227

Charming single level home w/in the Prestigious Guard Gated Golf Community of Eagle Mountain. 3 bdrms-2 baths. 3rd bdrm used as Den/Office w/double door entry. Open, spacious floorplan, lots of natural light, eat-in-kitchen, granite counters, breakfast bar, recessed lighting, arcadia door to covered patio, family room w/gas fireplace, nice size master bdrm, master walk-in closet. Pride of ownership shows throughout. Ceiling fans, laundry room w/cabinets, 2 car garage w/built-in storage, nice size low maintenance yard. Multiple upgrades. New paint throughout, upgraded vanities, new shower faucets, new wood floors throughout, new fireplace front. Enjoy the views at the Eagle Mountain Clubhouse while dining or shopping in the Pro Shop. Residents receive discounted golf rates.

Courtesy of Homesmart

10 RECENTLY SOLD · *Sold Date: 1/25/2019, MLS Listing 5837408: 10/24/2018* *MLS ID: 5837408*

15415 E Wildcat Ct	Single Family Detached	4/3	2,599 sq ft	8,555	1999	1/25/2019	$500,000	$192

Beautiful open view/floor plan 4/3/3 fountain hills one-story in Sunridge Canyon. Remodeled kitchen with granite counters, glass backsplash, faucets, stainless hood, sink, and new appliances, including induction cooktop. Fresh paint, new carpet, covered patio and outdoor grill situated overlooking the preserve for beautiful views. Master suite features a walk-in closet, garden tub, and walk in shower. Located in SunRidge Canyon community only minutes from BASIS school, ranked the number #1 , charter high school in the nation by U.S News & World Report. Close to hiking trails, great golf and dining in Fountain Hills and Scottsdale. Water Softener does not convey. Refrigerator/Washer Dryer included with acceptable offer. Owner/Agent.

Courtesy of Cooper Premier Properties Llc

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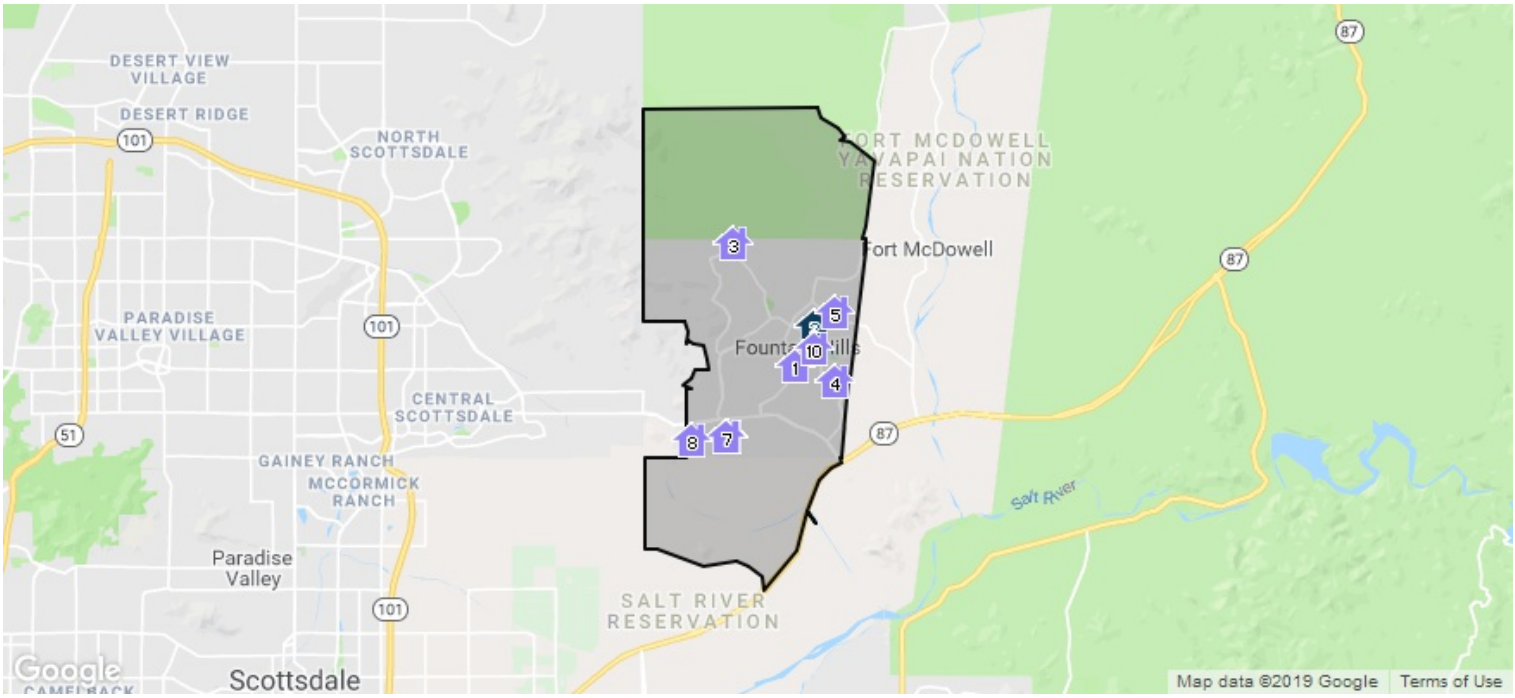

New For Lease: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
1 FOR LEASE · *Active: 1/7/2019* *MLS ID: 5864523*								
16405 E Arroyo Vista Dr, Unit A	Twin Home	3/2	1,250 sq ft	–	1985	1/7/2019	$1,425	$1
Beautifully remodeled 3 bed/ 2 bath unit with wood and tile flooring. Great kitchen area with granite tiled counter-top and stainless steel appliances. Enjoy mountain views from the front and backyard. Single car garage space with lots of storage and washer/dryer hook-up. *Courtesy of Better Homes & Gardens Real Estate Move Time Realty*								
2 PENDING LEASE · *Pending: 1/25/2019* *MLS ID: 5873253*								
16729 E Westby Dr, Unit D	Apartment	4/2	2,184 sq ft	2,219	2007	1/25/2019	$1,550	$1
Single level town home location on the second floor with fantastic mountain views from two spacious patios. 4 Bedrooms, 2 Bath, Great room floor plan with fireplace, laminate flooring and French doors leading to large covered patio. Amazing kitchen with stainless steel appliances, granite counter tops, and an abundant amount of cabinets. Master retreat split from other three bedrooms, with spa like bath, large shower, jetted tub, French doors leading to covered patio. Laundry room with extra closet's for storage, plus single detached car garage and guest parking. *Listing Courtesy of Homesmart*								
3 FOR LEASE · *Active: 12/17/2018* *MLS ID: 5858396*								
15223 E Aspen Dr	Residential Vacation Rental	3/2	1,752 sq ft	12,955	1997	12/17/2018	–	–
Incredible Adobe style home with Santa Fe accents. Enter the patio area into the decorative wood door to unlock the tall ceilings in the living room with beehive fireplace and Arcadia door. Office features double doors into room with desk and pull out sofa sleeper with closet. Guest bedroom has queen bed and dresser with plantation shutters. Full guest bath with fluffy linens. Kitchen with blonde wood cabinets and stainless appliances complete with granite counters. Eat-in dining room with MASSIVE telescope to take in the night sky. Master suite features large room with cozy king bed, walk-in shower, private water closet, dual sinks and walk-in closet. Spa on back patio and spiral staircase to second floor view deck to 360 degree desert views. Watch the night sky and enjoy the serene deser *Courtesy of Re/Max Excalibur*								

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New For Lease: 10 (cont.)

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

4 FOR LEASE · *New, Active: 1/25/2019* *MLS ID: 5873306*

17108 E Salida Dr, Unit A	Twin Home	3/2	1,496 sq ft	–	1995	1/25/2019	$1,750	$1

Great Rental if you are looking for something fresh, clean and ready to move-in!!! This newly renovated home has 3 bedrooms, 2 baths, living room, family room, kitchen, inside laundry, dining area, 2 car garage and fenced in large backyard. New kitchen and bath room cabinets with granite countertops. All new carpet and new tile! Located on a nice Corner lot with direct access to the garage! NO STEPS!

Courtesy of Berkshire Hathaway Homeservices Arizona Properties

5 FOR LEASE · *New, Active: 1/16/2019* *MLS ID: 5868762*

14212 N Yerba Buena Way	Patio Home	2/2	1,517 sq ft	4,543	1978	1/16/2019	$1,495	$1

Updated patio home with 2 bedrooms, plus den, 2 baths, 2 car garage, all appliances, fenced backyard & community pool.

Courtesy of Nabers Property Management & Real Estate, Llc

6 FOR LEASE · *New, Active: 1/16/2019* *MLS ID: 5868738*

9715 N Azure Ct, Unit 3	Residential Vacation Rental	3/2	2,439 sq ft	158	2002	1/16/2019	–	–

Amazing mountain and city light views from this beautiful Fountain Hills Gem!!! Relax and enjoy them from a fabulous Patio, sitting around the fire pit or barbecuing. Inside, you will find a large Kitchen with an island, upgraded stainless steel appliances, upgraded cabinets, gorgeous granite, lots of windows, high ceilings, and warm colors throughout. ALL Bedrooms offer a private patio with those great views! The Master Bedroom is LARGE! Travertine tile in all of the right places with plush carpet where it matters. Located in a Gated Golf Community close Scottsdale, dining & shopping! 10++

Courtesy of Realty One Group

7 FOR LEASE · *New, Active: 1/21/2019* *MLS ID: 5871182*

15119 E Desert Willow Dr	Single Family Detached	3/2	1,908 sq ft	7,767	1999	1/21/2019	$2,495	$1

wow! absolutely gorgeous fountain hills 3/2 home located in prestigious Eagle Mountain with all new paint, new carpet, premium hillside lot with stunning valley views, split master with huge walk in closet, fireplace, private pool, gated, 2 car garage, nearby golf course, great location and more!

Courtesy of Az Prime Property Management

8 FOR LEASE · *New, Active: 1/16/2019* *MLS ID: 5868619*

9604 N Solitude Cyn	Single Family Detached	4/4	4,950 sq ft	45,800	2001	1/16/2019	$4,500	$1

SUMMER 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 May 1, 2019-Sept 30, 2019 @$4500/month.

Courtesy of Home America Realty

9 FOR LEASE · *Active: 12/22/2018* *MLS ID: 5859920*

16725 E Avenue Of The Fountains, #C-324	Apartment	3/2	1,347 sq ft	–	2017	12/22/2018	$2,383	$2

TEN WEEKS FREE RENT!* Gorgeous and contemporary 3 bedroom unit has dual master-bedrooms with en-suite bathrooms in resort community of Fountain Hills! Enjoy mountain views and designer finishes in this open-concept split floor plan include wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit

Courtesy of Nest Realty

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New For Lease: 10 (cont.)

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

10 FOR LEASE • *New, Active: 1/22/2019* *MLS ID: 5871506*

16725 E Avenue Of The Fountains, #D-206	Apartment	2/2	1,020 sq ft	–	2017	1/22/2019	$1,499	$1

TEN WEEKS FREE!* Gorgeous and contemporary 2 bedroom in resort community of Fountain Hills available now!Enjoy views of the resort pool and courtyard along with designer finishes in this open-concept split floor plan includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit.

Courtesy of Nest Realty

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