







Fletcher Heights Closed January 1 - January 31

6 Properties

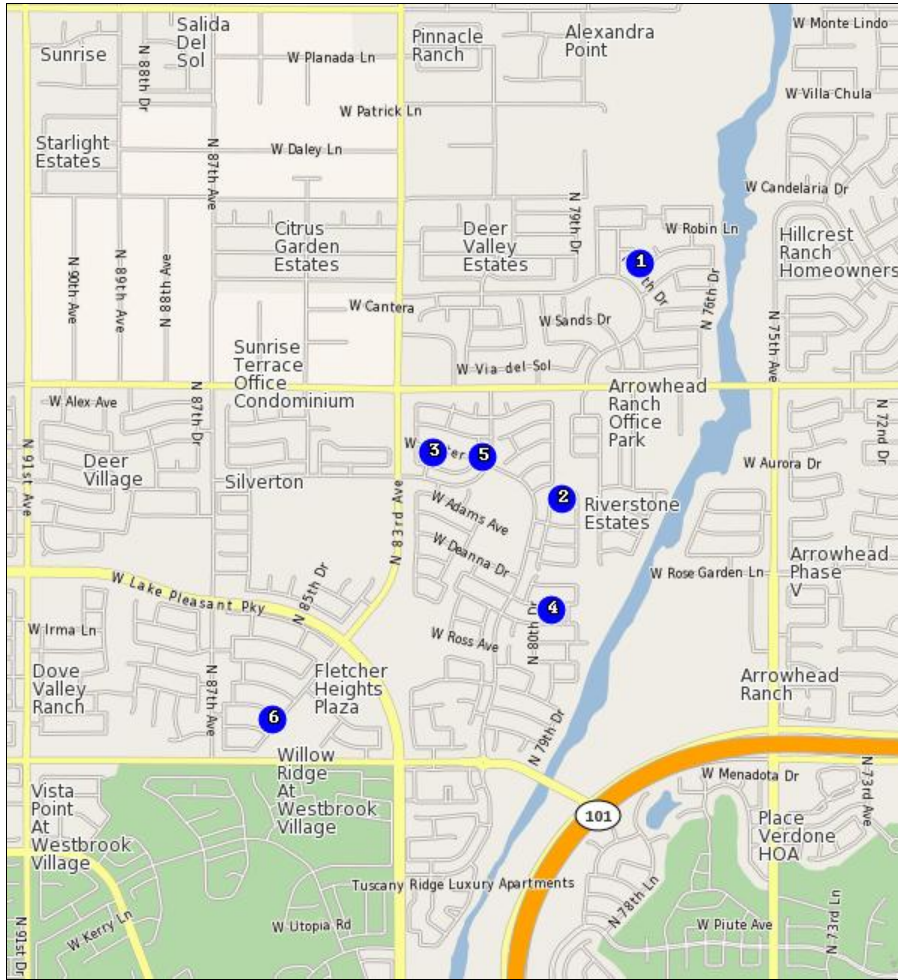
	Price / Status / MLS #	Year Built	Marketing Name	Model	Subdivision	# Bedrooms	# Bathrooms	Approx SQFT	List/Sold Price Sqft	Original List Price	Cumulative DOM	Close of Escrow Date
1	 \$142,300 7728 W FOOTHILL DR Peoria, AZ 85383 Closed / 4690212	2001			Fletcher Heights	3	2	1,537	89.79 / 92.58	138,000	7	01/12/2012
2	 \$160,000 8002 W ADAM AVE Peoria, AZ 85382 Closed / 4684347	1999			FLETCHER HEIGHTS	4	2	1,748	97.2 / 91.53	169,900	34	01/20/2012
3	 \$169,900 8215 W SALTER DR Peoria, AZ 85382 Closed / 4680315	1998			Fletcher Heights	4	2	2,011	84.49 / 84.49	169,900	54	01/20/2012
4	 \$198,400 8001 W HARMONY LN Peoria, AZ 85382 Closed / 4635873	1999		Maize	Fletcher Heights	4	3	2,512	79.62 / 78.98	20,000	119	01/27/2012
5	 \$207,500 21505 N 81ST DR Peoria, AZ 85382 Closed / 4676623	1999	Fletcher Heights		FLETCHER HEIGHTS!	4	2.5	2,465	86.82 / 84.18	214,000	20	01/11/2012
6	 \$300,000 8549 W CLARA LN Peoria, AZ 85382 Closed / 4682257	2002		BORDEAUX W/BSMT	FLETCHER HEIGHTS	6	4	3,989	74.96 / 75.21	299,000	1	01/31/2012

Prepared by Brad Zimbelman,
Realtor


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Legend	
1. 7728 W FOOTHILL DR Peoria, AZ 85383 (4690212)	4. 8001 W HARMONY LN Peoria, AZ 85382 (4635873)
2. 8002 W ADAM AVE Peoria, AZ 85382 (4684347)	5. 21505 N 81ST DR Peoria, AZ 85382 (4676623)
3. 8215 W SALTER DR Peoria, AZ 85382 (4680315)	6. 8549 W CLARA LN Peoria, AZ 85382 (4682257)

	4690212 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 1,537 / County Assessor Year Built: 2001 Pool: None Encoded Features: 32RD2G Approx Lot SqFt: 5,923 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Fletcher Heights Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Builder Name: FULTON HOMES Hun Block: 7700 W Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Frontier Jr. High School: Frontier	High School Dist #: 011 - Peoria Unified District High School: Sunrise Mountain

Cross Streets: Deer Valley & Hillcrest **Directions:** WEST on Deer Valley Rd ** NORTH onto W Hillcrest Blvd ** EAST onto Via Montoya NORTH on 77th Dr road curves and becomes Foothill.

Public Remarks: Gorgeous Move in ready home. Brand New Granite counter tops just installed with new SS sink and faucet. Kitchen has ss appliances. Warm neutral paint throughout. Vaulted ceilings, and storage cabinets in hallway. Master bedroom has bay windows. Great Location near 101 loop, shopping and entertainment. You won't be disappointed.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Childrens Play Area Features: Vaulted Ceiling(s) Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Basement Description: None	Architecture: Spanish Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrmt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: FLETCHER HEIGHTS PHASE 2B-1 AND 2B-2 AN: 231-27-136 Lot Number: 141 Town-Range-Section: 4N-1E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,218/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Prmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 7 / 7 Status Change Date: 01/13/2012 Close of Escrow Date: 01/12/2012 Off Market Date: 12/26/2011	List Price: \$138,000 Sold Price: \$142,300 Sold Price/SqFt: \$92.58 Loan Type: Cash Loan Years: 0 Payment Type: Interest Only Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A


Listed by: Keller Williams Realty Professional Partners (kwpr02)

Prepared by Brad Zimbelman, Realtor

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 <p>©2011 ARMLS</p>	4684347 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Approx SqFt: 1,748 / County Assessor Year Built: 1999 Pool: Private Encoded Features: 42FRP2G Approx Lot SqFt: 6,376 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: FLETCHER HEIGHTS Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Builder Name: Greystone Hun Block: 21500 N Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Frontier Jr. High School: Frontier	High School Dist #: 011 - Peoria Unified District High School: Sunrise Mountain

Cross Streets: 83RD AVE & DEER VALLEY RD **Directions:** DEER VALLEY RD TO 81ST AVE - SOUTH TO QUAIL (JOGS LEFT AT PARK)- LEFT THEN QUICK LEFT TO 80 LN WHICH TURNS INTO ADAM.

Public Remarks: Freshly painted 4 bed, 2 bath, open floor plan, vaulted ceilings, private pool and a 2 stall attached garage. No seller disclosures, no clues or spds available. ***All facts, figures & dimensions to be verified by buyer. Home sold in 'AS IS' condition. *** Property eligible under the Seller First Look Initiative through 12/17/2011. Seller First Look is eligible to owner occupant (OO) and second home OO purchasers. 15 day wait for investor offers.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: Skylight(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Family Room Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS Water: City Water Sewer: Sewer in & Cnctd Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: FLETCHER HEIGHTS PHASE 1A AN: 200-18-357 Lot Number: 356 Town-Range-Section: 4N-1E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$1,501.26/2010 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$160,000 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$96 / Quarterly HOA Transfer Fee: HOA Name: Fletcher Heights HOA Telephone: 623-877-1396	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 34 / 35 Status Change Date: 01/20/2012 Close of Escrow Date: 01/20/2012 Off Market Date: 01/07/2012	List Price: \$169,900 Sold Price: \$160,000 Sold Price/SqFt: \$91.53 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned/REO


Listed by: AZCO Properties, LLC (azpt01)

Prepared by Brad Zimbelman,
Realtor

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 <p>©2011 ARMLS</p>	4680315 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 4 / 2 Approx SqFt: 2,011 / County Assessor Year Built: 1998 Pool: Private Encoded Features: 42RP2G Approx Lot SqFt: 6,681 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached </td> <td> Subdivision: Fletcher Heights Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Builder Name: Morrison Hun Block: Map Code/Grid: K31 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 011 - Peoria Unified District Elementary School: Frontier Jr. High School: Frontier </td> <td> High School Dist #: 011 - Peoria Unified District High School: Sunrise Mountain </td> </tr> </table>	Beds/Baths: 4 / 2 Approx SqFt: 2,011 / County Assessor Year Built: 1998 Pool: Private Encoded Features: 42RP2G Approx Lot SqFt: 6,681 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Fletcher Heights Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Builder Name: Morrison Hun Block: Map Code/Grid: K31 Bldg Number:	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Frontier Jr. High School: Frontier
Beds/Baths: 4 / 2 Approx SqFt: 2,011 / County Assessor Year Built: 1998 Pool: Private Encoded Features: 42RP2G Approx Lot SqFt: 6,681 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Fletcher Heights Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Builder Name: Morrison Hun Block: Map Code/Grid: K31 Bldg Number:			
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Frontier Jr. High School: Frontier	High School Dist #: 011 - Peoria Unified District High School: Sunrise Mountain			

Cross Streets: Deer Valley and 75rd Ave **Directions:** West on Deer Valley, South on 81st Ave, West on Melinda Ln, South on 81st Drive, West on Salter to property

Public Remarks: Great location in nice neighborhood, spacious 4 bedroom 2 bathroom with open floor plan. Pool and RV gate with grassy front yard.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: RV Parking Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Landscaping: Grass Front; Grass Back Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: FLETCHER HEIGHTS PHASE 1A AN: 200-18-547 Lot Number: 546 Town-Range-Section: 4N-1E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$1,672/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$96 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone: 623-877-1396	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 54 / 54 Status Change Date: 01/21/2012 Close of Escrow Date: 01/20/2012 Off Market Date: 01/15/2012	List Price: \$169,900 Sold Price: \$169,900 Sold Price/SqFt: \$84.49 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: UCI Realty, L.L.C. (ccml01)

Prepared by Brad Zimbelman,
Realtor

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 <p>©2011 ARMLS</p>	4635873 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Approx SqFt: 2,512 / County Assessor Year Built: 1999 Pool: None Encoded Features: 43FRDX03G Approx Lot SqFt: 6,395 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Subdivision: Fletcher Heights Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Maize Builder Name: Unknown Hun Block: 21800 N Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Frontier Jr. High School: Frontier	High School Dist #: 011 - Peoria Unified District High School: Sunrise

Cross Streets: 83rd Ave & Deer Valley **Directions:** West on Deer Valley to 81st Ave South on 81st, road curves around school, East on Harmony to property.


Public Remarks: GORGEOUS 2 STORY HOME FEATURES 4 BEDROOM 3 BATH'S, 3 CAR GARAGE, IN DESIRABLE FLETCHER HEIGHTS SUBDIVISION. BUILT IN HIGH END STAINLESS STEEL APPLIANCES IN KITCHEN WITH SILTSTONE COUNTER TOPS. PLANTATION SHUTTERS AND LOVELY WOOD FLOORS IN LIVING ROOM KITCHEN DEN/OFFICE AND HALLS. CURTAIN AND CURTAIN RODS DO NOT CONVEY, HOT TUB AND WIRING WILL NOT CONVEY. OWNER NEVER USED WATER SOFTENER ON PREMISE, NOT SURE IF IT WORKS. THIS IS A NICE HOME AND MOVE IN READY. SHORT SALE ADDENDUM, AS-IS ADDENDUM AND PROOF OF FUNDS REQUIRED WITH ALL OFFERS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Flooring: Carpet; Wood	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office; Loft Basement Description: None	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: FLETCHER HEIGHTS PHASE 1A AN: 200-18-210 Lot Number: 209 Town-Range-Section: 4N-1E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$1,737/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Other (See Remarks) Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$132 / Quarterly HOA Transfer Fee: HOA Name: HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVtBt; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 119 / 123 Status Change Date: 01/28/2012 Close of Escrow Date: 01/27/2012 Off Market Date: 12/20/2011	List Price: \$200,000 Sold Price: \$198,400 Sold Price/SqFt: \$78.98 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Award Realty (awre02)

	4676623 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Approx SqFt: 2,465 / County Assessor Year Built: 1999 Pool: None Encoded Features: 42.5FRDXO3G2S Approx Lot SqFt: 6,699 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Subdivision: FLETCHER HEIGHTS! Tax Municipality: Peoria Marketing Name: Fletcher Heights Planned Cmty Name: Fletcher Heights Model: Builder Name: Morrison Hun Block: 8150 W Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Frontier Jr. High School: Frontier	High School Dist #: 011 - Peoria Unified District High School: Sunrise Mountain

Cross Streets: 75th Ave and Deer Valley **Directions:** West on Deer Valley, South on 81st Ave., West on Melinda, South on 81st Drive.

Public Remarks: BACK ON MARKET~ Buyer unable to Fund. This wonderful home is located in Fletcher Heights and includes four bedrooms, 2.5 baths, down stairs office or 5th bdrm, three car garage, beautiful kitchen adjacent to family room w/gas fireplace, large master bedroom suite w/ balcony, 20" diagonally laid tile, ceiling fans throughout, Alarm sys., Surround sound, large RV area w/ concrete slab and park like backyard. Owner has remodeled the home for a quick sale to include: Carpet, Painted in earth tones w/ accents, SS appliances, Granite Counters throughout, Brushed Nickel Hardware, Landscape.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; RV Gate; RV Parking Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Mountain View(s) Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Childrens Play Area Features: Skylight(s); Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Cist; Othr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Partial; Kitchen Yr Updated: 2011; Kitchen Partial/Full: Partial	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 200-18-508 Lot Number: 507 Town-Range-Section: 4N-1E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$1,730.22/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$90 / Quarterly HOA Transfer Fee: HOA Name: Fletcher Heights HOA Telephone:	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 21 Status Change Date: 01/12/2012 Close of Escrow Date: 01/11/2012 Off Market Date: 12/12/2011	List Price: \$214,000 Sold Price: \$207,500 Sold Price/SqFt: \$84.18 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: DPR Realty, LLC (dvpt02)

Prepared by Brad Zimbelman, Realtor

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	4682257 Residential Single Family - Detached Closed	
	Beds/Baths: 6 / 4 Approx SqFt: 3,989 / County Assessor Year Built: 2002 Pool: Private Encoded Features: 64FRDPO4G Approx Lot SqFt: 12,710 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: FLETCHER HEIGHTS Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: BORDEAUX WBSMT Builder Name: Fulton Homes Hun Block: 20300 N Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Coyote Hills Jr. High School: Coyote Hills	High School Dist #: 011 - Peoria Unified District High School: Sunrise Mountain

Cross Streets: Beardsley & 83rd Ave **Directions:** West to 87th Ave * North to Yukon * East to 86th Ave * North to Clara * East to property.

Public Remarks: Short Sale Opportunity. Beautiful basement home in desirable Fletcher Heights. Well-maintained with too many upgrades to mention. Private oasis in backyard with pool.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 4 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; Fire Sprinklers Flooring: Carpet; Tile	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room; Basement Basement Description: Finished Items Updated: Pool Partial/Full: Full	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: FLETCHER HEIGHTS PHASE 3A AN: 200-17-710 Lot Number: 109 Town-Range-Section: 4N-1E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,639/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$40 / Monthly HOA Transfer Fee: HOA Name: FLETCHER HEIGHTS HOA HOA Telephone: 623-877-1396	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 2 Status Change Date: 02/01/2012 Close of Escrow Date: 01/31/2012 Off Market Date: 12/07/2011	List Price: \$299,000 Sold Price: \$300,000 Sold Price/SqFt: \$75.21 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 2 Closing Cost Split: Seller Assist - A	Special Listing Cond: Short Sale Aprvl Req Status Update: SS Offr Submtd Lendr

Listed by: Welcome Home Realty (were01)

Prepared by Brad Zimbelman, Realtor

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Monday, February 06, 2012 12:34 PM

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