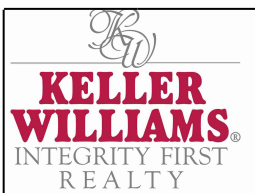


Las Sendas October 2005 Sales Summary

Prepared for Las Sendas Visitor

By Craig Eaton

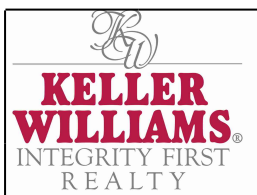
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Recent Sales

Address	SqFt	Lot size	Style	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
Average:							\$469,600	\$218	26
East Eagle Crest	1347		Townhouse /	2		21 Car	\$295,000	\$219	61
East Torrey Point	3330		Sgle Fam-Det	5		33 Car	\$790,000	\$237	126
North Red Mountain	1756		Sgle Fam-Det	3		22 Car	\$410,000	\$233	18
North Sterling	2153		Sgle Fam-Det	4		22 Car	\$435,000	\$202	6
North Rowen2913	1571		Sgle Fam-Det	3		23 Car	\$345,000	\$220	54
East Norwood	2680		Sgle Fam-Det	4	2.5	3 Car	\$436,000	\$163	11
East Saddleback	3088		Sgle Fam-Det	4		33 Car	\$840,000	\$272	13
East Sierra Morena	1756		Sgle Fam-Det	3		23 Car	\$395,000	\$225	31
East Orion	2732		Sgle Fam-Det	4		33 Car	\$585,000	\$214	3
East Eagle Crest	1864		Townhouse /	3		22 Car	\$490,000	\$263	12
East Manning	1372		Sgle Fam-Det	3		22 Car	\$274,000	\$200	28
East Russell7762	2413		Sgle Fam-Det	4		23 Car	\$512,000	\$212	8
East Sugarloaf	2369		Sgle Fam-Det	3		23 Car	\$465,000	\$196	16
East Snowdon	2150		Sgle Fam-Det	3	2.5	2 Car	\$432,000	\$201	6
North Red Mountain	1571		Sgle Fam-Det	3		22 Car	\$340,000	\$216	1



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Recent Sales

East Eagle Crest



Maricopa / \$295,000

Style Townhouse /
List Price \$299,900
List \$/Sqft \$223
Square Ft 1347
Bedrooms 2
Baths 2
Parking 1 Car Garage
Taxes \$1,491
Sale Date 10/27/2005
Sale \$/Sqft \$219
DOM 61
Age 4
Lot Size
Levels 1

Features: Heating: Gas, Cooling: Refrigeration, Equity: \$299900, Con: Frame/Wood, Roof Type:

Comments: Price Reduced!!! Your Private Entry Staircase Takes You To An Open, Light, & Spacious 2 Bedroom 2 Bath Tuscan Styled Villa In

East Torrey Point



Maricopa / \$790,000

Style Sgle Fam -Det
List Price \$799,900
List \$/Sqft \$240
Square Ft 3330
Bedrooms 5
Baths 3
Parking 3 Car Garage
Taxes \$2,628
Sale Date 10/12/2005
Sale \$/Sqft \$237
DOM 126
Age 4
Lot Size
Levels 1

Features: Heating: Gas, Cooling: Refrigeration, Equity: \$799900, Con: Frame/Wood, Roof Type:

Comments: Rare 1 Story On The 18th Tee Of The Robert Trent Jones Jr Designed Golf Course At Las Sendas Featuring A Magnificent View Down

North Red Mountain



Maricopa / \$410,000

Style Sgle Fam -Det
List Price \$425,000
List \$/Sqft \$242
Square Ft 1756
Bedrooms 3
Baths 2
Parking 2 Car
Taxes \$1,308
Sale Date 10/24/2005
Sale \$/Sqft \$233
DOM 18
Age 9
Lot Size
Levels 1

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$425000, Con:

Comments: Gorgeous Morning Dove Model In World Renowned Las Sendas Gated Community. Rare -Private Lot Provides Privacy & Tranquility In

North Sterling



Maricopa / \$435,000

Style Sgle Fam -Det
List Price \$435,000
List \$/Sqft \$202
Square Ft 2153
Bedrooms 4
Baths 2
Parking 2 Car Garage
Taxes \$1,335
Sale Date 10/20/2005
Sale \$/Sqft \$202
DOM 6
Age 4
Lot Size
Levels 1

Features: Heating: Gas, Cooling: Refrigeration, Equity: \$435000, Con: Frame/Wood, Roof Type:

Comments: Motivated Sellers!!!Thousands In Upgrades! 16 Inch Tile Throughout, Corian Countertops, Cherry Wood Cabinets, Stainless Steel

Recent Sales

North Rowen2913 North



Maricopa / \$345,000

Style Sgle Fam -Det
List Price \$354,000
List \$/Sqft \$225
Square Ft 1571
Bedrooms 3
Baths 2
Parking 3 Car Garage
Taxes \$1,614
Sale Date 10/11/2005
Sale \$/Sqft \$220
DOM 54
Age 7
Lot Size
Levels 1

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$354000, Con:

Comments: Extremely Desirable Rare 3-Car Garage In Cul-De-Sac. Super Large Premium Lot With Auto Watering System, Grassy Play Area

East Norwood



Maricopa / \$436,000

Style Sgle Fam -Det
List Price \$455,000
List \$/Sqft \$170
Square Ft 2680
Bedrooms 4
Baths 2.5
Parking 3 Car Garage
Taxes \$1,525
Sale Date 10/20/2005
Sale \$/Sqft \$163
DOM 11
Age 5
Lot Size
Levels 2

Features: Heating: Gas, Cooling: Refrigeration, Equity: \$455000, Con: Frame/Wood, Roof Type:

Comments: Lovely 2 Story, Oversized Lot, Professionaly Landscaped, All Tile Bottom Floor, Deck. Large Windwows Show Lovely

East Saddleback



Maricopa / \$840,000

Style Sgle Fam -Det
List Price \$840,000
List \$/Sqft \$272
Square Ft 3088
Bedrooms 4
Baths 3
Parking 3 Car Garage
Taxes \$2,134
Sale Date 10/31/2005
Sale \$/Sqft \$272
DOM 13
Age 1
Lot Size
Levels 1

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$840000, Con:

Comments: Look No Further!3100 Sq Ft Custom Home In The Private Gated Community Golf Colony.This 4 Bed,3bath Sits On The Course With

East Sierra Morena



Maricopa / \$395,000

Style Sgle Fam -Det
List Price \$395,000
List \$/Sqft \$225
Square Ft 1756
Bedrooms 3
Baths 2
Parking 3 Car
Taxes \$1,412
Sale Date 10/28/2005
Sale \$/Sqft \$225
DOM 31
Age 7
Lot Size
Levels 1

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$395000, Con:

Comments: Immaculate In And Out! Morning Dove Model With Great Curb Appeal Across From A Common Desert Area With A North/South Orientation

Recent Sales

East Orion Circle7541

East Eagle Crest

East Manning

East Russell7762 East



Maricopa / \$585,000

Maricopa / \$490,000

Maricopa / \$274,000

Maricopa / \$512,000

Style Sgle Fam -Det
List Price \$585,000
List \$/Sqft \$214
Square Ft 2732
Bedrooms 4
Baths 3
Parking 3 Car Garage
Taxes \$1,795
Sale Date 10/13/2005
Sale \$/Sqft \$214
DOM 3
Age 8
Lot Size
Levels 2

Style Townhouse /
List Price \$499,900
List \$/Sqft \$268
Square Ft 1864
Bedrooms 3
Baths 2
Parking 2 Car
Taxes \$1,834
Sale Date 10/4/2005
Sale \$/Sqft \$263
DOM 12
Age 5
Lot Size
Levels 1

Style Sgle Fam -Det
List Price \$279,000
List \$/Sqft \$203
Square Ft 1372
Bedrooms 3
Baths 2
Parking 2 Car
Taxes \$895
Sale Date 10/10/2005
Sale \$/Sqft \$200
DOM 28
Age 5
Lot Size
Levels 1

Style Sgle Fam -Det
List Price \$512,000
List \$/Sqft \$212
Square Ft 2413
Bedrooms 4
Baths 2
Parking 3 Car Garage
Taxes \$1,725
Sale Date 10/15/2005
Sale \$/Sqft \$212
DOM 8
Age 6
Lot Size
Levels 1

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$585000, Con: Block ,

Comments: Beautifully Maintained And Upgraded Palo Verde Model. Borders Large Wash For Added Privacy. ****huge Investment Opportunity!!!

Features: Heating: Gas, Cooling: Refrigeration, Equity: \$487900, Con: Frame/Wood, Roof Type:

Comments: Resort Living At Las Sendas' Only Townhome Community. Model Perfect. Tuscan Style Inside And Out. Professional Artist Design

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$279000, Con:

Comments: Price Reduced!! Motivated Sellers, Seller Welcomes All Offers! Great Investment!! Very Close To The New 202 Which Will

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$512000, Con: Block,

Comments: Super Home On A Large Cul De Sac Lot Offering Privacy, No Two Story Homes Near By, As Well As Mountain Views And City Views From The

Recent Sales

East Sugarloaf



Maricopa / \$465,000

Style Sgle Fam -Det
List Price \$475,000
List \$/Sqft \$201
Square Ft 2369
Bedrooms 3
Baths 2
Parking 3 Car
Taxes \$1,787
Sale Date 10/17/2005
Sale \$/Sqft \$196
DOM 16
Age 7
Lot Size
Levels 1

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$475000, Con: Block,

Comments: You Will Love This Home From The Cul-De-Sac Location All The Way Through To The Backyard. Vaulted Ceilings -Lots Of 18'tile In All The

East Snowdon



Maricopa / \$432,000

Style Sgle Fam -Det
List Price \$426,900
List \$/Sqft \$199
Square Ft 2150
Bedrooms 3
Baths 2.5
Parking 2 Car
Taxes \$1,245
Sale Date 10/3/2005
Sale \$/Sqft \$201
DOM 6
Age 9
Lot Size
Levels 2

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$426900, Con:

Comments: Gorgeous Mtn Views & Sunsets From The Master Viewing Deck. Formal Living, Dining And Family Room. Enjoy Your Gas Fireplace In The

North Red Mountain



Maricopa / \$340,000

Style Sgle Fam -Det
List Price \$329,000
List \$/Sqft \$209
Square Ft 1571
Bedrooms 3
Baths 2
Parking 2 Car Garage
Taxes \$1,294
Sale Date 10/20/2005
Sale \$/Sqft \$216
DOM 1
Age 10
Lot Size
Levels 1

Features: Heating: Electric, Cooling: Refrigeration, Equity: \$329000, Con:

Comments: Beautiful Home In Desirable Las Sendas! Clean, Neat Interior And Exterior With Spacious Desert Views. Ceramic Tile With

Average Selling Price

Average Selling Price

Average Days on Market

