














## JAKE'S RANCH - HOME SALE ACTIVITY 6 MONTHS BACK

13 Properties

		Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1		<b>\$400,000</b> 671 E Vermont DR Gilbert, AZ 85295 Active / 5894781	JAKE'S RANCH - ONLINE AUCTION	2000	5	3.5	3,000
2		<b>\$624,900</b> 686 E VERMONT DR Gilbert, AZ 85295 Active / 5886710	JAKES RANCH AMD	2000	5	3.5	4,190
3		<b>\$675,000</b> 623 E Lowell AVE Gilbert, AZ 85295 Active / 5887456	JAKES RANCH AMD	2000	6	3.5	4,000
4		<b>\$525,000</b> 513 E BRIDGEPORT PKWY Gilbert, AZ 85295 UCB (Under Contract-Backups) / 5896463 <b>Status Change</b>	JAKES RANCH AMD	2001	4	2.5	2,944
5		<b>\$448,900</b> 2613 S HONEYSUCKLE LN Gilbert, AZ 85295 Closed / 5731147	JAKES RANCH	1999	4	2.5	2,973
6		<b>\$480,000</b> 624 E HAMPTON CT Gilbert, AZ 85295 Closed / 5750234	JAKES RANCH AMD	2001	4	3.5	3,212
7		<b>\$492,500</b> 567 E PARKVIEW DR Gilbert, AZ 85295 Closed / 5795610	JAKES RANCH AMD	2000	4	2.5	3,000
8		<b>\$565,000</b> 664 E Hampton CT Gilbert, AZ 85295 Closed / 5852247	Jakes Ranch	2001	5	3.5	3,999
9		<b>\$580,000</b> 626 E VERMONT DR Gilbert, AZ 85295 Closed / 5728135	JAKES RANCH	1999	5	3.5	4,366
10		<b>\$584,000</b> 2692 S JACOB ST Gilbert, AZ 85295 Closed / 5875611	JAKES RANCH	1999	6	4	4,011
11		<b>\$645,000</b> 2643 S HONEYSUCKLE LN Gilbert, AZ 85295 Closed / 5746640	JAKES RANCH	2001	6	3.5	4,552
12		<b>\$715,000</b> 678 E BOSTON ST Gilbert, AZ 85295 Closed / 5798408	Jakes Ranch	2000	4	3.5	4,366
13		<b>\$1,500,000</b> 518 E BRIDLE WAY Gilbert, AZ 85295 Closed / 5713494	JAKES RANCH AMD	2008	4	6.5	6,700

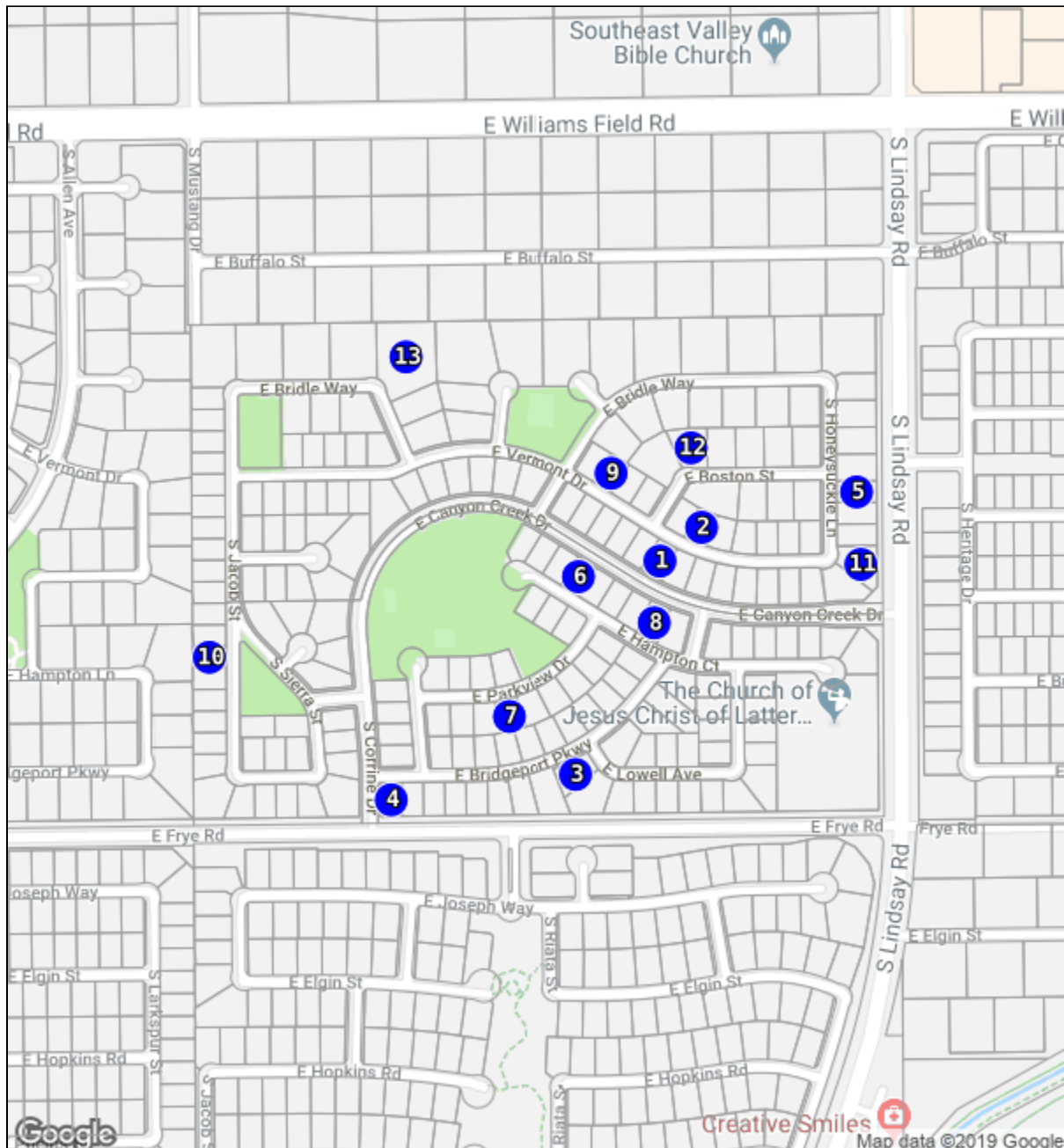
Prepared by John L. Payne, PC - Auctioneer | Broker |  
Realtor (www.UnitedCountryAZ.com)

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
**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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## Street Map

13 Properties



## Legend

1. 671 E Vermont DR, Gilbert, AZ 85295(5894781)	8. 664 E Hampton CT, Gilbert, AZ 85295(5852247)
2. 686 E VERMONT DR, Gilbert, AZ 85295(5886710)	9. 626 E VERMONT DR, Gilbert, AZ 85295(5728135)
3. 623 E Lowell AVE, Gilbert, AZ 85295(5887456)	10. 2692 S JACOB ST, Gilbert, AZ 85295(5875611)
4. 513 E BRIDGEPORT PKWY, Gilbert, AZ 85295(5896463)	11. 2643 S HONEYSUCKLE LN, Gilbert, AZ 85295(5746640)
5. 2613 S HONEYSUCKLE LN, Gilbert, AZ 85295(5731147)	12. 678 E BOSTON ST, Gilbert, AZ 85295(5798408)
6. 624 E HAMPTON CT, Gilbert, AZ 85295(5750234)	13. 518 E BRIDLE WAY, Gilbert, AZ 85295(5713494)
7. 567 E PARKVIEW DR, Gilbert, AZ 85295(5795610)	

## Agent Report (1)

671 E Vermont DR, Gilbert, AZ 85295

\$400,000



5894781	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 5 / 3.5 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 3,000 / Appraiser <b>Price/SqFt:</b> \$133.33 <b>Year Built:</b> 2000 <b>Pool:</b> Private Only <b>Encoded Features:</b> 53.5FRDXPSQO2G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 11,375 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> JAKE'S RANCH - ONLINE AUCTION <b>Tax Municipality:</b> Gilbert <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> TW LEWIS <b>Hun Block:</b> 1440 E <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Ashland Elementary <b>Jr. High School:</b> Greenfield Elementary School		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Gilbert High School	

**Cross Streets:** Williams Field and Lindsay Rd **Directions:** South on Lindsay Rd, west on Canyon Creek Rd, go through gated entrance to Jake's Ranch, north on Bridle Way, east on Vermont Dr to the property.

**Public Remarks:** ESTATE ORDERED ONLINE AUCTION – HOME AND CONTENTS – \$400,000 STARTING BID – ZILLOW.COM "ZESTIMATE" \$499,901. This TW LEWIS built home has a very open floorplan with high ceilings and lots of room. Plantation shutters throughout. The 3rd car garage space was converted to an office/bedroom with full bathroom by previous owner. Actual square footage is around 3,000 SqFt. Heated pool/spa with spacious backyard with lots of cool deck and a grassy area. Professional landscaping both front and back with mature trees. The home is in the private and gated Jake's Ranch subdivision, one of the nicest in Gilbert. Just minutes from access to the 202 freeway and all the amazing dining, entertainment and shopping of the San Tan Mall located just two miles east.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Low-E	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Split; Downstairs <b>Additional Bedroom:</b> 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Guest Qtrs-Sep Entrn <b>Items Updated:</b> Pool Partial/Full: Full	<b>Architecture:</b> Santa Barbara/Tuscan <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> <b>AN:</b> 304-44-077 <b>Lot Number:</b> 35 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,786/2018 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> Yes <b>Auction Info:</b> Auction Date: 03/28/2019; Minimum Bid Price: 400,000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 602-315-4104; Auction License Nbr: BR527355000 <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$500	<b>HOA Name:</b> Jake's Ranch HOA <b>HOA Prop Man Co Name:</b> Brown Management	<b>HOA Telephone:</b> 480-539-1396 <b>HOA Prop Man Co Tele:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 300 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 11 / 11 <b>List Date:</b> 03/11/2019 <b>Expire Date:</b> 06/30/2019 <b>Status Change Date:</b> 03/11/2019	<b>Original List Price:</b> \$1 <b>List Price:</b> \$400,000	<b>SA:</b> N / <b>BB:</b> Y / % 2.5 % <b>Var:</b> Y <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> Auction; Probate/Estate

**Private Rmks - DND2:** Register your Buyer before auction day by returning the Buyer-Agent Registration form (see DOCUMENTS). Online bidding for the house opens on Thursday, March 28, 2019 and closes on Thursday, March 28, 2019 at 7:00 pm. Online bidding for the home contents (furniture, collectibles, house

items) closes on Sunday, March 31, 2019 at 7:00 pm. See [www.GilbertHomeAuction.com](http://www.GilbertHomeAuction.com) for terms & info.

**Semi-Private Remarks:** Property is vacant and showing is easy. Please use SHOWINGTIME to schedule your showing. There will be public Preview & Inspections on March 19, 23, 25 & 27 from 2-6 pm.

**Office Remarks:**

**Show Instruct - DND2:** Use ShowingTime; Vacant; Lkbx - ARMLS; ByrBrkr - Use Lkbx  
**Occupant - DND2:** Vacant; Owner  
**Ownr/Occ Name - DND2:** The Marthe P. Polanco Trust

**Lockbox Location:** east side of house  
**Alarm Code - DND2:**  
**Gate Code - DND2:** #3733  
**Mech-box Code - DND2:**  
**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	602-315-4104	480-422-6800	<a href="mailto:john@UnitedCountryAZ.com">john@UnitedCountryAZ.com</a>	602-315-4104	480-422-6800

Prepared by John L.  
Payne

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## Agent Report (2)

686 E VERMONT DR, Gilbert, AZ 85295

\$624,900

	5886710	Residential	Single Family - Detached	Active
	<b>Beds/Baths:</b> 5 / 3.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 4,190 / County Assessor <b>Price/SqFt:</b> \$149.14 <b>Year Built:</b> 2000 <b>Pool:</b> Private Only <b>Encoded Features:</b> 53.5FRDXPSO3G <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 10,150 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> JAKES RANCH AMD <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> TW Lewis <b>Hun Block:</b> 2500 S <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** Williams Field and Lindsey Rd **Directions:** South on Lindsay to Canyon Creek (JAKES RANCH) Gated. West on Canyon Creek, Right on Bridle, Right on Vermont Dr.

**Public Remarks:** Jakes Ranch is an Exclusive Gated Community in Gilbert AZ that offers all single level Custom, TW Lewis, & Fulton homes to the discriminating buyer. This TW Lewis Basement home is absolutely fantastic: 4190 sqft property with 5 bedrooms, 3.5 bathrooms, a gas fireplace, a Pebble Tec Play Pool/Spa, and a 3 Car Garage on a 10,150 sqft lot. Detail features include: Honeycomb blinds/Plantation Shutters/2" blinds, neutral tile and carpet, two tone paint, Surround Sound Speakers, window seals, great storage spaces, a large laundry room and pantry, Built-in cabinets/work shop & Svc door in garage, tons of Maple Cabs with Bill Pay station, Corian Countertops, & Island sink in spacious kitchen. Backyard features tons of cool-dec, a covered patio, a built in bbq., & firepit. Too much to list...

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> Fireplace Family Rm; Gas Fireplace; Firepit <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Built-in BBQ <b>Features:</b> Skylight(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Cook Top Elec; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in FR <b>Basement Y/N:</b> Y <b>Basement Description:</b> Finished; Full <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Pool Partial/Full: Full	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 46 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-088 <b>Lot Number:</b> 46 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,852/2018 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$500	<b>HOA Name:</b> Jakes Ranch <b>HOA Prop Man Co Name:</b> Brown Property Mgmt	<b>HOA Telephone:</b> 480-889-5087 <b>HOA Prop Man Co Tele:</b> (480)539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 300.00 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 28 / 28 <b>List Date:</b> 02/22/2019 <b>Status Change Date:</b> 02/22/2019	<b>Original List Price:</b> \$649,900 <b>List Price:</b> \$624,900	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**Private Rmks - DND2:** Easy to show. Use Showingtime to secure a showing! Please use American Title (Scott Romley) 480-831-3000 SRomley@atsaaz.com  
 Buyer to verify all measurements and figures. Does not convey: Washer & Dryer, Garage Refrigerator & Freezer .

**Semi-Private Remarks:** Jakes Ranch Community offers: Gated entries, two parks, two tennis courts, baseball backstop/field, sand volleyball court, lighted basketball full court, two tot lots, ramadas, & a solid HOA.

**Office Remarks:**  
<https://armis.flexmls.com/cgi-bin/mainmenu.cgi?960>



**Show Instruct - DND2:** Use ShowingTime; Lkbx - ARMLS  
**Occupant - DND2:** Owner  
**Ownr/Occ Name - DND2:** KEVIN W & DEBRA J STEVENSON

**Lockbox Location:**  
**Alarm Code - DND2:**  
**Gate Code - DND2:** #1973  
**Mech-box Code - DND2:**  
**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Josh Gonzales jg237 SA528766000	Century 21 Arizona Foothills cere23 CO507415005	(602)615-6306	480-776-0001	JSHGNZLS@hotmail.com	602-615-6306	(480)776-0002

Prepared by John L.  
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## Agent Report (3)

623 E Lowell AVE, Gilbert, AZ 85295

\$675,000



5887456	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 6 / 3.5 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 4,000 / County Assessor <b>Price/SqFt:</b> \$168.75 <b>Year Built:</b> 2000 <b>Pool:</b> Private Only <b>Encoded Features:</b> 63.5FRDXPSO3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 14,148 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Subdivision:</b> JAKES RANCH AMD <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Updated Custom Home <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Custom Fulton Home <b>Hun Block:</b> 2500 S <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** Williams Field and Lindsey Rd **Directions:** South Lindsey, Left on Canyon Creek to enter Jake's Ranch Gated Community, left on Honeysuckle, then take a quick right onto Hampton, immediate left onto Bridgeport, first left on Lowell Ave. Welcome!

**Public Remarks:** Stunning 5 bedroom+Den, basement home on 14,148 sqft, GATED Jake's Ranch. High end renovations thru-out were meticulously done in Transitional Style. New paint inside/ out, new carpet, luxurious Coliseum Granite, cherry cabinetry & new designer fixtures. Split floor plan has 3.5 baths, den, family room, living room w/ gas fireplace, media room & tons of storage. Gourmet Kitchen boasts large island, TONS of high end cherry cabinetry 2 PANTRIES, matching SS gas range, double oven & fridge, Bill Pay Station, breakfast bar & nook! Gorgeous outdoor oasis opens to an in-ground spa which spills into a pebble-tec pool, gas fire pit, upgraded landscaping, lush grass, established garden & large covered patio. 2 mi. from San Tan Mall & Entertainment. Click "more"

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener; RV Gate; RV Parking <b>Pool - Private:</b> Pool - Private; Fenced Pool; Diving Pool; Heated Pool; Variable Speed Pump <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace; Firepit <b>Landscaping:</b> Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Private Street(s) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane <b>Accessibility Feat.:</b> Bath Grab Bars; Mltpl Entries/Exits	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Basement Y/N:</b> Y <b>Basement Description:</b> Finished; Full <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room; Media Room <b>Items Updated:</b> Floor Yr Updated: 2019; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2019; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2018; Pool Partial/Full: Partial	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> Painted; Stucco; Stone; Low VOC Paint <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s); Programmable Thmstat <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 174 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-216 <b>Lot Number:</b> 174 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,834/2018 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$500	<b>HOA Name:</b> Jakes Ranch <b>HOA Prop Man Co Name:</b> Brown Property Mgmt	<b>HOA Telephone:</b> 480-889-5087 <b>HOA Prop Man Co Tele:</b> (480)539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / \$0 /	<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 300.00 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 27 / 28 <b>List Date:</b> 02/22/2019 <b>Status Change Date:</b> 02/23/2019	<b>Original List Price:</b> \$675,000 <b>List Price:</b> \$675,000	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**Private Rmks - DND2:** Please call the listing agent for access to the home Georgi Stratton 480-695-6565. Please use Lalena Piro @ Chicago Title. 1400 E Southern Ave 910, Tempe, AZ. 480-874-7035 Lalena.Piro@ctt.com. Seller will install a closet in the 6th bedroom for a full price offer.

**Sample Private Remarks:** [www.flexmls.com/cgi-bin/mainmenu.cgi?960](http://www.flexmls.com/cgi-bin/mainmenu.cgi?960)

**Office Remarks:****Show Instruct - DND2:** Notify Lister; Occupied; Lkx - ARMLS**Occupant - DND2:** Owner**Ownr/Occ Name - DND2:** Client of the HomeStars @ RR**Lockbox Location:****Alarm Code - DND2:****Gate Code - DND2:** #1397**Mech-box Code - DND2:****Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Georgi Stratton gs002 BR638257000	Revelation Real Estate wsrr01 LC569850000	480-695-6565	480-722-9800	georgistratton@gmail.com	480-695-6565	866-695-9646

Prepared by John L.  
Payne

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*  
**DND2 ( D o N ot 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.**

03/22/2019 7:02 AM © 2019 ARMLS and  
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**Supplement for MLS # 5887456****623 E Lowell AVE, Gilbert, AZ 85295****\$675,000**

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## Home Details:

5 Bedroom

3.5 Bath

Den

Media Room

Family Room

Living Room

Luxurious Coliseum Granite

Cherry Cabinetry Throughout

New Paint Inside

New Paint Outside

New Carpet

Split Floorplan

Master Suite

Updated Baths

## Community Info:

Jakes Ranch

Gated

Tennis Courts

Basket Ball Courts

Gazebo/Ramadas

Multiple Playgrounds


Volleyball courts

Baseball Field

## Agent Report (4)

513 E BRIDGEPORT PKWY, Gilbert, AZ 85295

\$525,000

	<div>5896463 Residential Single Family - Detached UCB (Under Contract-Backups)</div> <div> <b>Beds/Baths:</b> 4 / 2.5  <b>Bedrooms Plus:</b> 5  <b>Approx SqFt:</b> 2,944 / County Assessor  <b>Price/SqFt:</b> \$178.33  <b>Year Built:</b> 2001  <b>Pool:</b> Private Only  <b>Encoded Features:</b> 42.5FRDXPO3G3S  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached </div> <div> <b>Approx Lot SqFt:</b> 10,000 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Subdivision:</b> JAKES RANCH AMD  <b>Tax Municipality:</b> Gilbert  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> FULTON  <b>Hun Block:</b>  <b>Map Code/Grid:</b> T40  <b>Bldg Number:</b> </div> <div> <b>Ele Sch Dist:</b> 041 - Gilbert Unified District  <b>Elementary School:</b> Quartz Hill Elementary  <b>Jr. High School:</b> South Valley Jr. High </div> <div> <b>High School Dist #:</b> 041 - Gilbert Unified District  <b>High School:</b> Campo Verde High School </div>
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**Cross Streets:** Lindsay & Williams Field (Chandler Blvd) **Directions:** South on Lindsay to Canyon Creek (gate for Jakes Ranch), west to Honeysuckle, south to Bridgeport Pkwy, west to home.

**Public Remarks:** That house you've been searching for with space for everybody is now available! This Fulton beauty in the coveted gated community of Jakes Ranch is situated on a premium 10k square foot lot and boasts a bevy of upgrades. Walk into soaring 10ft ceilings, multiple living spaces, the perfect split floorplan, architectural niches, stacked stone accents, plantation shutters and you will fall in love with the recently installed wide plank wood-look tile floors. The large kitchen features ample raised maple cabinets, a large island, double ovens, a built in workspace, large pantry and a ton of granite countertop space. There's plenty of storage throughout, roomy bedrooms, a generous laundry room and the highly sought after 3-car garage. To top it all off the backyard was built for entertaining

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Fenced Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> Corner Lot; North/South Exposure <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Skylight(s); Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Soft Water Loop <b>Community Features:</b> Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in LR/GR; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Floor Yr Updated: 2015; Floor Partial/Full: Full	<b>Architecture:</b> Contemporary <b>Unit Style:</b> All on One Level; Ground Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 182 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-224 <b>Lot Number:</b> 182 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,766/2018 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Discl Avail; Agency Discl Req <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$500	<b>HOA Name:</b> Brown Property <b>HOA Telephone:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<div> <b>Rec Center Fee Y/N:</b> N / /  <b>Rec Center Fee 2 Y/N:</b> N / /  <b>Land Lease Fee Y/N:</b> N / /  <b>PAD Fee Y/N:</b> N / / </div> <div> <b>Ttl Mthly Fee Equiv:</b> \$150  <b>Cap Imprv/Impact Fee:</b> \$ 300 \$  <b>Cap Impv/Impt Fee 2:</b> \$0 \$ </div>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 8 / 8 <b>List Date:</b> 03/14/2019 <b>Status Change Date:</b> 03/20/2019	<b>Original List Price:</b> \$525,000 <b>List Price:</b> \$525,000	<b>SA: N / BB: Y / % 3 % Var:</b> N Type: ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**Private Rmks - DND2:** \*Occupied\* Please use showingtime and provide as much notice as possible. Babies on board!

## Semi-Private Remarks:

<https://armis.flexmls.com/cgi-bin/mainmenu.cgi?960>

**Office Remarks:****Show Instruct - DND2:** Use ShowingTime; Spcl Inst/Priv Rmrks; Occupied; Lkbox - ARMLS**Occupant - DND2:** Owner**Ownr/Occ Name - DND2:** Client of SG**Lockbox Location:****Alarm Code - DND2:****Gate Code - DND2:** #7755**Mech-box Code - DND2:****Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Melissa S Massey mm995 SA650027000	HomeSmart cril19 LC506032020	480-254-6959	602-761-4650	<a href="mailto:Melissa@SSGroupAZ.com">Melissa@SSGroupAZ.com</a>	480-254-6959	
CLA	Allen Studebaker cs348 SA541028000		602-535-2301	602-761-4650	<a href="mailto:Allen@SSGroupAZ.com">Allen@SSGroupAZ.com</a>	602-763-1138	602-507-3913

Prepared by John L.  
Payne*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.**DND2 ( D o N ot 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.*03/22/2019 7:02 AM © 2019 ARMLS and  
FBS.  
DMCA

**Supplement for MLS # 5896463****513 E BRIDGEPORT PKWY, Gilbert, AZ 85295****\$525,000**

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with a covered patio, fenced pebble tech pool with rock water feature, and a lush grassy area. The community offers Gated entries, parks, two tot lots, two tennis courts, sand volleyball court, baseball and a full lighted basketball court. Located just mins from the highway with an abundance of shopping, dining and entertainment nearby. Book a showing today, before its gone!!

## Agent Report (5)

2613 S HONEYSUCKLE LN, Gilbert, AZ 85295

\$448,900



5731147	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,973 / County Assessor <b>Price/SqFt:</b> \$150.99 <b>Year Built:</b> 1999 <b>Pool:</b> Private Only <b>Encoded Features:</b> 42.5FRDXP3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 12,000 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> JAKES RANCH <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Jakes Ranch <b>Model:</b> <b>Builder Name:</b> TW Lewis <b>Hun Block:</b> S <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** Lindsay and Williams Field **Directions:** South to Canyon Creek Dr., West thru Gate to Bridle Way, North to Honeysuckle Ln, South to the property.

**Public Remarks:** Spectacular single level T.W. Lewis home in gated Jakes Ranch subdivision is absolutely charming! This 4 bedroom, 2.5 bathroom, gas fireplace, pool, and 3 car garage offers a fantastic split floorplan. Home features tile, hardwood floors, crown molding, & speakers. Kitchen offers brick backsplash and accent wall, Corian countertops, light maple cabinets, gas range, dishwasher is new as of January. Garage has service door and built in cabinets. Backyard is great for entertaining with a fenced in Pebble Tec pool, big grass area, and mature landscaping. This intimate community offers tennis courts, lighted basketball court, sand volleyball court, baseball backstop, tot lots, and tons of grass!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Gas Fireplace <b>Landscaping:</b> Grass Front; Grass Back; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Water Softener Lease; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 23 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-065 <b>Lot Number:</b> 23 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,762/2017 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Jakes Ranch HOA <b>HOA Prop Man Co Name:</b> Brown Property Mgmt	<b>HOA Telephone:</b> 480-539-1396 <b>HOA Prop Man Co Tele:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed		<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
		<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 800 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 81 / 81 <b>List Date:</b> 03/02/2018 <b>Status Change Date:</b> 06/21/2018 <b>Under Contract Date:</b> 05/21/2018 <b>Close of Escrow Date:</b> 06/20/2018 <b>Off Market Date:</b> 05/22/2018	<b>Original List Price:</b> \$480,000 <b>List Price:</b> \$444,900 <b>Sold Price:</b> \$448,900 <b>Sold Price/SqFt:</b> \$150.99 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 7,000 \$ <b>Closing Cost Split:</b> Seller Assist - A	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**Private Rmks - DND2:** Please use American Title (Scott Romley) SRomley@atsaaz.com 480-831-3000. Buyer to verify all measurements and figures. Does not convey: Refrigerator in kitchen, Washer, Dryer, xtra freezer & refrigerator in laundry room. Pool heater has not been used in 6+ years and in AS-IS condition.

**Semi-Private Remarks:** Seller contribution of \$4k for buyer to apply toward master bath wallpaper replacement and kitchen appliances if desired with responsible offer.

**Office Remarks:**



**Show Instruct - DND2:** Call Occup (OCC); Occupied; Lkbox - ARMLS  
**Occupant - DND2:** Owner  
**Ownr/Occ Name - DND2:** Clients of C21 AZ Foothills  
**Owner/Occ Phn - DND2:** 480-246-6366

**Lockbox Location:**  
**Alarm Code - DND2:**  
**Gate Code - DND2:**  
**Mech-box Code - DND2:**  
**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Josh Gonzales jg237 SA528766000	Century 21 Arizona Foothills cere23 CO507415005	602-615-6306	480-776-0001	JSHGNZLS@hotmail.com	602-615-6306	480-776-0002
SA	Shawn Bellamak sb179 BR523891000	Bellamak Realty belr01 LC628236000	602-723-0400	602-723-0400	shawn@bellamak.com	602-723-0400	888-811-9686

## Agent Report (6)

624 E HAMPTON CT, Gilbert, AZ 85295

\$480,000



5750234	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,212 / County Assessor <b>Price/SqFt:</b> \$149.43 <b>Year Built:</b> 2001 <b>Pool:</b> None <b>Encoded Features:</b> 43.5FRX03G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 10,000 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> JAKES RANCH AMD <b>Tax Municipality:</b> Gilbert <b>Marketing Name:</b> FULTON BASEMENT HOME <b>Planned Cmty Name:</b> Jakes Ranch <b>Model:</b> <b>Builder Name:</b> Fulton <b>Hun Block:</b> 2600 S <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** LINDSAY AND WILLIAMS FIELD **Directions:** South on Lindsay, west on Canyon Creek, enter through Jakes Ranch gated entrance. South on first street Honeysuckle, west to your new home.

**Public Remarks:** Pristine BASEMENT home in coveted Jakes Ranch. Remodeled, open floor plan, great room, kitchen & dining room with impressive vaulted ceiling. The kitchen boasts granite, ss appliances, and stained maple cabinets & a large cabinet pantry. Second walk in pantry for oversized items. Like new flooring throughout. Shutters adorn every window on the main floor. Two bedrooms on the main floor, both master suites with full bathrooms in a split floor plan. Den w/ custom built ins. Basement with a large family room, additional two bedrooms, both with walk in closets. Full bath with two sinks in hall. Perfect space for teens, guests, crafts, gaming. Endless possibilities and the basement is a full 10 degrees cooler. Community offers tennis courts, Basketball, & sand volleyball courts & much more...

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,001 - 3,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> Cul-De-Sac Lot; North/South Exposure <b>Landscaping:</b> Dirt Back; Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; 2 Master Baths; Tub with Jets <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; 2 Master Bdrms; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Dining in LR/GR <b>Basement Y/N:</b> Y <b>Basement Description:</b> Finished <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room <b>Items Updated:</b> Floor Yr Updated: 2010; Floor Partial/Full: Full; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 138 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-180 <b>Lot Number:</b> 138 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,707/2017 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail; Agency Discl Req <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Jakes Ranch <b>HOA Prop Man Co Name:</b> Brown communities	<b>HOA Telephone:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed		<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
		<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 300 \$ <b>Cap Impv/Impt Fee 2:</b> \$500 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 63 / 63 <b>List Date:</b> 04/11/2018 <b>Status Change Date:</b> 06/15/2018 <b>Under Contract Date:</b> 05/19/2018 <b>Close of Escrow Date:</b> 06/14/2018 <b>Off Market Date:</b> 06/13/2018	<b>Original List Price:</b> \$495,000 <b>List Price:</b> \$490,000 <b>Sold Price:</b> \$480,000 <b>Sold Price/SqFt:</b> \$149.44 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

Closing Cost Split: Normal - N

**Private Rmks - DND2:** Use showing time for appointments. Treat as vacant. Front door lock is tricky, push key in before turning. Same for locking it. Home is move in ready. Backyard has curbing and sprinkler system which conveys as is. Lay sod and your buyer is all done. Or design a dream backyard, modern pool, artificial grass or sod. Fulton home is truly in new condition.

**Semi-Private Remarks:** This home is a must see on your list. Shows so well. Clean open bright with great upgrades and still able make it your own! Send your buyers to any of my open houses if you are not able to get there, have them mention your name or give me your card! FAST CLOSE ok! Sellers have moved to temporary housing. Very lightly lived in. There is a sellers warranty with AHS please recommend for your buyer!

**Office Remarks:**

**Show Instruct - DND2:** Use ShowingTime; Vacant; Lkbox - ARMLS; ByrBrkr - Use Lkbox

**Occupant - DND2:** Vacant

**Ownr/Occ Name - DND2:** Client of C21 Az Foothills

**Lockbox Location:**

**Alarm Code - DND2:**

**Gate Code - DND2:**

**Mech-box Code - DND2:**

**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Mary K Foster mf128	Century 21 Arizona Foothills cere28 CO507415001	480-600-4094	480-838-9613		480-600-4094 480-600-4094	
SA	Larglinde Koci Rizvanolli lr134 SA539143000	HomeSmart cril11 LC506032013	602-690-0058	602-230-7600	<a href="mailto:linda_koci@hotmail.com">linda_koci@hotmail.com</a>	602-690-0058 480-699-5853	480-699-5853

Prepared by John L.  
Payne

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## Agent Report (7)

567 E PARKVIEW DR, Gilbert, AZ 85295

\$492,500

	5795610	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 3,000 / Appraiser <b>Price/SqFt:</b> \$164.16 <b>Year Built:</b> 2000 <b>Pool:</b> Private Only <b>Encoded Features:</b> 42.5FRDXPSO3G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 10,765 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> JAKES RANCH AMD <b>Tax Municipality:</b> Gilbert <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Cabernet <b>Builder Name:</b> Fulton Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** S/ Williams Field Rd. & W/ Lindsay Rd. **Directions:****Public Remarks:**

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,751 - 3,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Electric Door Opener; RV Gate; Separate Strge Area <b>Pool - Private:</b> Pool - Private; Heated Pool; Variable Speed Pump <b>Spa:</b> Spa - Private <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Storage Shed(s); Private Street(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Sunscreen(s); Dual Pane; Energy Star; Low-E	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit <b>Laundry:</b> Wshr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar; Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial; Wiring Yr Updated: 2013; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2013; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2015; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2013; Roof Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s); Programmable Thmstat; HVAC SEER Rating: 14 <b>Heating:</b> Gas Heat <b>Plumbing:</b> Dual Flush Toilet; Engy Star Ht Wtr Htr; Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> JAKES RANCH AMD MCR 502-43 <b>AN:</b> 304-44-166 <b>Lot Number:</b> 124 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,700/2018 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; CTL; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail; Agency Discl Req <b>Auction:</b> No <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$130 / Monthly <b>HOA Transfer Fee:</b> \$185	<b>HOA Name:</b> Jakes Ranch/Brown Mg	<b>HOA Telephone:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$130 <b>Cap Imprv/Impact Fee:</b> \$ 760 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 0 <b>List Date:</b> 07/19/2018 <b>Status Change Date:</b> 08/16/2018 <b>Under Contract Date:</b> 07/19/2018 <b>Close of Escrow Date:</b> 08/15/2018 <b>Off Market Date:</b> 07/19/2018	<b>Original List Price:</b> \$492,500 <b>List Price:</b> \$492,500 <b>Sold Price:</b> \$492,500 <b>Sold Price/SqFt:</b> \$164.17 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$	<b>SA: N / BB: Y / \$ 1 \$ Var:</b> N Type: ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

<b>Sellr Concess to Buy:</b>	0 \$
<b>Closing Cost Split:</b>	Normal - N

**Private Rmks - DND2:****Semi-Private Remarks:****Office Remarks:**

**Show Instruct - DND2:** Occupied  
**Occupant - DND2:** Owner  
**Ownr/Occ Name - DND2:** Client of TMR

**Lockbox Location:** front door  
**Alarm Code - DND2:**  
**Gate Code - DND2:**  
**Mech-box Code - DND2:**  
**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Tina M. Sloat ts508 BR650399000	Tina Marie Realty tina001 SE650399000	480-313-9455	480-313-9455	<a href="mailto:tina@tinamarierealty.com">tina@tinamarierealty.com</a>		
CLA	Douglas Sloat ds879 SA650898000		602-432-3191	480-313-9455	<a href="mailto:doug@tinamarierealty.com">doug@tinamarierealty.com</a>	602-432-3191	
SA	Tina M. Sloat ts508 BR650399000	Tina Marie Realty tina001 SE650399000	480-313-9455	480-313-9455	<a href="mailto:tina@tinamarierealty.com">tina@tinamarierealty.com</a>		
CSA	Douglas Sloat ds879 SA650898000		602-432-3191	602-432-3191	<a href="mailto:doug@tinamarierealty.com">doug@tinamarierealty.com</a>	602-432-3191	

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Payne

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## Agent Report (8)

664 E Hampton CT, Gilbert, AZ 85295

\$565,000



5852247	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 5 / 3.5 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 3,999 / County Assessor <b>Price/SqFt:</b> \$141.29 <b>Year Built:</b> 2001 <b>Pool:</b> Private Only <b>Encoded Features:</b> 53.5FRDXPO3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 11,305 / County Assessor <b>Apx Lot Size Range:</b> 10,001 - 12,500 <b>Subdivision:</b> Jakes Ranch <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Fulton <b>Hun Block:</b> <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** Williams Field and Lindsay **Directions:** South on Lindsay to Canyon Creek Dr., West on Canyon Creek through gates to Honeysuckle Ln. South on Honeysuckle to Hampton. West on Hampton to property.

**Public Remarks:** Beautiful 5 bedroom, basement home w/ a pool sitting on over a ¼ acre lot in the prestigious, gated community of Jakes Ranch. This community offers tennis courts, lighted basketball court, sand volleyball court, baseball backstop, tot lots, and plenty of common areas to play! As you drive up to the home you will appreciate the front landscaping and new exterior paint. Upon entering you will love the entry foyer and formal living/dining area and large windows with plantation shutters. The kitchen features stainless steel appliances, beautiful maple cabinets with crown molding, wine rack, gas cook top, 2 pantries, and gorgeous granite countertops. The family room is perfect with a gas fireplace and plenty of space for entertaining.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 3,501 - 4,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> RV Gate <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Private Street(s) <b>Features:</b> 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile; Vinyl <b>Windows:</b> Sunscreen(s); Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Cook Top Gas; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; 2 Master Baths <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> Y <b>Basement Description:</b> Finished; Full <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Bonus/Game Room <b>Items Updated:</b> Floor Yr Updated: 2016	<b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> <b>AN:</b> 304-44-184 <b>Lot Number:</b> 142 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,381/2017 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$185	<b>HOA Name:</b> Jakes Ranch <b>HOA Prop Man Co Name:</b> Brown Community	<b>HOA Telephone:</b> 4805391396 <b>HOA Prop Man Co Tele:</b> 4805391396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed		<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
		<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 260 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 91 / 91 <b>List Date:</b> 11/29/2018 <b>Status Change Date:</b> 02/28/2019 <b>Under Contract Date:</b> 01/26/2019 <b>Close of Escrow Date:</b> 02/28/2019 <b>Off Market Date:</b> 02/28/2019	<b>Original List Price:</b> \$585,000 <b>List Price:</b> \$579,000 <b>Sold Price:</b> \$565,000 <b>Sold Price/SqFt:</b> \$141.29 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>SA:</b> N / <b>BB:</b> Y / % 2.5 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**Private Rmks - DND2:** Please use Showingtime. 2 hour notice required. \*\*If offers are submitted over the weekend please give a response time of no earlier than Monday at 8pm. Thank you!\*\*\*Questions? Please contact Co-lister.\*\*\*

**Semi-Private Remarks:** \*\*\*Please use Magnus Title – Debbie Pihl Phone: 480-682-0202 Email: debbie@magnustitle.com. \*\*PLEASE SEE DOCS SECTION\*\*\*

Flat screens TVs, TV mounts, mounted sound bars and mounted shelves in family room do not convey.

**Office Remarks:**

**Show Instruct - DND2:** Use ShowingTime; Occupied; Lkbox - ARMLS

**Occupant - DND2:** Owner

**Ownr/Occ Name - DND2:** Client of RLSIR

**Lockbox Location:**

**Alarm Code - DND2:**

**Gate Code - DND2:** #2348

**Mech-box Code - DND2:**

**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
<b>LA</b>	Jessica Jablonski ju041 SA581915000	Russ Lyon Sotheby's International Realty Lyon19 LC646682009	480-330-1554	480-287-5200	<a href="mailto:jessica@thejablonskigroup.com">jessica@thejablonskigroup.com</a>	480-330-1554 480-330-1554	623-218-1550
<b>CLA</b>	Geoffrey Jablonski gj136 SA649496000		602-550-4852	480-287-5200	<a href="mailto:geoffrey@thejablonskigroup.com">geoffrey@thejablonskigroup.com</a>	602-550-4852 602-550-4852	623-218-1550
<b>SA</b>	Denise Siemen dh498 SA628827000	ProSmart Realty psmt06 LC626117005	602-903-5620	480-540-2213	<a href="mailto:AZRealtorDenise@gmail.com">AZRealtorDenise@gmail.com</a>	602-903-5620	

Prepared by John L.  
Payne

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**Supplement for MLS # 5852247****664 E Hampton CT, Gilbert, AZ 85295****\$565,000**

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The split floor plan offers a master bedroom with a separate exit to the pool, walk-in closet and a large master bath with granite counters, on the main floor, as well as two additional bedrooms and an office. In the basement you will find the huge game room, 2 additional bedrooms and an additional full bath. You will appreciate the new plush carpet that is featured in the bedrooms and the flooring updates throughout. The backyard is a paradise with a large play pool, pavers, tiled patio and plenty of grass! Don't forget the 3-car garage with 4' extension and pedestrian door. This one will go quick!

## Agent Report (9)

626 E VERMONT DR, Gilbert, AZ 85295

\$580,000

	5728135	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 5 / 3.5 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 4,366 / County Assessor <b>Price/SqFt:</b> \$132.84 <b>Year Built:</b> 1999 <b>Pool:</b> Private Only <b>Encoded Features:</b> 53.5FRDXPO3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 10,000 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> JAKES RANCH <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> T W Lewis <b>Hun Block:</b> <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** Lindsay & Williams Field Rd. **Directions:** 202 San Tan to Gilbert Rd., North on Gilbert Rd to Williams Field, E to Lindsay Rd., S to Canyon Creek Dr (Jakes Ranch) turn right through gate & right on Bridle Way, right on Vermont to home on left

**Public Remarks:** \$16,000 PRICE ADJUSTMENT!!! Former Model home in the gated Jakes Ranch Community in the heart of Gilbert. This home offers 5 Full Bedrooms, 3 1/2 bathrooms, basement has 2 bedrooms & 1 full bathroom, Den & large bonus room. Main level offers a large Master Bedroom- Large master bathroom split from two large bedrooms & 1 full & 1/2 bathroom. Nice open layout with formal living room & dining room, Kitchen with eat-in & Family room. Home has recent upgrades with fresh paint inside & out, has new Stainless Steel KitchenAid appliances, silestone countertops, stone backsplash, faucet/sink & carpet in Master bedroom. Homeowners have replaced all landscaping in front & backyard, pavers & nice block fireplace & stone bench for evening enjoyment by the pool. 2 New Energy Star A/C systems main level.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 2 Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio(s); Storage Shed(s) <b>Features:</b> 9+ Flat Ceilings <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Wood <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> Y <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Bonus/Game Room	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 42 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-084 <b>Lot Number:</b> 42 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,665/2017 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$185	<b>HOA Name:</b> Jake Ranch <b>HOA Prop Man Co Name:</b> Brown Community	<b>HOA Telephone:</b> 480-539-1396 <b>HOA Prop Man Co Tele:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Other (See Remarks)	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 500 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 84 / 91 <b>List Date:</b> 02/17/2018 <b>Status Change Date:</b> 05/19/2018 <b>Under Contract Date:</b> 04/12/2018 <b>Close of Escrow Date:</b> 05/18/2018 <b>Off Market Date:</b> 05/19/2018	<b>Original List Price:</b> \$635,000 <b>List Price:</b> \$599,000 <b>Sold Price:</b> \$580,000 <b>Sold Price/SqFt:</b> \$132.84 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> Relo/Corp Aprvl Reqd

**Private Rmks - DND2:** VERY IMPORTANT..This is a Corporate Relocation Home and SELLER MUST BE, WEICHERT WORKFORCE MOBILITY on Purchase Contract & all supporting documents. Title Company TO BE Chicago Title Ins. Company,1959 S. Val Vista Dr, Mesa 85204- Tanya Robinson 480-539-6854 Tanya.Robinson@ctt.com. MUST INCLUDE all attached documents in the Documents Tab. Please call Jeannie with any questions 480-233-1435

**Semi-Private Remarks:** ALL SHOWINGS MUST HAVE AN APPOINTMENT THROUGH Susan by calling or texting her at 480-518-5394..NO EXCEPTIONS. Be sure to include all attached documents & disclosures with all offers & Please allow time for Corp Relocation Response. Please use the lockbox on the front door so your showing is recorded. PLEASE BE SURE TO USE THE SHOE BOOTIES PROVIDED AT THE DOOR. Thank you for showing.

**Office Remarks:**

**Show Instruct - DND2:** Contact via Phone; Contact via Text; Call Occup (OCC); Occupied; Lkx - ARMLS

**Occupant - DND2:** Owner

**Ownr/Occ Name - DND2:** Weichert Workforce Mobility

**Lockbox Location:**

**Alarm Code - DND2:**

**Gate Code - DND2:**

**Mech-box Code - DND2:**

**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Jeannie Dexter jd351 BR534018000	Weichert, Realtors- Lake Realty lakr02 CO532709000	480-233-1435	480-982-7370	jeanniedexter@lakerealty-az.com	480-233-1435 480-233-1435	480-982-7584
SA	Peter Ngoc Van Nguyen pn082 SA665280000	Arizona Premier Realty Homes & Land, LLC aprh01 LC568984000	602-300-4106	623-594-7680	pnguyenaz@gmail.com	602-300-4106	

Prepared by John L.  
Payne

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*

**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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## Agent Report (10)

2692 S JACOB ST, Gilbert, AZ 85295

\$584,000

	5875611	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 6 / 4 <b>Bedrooms Plus:</b> 6 <b>Approx SqFt:</b> 4,011 / County Assessor <b>Price/SqFt:</b> \$145.6 <b>Year Built:</b> 1999 <b>Pool:</b> Private Only <b>Encoded Features:</b> 64FRXPNO3G3S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 10,000 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Subdivision:</b> JAKES RANCH <b>Tax Municipality:</b> Gilbert <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Fulton <b>Hun Block:</b> <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Ashland Elementary <b>Jr. High School:</b> Greenfield Junior High School		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** Lindsay Rd & Williams Field Rd **Directions:** South on Lindsay Rd, Right onto Canyon Creek Dr, Right onto Bridle Way, Left onto Vermont DR, Left onto S Jacob St. Home will be on your right.

**Public Remarks:** Beautiful upgraded basement home in wonderful gated Gilbert neighborhood. Soaring ceilings, formal living and dining rooms, Huge granite slab kitchen island with lots of cabinet space, tile backsplash, wine fridge, pantry, breakfast bar opens to great room, stack stone fireplace, Master retreat includes French door to the back yard, recessed lighting, granite counters, separate tub and shower, tiled shower surround, upgraded lighting and mirrors, Basement includes a large living room 2 good sized bedrooms a full bathroom, The backyard oasis features a pebble tech pool, in-floor cleaning system, gazebo plus covered patio, grass area, citrus trees and 3 car garage plus slab parking for 3 more. Schedule a showing before it's gone!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 3 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Landscaping:</b> Desert Front; Desert Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Covered Patio(s); Gazebo/Ramada <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Gated Community <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Breakfast Bar; Dining in LR/GR; Dining in FR <b>Basement Y/N:</b> Y <b>Basement Description:</b> Finished <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Great Room	<b>Architecture:</b> Spanish <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Complete Spec Home <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 202 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-244 <b>Lot Number:</b> 202 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,513/2018 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$150 / Monthly <b>HOA Transfer Fee:</b> \$500	<b>HOA Name:</b> Jakes Ranch HOA <b>HOA Telephone:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$150 <b>Cap Imprv/Impact Fee:</b> \$ 300 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 29 / 29 <b>List Date:</b> 01/31/2019 <b>Status Change Date:</b> 03/05/2019 <b>Under Contract Date:</b> 02/03/2019 <b>Close of Escrow Date:</b> 03/05/2019 <b>Off Market Date:</b> 03/01/2019	<b>Original List Price:</b> \$585,000 <b>List Price:</b> \$585,000 <b>Sold Price:</b> \$584,000 <b>Sold Price/SqFt:</b> \$145.6 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 2,000 \$	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

Closing Cost Split: Normal - N

**Private Rmks - DND2:** Buyers agent and Buyer to verify school information and all facts**Semi-Private Remarks:****Office Remarks:****Show Instruct - DND2:** Alarm Activated; Use ShowingTime; Lister Perm Req'd; Notify Lister; Contact via Email; Contact via Phone; Contact via Text; Vacant; Lkx - ARMLS**Occupant - DND2:** Vacant**Ownr/Occ Name - DND2:** Client of Redfin**Lockbox Location:****Alarm Code - DND2:** 8789**Gate Code - DND2:** #2692**Mech-box Code - DND2:****Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Dean Thornton dt142 BR557870000	Redfin Corporation fire001 CO635107000	480-848-2200	602-483-4919	dean.thornton@redfin.com	480-848-2200	480-422-9573
SA	Chris Vaupell cv019 SA515103000	Realty Executives reax16 LC000179019	602-206-6699	602-861-3300	CVAUPELL@AOL.COM	602-206-6699	602-861-3301

Prepared by John L.  
Payne

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**DND2 ( D o N o t D i s p l a y o r D i s c l o s e )** - 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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## Agent Report (11)

2643 S HONEYSUCKLE LN, Gilbert, AZ 85295

\$645,000



5746640	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 6 / 3.5 <b>Bedrooms Plus:</b> 7 <b>Approx SqFt:</b> 4,552 / Builder <b>Price/SqFt:</b> \$141.69 <b>Year Built:</b> 2001 <b>Pool:</b> Private Only <b>Encoded Features:</b> 63.5FRDXPO3G1S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 18,480 / County Assessor <b>Apx Lot Size Range:</b> 12,501 - 15,000 <b>Subdivision:</b> JAKES RANCH <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Jake's Ranch <b>Planned Cmty Name:</b> Jake's Ranch <b>Model:</b> <b>Builder Name:</b> TW Lewis <b>Hun Block:</b> <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

**Cross Streets:** Lindsay and Williams Field **Directions:** South on Lindsay, West at gated entry for Jakes Ranch on Canyon Creek Dr, thru gate, North on Bridal Way, East on Vermont, North on Honeysuckle home on right.

**Public Remarks:** Stunning, highly upgraded semi-custom home on almost 1/2 acre in exclusive gated community of Jakes Ranch located in South Gilbert. True 6 bedroom (builder option added 229 s/ft), basement TW Lewis home has been lovingly cared for by original owners and features 10 ft ceilings, wood flooring, new carpet & paint, newly remodeled bathrooms, outside enjoy a 22K gallon resort-like pool, B/I BBQ w/fridge, massive garden area & so much privacy - Over \$120K spent on backyard and it shows! Master & 3 addtl bedrms on main floor plus basement features 2 addtl bedrms, full bath & lrg family rm. Jakes Ranch features all single-level semi-custom & custom homes, private tennis courts, multiple private parks and gathering areas. Please see descriptions on pictures for extensive upgrades.

<b>Master Bedroom</b>	<b>Bedroom 2</b>	<b>Bedroom 3</b>	<b>Bedroom 4</b>	<b>Bedroom 5</b>
<b>Bedroom 6</b>	<b>Family Room</b>	<b>Kitchen</b>	<b>Dining Room</b>	<b>Living Room</b>
<b>Bonus/Game Room</b>		<b>Garage 1</b>		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,501 - 5,000 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 1 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; RV Gate <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Landscaping:</b> Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Built-in BBQ <b>Features:</b> 9+ Flat Ceilings; Soft Water Loop <b>Community Features:</b> Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Elec; Dishwasher; Refrigerator; Walk-in Pantry; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Downstairs <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> Y <b>Basement Description:</b> Finished; Full <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room; Bonus/Game Room <b>Items Updated:</b> Floor Yr Updated: 2017; Floor Partial/Full: Partial; Kitchen Yr Updated: 2018; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2017; Bath(s) Partial/Full: Full	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s); Programmable Thmstat <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 26 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-068 <b>Lot Number:</b> 26 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,835/2017 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Discl Avail; Agency Discl Req <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$130 / Monthly <b>HOA Transfer Fee:</b> \$500	<b>HOA Name:</b> Jakes Ranch <b>HOA Telephone:</b> 480-339-8820
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /
	<b>Ttl Mthly Fee Equiv:</b> \$130 <b>Cap Imprv/Impact Fee:</b> \$ 260 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 226 / 69 <b>List Date:</b> 04/04/2018 <b>Status Change Date:</b> 06/15/2018 <b>Under Contract Date:</b> 05/09/2018 <b>Close of Escrow Date:</b> 06/14/2018 <b>Off Market Date:</b> 06/12/2018	<b>Original List Price:</b> \$675,000 <b>List Price:</b> \$675,000 <b>Sold Price:</b> \$645,000 <b>Sold Price/SqFt:</b> \$141.7 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> Y <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

<b>Buyr Concess to Sell:</b>	0 \$
<b>Sellr Concess to Buy:</b>	8,000 \$
<b>Closing Cost Split:</b>	Normal - N

**Private Rmks - DND2:** Seller had builder put in 4th bed upstairs which adds 229 s/ft. Please Note: Home backs to Lindsay, It's an 18,400 s/ft lot w/over \$120K spent on bckyrd, there are no neighbors behind & a landscape buffer but if that is deal breaker, no need 2show. Home would be priced much higher w/this lot size on an interior lot. Stained Glass in kitchen does not convey.

**Semi-Private Remarks:** Lot is 50-75% larger than standard lot in this neighborhood/area and no neighbors behind but does back to Lindsay. Newer carpet, paint, wood floor recently re-finished, new backsplash, remodeled bathrooms, so many extras put into this home - it has been loved and nurtured by original owner!

**Office Remarks:**

**Show Instruct - DND2:** Use ShowingTime; Spcl Inst/Priv Rmrks; Lkx - ARMLS

**Occupant - DND2:** Owner

**Ownr/Occ Name - DND2:** Mark & Anne F Fountain

**Owner/Occ Phn - DND2:** Call LA

**Lockbox Location:**

**Alarm Code - DND2:**

**Gate Code - DND2:**

**Mech-box Code - DND2:**

**Other Code - DND2:**

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Tiffany L Cloud tc167 SA537494000	Revelation Real Estate wsrr01 LC569850000	480-784-7600	480-722-9800	cloudhomes@gmail.com	480-784-7600	480-722-9833
			480-282-7464			480-282-7464	
SA	Kathryn Ebner ke050 SA550403000	Re/Max Infinity rein001 CO634371000	602-405-1922	480-821-4232	kebiner@gmail.com	602-405-1922 602-405-1922	480-304-9369

Prepared by John L.  
Payne

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.*


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## Agent Report (12)

678 E BOSTON ST, Gilbert, AZ 85295

\$715,000

	5798408	Residential	Single Family - Detached	Closed
	<b>Beds/Baths:</b> 4 / 3.5 <b>Bedrooms Plus:</b> 5 <b>Approx SqFt:</b> 4,366 / County Assessor <b>Price/SqFt:</b> \$163.76 <b>Year Built:</b> 2000 <b>Pool:</b> Private Only <b>Encoded Features:</b> 43.5FRDXPSO3G1S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 18,485 / County Assessor <b>Apx Lot Size Range:</b> 18,001 - 24,000 <b>Subdivision:</b> Jakes Ranch <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> TW Lewis <b>Hun Block:</b> <b>Map Code/Grid:</b> T40 <b>Bldg Number:</b>	
	<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Quartz Hill Elementary <b>Jr. High School:</b> South Valley Jr. High		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Campo Verde High School	

Cross Streets: Williams Field Road &amp; Lindsay Road Directions:

## Public Remarks:

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 1 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener; RV Gate; RV Parking <b>Pool - Private:</b> Pool - Private; Fenced Pool; Play Pool; Variable Speed Pump <b>Spa:</b> Above Ground Spa <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm; Gas Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Grass Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Sport Court(s); Patio; Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings; Soft Water Loop; Drink Wtr Filter Sys; Other (See Remarks) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Laminate; Stone; Wood <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Cook Top Gas; Disposal; Dishwasher; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> Y <b>Basement Description:</b> Finished; Full <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room; Media Room <b>Items Updated:</b> Floor Yr Updated: 2015; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s); Programmable Thmstat; HVAC SEER Rating: 14 <b>Heating:</b> Electric Heat; Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> <b>AN:</b> 304-44-099 <b>Lot Number:</b> 57 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,726/2017 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$130 / Monthly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Jakes Ranch <b>HOA Prop Man Co Name:</b> Brown Community Mgmt	<b>HOA Telephone:</b> 480-539-1396
<b>HOA 2 Y/N:</b> N / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / /	<b>Ttl Mthly Fee Equiv:</b> \$130 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 1 / 1 <b>List Date:</b> 07/26/2018 <b>Status Change Date:</b> 08/07/2018 <b>Under Contract Date:</b> 07/26/2018 <b>Close of Escrow Date:</b> 08/06/2018 <b>Off Market Date:</b> 08/01/2018	<b>Original List Price:</b> \$730,000 <b>List Price:</b> \$730,000 <b>Sold Price:</b> \$715,000 <b>Sold Price/SqFt:</b> \$163.77 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Buyr Concess to Sell:</b> 0 \$ <b>Sellr Concess to Buy:</b> 0 \$ <b>Closing Cost Split:</b> Normal - N	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A; Owner/Agent

Private Rmks - DND2:



**Semi-Private Remarks:****Office Remarks:****Show Instruct - DND2:** Spcl Inst/Priv Rmrks; Notify Lister; Occupied; Lkbox - ARMLS**Occupant - DND2:** Owner**Ownr/Occ Name - DND2:** Michael & Natalie Eralie**Lockbox Location:****Alarm Code - DND2:****Gate Code - DND2:****Mech-box Code - DND2:****Other Code - DND2:**


	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Michael Kent mk386 SA550891000	Re/Max Infinity rein001 CO634371000	480-459-7258	480-821-4232	<a href="mailto:michael@themichaelkentteam.com">michael@themichaelkentteam.com</a>	480-459-7258	480-821-4926
SA	Michael Kent mk386 SA550891000	Re/Max Infinity rein001 CO634371000	480-459-7258	480-821-4232	<a href="mailto:michael@themichaelkentteam.com">michael@themichaelkentteam.com</a>	480-459-7258	

Prepared by John L.  
Payne*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.**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.*03/22/2019 7:02 AM © 2019 ARMLS and  
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## Agent Report (13)

518 E BRIDLE WAY, Gilbert, AZ 85295

\$1,500,000

	<div>5713494 Residential Single Family - Detached Closed</div> <div> <b>Beds/Baths:</b> 4 / 6.5  <b>Bedrooms Plus:</b> 7  <b>Approx SqFt:</b> 6,700 / Owner  <b>Price/SqFt:</b> \$223.88  <b>Year Built:</b> 2008  <b>Pool:</b> Private Only  <b>Encoded Features:</b> 46.5FRDXPSQA04G  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Dwelling Type:</b> Single Family - Detached  <b>Dwelling Styles:</b> Detached         </div> <div> <b>Ele Sch Dist:</b> 041 - Gilbert Unified District  <b>Elementary School:</b> Quartz Hill Elementary  <b>Jr. High School:</b> South Valley Jr. High         </div> <div> <b>Approx Lot SqFt:</b> 56,810 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 1.9 Acres  <b>Subdivision:</b> JAKES RANCH AMD  <b>Tax Municipality:</b> Gilbert  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Pulliam Custom Homes  <b>Hun Block:</b>  <b>Map Code/Grid:</b> T40  <b>Bldg Number:</b> </div> <div> <b>High School Dist #:</b> 041 - Gilbert Unified District  <b>High School:</b> Campo Verde High School         </div>
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**Cross Streets:** Williams Field & Lindsay **Directions:** South on Lindsay, West into Jake's Ranch.

**Public Remarks:** Impeccable Home on 1.3 Acre Lot with Guest House! This Home Truly has it ALL! A Kitchen that Wolf Gang Puck would be proud of that features a Wolf Gas Range, Sub Zero Refrigerator, Dual Ovens, Butler's Pantry, Pot Filler, Burdette Cabinetry, Warming Drawer & a farm house sink! Interior is decked out w/ 3 Isokern Fireplaces, Ceiling Details, Crown Molding, a temperature controlled wine room, Wet Bar w/ ice maker, Pocket doors, Two Game Rooms, wood floors, custom wood work & so much more! Master Suite doesn't miss a beat featuring an atrium w/ outdoor shower, stackable washer/dryer, coffee bar & spa like shower! You will fall in love w/ the grounds that include a heated spa & diving pool, Ramada, Motor Court, Batting Cage, sport court, Viking BBQ & Guest House w/ a gym! The list goes on & on

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+ <b>Garage Spaces:</b> 4 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener; RV Gate; Side Vehicle Entry <b>Pool - Private:</b> Pool - Private; Diving Pool; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Corner Lot; North/South Exposure <b>Landscaping:</b> Grass Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Separate Guest House; Sport Court(s); Patio; Covered Patio(s); Gazebo/Ramada; Private Street(s); Misting System; Built-in BBQ; Other (See Remarks) <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Wet Bar(s); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys; Furnished(See Rmrks) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Gated Community <b>Flooring:</b> Carpet; Tile; Wood <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Library-Blt-in Bkscse; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room	<b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Gas Heat <b>Plumbing:</b> Recirculation Pump; Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 5 JAKES RANCH AMD MCR 050243 <b>AN:</b> 304-44-047 <b>Lot Number:</b> 5 <b>Town-Range-Section:</b> 1S-6E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$9,533/2017 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$130 / Monthly <b>HOA Transfer Fee:</b> \$400	<b>HOA Name:</b> Jake's Ranch <b>HOA Telephone:</b> 480-339-8820
<b>HOA 2 Y/N:</b> N / /	
<b>HOA 3 Y/N:</b> / /	
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Not Managed	<b>Rec Center Fee Y/N:</b> N / / <b>Rec Center Fee 2 Y/N:</b> N / / <b>Land Lease Fee Y/N:</b> N / / <b>PAD Fee Y/N:</b> N / / <b>Ttl Mthly Fee Equiv:</b> \$130 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:</b> \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 110 / 110 <b>List Date:</b> 01/24/2018 <b>Status Change Date:</b> 05/14/2018	<b>Original List Price:</b> \$1,700,000 <b>List Price:</b> \$1,599,900 <b>Sold Price:</b> \$1,500,000	<b>SA:</b> N / <b>BB:</b> Y / % 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

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<b>Under Contract Date:</b> 03/28/2018	<b>Sold Price/SqFt:</b> \$223.88
<b>Close of Escrow Date:</b> 05/14/2018	<b>Loan Type:</b> Conventional
<b>Off Market Date:</b> 05/14/2018	<b>Loan Years:</b> 30
	<b>Payment Type:</b> Fixed
	<b>Buyr Concess to Sell:</b> 0 %
	<b>Sellr Concess to Buy:</b> 0 \$
	<b>Closing Cost Split:</b> Normal - N

**Private Rmks - DND2:** Use Showing Time. Give Ample Notice. Don't miss the virtual tour!! Furniture available. Room off master bedroom is currently set up as a home office but could be a nursery, gym, yoga studio, etc.

**Semi-Private Remarks:** Please consider using Deanna Lee, VP/Branch Manager, Chicago Title, deanna.lee@ctt.com, 602.667.1006

**Office Remarks:**

<b>Show Instruct - DND2:</b> Alarm Activated; Use ShowingTime; Occupied; Lkx - ARMLS	<b>Lockbox Location:</b>
<b>Occupant - DND2:</b> Owner	<b>Alarm Code - DND2:</b>
<b>Ownr/Occ Name - DND2:</b> TIMOTHY S & JULIANNE M VASQUEZ	<b>Gate Code - DND2:</b>
	<b>Mech-box Code - DND2:</b>
	<b>Other Code - DND2:</b>

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Darwin Wall dw092	ProSmart Realty psmt02 LC626117002	602-625-2075	480-726-2100		602-625-2075	480-907-1722
SA	William R Nager wn037 SA632171000	Stunning Homes Realty stho001 LC646322000	520-271-7538	480-696-5500	RyanNagerAZ@gmail.com	480-227-1527 520-271-7538	480-696-5510

Prepared by John L.  
Payne

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