

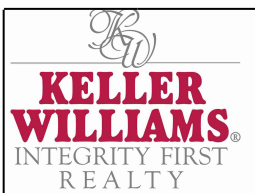


# Las Sendas December 2005 Sales Summary

Prepared for Las Sendas Visitor

By Craig Eaton

[www.LasSendasLiving.com](http://www.LasSendasLiving.com)



Craig Eaton \* (480) 421 8471  
[craig@LasSendasLiving.com](mailto:craig@LasSendasLiving.com)  
[www.LasSendasLiving.com](http://www.LasSendasLiving.com)

## Recent Sales

Address	SqFt	Lot size	Style	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
<b>Average:</b>							\$711,564	\$248	72
East Torrey Point	3655		Sgle Fam-Det	3	3	3 Car	\$875,000	\$239	205
North Paseo Del Sol	2150		Sgle Fam-Det	4	2.5	2 Car	\$435,000	\$202	104
East View Crest	3596		Sgle Fam-Det	3	3.5	3 Car	\$1,390,000	\$387	80
East Vista Canyon	4050		Sgle Fam-Det	4	4.5	3 Car	\$1,000,000	\$247	11
North Red Mountain	1756		Sgle Fam-Det	3	2	2 Car	\$394,900	\$225	90
North Mountain	4275		Sgle Fam-Det	5	3.5	3 Car	\$815,000	\$191	24
North Red Mountain	1756		Sgle Fam-Det	3	2	2 Car	\$420,000	\$239	8
North Starry Pass	1821		Sgle Fam-Det	4	2	3 Car	\$430,000	\$236	6
North Mountain	3654		Sgle Fam-Det	5	3	3 Car	\$730,000	\$200	150
North Desert Oasis	1756		Sgle Fam-Det	3	2	2 Car	\$410,000	\$233	41
East Wolf Canyon	1571		Sgle Fam-Det	2	2	2 Car	\$398,000	\$253	18
East Sandia	3841		Sgle Fam-Det	5	3	3 Car	\$715,000	\$186	174
East Hidden Canyon	3450		Sgle Fam-Det	3	4	3 Car	\$1,324,000	\$384	77
East Tasman	2574		Sgle Fam-Det	4	2.5	3 Car	\$625,000	\$243	21



Craig Eaton

(480) 421 8471

[Craig@LasSendasLiving.com](mailto:Craig@LasSendasLiving.com)

[www.LasSendasLiving.com](http://www.LasSendasLiving.com)

## Recent Sales

### East Torrey Point



Maricopa / \$875,000

**Style** Sgle Fam -Det  
**List Price** \$889,000  
**List \$/Sqft** \$243  
**Square Ft** 3655  
**Bedrooms** 3  
**Baths** 3  
**Parking** 3 Car  
**Taxes** \$2,662  
**Sale Date** 12/20/2005  
**Sale \$/Sqft** \$239  
**DOM** 205  
**Age** 3  
**Lot Size**  
**Levels** 2

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$889000, Con:

**Comments:** This Spectacular Golf Course Property Is Located On The 18th Hole On A Private Cul-De-Sac Lot In Pinnacle Point Gated Community Of

### North Paseo Del Sol



Maricopa / \$435,000

**Style** Sgle Fam -Det  
**List Price** \$459,000  
**List \$/Sqft** \$213  
**Square Ft** 2150  
**Bedrooms** 4  
**Baths** 2.5  
**Parking** 2 Car  
**Taxes** \$1,637  
**Sale Date** 12/13/2005  
**Sale \$/Sqft** \$202  
**DOM** 104  
**Age** 6  
**Lot Size**  
**Levels** 2

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$459000, Con:

**Comments:** Located On A Private Secluded Street In Rolling Hills@las Sendas, This Home Offers Exceptional Views Of The Golf Course, Mtns, And City

### East View Crest



Maricopa / \$1,390,000

**Style** Sgle Fam -Det  
**List Price** \$1,499,000  
**List \$/Sqft** \$417  
**Square Ft** 3596  
**Bedrooms** 3  
**Baths** 3.5  
**Parking** 3 Car Garage  
**Taxes**  
**Sale Date** 12/12/2005  
**Sale \$/Sqft** \$387  
**DOM** 80  
**Age** 3  
**Lot Size**  
**Levels** 1

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$1499000, Con:

**Comments:** You Must See This Spectacular Custom Home Located In A Private Gated Neighborhood In Las Sendas On A Large Lot With Great Views Of

### East Vista Canyon



Maricopa / \$1,000,000

**Style** Sgle Fam -Det  
**List Price** \$1,095,000  
**List \$/Sqft** \$270  
**Square Ft** 4050  
**Bedrooms** 4  
**Baths** 4.5  
**Parking** 3 Car Garage  
**Taxes**  
**Sale Date** 12/20/2005  
**Sale \$/Sqft** \$247  
**DOM** 11  
**Age** 1  
**Lot Size**  
**Levels** 1

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$1095000, Con:

**Comments:** Brand New, Never Lived In Tuscan Home. Blandford's Residence #7 Plan, Offers Spectacular City Views, Backs To Preserve On A

## Recent Sales

### North Red Mountain



Maricopa / \$394,900

**Style** Sgle Fam -Det  
**List Price** \$394,900  
**List \$/Sqft** \$225  
**Square Ft** 1756  
**Bedrooms** 3  
**Baths** 2  
**Parking** 2 Car Garage  
**Taxes** \$1,355  
**Sale Date** 12/30/2005  
**Sale \$/Sqft** \$225  
**DOM** 90  
**Age** 10  
**Lot Size**  
**Levels** 1

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$394900, Con:

**Comments:** Location! Views! Backs Onto Parkland! Upgraded Maple Cabinets And Ceramic Tile In All The Right Places. Kitchen With Island And

### North Mountain Ridge



Maricopa / \$815,000

**Style** Sgle Fam -Det  
**List Price** \$899,000  
**List \$/Sqft** \$210  
**Square Ft** 4275  
**Bedrooms** 5  
**Baths** 3.5  
**Parking** 3 Car  
**Taxes** \$2,649  
**Sale Date** 12/12/2005  
**Sale \$/Sqft** \$191  
**DOM** 24  
**Age** 10  
**Lot Size**  
**Levels** 2

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$899000, Con:

**Comments:** Views! Privacy! Luxurious Living! Huge Lot! Wait Till You See This Home! Oversized Lot With Natural Desert - An Oasis In The Back Yard, Inviting

### North Red Mountain



Maricopa / \$420,000

**Style** Sgle Fam -Det  
**List Price** \$425,000  
**List \$/Sqft** \$242  
**Square Ft** 1756  
**Bedrooms** 3  
**Baths** 2  
**Parking** 2 Car Garage  
**Taxes** \$1,351  
**Sale Date** 12/6/2005  
**Sale \$/Sqft** \$239  
**DOM** 8  
**Age** 10  
**Lot Size**  
**Levels** 1

**Features:** Heating: Gas, Cooling: Refrigeration, Equity: \$425000, Con: Frame/Wood, Roof Type:

**Comments:** Unbelievable, Meticulously Maintained!! You Won't Believe Your Eyes. Kitchen Features: Black Granite Countertops W/ Black

### North Starry Pass



Maricopa / \$430,000

**Style** Sgle Fam -Det  
**List Price** \$429,900  
**List \$/Sqft** \$236  
**Square Ft** 1821  
**Bedrooms** 4  
**Baths** 2  
**Parking** 3 Car  
**Taxes** \$1,669  
**Sale Date** 12/6/2005  
**Sale \$/Sqft** \$236  
**DOM** 6  
**Age** 4  
**Lot Size**  
**Levels** 1

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$429900, Con:

**Comments:** Large Cul-De-Sac Lot W/Mtn Views\*backs Up To Common Area\*18' Tile\*spacious Kitchen W/Upgraded

## Recent Sales

### North Mountain Ridge



Maricopa / \$730,000

**Style** Sgls Fam -Det  
**List Price** \$749,000  
**List \$/Sqft** \$205  
**Square Ft** 3654  
**Bedrooms** 5  
**Baths** 3  
**Parking** 3 Car Garage  
**Taxes** \$2,496  
**Sale Date** 12/20/2005  
**Sale \$/Sqft** \$200  
**DOM** 150  
**Age** 9  
**Lot Size**  
**Levels** 2

**Features:** Heating: Gas, Cooling: Refrigeration, Equity: \$749000, Con: Frame/Wood, Roof Type:

**Comments:** Back From Sold -Fell Out Of Escrow, Jewel Of Sonoran Heights In This Quiet Gated Neighborhood In Prestigious Las Sendas,

### North Desert Oasis



Maricopa / \$410,000

**Style** Sgls Fam -Det  
**List Price** \$419,500  
**List \$/Sqft** \$239  
**Square Ft** 1756  
**Bedrooms** 3  
**Baths** 2  
**Parking** 2 Car  
**Taxes** \$1,462  
**Sale Date** 12/19/2005  
**Sale \$/Sqft** \$233  
**DOM** 41  
**Age** 7  
**Lot Size**  
**Levels** 1

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$419500, Con:

**Comments:** Just Reduced Again, Owner Is Very Motivated !!! Great Home In Las Sendas With Gorgeous Views Of The Mountain & The Golf

### East Wolf Canyon



Maricopa / \$398,000

**Style** Sgls Fam -Det  
**List Price** \$398,000  
**List \$/Sqft** \$253  
**Square Ft** 1571  
**Bedrooms** 2  
**Baths** 2  
**Parking** 2 Car  
**Taxes** \$1,407  
**Sale Date** 12/21/2005  
**Sale \$/Sqft** \$253  
**DOM** 18  
**Age** 5  
**Lot Size**  
**Levels** 1

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$398000, Con:

**Comments:** Immaculate Custom 'cactus Wren' Floor Plan Adjacent To A Wash, Terrific Mtn Views And Borders A Common Area! Beautiful 2 Bdrm

### East Sandia Circle7360



Maricopa / \$715,000

**Style** Sgls Fam -Det  
**List Price** \$725,000  
**List \$/Sqft** \$189  
**Square Ft** 3841  
**Bedrooms** 5  
**Baths** 3  
**Parking** 3 Car  
**Taxes** \$2,520  
**Sale Date** 12/8/2005  
**Sale \$/Sqft** \$186  
**DOM** 174  
**Age** 8  
**Lot Size**  
**Levels** 2

**Features:** Heating: Electric, Cooling: Refrigeration, Equity: \$725000, Con: Block,

**Comments:** New Price! \*huge Private Elevated Culdesac Lot W/Incredible Views!\* Shows Like A Model! Extensive Recent Upgrades Incl Kitchen

## Recent Sales

### East Hidden Canyon



Maricopa / \$1,324,000

**Style** Sggle Fam -Det  
**List Price** \$1,395,000  
**List \$/Sqft** \$404  
**Square Ft** 3450  
**Bedrooms** 3  
**Baths** 4  
**Parking** 3 Car  
**Taxes** \$1,200  
**Sale Date** 12/19/2005  
**Sale \$/Sqft** \$384  
**DOM** 77  
**Age** 1  
**Lot Size**  
**Levels** 1

**Features:** Heating:  
 Electric, Cooling:  
 Refrigeration, Equity:  
 \$1395000, Con:

**Comments:** This  
 Absolutely Stunning Home  
 Was Just Completed.  
 Impressive Exterior  
 Features An Abundance Of  
 Imported Canterra &

### East Tasman



Maricopa / \$625,000

**Style** Sggle Fam -Det  
**List Price** \$625,000  
**List \$/Sqft** \$243  
**Square Ft** 2574  
**Bedrooms** 4  
**Baths** 2.5  
**Parking** 3 Car Garage  
**Taxes** \$2,182  
**Sale Date** 12/7/2005  
**Sale \$/Sqft** \$243  
**DOM** 21  
**Age** 4  
**Lot Size**  
**Levels** 1

**Features:** Heating:  
 Electric, Cooling:  
 Refrigeration, Equity:  
 \$625000, Con:

**Comments:** This Stunning,  
 Single Story Home Is  
 Located On A Large,  
 Corner Lot In The  
 Exclusive Community Of  
 Las Sendas With

## Average Selling Price

Average Selling Price

Average Days on Market

