

Village Fairways - Home Sale Activity (July 16, 2016 - July 16, 2017)

8 Properties

	Price / Status / MLS #	Map Code/Grid	Dwelling Type	# Bedrooms	# Bathrooms	Approx SQFT	Price/SqFt	Subdivision	Auction	Listing Member
1	 \$450,000 4464 E CORTEZ ST Phoenix, AZ 85028 Active / 5633302	M36	SF	3	2.5	2,745	163.93	VILLAGE FAIRWAYS LOT 126 **ESTATE TRUSTEE ORDERED AUCTION**		
2	 \$515,000 4341 E CORTEZ ST Phoenix, AZ 85028 UCB (Under Contract- Backups) / 5627349	M36	SF	3	3	2,546	202.28	VILLAGE FAIRWAYS LOT 1-140 TR A-X		
3	 \$449,000 4624 E CORTEZ ST Phoenix, AZ 85028 UCB (Under Contract- Backups) / 5620105 Status Change	M36	SF	3	2	2,220	202.25	VILLAGE FAIRWAYS LOT 1-140 TR A-X		
4	 \$679,000 4248 E CORTEZ ST Phoenix, AZ 85028 UCB (Under Contract- Backups) / 5585248	M36	SF	6	3.5	3,775	179.87	VILLAGE FAIRWAYS LOTS 58 and 59		
5	 \$405,000 4402 E LUPINE AVE Phoenix, AZ 85028 Closed / 5582222	M36	SF	3	2	2,141	189.16	VILLAGE FAIRWAYS		
6	 \$422,000 4528 E LUPINE AVE Phoenix, AZ 85028 Closed / 5496375	M36	SF	3	2	2,220	190.09	VILLAGE FAIRWAYS LOT 1-140 TR A-X		
7	 \$450,000 4401 E CORTEZ ST Phoenix, AZ 85028 Closed / 5585719	M36	SF	3	2	2,220	202.7	VILLAGE FAIRWAYS LOT 1-140 TR A-X		
8	 \$610,000 4638 E CORTEZ ST Phoenix, AZ 85028 Closed / 5529800	M36	SF	4	3.5	2,992	203.87	VILLAGE FAIRWAYS LOT 1-140 TR A-X		

Prepared by John L. Payne, PC - Auctioneer | Broker |
Realtor (www.XSELLR8.auction)

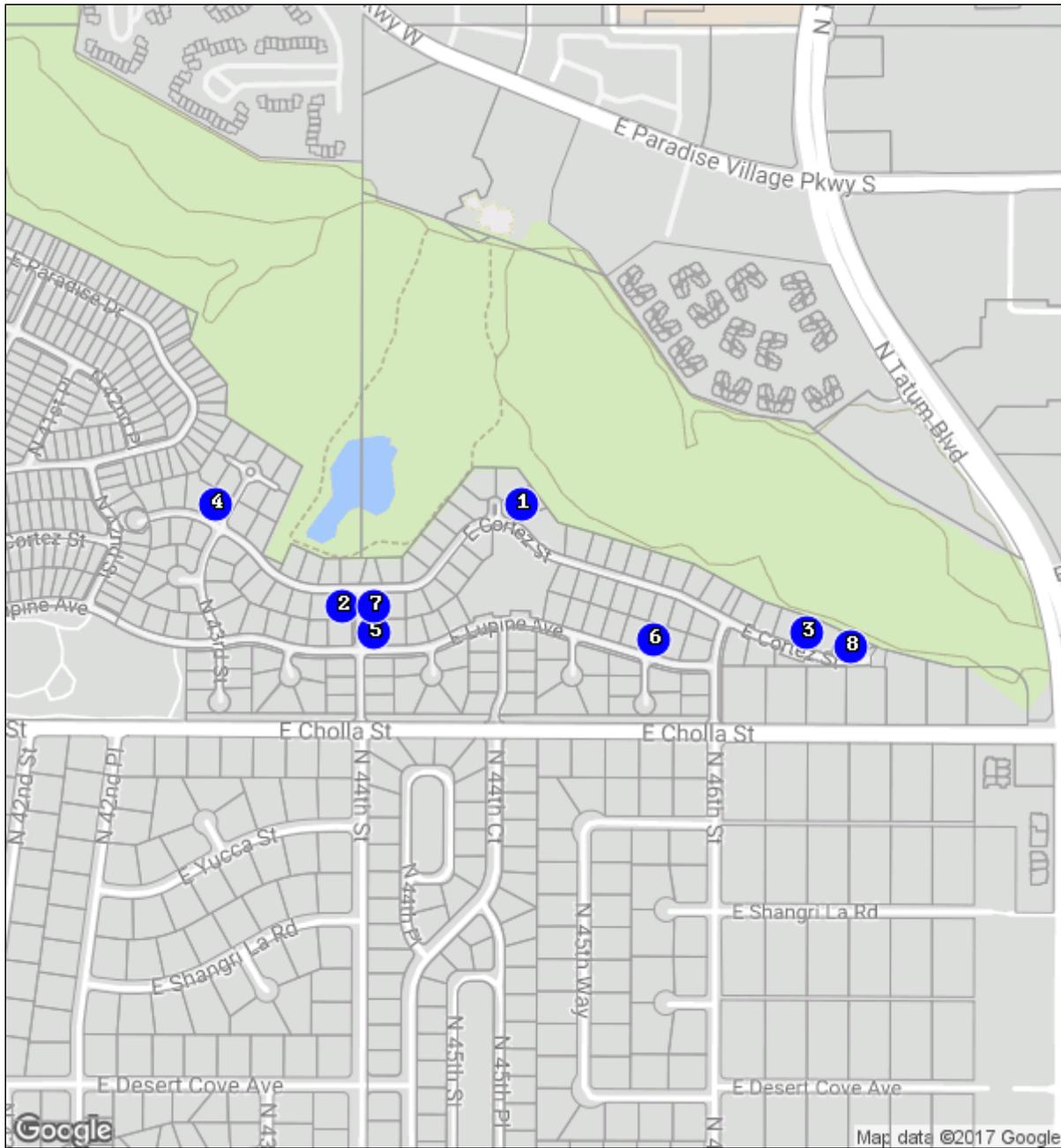
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11:28 AM and FBS.
DMCA

This is all home sale activity from the Arizona Regional Multiple Listing Service (MLS) and includes all ACTIVE (for sale), UNDER CONTRACT and CLOSED (sold) listings from July 16, 2016 - July 18, 2016.

For the current Village Fairways listing report, please click on the below link or visit:

[HTTP://bit.ly/VillageFairways](http://bit.ly/VillageFairways)



Legend	
1. 4464 E CORTEZ ST, Phoenix, AZ 85028(5633302)	5. 4402 E LUPINE AVE, Phoenix, AZ 85028(5582222)
2. 4341 E CORTEZ ST, Phoenix, AZ 85028(5627349)	6. 4528 E LUPINE AVE, Phoenix, AZ 85028(5496375)
3. 4624 E CORTEZ ST, Phoenix, AZ 85028(5620105)	7. 4401 E CORTEZ ST, Phoenix, AZ 85028(5585719)
4. 4248 E CORTEZ ST, Phoenix, AZ 85028(5585248)	8. 4638 E CORTEZ ST, Phoenix, AZ 85028(5529800)

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market
Active	1	450,000	0	Low 450,000	0	0.00	2,745	163.93	0.00	11	4
				Avg 450,000	0	0.00	2,745	163.93	0.00	11	4
				High 450,000	0	0.00	2,745	163.93	0.00	11	4
UCB (Under Contract-Backups)	3	1,643,000	0	Low 449,000	0	0.00	2,220	179.87	0.00	18	18
				Avg 547,667	0	0.00	2,847	194.80	0.00	51	88
				High 679,000	0	0.00	3,775	202.28	0.00	103	145
Closed	4	1,908,000	1,887,000	Low 419,000	405,000	0.97	2,141	193.24	189.16	23	20
				Avg 477,000	471,750	0.99	2,393	198.88	196.46	66	65
				High 610,000	610,000	1.00	2,992	203.88	203.88	137	137
Overall	8	4,001,000	1,887,000	Low 419,000	405,000	0.97	2,141	163.93	189.16	11	4
				Avg 500,125	471,750	0.99	2,607	192.98	196.46	53	66
				High 679,000	610,000	1.00	3,775	203.88	203.88	137	145

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Close of Escrow Date between '07/16/2016' and '12/16/2027'; Status of 'Active', 'Closed', 'Pending', 'CCBS (Contract Contingent on Buyer Sale)', 'UCB (Under Contract-Backups)'; Subdivision like Village Fairways*.

Active Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
5633302	4464 E CORTEZ ST	32.5FRXPSO2G2S	3	2.5	2,745	1981	450,000	450,000			163.93 / NA	11	4

UCB (Under Contract-Backups) Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
5620105	4624 E CORTEZ ST	32FRXPS2G	3	2	2,220	1981	459,000	449,000			202.25 / NA	33	145
5627349	4341 E CORTEZ ST	33FRDPSO3G3S	3	3	2,546	1993	515,000	515,000			202.28 / NA	18	18
5585248	4248 E CORTEZ ST	63.5FRDXP3G3S	6	3.5	3,775	1989	699,000	679,000			179.87 / NA	103	103

Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
5585719	4401 E CORTEZ ST	32FRXPLO2G2S	3	2	2,220	1980	450,000	450,000	450,000	06/15/2017	202.7 / 202.7	137	137
5582222	4402 E LUPINE AVE	32FRDXPS2G4S	3	2	2,141	1980	419,000	419,000	405,000	05/10/2017	195.7 / 189.16	41	41
5529800	4638 E CORTEZ ST	43.5FRXPO3G	4	3.5	2,992	1985	625,000	610,000	610,000	02/14/2017	203.88 / 203.88	64	64
5496375	4528 E LUPINE AVE	32FXP2G	3	2	2,220	1983	429,000	429,000	422,000	10/27/2016	193.24 / 190.09	23	20

Client Report (1)

4464 E CORTEZ ST, Phoenix, AZ 85028

\$450,000

 <p>2017 ARMLS</p>	5633302 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,745 / County Assessor Price/SqFt: \$163.93 Year Built: 1981 Pool: Private Only Encoded Features: 32.5FRXPSO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,636 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: VILLAGE FAIRWAYS LOT 126 **ESTATE TRUSTEE ORDERED AUCTION** Tax Municipality: Phoenix Marketing Name: Real Estate Auction Planned Cmty Name: Village Fairways Model: Builder Name: Unknown Hun Block: Map Code/Grid: M36 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoya Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School

Cross Streets: Shea & Tatum **Directions:** North on Tatum to light at Cholla, west (left) to 46th St, north (right) to Cortez St, west (left) to property.

Public Remarks: **Estate Trustee Ordered Auction** Excellent remodel opportunity of 4464 E. Cortez St, Phoenix, overlooking the 18th hole of the Stone Creek Golf Course on an over-size, cul-de-sac lot. Prime location near Tatum/Shea, near the Piestewa 51 Freeway, next to tennis courts and near Cholla Cove Park! This second-owner home since 1985 offers the Buyer an excellent remodel opportunity. The home has a nice floorplan and good i°bonesj± with the major systems of the home replaced in recent years, including: AC units, Roof, Water Heater, Water Softener. The yards are lush, the backyard is huge, and the views are spectacular (see the video!). This is an estate ordered sale and is being sold i°as-isj±. Property disclosures, inspection information and auction terms available.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 1 Fireplace Property Description: Golf Course Lot; Cul-De-Sac Lot; Corner Lot; Mountain View(s) Landscaping: Gravel/Stone Back; Grass Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); Central Vacuum; Water Softener Owned; Drink Wtr Filter Sys Community Features: Comm Tennis Court(s) Flooring: Carpet; Other Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s) Master Bathroom: Double Sinks; Private Toilet Room Master Bedroom: Downstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft Items Updated: Ht/Cool Yr Updated: 2009; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2008; Roof Partial/Full: Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 126 VILLAGE FAIRWAYS LOT 1-140 TR A-X MCR 022147 AN: 167-45-127 Lot Number: 126 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$3,071/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Prmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$102 / Monthly HOA Transfer Fee: \$120	HOA Name: Village Fairways HOA HOA Prop Man Co Name: AMCOR	HOA Telephone: 480-948-5860 HOA Prop Man Co Tele: 480-948-5860
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Blanket Ins Policy; Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$102 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 11 Status Change Date: 07/14/2017	List Price: \$450,000	Special Listing Cond: Probate/Estate

Listed by: United Country - Excelerate Real Estate & Auction (ucer001)

4464 E Cortez St, Phoenix - front



front



south side



south side



living room



living room



living room



living room



dining area



living room



dining area in kitchen



dining area in kitchen



kitchen / family room



kitchen



kitchen



family room



family room



family room



bathroom off kitchen/family room



master bedroom



master bedroom



master bedroom



master bathroom



master bathroom



master bathroom



master closet



laundry room



loft upstairs (can be 4th bedroom)



loft upstairs (can be 4th bedroom)



loft upstairs (can be 4th bedroom)



upstairs bedroom (south)



upstairs bedroom closet



upstairs bathroom



upstairs bedroom (north)



staircase



upstairs deck



view from upstairs deck



view from upstairs deck



view from upstairs deck



patio



patio



pool



pool area



pool area / patio



backyard



firepit



backyard



backyard



view of fairway



view of fairway



view of fairway



backyard



backyard



backyard



sunken jacuzzi



backyard



front



front



tennis court



tennis cours



2017-06-30 13.56.27



water heater



2017-06-30 13.56.38



central vacuum



Cholla Park



Cholla Park



Cholla Park



Cholla Park



Village Fairways monument



location map



location map



location map



Client Report (2)

4341 E CORTEZ ST, Phoenix, AZ 85028

\$515,000

 <p>2017 ARMLS</p>	5627349 Residential Single Family - Detached UCB (Under Contract-Backups)	
	Beds/Baths: 3 / 3 Bedrooms Plus: 5 Approx SqFt: 2,546 / County Assessor Price/SqFt: \$202.28 Year Built: 1993 Pool: Private Only Encoded Features: 33FRDPSO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,328 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: VILLAGE FAIRWAYS LOT 1-140 TR A-X Tax Municipality: Phoenix Marketing Name: VILLAGE FAIRWAYS Planned Cmty Name: VILLAGE FAIRWAYS Model: Builder Name: Unknown Hun Block: Map Code/Grid: M36 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoia Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School

Cross Streets: Cholla & Tatum **Directions:** TATUM NORTH OF SHEA BLVD. TO CHOLLA, WEST LEFT ON CHOLLA TO 44TH STREET, RIGHT NORTH TO CORTEZ, LEFT ON CORTEZ CORNER HOUSE ON LEFT.

Public Remarks: STOP; look no further for that ready to move in 2 story with 3 BR-3BA & 3-car garage. Newly remodeled around (2015) offering new granite counters in kitchen w/center island, (3) bath vanities, stainless steel appliances, and tile and carpet floors. Large kitchen with eating area, family room, formal living and dining rooms and office/craft room just off the family room. Location is prime, great school district with in Chaparral High School. Master bedroom is large with a sitting area, his and her walk-in closets, separate shower, tub and bright sky light. Beautiful desert landscaping in front and backyard, play pool, above ground hot tub, covered patio, a separate patio with gas fire pit table. Private backyard that offers lots of entertaining amenities. Solar warranty transferable.

Master Bedroom 24 15	Bedroom 2 12 10 Loft 9 9	Bedroom 3 12 10 Great Room 15 14 Garage 1 20 27	Dining Room 11 12	Living Room 17 12 Office 14 10
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; Golf Cart Garage Pool - Private: Pool - Private Spa: Spa - Private; Above Ground Horses: N Fireplace: No Fireplace Property Description: Corner 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 Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Loft	Architecture: Contemporary Const - Finish: Stucco Construction: Frame - Wood Roofing: Concrete Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Solar Panels Solar Panels: Ownership: Owned	County Code: Maricopa Legal Description (Abbrev): LOT 108 VILLAGE FAIRWAYS LOT 1-140 TR A-X MCR 022147 AN: 167-45-109 Lot Number: 108 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$2,462/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: VA; Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$102 / Monthly HOA Transfer Fee: \$120	HOA Name: Village Fairways HOA Prop Man Co Name: AMCOR	HOA Telephone: 480-948-5860 HOA Prop Man Co Tele: 480-948-5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equip: \$102 Cap Imprv/Impact Fee: \$ 500.00 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 18 / 18 Status Change Date: 07/15/2017	List Price: \$515,000	Special Listing Cond: N/A

Listed by: Fusion Realty Southwest, LLC (frsw01)

Front View



3 Car Garage



Corner Lot



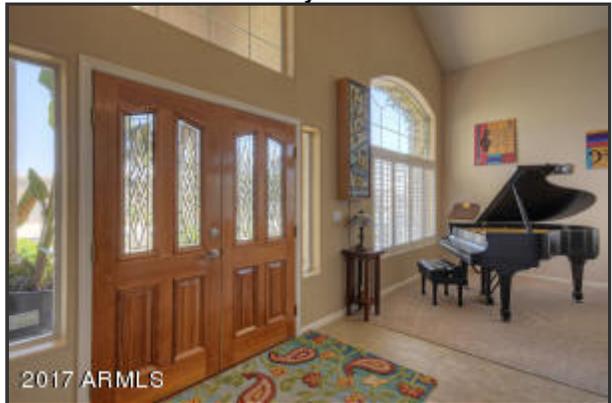
Solar System



2 Story Entry



Foyer



Living Room



Dining Room



Kitchen 1



Kitchen 2



Kitchen 3



Family Room



Office



Master Bedroom



Master Bathroom



Guest Bedroom 2



Guest Bedroom 1



Guest Bathroom 2

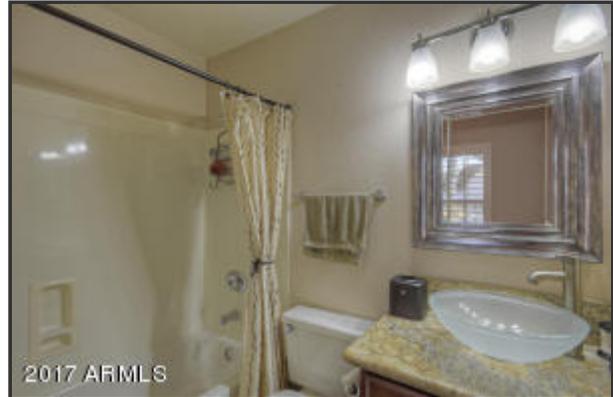


Laundry Room



2017 ARMLS

Guest Bathroom



2017 ARMLS

Backyard



2017 ARMLS

Pool



2017 ARMLS

Covered Patio



2017 ARMLS

Subdivision



2017 ARMLS

Cholla Cove Park



Golf Course



Office Main Level



Free Standing Fire Pit



Outdoor Living



Desert Landscaping



Hot Tub



Sun Screen



Uncovered Patio



Client Report (3)

4624 E CORTEZ ST, Phoenix, AZ 85028

\$449,000

 <p>2017 ARMLS</p>	5620105 Residential Single Family - Detached UCB (Under Contract-Backups)	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,220 / County Assessor Price/SqFt: \$202.25 Year Built: 1981 Pool: Private Only Encoded Features: 32FRXPS2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,201 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE FAIRWAYS LOT 1-140 TR A-X Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: Map Code/Grid: M36 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoia Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School

Cross Streets: Tatum Blvd. and Shea **Directions:** North to Cholla, Left(west)to 46th St. Right(north) to Cortez, Right(east)to Home

Public Remarks: Wonderful Golf Course Lot on the 17th hole of the Stonecreek Golf Course, North/South Lot, Large Beautifully Updated Kitchen with dual ovens, granite countertops. Formal Living/Dining Room with vaulted ceilings plus large open Family Room with Fireplace. Ceiling Fans and Dual-pane Windows Throughout, Updated Bathrooms, Stone and Wood Flooring throughout, Cul-de-Sac street, Diving Pool, Large Covered Patio, 2 car Garage, Low Maintenance Landscaping, Near PV Mall, Shopping and Restaurants, the 51 Freeway.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Diving Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Golf Course Lot; Cul-De-Sac Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Comm Tennis Court(s) Add'l Property Use: None Flooring: Stone; Wood Windows: Dual Pane Accessibility Feat.: Hallways 36in+ Wide	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Refrigerator; Wall Oven(s); Multiple Ovens Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Master Bedroom: Not Split Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Roof Yr Updated: 2015; Roof Partial/Full: Partial; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial	Architecture: Spanish Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: Partial Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 138 VILLAGE FAIRWAYS LOT 1-140 TR A-X MCR 022147 AN: 167-45-139 Lot Number: 138 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$2,301/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$102 / Monthly HOA Transfer Fee: \$120	HOA Name: Village Fairways HOA Prop Man Co Name: AMCOR	HOA Telephone: 480-948-5860 HOA Prop Man Co Tele: 480-948-5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$102 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 145 / 33 Status Change Date: 07/15/2017	List Price: \$449,000	Special Listing Cond: N/A

Listed by: Realty ONE Group (reog08)

4624 E Cortez St-ext-5



4624 E Cortez St-int-9



4624 E Cortez St-int-10



4624 E Cortez St-int-11



4624 E Cortez St-int-13



4624 E Cortez St-int-12



4624 E Cortez St-int-4



4624 E Cortez St-int-8



4624 E Cortez St-int-5



4624 E Cortez St-int-7



4624 E Cortez St-ext-4



4624 E Cortez St-ext-3



4624 E Cortez St-ext-1



4624 E Cortez St-int-15



4624 E Cortez St-int-19



4624 E Cortez St-int-16



4624 E Cortez St-int-17



4624 E Cortez St-int-18



4624 E Cortez St-int-20



4624 E Cortez St-int-14



4624 E Cortez St-int-6



Hall Bath



4624 E Cortez St-int-3



1Front1[1]



4LivingDinning[1]



2017 ARMLS

7Kitchen3[1]



2017 ARMLS

6Kitchen2[1]



2017 ARMLS

8Kitchen4[1]



2017 ARMLS

9FamilyRoom1[1]



2017 ARMLS

10FamilyRoom2[1]



2017 ARMLS

11Pool1[1]



12Pool2[1]



13Pool3[1]



14Pool4[1]



17Master1[1]



18Master2[1]



22MasterBath3[1]



4624 E Cortez St-ext-2



Client Report (4)

4248 E CORTEZ ST, Phoenix, AZ 85028

\$679,000

 <p>2017 ARMLS</p>	5585248 Residential	Single Family - Detached	UCB (Under Contract-Backups)
	Beds/Baths: 6 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,775 / Appraiser Price/SqFt: \$179.87 Year Built: 1989 Pool: Private Only Encoded Features: 63.5FRDXP3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 14,781 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: VILLAGE FAIRWAYS LOTS 58 and 59 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: M36 Bldg Number:	
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoya Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School	

Cross Streets: Tatum and Cholla **Directions:** West on Cholla to 44th Street, West to property.

Public Remarks: Fantastic family home on double lot! Spacious 6 bedrooms and 3 1/2 baths. Master and 2 other bedrooms downstairs, 3 additional bedrooms upstairs. Plenty of room to spread out. Family room with fireplace, large living and dining rooms. Kitchen updated in 2010 with granite, new cabinets and stainless appliances. Tons of travertine flooring. Great closet space throughout. Large back yard with pool, covered patio, sport court and grass area to play. Three car garage is extended for larger vehicles and has an extra area for storage space. All bathrooms were updated in 2010 with granite and travertine. New carpet and interior paint in 2016. Travertine and wood like flooring. Exterior was painted in 2015. Quiet area with very little traffic. Best Scottsdale schools including Chaparral & Cocopah.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; Extnded Lngth Garage; RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Cul-De-Sac Lot; Corner Lot; North/South Exposure Landscaping: Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Sport Court(s); Childrens Play Area; Built-in BBQ Features: Skylight(s); Vaulted Ceiling(s); Wet Bar(s); Drink Wtr Filter Sys Community Features: Comm Tennis Court(s) Flooring: Carpet; Stone Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Full	Architecture: Other (See Remarks) Const - Finish: Stucco Construction: Frame - Wood Roofing: Rock; Foam Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Security Sys Leased Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 58 VILLAGE FAIRWAYS LOT 1-140 TR A-X MCR 022147 AN: 167-45-059 Lot Number: 58 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$2,799/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$204 / Monthly HOA Transfer Fee: \$1,000	HOA Name: Amcor	HOA Telephone: 480-948-5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$204 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 103 / 103 Status Change Date: 06/08/2017	List Price: \$679,000	Special Listing Cond: Owner/Agent

Listed by: American Realty Brokers (amer01)

Prepared by John L.
Payne

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Supplement for MLS # 5585248

4248 E CORTEZ ST, Phoenix, AZ 85028

\$679,000

Original owner purchase the lot directly behind the property to extend home so lot is deep.

4248 E Cortez St AZ-1



4248 E Cortez St AZ-2



4248 E Cortez St AZ-3



Custom iron front door



dinning room



4248 E Cortez St AZ-6



4248 E Cortez St AZ-7



2017 ARMLS

Living Room



2017 ARMLS

4248 E Cortez St AZ-9



2017 ARMLS

4248 E Cortez St AZ-10



2017 ARMLS

Master



2017 ARMLS

Master



2017 ARMLS

Master Bath



Kitchen eating area



Kitchen



Kitchen



4248 E Cortez St AZ-17



Powder room



Family Room



4248 E Cortez St AZ-20



4248 E Cortez St AZ-21



4248 E Cortez St AZ-22



Downstairs bedroom



Mud room



Downstairs bathroom



Upstairs bedroom



Upstairs bathroom



Upstairs bedroom



Upstairs bedroom



Patio



4248 E Cortez St AZ-31



4248 E Cortez St AZ-32



Sport Court



Client Report (5)

4402 E LUPINE AVE, Phoenix, AZ 85028

\$405,000

	5582222 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,141 / County Assessor Price/SqFt: \$189.16 Year Built: 1980 Pool: Private Only Encoded Features: 32FRDXPS2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,843 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE FAIRWAYS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: Map Code/Grid: M36 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoya Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School

Cross Streets: Tatum & Shea **Directions:** North on Tatum, West on Cholla, North on 44th St. to property on right.

Public Remarks: Beautiful home offers the best of everything! Phoenix services, Scottsdale schools and great stores within minutes makes this one the one you won't want to miss! Well manicured home has been updated with light wood flooring and plantation shutters throughout. Living room is spacious with a welcoming two way fire place. Formal dining room is cozy with warm lighting. Family room has fireplace (two way) and opens to kitchen and breakfast area. Split floor plan offers privacy and comfort. Great covered patio with sparkling pool & hot tub. Low maintenance home. All this in prime location!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Pool - Private: Pool - Private; Diving Pool Spa: Spa - Private Horses: N Fireplace: Two Way Fireplace Property Description: Corner Lot Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s); 9+ Flat Ceilings Flooring: Carpet; Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Master Bedroom: Split Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2005; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2015; Ht/Cool Partial/Full: Full	Const - Finish: Stucco Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail	County Code: Maricopa Legal Description (Abbrev): LOT 78 VILLAGE FAIRWAYS LOT 1-140 TR A-X MCR 022147 AN: 167-45-079 Lot Number: 78 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$2,119/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$102 / Monthly HOA Transfer Fee: \$120	HOA Name: Village Fairways HOA Prop Man Co Name: Amcor Properties	HOA Telephone: 480-948-5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$102 Cap Imprv/Impact Fee: \$ 500 \$ Cap Impv/Impt Fee 2: %0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 41 / 41 Status Change Date: 05/10/2017 Close of Escrow Date: 05/10/2017 Off Market Date: 05/09/2017	List Price: \$419,000 Sold Price: \$405,000 Sold Price/SqFt: \$189.16 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Realty Sonoran Living (kws102)

02



03



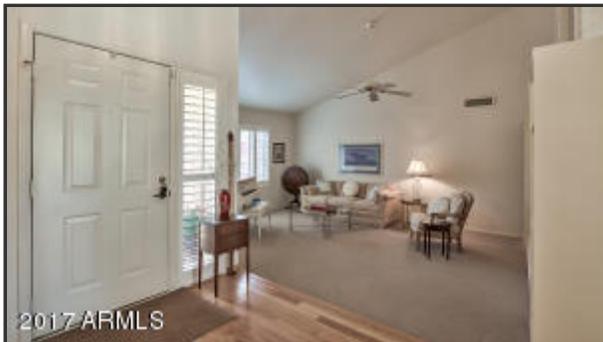
Corner Lot!



04



05



Formal Living Room



08



07



09



10



Kitchen



11



12



16



13



Eat in dining



Great room



Two sided fire place



18



23



Master Suite



25



26



Master Bath



Office/Bedroom



Guest Bedroom



Guest Bathroom



Covered Patio



28



34



Sparkling Pool

30



Hot Tub

31



35



Client Report (6)

4528 E LUPINE AVE, Phoenix, AZ 85028

\$422,000

	5496375 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,220 / County Assessor Price/SqFt: \$190.09 Year Built: 1983 Pool: Private Only Encoded Features: 32FXP2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,203 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE FAIRWAYS LOT 1-140 TR A-X Tax Municipality: Maricopa - COUNTY Marketing Name: Village Fairways Planned Cmty Name: Model: Builder Name: UNK Hun Block: Map Code/Grid: M36 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoya Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School

Cross Streets: Tatum and Cholla **Directions:** Location: Shea and Tatum **Directions:**Traveling from Shea, travel north on Tatum and turn west on Cholla, right onto N 46th and left onto E. Lupine.

Public Remarks: Sunny home located in the Village Fairways subdivision. Close to the 51 Freeway, Shopping, restaurants and Stonecreek Golf Course. Scottsdale Unified School District. Freshly painted, 3 bedroom, 2 bath home features hardwood floors throughout and updated bathrooms with granite counters and tile floors. Kitchen features newer stainless appliances, granite counters and a large window overlooking a sparkling pool. Extras include a new washing machine and plantation shutters in living rooms.Cozy family room with French doors leading to an entertaining patio recently landscaped and has heritage grapefruit tree. New pool filter, recent termite report with no findings, recent roof maintenance, electrical upgrades.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 5,001+ Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Comm Tennis Court(s) Add'l Property Use: None Flooring: Tile; Wood	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm Master Bedroom: Not Split Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Washer Included; Dryer Included; Other (See Remarks) Dining Area: Eat-in Kitchen; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2011; Floor Partial/Full: Full; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial	Architecture: Spanish Unit Style: No Common Walls Const - Finish: Painted; Stucco Construction: Block Roofing: Built-Up Fencing: Block Cooling: Programmable Thmstat Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): VILLAGE FAIRWAYS MCR 221-47 AN: 167-45-089 Lot Number: 88 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: 221; 47 Plat: Taxes/Yr: \$2,264.28/2015 Ownership: Fee Simple New Financing: Cash; VA Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$102 / Monthly HOA Transfer Fee: \$120	HOA Name: Village Fairways HOA Prop Man Co Name: Amcor Property Mgmt	HOA Telephone: 4809485860 HOA Prop Man Co Tele: 480-948-5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$102 Cap Imprv/Impact Fee: \$ 500 \$ Cap Impv/Impt Fee 2: \$0 \$ Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 23 Status Change Date: 10/28/2016 Close of Escrow Date: 10/27/2016 Off Market Date: 10/26/2016	List Price: \$429,000 Sold Price: \$422,000 Sold Price/SqFt: \$190.09 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2,000 \$ Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: Coldwell Banker Residential (cbrb07)

Prepared by John L.
Payne

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Front yard



Welcome Home



Kitchen1



Kitchen2



Family and Kitchen Nook



Family Nook and Kitchen with Views



Master



master bath



Full Guest Bath



Bedroom 2



Bedroom 3



Outdoor Living and Pool



image3



Community Front



Client Report (7)

4401 E CORTEZ ST, Phoenix, AZ 85028

\$450,000

 <p>2017 ARMLS</p>	5585719 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,220 / County Assessor Price/SqFt: \$202.7 Year Built: 1980 Pool: Private Only Encoded Features: 32FRXPLO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,656 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE FAIRWAYS LOT 1-140 TR A-X Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: Map Code/Grid: M36 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoia Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School

Cross Streets: 44th Street and Cholla(just North of Shea) **Directions:** Take Shea just west of Tatum to 44th Sreet and go North all the way to the golf course and make a right on Cortez Street. First house on your right.

Public Remarks: Updated home with Simple elegance boasting a bright open Santa Barbara style.. You can pull out grey or beige in the home. Walk into high vaulted ceilings in the entryway and living room. Enjoy a chef's Kitchen with stainless steel appliances and new slow closing cabinets and drawers. The kitchen includes a Bosch dishwasher, 2 XL Jenn-Air ovens, warming drawer, and Jenn-Air® 48-Inch wide and 80" high built-in side-by-side refrigerator with water/ice dispenser. New plumbing and tile in all bathrooms, new sliding doors, windows, and custom blinds in every room. Garage has new epoxy flooring and new floor to ceiling cabinets.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Golf Course; Near Bus Stop Flooring: Carpet; Tile Windows: Dual Pane Accessibility Feat.: Bath Raised Toilet	Kitchen Features: Range/Oven Elec; Cook Top Elec; Dishwasher; Refrigerator; Multiple Ovens; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm Master Bedroom: Downstairs Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Plmbg Yr Updated: 2016; Plmbg Partial/Full: Partial; Roof Yr Updated: 2016; Roof Partial/Full: Full; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Full; Pool Yr Updated: 2007; Pool Partial/Full: Full	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level; End Unit Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: Built-Up; Partial Tile; Rolled; Reflective Coating Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 107 VILLAGE FAIRWAYS LOT 1-140 TR A-X MCR 022147 AN: 167-45-108 Lot Number: 107 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$1,979/2016 Ownership: Fee Simple New Financing: Cash; Conventional; Lease Purchase Total Asum Mnth Prmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$102 / Monthly HOA Transfer Fee: \$120	HOA Name: Village Fairways HOA HOA Prop Man Co Name: AMCOR	HOA Telephone: 480-948-5860 HOA Prop Man Co Tele: 480-948-5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$102 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 137 / 137 Status Change Date: 06/16/2017 Close of Escrow Date: 06/15/2017	List Price: \$450,000 Sold Price: \$450,000 Sold Price/SqFt: \$202.7	Special Listing Cond: Owner/Agent

Off Market Date: 06/16/2017	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Buyer - B

Listed by: Launch Real Estate (laun001)

Prepared by John L.
Payne

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001 Welcome Home!



003 Living Room



006 Kitchen



007 Kitchen and Family Room



005 Kitchen and Family Room



008 Family Room



009_Office Niche



010_Master Bedroom



011_Master Bathroom



012_Second Bedroom



013_Third Bedroom



014_Hall Bath



015_Covered Patio



016_Pool



Client Report (8)

4638 E CORTEZ ST, Phoenix, AZ 85028

\$610,000

	5529800 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 2,992 / Appraiser Price/SqFt: \$203.87 Year Built: 1985 Pool: Private Only Encoded Features: 43.5FRXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,293 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: VILLAGE FAIRWAYS LOT 1-140 TR A-X Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNK Hun Block: 11600 N Map Code/Grid: M36 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Sequoya Elementary School Jr. High School: Cocopah Middle School	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral High School

Cross Streets: Tatum & Shea **Directions:** North on Tatum to Cholla, West to 46th Street, North to Cortez

Public Remarks: Recently remodeled 4 bedrooms/ 3.5 bath + den in Village Fairways. Situated on one of the highly-sought after premium lots overlooking Stonecreek Golf Course. 2016 NEW POOL, 2015 NEW ROOF, DUAL PANE WINDOWS, 2 NEW AC UNITS, updated baths, and more. This house is move-in ready for buyer looking for low cost of ownership w/ all major items recently replaced. Kitchen has been updated with custom cabinets, SS appliances, granite countertops. Large downstairs master boasts brand new ceramic wood tiles and a 2nd master upstairs. Cul-de-sac lot provides tons of privacy and 3 car garage, epoxy floors & built-in cabinets. Excellent location near Tatum & Shea, convenient to everything & some of AZ's best schools & community tennis courts.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Golf Course Lot; Cul-De-Sac Lot; Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; 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); Balcony/Deck(s) Features: Vaulted Ceiling(s); Intercom; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Flooring: Stone; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs; Downstairs Additional Bedroom: Other Bdrm Split; 2 Master Bdrms; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2015; Roof Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Full; Pool Yr Updated: 2016; Pool Partial/Full: Full	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): VILLAGE FAIRWAYS MCR 221-47 AN: 167-45-141 Lot Number: 140 Town-Range-Section: 3N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$2,554/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$102 / Monthly HOA Transfer Fee: \$120	HOA Name: VF HOA HOA Prop Man Co Name: AMCOR	HOA Telephone: 480.948.5860 HOA Prop Man Co Tele: 480.948.5860
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$102 Cap Imprv/Impact Fee: \$ 500.00 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 64 / 64 Status Change Date: 02/15/2017 Close of Escrow Date: 02/14/2017 Off Market Date: 01/31/2017	List Price: \$610,000 Sold Price: \$610,000 Sold Price/SqFt: \$203.88 Loan Type: Cash	Special Listing Cond: N/A

Loan Years:	0
Payment Type:	Fixed
Buyr Concess to Sell:	0 \$
Sellr Concess to Buy:	0 \$
Closing Cost Split:	Normal - N

Listed by: Realty ONE Group (reog08)

Prepared by John L.
Payne

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DND2 (D o N o t 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.

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Night-Front View v2



Night-Front Corner View



Night-Entry



Cortez_Kitchen



Night-Kitchen2



Night-Kitchen



Cortez_Eat-In Kitchen



Cortez_Dining Room



Cortez_Living-Dining Room



Cortez_Front Entry



Cortez_Family Room



Cortez_Family Room v2



Cortez Family Room-Kitchen



Night-Master Bath



Night-Master Bedroom



Night-Master Bedroom2



Upstairs Hall Bath



Upstairs Hall Bath-Tub



2nd Bedroom



2nd Bedroom2



2nd Bedroom-Ensuite



3rd Bedroom



Hall Bath



Night-Pool



Night-Pool2



Night-Putting Green



Night-Putting Green-Golf Course View



Night-Covered Patio



Night-Covered Patio-Golf Course view



Pool Patio



Rear View from Golf Course v2



Sunset on Golf Course



Stonecreek Golf Course



Stonecreek Golf Course v2



Village Fairways-Sign



Village Fairways Tennis Courts



VF Tennis Court

