

Westbrook Village Closed January 1 - January 31

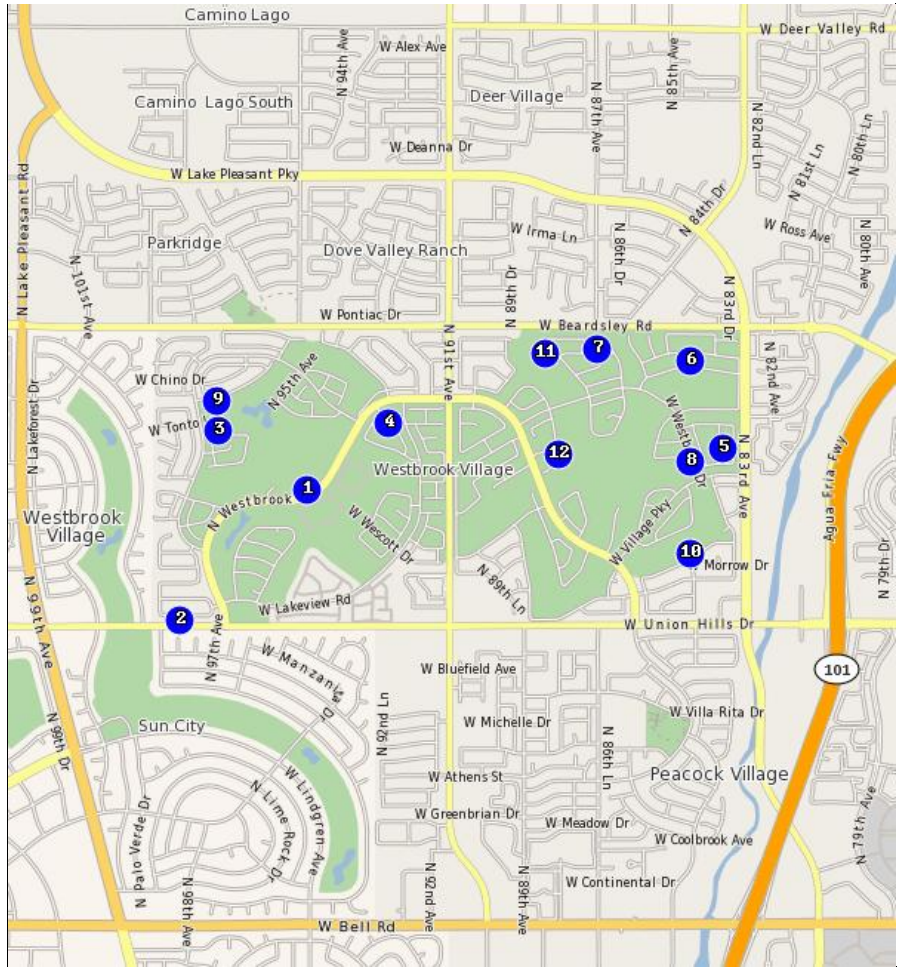
12 Properties

	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	 \$97,000 19400 N WESTBROOK PKWY 322 Peoria, AZ 85382 Closed / 4633045	1989	ENCLAVE AT VILLAGE SQUARE		VILLAGE SQUARE AT WESTBROOK VILLAGE	2	2	1,199	80.82 / 80.9	109,900	85	01/27/2012
2	 \$119,900 9801 W MCRAE WAY Peoria, AZ 85382 Closed / 4681966	1991	Westbrook Village	Picacho	Westbrook Village	2	2	1,355	88.49 / 88.49	119,900	1	01/13/2012
3	 \$120,000 9706 W Tonto LN Peoria, AZ 85382 Closed / 4645005	1986		Oakmont	Oakbrook at Westbrook	2	1.75	1,202	103.99 / 99.83	162,400	115	01/17/2012
4	 \$136,000 9240 W Tonto LN Peoria, AZ 85382 Closed / 4688227	1988	Westbrook Village	Papago	Shadow Ridge at Westbrook Village	2	1.75	1,461	91.72 / 93.09	134,000	3	01/13/2012
5	 \$172,000 19427 N 83rd LN N Peoria, AZ 85382 Closed / 4675667	1997	Westbrook Village	KEY LARGO	Scotland Hills @ Westbrook Village	2	1.75	1,363	131.69 / 126.19	179,500	12	01/11/2012
6	 \$193,000 8436 W BEHREND DR Peoria, AZ 85382 Closed / 4680417	1997			Willow Ridge at Westbrook Village mcr 416-41	3	2	2,030	103.4 / 95.07	209,900	6	01/17/2012
7	 \$204,900 8648 W ESCUDA DR Peoria, AZ 85382 Closed / 4638383	1996	EAGLE RIDGE	PINNACLE PEAK	WESTBROOK VILLAGE	2	2.5	2,132	102.72 / 96.11	219,000	257	01/26/2012
8	 \$205,000 8421 W UTOPIA RD Peoria, AZ 85382 Closed / 4668665	1997	Westbrook Village	ST. THOMAS	COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE	2	1.75	1,464	157.1 / 140.03	230,000	65	01/06/2012
9	 \$222,000 9709 W MARCO POLO RD Peoria, AZ 85382 Closed / 4673882	1990	Westbrook Village		Westbrook Village Ironwood Estates	2	2	2,237	111.71 / 99.24	249,900	15	01/18/2012
10	 \$229,000 8420 W ROSEMONTE DR Peoria, AZ 85382 Closed / 4608077	1995	AMAZING GOLF COURSE LOT!	MODEL PERFECT	TORREY PINES	2	2	1,884	135.35 / 121.55	275,000	185	01/17/2012
11	 \$232,000 20032 N 87TH DR Peoria, AZ 85382 Closed / 4680151	1997			Eagle Ridge at Westbrook Village	3	2	1,925	123.38 / 120.52	237,500	7	01/04/2012
12	 \$300,000 19083 N 88TH AVE Peoria, AZ 85382 Closed / 4643770	1991	Westbrook Village		Oakmont Heights at Westbrook Village	3	2	2,581	127.04 / 116.23	379,900	119	01/26/2012


Prepared by Brad Zimbelman, Realtor

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N o Display or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Monday, February 06, 2012 12:12 PM © 2012 ARMLS and FBS.



Legend	
1. 19400 N WESTBROOK PKWY 322 Peoria, AZ 85382 (4633045)	7. 8648 W ESCUDA DR Peoria, AZ 85382 (4638383)
2. 9801 W MCRAE WAY Peoria, AZ 85382 (4681966)	8. 8421 W UTOPIA RD Peoria, AZ 85382 (4668665)
3. 9706 W Tonto LN Peoria, AZ 85382 (4645005)	9. 9709 W MARCO POLO RD Peoria, AZ 85382 (4673882)
4. 9240 W Tonto LN Peoria, AZ 85382 (4688227)	10. 8420 W ROSEMONTE DR Peoria, AZ 85382 (4680877)
5. 19427 N 83rd LN N Peoria, AZ 85382 (4675667)	11. 20032 N 87TH DR Peoria, AZ 85382 (4680151)
6. 8436 W BEHREND DR Peoria, AZ 85382 (4680417)	12. 19083 N 88TH AVE Peoria, AZ 85382 (4643770)

	4633045 Residential Apartment Style/Flat Closed
	Beds/Baths: 2 / 2 Approx SqFt: 1,199 / County Assessor Year Built: 1989 Pool: Community Encoded Features: 22RD1G Approx Lot SqFt: 131 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Apartment Style/Flat
	Subdivision: VILLAGE SQUARE AT WESTBROOK VILLAGE Tax Municipality: Peoria Marketing Name: ENCLAVE AT VILLAGE SQUARE Planned Cmty Name: WESTBROOK VILLAGE Model: Builder Name: UDC HOMES Hun Block: 19400 N Map Code/Grid: K30 Bldg Number: 2
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: 91ST AVE & UNION HILLS **Directions:** WEST TO WESTBROOK PKWY * NORTH NORTHEAST TO DEVELOPMENT * CONTINUE PAST MAIN ENTRANCE TO SMALLER GATED ENTRANCE AND PARK * LOOK FOR BUILDING 2 AND UNIT 322

Public Remarks: *BACK FROM SOLD, LENDER PREVIOUSLY COUNTERED PRICE OF \$96,900 * PREMIUM GOLF COURSE VIEW LOT * GATED COMPLEX * BEAUTIFUL COMPLEX GROUNDS * TILE KITCHEN * RAISED PANEL OAK CABINETS * HIGH VAULTED AND COFFERED CEILINGS * RAISED PANEL DOORS * PLANTATION SHUTTERS * HUGE COVERED BALCONY * STORAGE OFF BALCONY AND IN GARAGE * COMMUNITY POOL & SPA * SEE THIS ONE TODAY!

Master Bedroom	17	14	Bedroom 2	12	11	Kitchen	10	9	Dining Room	12	10	Living Room	19	15
-----------------------	----	----	------------------	----	----	----------------	----	---	--------------------	----	----	--------------------	----	----


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Garage Spaces: 1 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Assigned Parking; Community Structure; Separate Strge Area Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Borders Common Area Landscaping: Desert Front Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); Fire Sprinklers; No Interior Steps Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Accessibility Feat.: Bath Grab Bars	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Stacked Washer/Dryer; Inside Laundry Dining Area: Formal Basement Description: None Items Updated: Ht/Cool Yr Updated: 2004; Ht/Cool Partial/Full: Full	Architecture: Spanish Building Style: Clustered Unit Style: All on One Level; One Common Wall; Neighbor Below Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: VILLAGE SQUARE AT WESTBROOK VILLAGE AN: 200-38-430 Lot Number: 2331 Town-Range-Section: 4N-1E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$964/2010 Ownership: Condominium New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$265 / Monthly HOA Transfer Fee: HOA Name: VILLAGE SQUARE HOA Telephone: 623-977-3860	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); 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: 85 / 85 Status Change Date: 01/28/2012 Close of Escrow Date: 01/27/2012 Off Market Date: 01/05/2012	List Price: \$96,900 Sold Price: \$97,000 Sold Price/SqFt: \$80.9 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; Age Rstrt (See Rmks)

Listed by: Realty ONE Group (reog08)

	4681966 Residential Single Family - Detached Closed
	Beds/Baths: 2 / 2 Approx SqFt: 1,355 / County Assessor Year Built: 1991 Pool: Community Encoded Features: 22RDO2G Approx Lot SqFt: 7,529 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Subdivision: Westbrook Village Tax Municipality: Peoria Marketing Name: Westbrook Village Planned Cmty Name: Westbrook Village Model: Picacho Builder Name: UDC Homes Hun Block: Map Code/Grid: K30 Bldg Number:
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: Union Hills & Westbrook Pkwy **Directions:** Union Hills Blvd to North on Westbrook Parkway. Left on N. Lakeview. Left on W. McRae Way. Home on the left.

Public Remarks: Looking for a full-time residence or winter home in an Arizona golf resort? Here is the perfect 2 bedroom, 2 bath, 2-car garage, 1355 Sq Ft lock-n-leave retreat in age 55+ Westbrook Village golf community in Peoria, AZ. Enjoyment of the home begins with great curb appeal and continues inside to a living room with vaulted ceilings that opens to a large enclosed Arizona room; dining room adjacent to LR; kitchen with slab granite counters, large pantry and eat-in area with bay window; master suite with bay window and sliding door to AZ room, plus en suite bath with dual sinks and walk-in closet; interior laundry room with washer, dryer & cabinets; garage with cabinets. WBV has two golf courses and many amenities. This is an AS-IS Estate Sale. Buyer to verify all information deemed important.

Master Bedroom	14	12	Bedroom 2	10	12	Kitchen	8	8	17	Dining Room	11	9	6	Living Room	17	18
										AZ Room/Lanai	21	14		Other	7	5

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Screened in Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room; Arizona Room/Lanai Basement Description: None	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block; Partial Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: MEADOWRIDGE UNIT TWO AT WESTBROOK VILLAGE AN: 200-38-807 Lot Number: 743 Town-Range-Section: 4N-1E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$1,265/2011 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; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: \$825 HOA Name: Westbrook Village HOA Telephone: 623-561-0099	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); No/Vsble TrkTrlrVt; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 1000 Land Lease Fee: \$0 PAD Fee: \$0
--	--	---	--


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1 Status Change Date: 01/13/2012 Close of Escrow Date: 01/13/2012 Off Market Date: 11/30/2011	List Price: \$119,900 Sold Price: \$119,900 Sold Price/SqFt: \$88.49 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: Probate/Estate; Age Rstrt (See Rmks)

Listed by: HomeSmart (crl04)

Prepared by Brad Zimbelman, Realtor

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N of D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Monday, February 06, 2012 12:12 PM © 2012 ARMLS and FBS.

	4645005 Residential Patio Home Closed	
	Beds/Baths: 2 / 1.75 Approx SqFt: 1,202 / County Assessor Year Built: 1986 Pool: Community Encoded Features: 21.75R2G Approx Lot SqFt: 165 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Patio Home	Subdivision: Oakbrook at Westbrook Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Model: Oakmont Builder Name: unknown Hun Block: Map Code/Grid: K30 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: Union Hills & Westbrook Pkwy **Directions:** W of 91st Ave on Union Hills to Westbrook Parkway. North to edgewater and follow to Oraibi. Right onto Oakbrook to 97th lane and left on Tonto.

Public Remarks: Single Level Patio Home - 55 and older Community. 2 Bedrooms, 1.75 Bathrooms located in Peoria in the Oakbrook Subdivision. Built in 1986. Spacious Kitchen Area has tiled flooring. Bathroom is also tiled. Beautiful wood flooring in Living Room. Carpeting in Bedrooms. A Must See. Large backyard with Covered Patio. Professionally Managed with Community Swimming Pool. Great house for an even better price! This house could be yours for as little as 3% down!!


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: None Community Features: Community Pool Htd	Kitchen Features: None Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile Fencing: None Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer in & Cnctd	County Code: Maricopa Legal Subdivision: AN: 200-38-054 Lot Number: 54 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,383.6/2010 Ownership: Condominium New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 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: \$193 / Monthly HOA Transfer Fee: \$425 HOA Name: PDS HOA Telephone: 623-877-1396	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$571.77 / Annually HOA 2 Transfer Fee: \$925 HOA 2 Name: Oakbrook HOA HOA 2 Telephone: 623-298-6007	Association Fee Incl: Blanket Ins Policy; Common Area Maint; Street Maint Assoc Rules/Info: 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: 115 / 115 Status Change Date: 01/17/2012 Close of Escrow Date: 01/17/2012 Off Market Date: 01/05/2012	List Price: \$125,000 Sold Price: \$120,000 Sold Price/SqFt: \$99.83 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: Lender Owned/REO; Age Rstrt (See Rmks)

Listed by: Realty ONE Group (reog08)

 <p>©2011 ARMLS 12/12/2010</p>	4688227 Residential Single Family - Detached Closed	
	Beds/Baths: 2 / 1.75 Approx SqFt: 1,461 / County Assessor Year Built: 1988 Pool: Both Private & Community Encoded Features: 21.75RPS2S2G Approx Lot SqFt: 7,400 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Shadow Ridge at Westbrook Village Tax Municipality: Peoria Marketing Name: Westbrook Village Planned Cmty Name: Westbrook Village Model: Papago Builder Name: UDC Hun Block: Map Code/Grid: K30 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: Union Hills Dr & 91st Ave **Directions:** North on 91st Ave to Left on Westbrook Pkwy to Left on Lakeview Rd to Right on Oraibi Dr to Right on 92nd to Left on Tonto Ln. Home on Right

Public Remarks: Great street appeal on this 2 bedroom, 1.75 bath 'Papago' model home in Shadow Ridge at Westbrook Village. Upgraded windows throughout. Upgrade corian kitchen counter tops. Upgraded appliances. Bright colored carpet and paint in master bedroom. Pile carpeting in Family Room. Small self cleaning Pebbletec Pool/Spa combo with water feature. Flagstone coating patio and pool area. Two citrus trees in beautiful back yard. All Tile Roof. Westbrook Village offers many amenities: crafts, tennis, golf, swimming, restaurants, social activities and much more!


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: 2 Parking Features: Atch'd Gar Cabinets; Golf Cart Garage Pool - Private: Pool - Private Spa: Spa - Private; None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Breakfast Bar; Dining in FR Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: AN: 200-38-668 Lot Number: 711 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,338.66/2011 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; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: \$825 HOA Name: Westbrook Village HO HOA Telephone: 623-561-0099	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 Rmks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 1000 Land Lease Fee: \$0 PAD Fee: \$0
---	--	--	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 Status Change Date: 01/13/2012 Close of Escrow Date: 01/13/2012 Off Market Date: 12/15/2011	List Price: \$134,000 Sold Price: \$136,000 Sold Price/SqFt: \$93.09 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 3.5 Closing Cost Split: Seller Assist - A	Special Listing Cond: Age Rstrt (See Rmks)

Listed by: Russ Lyon Sotheby's International Realty (lyon11)

	4675667	Residential	Patio Home	Closed
	Beds/Baths: 2 / 1.75 Approx SqFt: 1,363 / Builder Year Built: 1997 Pool: Community Encoded Features: 21.75RDO2G Approx Lot SqFt: 430 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Patio Home		Subdivision: Scotland Hills @ Westbrook Village Tax Municipality: Peoria Marketing Name: Westbrook Village Planned Cmty Name: Westbrook Village Model: KEY LARGO Builder Name: UDC Hun Block: N Map Code/Grid: K31 Bldg Number:	
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult		High School Dist #: 011 - Peoria Unified District High School: Adult	

Cross Streets: 83rd Avenue & Union Hills **Directions:** 83rd Avenue N. to Village Parkway, West (L.) to Westbrook Drive, Right to Utopia, Right to 83rd Lane, Left to Property on the Right.

Public Remarks: Westbrook Village Phase 2-Shows Like a Model!! SUPER Sharp Key Largo Floor Plan-This unit is Absolutely Move-In Ready-18" Travertine Stone Tile throughout the house except for the 2 Bedrooms which have Broadloom Carpeting (2007)-Extended Patio w/Porcelain Tile, same Tile on Front Stoop (2002)-White Plantation Shutters Throughout-A/C New (2007 w/10 year warranty)-Water Heater & Softener new (2004)-New Maple Cabinets w/soft close drawers/doors and w/Valance Lighting-Granite Countertops w/Bevelled Edge-Recently replaced Bosch Refrigerator, OTR Microwave & Slide-In Range w/Warming Drawer-Newer Garburator-R/O Water System-Kitchen Aid Whisper Quiet Dishwasher-Master Bath has Refaced Cabinet Doors & Drawers (2009)-Toto Toilets-Recently Replaced Whirlpool Washer-Attractive Backsplash in Kitchen

Master Bedroom	10-10	14-8	Bedroom 2	11-9	11-8	Great Room	13-4	21-4
-----------------------	-------	------	------------------	------	------	-------------------	------	------


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,201 - 1,400 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Water Softener Owned; Drink Wtr Filter Sys Community Features: Comm Tennis Court(s); Community Media Room; Community Pool Htd; Community Spa Htd; Golf Course Flooring: Carpet; Tile Accessibility Feat.: Bath Grab Bars	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Laundry in Garage Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2007; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2007; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2009; Bath(s) Partial/Full: Partial	Architecture: Ranch Building Style: 2-3-4 Plex Unit Style: All on One Level; One Common Wall; End Unit Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Built-Up; Partial Tile Fencing: Block; Partial Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 231-12-660 Lot Number: 109 Town-Range-Section: -- City Bk&Pg: Plat: Taxes/Yr: \$1,185.32/2011 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; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: \$825 HOA Name: Westbrook VillageHOA HOA Telephone: 623-561-0099	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$203.5 / Monthly HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Pest Control; Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Sep RV Prkng Avail; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: \$1000.00 Land Lease Fee: \$0 PAD Fee: \$0
---	--	---	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 12 / 12 Status Change Date: 01/12/2012 Close of Escrow Date: 01/11/2012 Off Market Date: 11/24/2011	List Price: \$179,500 Sold Price: \$172,000 Sold Price/SqFt: \$126.19 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: N/A

Listed by: West USA Realty (wusa05)

	4680417 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 2,030 / County Assessor Year Built: 1997 Pool: Community Encoded Features: 32RQ2.5G Approx Lot SqFt: 9,778 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Willow Ridge at Westbrook Village mcr 416-41 Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Westbrook Village Model: Builder Name: UDC Hun Block: Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 0011 - Eloy Elementary District - Pinal High School: Adult

Cross Streets: 83rd ave and Union Hills Dr **Directions:** West to Country Club, North to Village Parkway, East to Westbrook Drive, North to Behrend.

Public Remarks: Popular Bradshaw Greatroom floor plan. 3 bedrooms, 2 baths, convenient open kitchen to greatroom, this is a plan that does not come available very often. Great room and dining open and set for entertaining. Enjoy special features like surround sound style speakers The garage is extra wide with ample cabinets room for 2 cars plus. Nice covered patio looking out onto a good size yard with a variety for citrus trees. Built in BBQ and plenty of room for entertaining. GREYSTONE SMART START PROGRAM: Buyers/Sellers receive a 50% discount in escrow fees if escrow closed by Greystone Title REGULAR SALE GREAT VAULE AND CAN BE CLOSED QUICK


Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2.5 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Built-in Microwave Master Bathroom: Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR; Breakfast Room Other Rooms: Great Room Basement Description: None Items Updated: Floor Partial/Full: Partial	Architecture: Santa Barbara/Tuscan 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	County Code: Maricopa Legal Subdivision: WILLOW RIDGE PHASE 1 AT WESTBROOK VILLAGE AN: 231-22-066 Lot Number: 1202 Town-Range-Section: 4N-1E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$1,795/2011 Ownership: Fee Simple New Financing: Cash; VA; 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 Discl Req Miscellaneous: Home Warranty Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: HOA Name: Westbrook Village HOA Telephone: 623-561-0099	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); Sep RV Prkng Avail; Self Managed	Cap Imprv/Impact Fee: 1000 Land Lease Fee: \$0 PAD Fee: \$0
--	--	--	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 6 / 6 Status Change Date: 01/17/2012 Close of Escrow Date: 01/17/2012 Off Market Date: 11/29/2011	List Price: \$209,900 Sold Price: \$193,000 Sold Price/SqFt: \$95.07 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Age Rstrt (See Rmrks)

Listed by: Russ Lyon Sotheby's International Realty (lyon11)

	4638383 Residential Single Family - Detached Closed	
	Beds/Baths: 2 / 2.5 Approx SqFt: 2,132 / County Assessor Year Built: 1996 Pool: None Encoded Features: 22.5FRDXO2G Approx Lot SqFt: 7,000 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: WESTBROOK VILLAGE Tax Municipality: Peoria Marketing Name: EAGLE RIDGE Planned Cmty Name: WESTBROOK VILLAGE Model: PINNACLE PEAK Builder Name: UDC Hun Block: 8600 W Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: 83RD AVE AND UNIONHILLS **Directions:** UNION HILLS TO 83RD AVE NORTH ON 83RD AVE TO VILLAGE PARKWAY WEST ON VILLAGE PKWY TO WESTBROOK DRIVE NORTH ON WESTBROOK DRIVE TO 86TH DRIVE EAST ON 86TH DRIVE TO ESCUDA SOUTH ON ESCUDA TO HOME

Public Remarks: BEST VALUE IN WESTBROOK VILLAGE * POPULAR PINNACLE PEAK WITH 2 BEDROOMS + A DEN/OFFICE AND 2 1/2 BATHS * EXCELLENT CONDITION * NEUTRAL DECOR * OPEN & BRIGHT * NORTH/SOUTH BLOCK FENCED LOT * EXTERIOR STONE FRONT ELEVATION WAS DONE IN 2010 AND LOOKS GREAT * SPACIOUS TILED ISLAND KITCHEN FEATURES REFRIGERATOR,B/IN MICROWAVE,B/IN DESK, AND BREAKFAST BAR * 20 x 20 FAMILY ROOM WITH GAS FIREPLACE * LARGE MASTER WITH SEPARATE SHOWER AND JETTED TUB,DOUBLE VANITY,AND WALK-IN CLOSET * ENERGY EFFICIENT W/DUAL PANE TINTED WINDOWS,5 FANS, AND N/S EXPOSURE * GAS HEAT AND WATER HEATER * WASHER AND DRYER STAY * 2 CAR GARAGE WITH CABINETS,LAUNDRY SINK,AUTO OPENER, AND SERVICE DOOR TO OUTSIDE * WATER SOFTENER ALSO STAYS * BACK YARD HAS LARGE COVERED PATIO AND CITRUS * MUCH MUCH MORE *

Master Bedroom	14 20	Bedroom 2	13 12		Dining Room	12 10	Living Room	15 12
Den	11 6	Family Room	20 20					

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: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Formal; Dining in FR Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 231-12-718 Lot Number: 1031 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,801/2010 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: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: \$825 HOA Name: HOA Telephone: 623-561-0099	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 TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 1000 Land Lease Fee: \$0 PAD Fee: \$0
--	--	--	--


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 257 / 75 Status Change Date: 01/30/2012 Close of Escrow Date: 01/26/2012 Off Market Date: 11/12/2011	List Price: \$219,000 Sold Price: \$204,900 Sold Price/SqFt: \$96.11 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: Age Rstrt (See Rmrks)

Listed by: Realty Executives (reax33)

Prepared by Brad Zimbelman, Realtor

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N o D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Monday, February 06, 2012 12:12 PM © 2012 ARMLS and FBS.

	4668665 Residential Patio Home Closed
	Beds/Baths: 2 / 1.75 Approx SqFt: 1,464 / County Assessor Year Built: 1997 Pool: Community Encoded Features: 21.75R2G Approx Lot SqFt: 590 / County Assessor Apx Lot Size Range: 1 - 7,500 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Patio Home
	Subdivision: COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE Tax Municipality: Peoria Marketing Name: Westbrook Village Planned Cmty Name: Westbrook Village Model: ST. THOMAS Builder Name: UDC HOMES Hun Block: Map Code/Grid: K31 Bldg Number:
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: 83rd Ave. & Union Hills Drive **Directions:** W. on Union Hills to light @ Country Club Dr. - N. to Village Parkway - East (Rt.) on Village Pkwy to Westbrook Dr - N. (Left) on Westbrook Dr. to Utopia. West (Left) on Utopia. Home on S. corner.

Public Remarks: BEAUTIFUL GOLF COURSE VIEWS FROM INSIDE & OUTSIDE!! This desirable St. Thomas, end unit model, has been tastefully updated & even INCLUDES THE GOLF CART! Vaulted ceilings, updated light fixtures, plantation shutters, wood blinds & tile in all the right places are just some of the ~~too-many-to-list~~ extras! Bright & inviting kitchen is highlighted with white cabinetry & updated countertops. Spacious Master features private bath & walk-in closet. Relax & enjoy the serenity & views from your covered patio with built-in BBQ & seating for entertaining guests or your personal enjoyment. BEAUTIFUL FURNISHINGS are being made available outside of escrow! Visit nearby shopping, dining, theatres & sporting events & enjoy all the amenities & resort style living that Westbrook Village offers!

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: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot Landscaping: Desert Front; Natural Desert Back; Grass Back; Yrd Wtring Sys Back; Auto Timer H2O Back Exterior Features: Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Reverse Osmosis; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Description: None	Architecture: Santa Barbara/Tuscan Building Style: 2-3-4 Plex Unit Style: One Common Wall; End Unit Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Partial Tile; Foam Fencing: None 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 Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE AN: 231-22-435 Lot Number: 40 Town-Range-Section: 4N-1E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$1,739.52/2011 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req; Other (See Remarks) Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: / HOA Transfer Fee: HOA Name: Westbrook Village HOA Telephone: 623-561-0099	HOA 2 Y/N: Y HOA 2 Fee/Paid: \$242 / Monthly HOA 2 Transfer Fee: \$464 HOA 2 Name: PDS HOA 2 Telephone: 623-877-1396	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Pest Control; Cable or Satellite; Front Yard Maint; Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Sep RV Prkng Avail; Rental OK (See Rmrks); Prof Managed	Rec Center: Y Rec Center Fee: \$551 Rec Center Fee Pd: Annually Cap Imprv/Impact Fee: 1000.00 Land Lease Fee: \$0 PAD Fee: \$0
---	---	--	---


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 65 / 65 Status Change Date: 01/06/2012 Close of Escrow Date: 01/06/2012 Off Market Date: 01/01/2012	List Price: \$230,000 Sold Price: \$205,000 Sold Price/SqFt: \$140.03 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: Age Rstrt (See Rmrks)

Listed by: Russ Lyon Sotheby's International Realty (lyon11)

Prepared by Brad Zimbelman, Realtor

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N of D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Monday, February 06, 2012 12:12 PM © 2012 ARMLS and FBS.

	4673882 Residential Single Family - Detached Closed	
	Beds/Baths: 2 / 2 Approx SqFt: 2,237 / County Assessor Year Built: 1990 Pool: Community Encoded Features: 22FRDX2G2S Approx Lot SqFt: 7,700 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Westbrook Village Ironwood Estates Tax Municipality: Maricopa - COUNTY Marketing Name: Westbrook Village Planned Cmty Name: Westbrook Village Model: Builder Name: UDC Hun Block: 9700 W Map Code/Grid: K30 Bldg Number: 9709
	Ele Sch Dist: 000 - Out of Area Elementary School: Adult Jr. High School: Adult	High School Dist #: 000 - Out of Area High School: Adult

Cross Streets: Union Hills and Westbrook Parkway **Directions:** Union Hills to Westbrook Pkwy to left on Edgewater Rd., Right on Marco Polo Rd. (Ironwood Estates Sub.) to Home on Right.

Public Remarks: Very desirable golf course location in Westbrook. Come see this move in ready 2 bedroom, 2 bath home. Featuring a great open kitchen with views of the golf course and a formal dining room with a wet bar this home is made for living and entertaining. The master bedroom is complete with a sitting area, garden tub and a large walk in closet with built in shelves. This home has it all!

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: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Golf Course Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Irrigation Front; Irrigation Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Intercom Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Cist; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD ESTATES AT WESTBROOK VILLAGE AN: 233-01-187 Lot Number: 957 Town-Range-Section: 4N-1E-28 Cty Bk&Pg: Plat: Taxes/Yr: \$1,986.88/2011 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: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$545 / Annually HOA Transfer Fee: \$825 HOA Name: Westbrook Village HOA Telephone: 623-561-0099	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); Clubhouse/Rec Center; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 1000 Land Lease Fee: \$0 PAD Fee: \$0
--	--	--	--


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 Status Change Date: 01/19/2012 Close of Escrow Date: 01/18/2012 Off Market Date: 11/23/2011	List Price: \$249,900 Sold Price: \$222,000 Sold Price/SqFt: \$99.24 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: Probate/Estate; Age Rstrt (See Rmks)

Listed by: Sonoran Properties (Iraz01)

Prepared by Brad Zimbelman, Realtor

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N of D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Monday, February 06, 2012 12:12 PM © 2012 ARMLS and FBS.

	4608077 Residential Single Family - Detached Closed	
	Beds/Baths: 2 / 2 Approx SqFt: 1,884 / County Assessor Year Built: 1995 Pool: Both Private & Community Encoded Features: 22FRDXP2G Approx Lot SqFt: 8,000 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: TORREY PINES Tax Municipality: Peoria Marketing Name: AMAZING GOLF COURSE LOT! Planned Cmty Name: WESTBROOK VILLAGE Model: MODEL PERFECT Builder Name: UDC HOMES Hun Block: 9100 W Map Code/Grid: K30 Bldg Number:
	Ele Sch Dist: 000 - Out of Area Elementary School: Adult Jr. High School: Adult	High School Dist #: 000 - Out of Area High School: Adult

Cross Streets: Union Hills & Country Club Parkway **Directions:** North on Country Club Parkway, East on Rockwood Dr., North on 85th Lane, West on Rosemonte Dr. to property.


Public Remarks: This amazing property is located in the prestigious community of Westbrook Village. The home is nestled in the Torrey Pines subdivision right on the golf course. Walk up to a beautiful entry with an adorable courtyard. The interior is light and bright with open floorplan that has a tiled entry and vaulted ceilings. You will find many amenities such as a formal dining & living room along with a fireplace in the family room. The kitchen has been upgraded with stone countertops and a double oven for those times of holiday entertainment. The master bedroom has a separate exit to the backyard along with a beautiful bathroom that offers separate shower and tub. The resort style backyard boasts beauty and relaxation with golf course views and a beautiful pool for those hot AZ nights.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Lake Subdivision; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Multiple Ovens; Pantry; Non-laminate Counter Master Bathroom: Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Cst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: TORREY PINES PHASE 2 AT WESTBROOK VILLAGE AN: 231-12-278 Lot Number: 853 Town-Range-Section: 4N-1E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$2,000.38/2010 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: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: \$825 HOA Name: Westbrook Assoc HOA Telephone: 623-561-0099	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; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Sep RV Prkng Avail; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 1000 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 185 / 185 Status Change Date: 01/18/2012 Close of Escrow Date: 01/17/2012 Off Market Date: 12/30/2011	List Price: \$255,000 Sold Price: \$229,000 Sold Price/SqFt: \$121.55 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Seller Assist - A	Special Listing Cond: Short Sale Aprvl Req; Age Rstrt (See Rmrks)

Listed by: West USA Realty (wusa05)

	4680151 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Approx SqFt: 1,925 / County Assessor Year Built: 1997 Pool: Community Encoded Features: 32FRDO2G2S Approx Lot SqFt: 6,304 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached
	Subdivision: Eagle Ridge at Westbrook Village Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Westbrook Village Model: Builder Name: UDC Hun Block: 20000 N Map Code/Grid: K31 Bldg Number:
Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: 83rd Avenue and Union Hills **Directions:** 83rd Avenue North, west on Village Pkwy, North on Westbrook Drive, North on 87th Drive


Public Remarks: Spectacular golf course views await you from this extended patio on the the 3rd hole of the Vistas Golf Course. This immaculate home served as a winter retreat and has been very gently lived in. Nice tile in all of the walkways and neutral plush carpeting. Garage has been extended 2 ft. This home is the three bedroom Camelback model and features bay windows at the master bedroom and the family room. Many energy efficient upgrades such as Low E windows, gas range and gas dryer. Wood blinds on all windows and sunscreens too. This is a rare find in prestigious Westbrook Village golf community. Make sure you check out the recreation centers and all of the amenities when you see this beautiful home. All furnishings available outside of escrow so just bring your toothbrush and move right in!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Extended Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned Community Features: Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Laundry in Garage Dining Area: Formal; Dining in FR Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; R-Value Upgrades	County Code: Maricopa Legal Subdivision: EAGLE RIDGE PHASE 2 AT WESTBROOK VILLAGE AN: 231-12-814 Lot Number: 1119 Town-Range-Section: 4N-1E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$1,970.1/2011 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Miscellaneous: Home Warranty Possession: By Agreement

Fees & Homeowner Association Information			
HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: HOA Name: Westbrook Village HOA Telephone: 623-561-0099 HOA Prop Man Co Tele: 623-561-0099	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 TrkTrlrVbT; Sep RV Prkng Avail; Rental OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center: Y Rec Center Fee: \$0 Cap Imprv/Impact Fee: 1000 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 7 / 8 Status Change Date: 01/04/2012 Close of Escrow Date: 01/04/2012 Off Market Date: 11/29/2011	List Price: \$237,500 Sold Price: \$232,000 Sold Price/SqFt: \$120.52 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: Age Rstrt (See Rmrks)

Listed by: Russ Lyon Sotheby's International Realty (lyon11)

	4643770 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Approx SqFt: 2,581 / Owner Year Built: 1991 Pool: Community Encoded Features: 32FRDXO3G Approx Lot SqFt: 8,500 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Subdivision: Oakmont Heights at Westbrook Village Tax Municipality: Peoria Marketing Name: Westbrook Village Planned Cmty Name: Westbrook Village Model: Builder Name: UDC Hun Block: 19000 N Map Code/Grid: K31 Bldg Number:
	Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 011 - Peoria Unified District High School: Adult

Cross Streets: Union Hills & Country Club **Directions:** Country Club North to Topeka Dr. Right on Topeka Dr. to property.

Public Remarks: DON'T MISS OUT - Price accepted for short sale. This fabulous expanded Barrington model is an estate series home overlooking the 5th fairway on the Vistas course with the best lake & golf views in Westbrook. This magnificent open floor plan boasts wood shutters, neutral carpet, tile in all the right places & hardwood floors in the family room & bedroom. Total kitchen remodel in 2006. Stone fireplace remodel in 2010. Master bedroom features a large Jacuzzi tub, dual sinks, glass shower, and large walk-in closet. Large utility room with sink & storage. Property enrolled in Greystone/RL Title Smartstart Program. Both buyer and Seller will receive a 50% discount on escrow fees if closed by Greystone/RL Title.

Master Bedroom	17	15	Bedroom 2	18	12	Bedroom 3	12	12	Dining Room	11	14	Living Room	16	14
			Family Room	24	21	Kitchen	15	15						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets; Electric Door Opener; Extnded Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit Property Description: Waterfront Lot; Golf Course Lot Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Skylight(s); Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clist Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Kitchen Yr Updated: 2006; Kitchen Partial/Full: Full	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Electric Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish Intrnt Lsd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Engy Star Appliances	County Code: Maricopa Legal Subdivision: OAKMONT HEIGHTS AT WESTBROOK VILLAGE 356-404 A-C AN: 200-31-385 Lot Number: 369 Town-Range-Section: 4N-1E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$2,259/2011 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: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$551 / Annually HOA Transfer Fee: \$825 HOA Name: Westbrook Village HOA Telephone: 623-566-0099	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 TrkTrlrVbT; Sep RV Prkng Avail; Rental OK (See Rmrks); Clubhouse/Rec Center; VA Approved Prjct; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 1000.00 Land Lease Fee: \$0 PAD Fee: \$0
--	--	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 119 / 119 Status Change Date: 01/26/2012 Close of Escrow Date: 01/26/2012 Off Market Date: 01/06/2012	List Price: \$327,900 Sold Price: \$300,000 Sold Price/SqFt: \$116.23 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; Age Rstrt (See Rmks)

Listed by: Russ Lyon Sotheby's International Realty (lyon11)

Prepared by Brad Zimbelman, Realtor

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N of D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Monday, February 06, 2012 12:12 PM © 2012 ARMLS and FBS.