

# Comparable Market Analysis

Thursday, July 24, 2008

## For

David Haney  
31225 N. Black Cross Road  
Scottsdale, Arizona 85266-1903

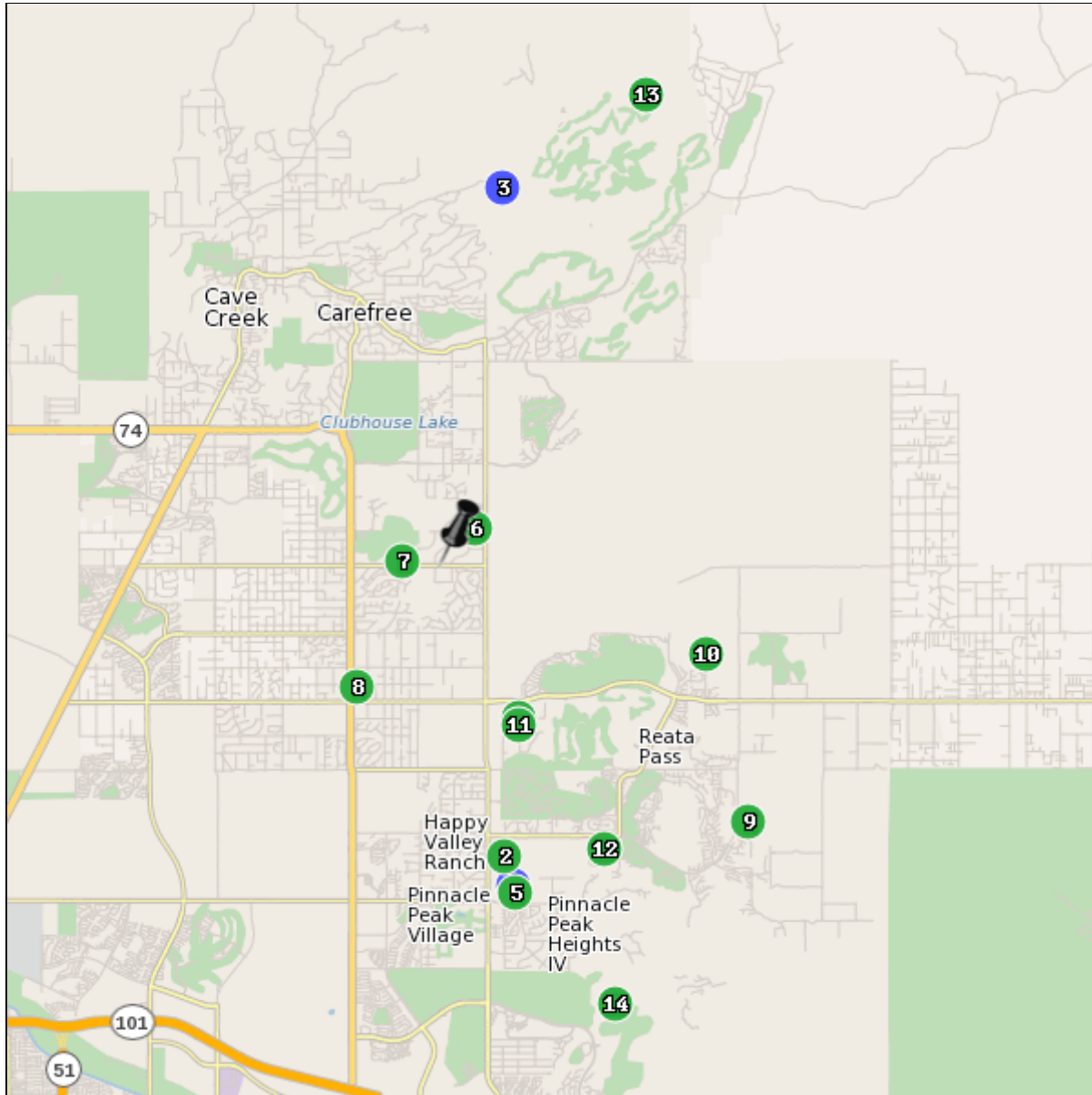
## By

### **Joanne F Bradley of Realty Executives**

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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

## Map of Subject And Comparable Properties



### Legend

● Active ● Sold ● Pending ● Temporary Off Market ● Cancelled ● Expired









Subject: 31225 N. Black Cross Road Scottsdale Arizona 85266-1903




- |  |   |
|--|---|
| 1. 23875 N 91st , Scottsdale AZ 85255      | 2. 24546 N 91st , Scottsdale AZ 85255     |
| 3. 9203 E Brahma , Scottsdale AZ 85262     | 4. 28070 N 91st , Scottsdale AZ 85262     |
| 5. 23681 N 91st , Scottsdale AZ 85255      | 6. 8629 E Old Field , Scottsdale AZ 85266 |
| 7. 7789 E Lazy J , Scottsdale AZ 85266     | 8. 7295 E DALE , Scottsdale AZ 85266      |
| 9. 11946 E Hackamore , Scottsdale AZ 85255 | 10. 29321 N 114th , Scottsdale AZ 85262   |
| 11. 27971 N 91st , Scottsdale AZ 85262     | 12. 24775 N 102nd , Scottsdale AZ 85255   |
| 13. 42447 N 105TH , Scottsdale AZ 85262    | 14. 21114 N 104th , Scottsdale AZ 85255   |




# Subject Property Description


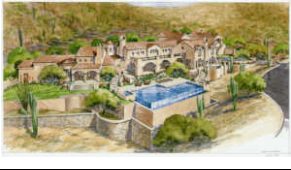
Address	31225 N. Black Cross Road Scottsdale, Arizona 85266-1903
Lot Size Dimensions	2+ acres
Year Built	2005
Approx SqFt Range	5000
City/Town Code	Scottsdale
List Price	5000000+

	Subject	2947639	2947370	2690637
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	23875 N 91st ST Scottsdale AZ	24546 N 91st ST Scottsdale AZ	9203 E Brahma RD Scottsdale AZ
List Price		\$7,995,000	\$7,495,000	\$7,899,000
Original List Price		\$7,995,000	\$7,495,000	\$7,950,000
Sold Price		\$5,799,000		\$7,250,000
Agent Days on Market		113	141	222
Cumulative Days on Market		974	1365	220
Status Date		07/07/2008	06/05/2008	06/03/2008
Status		Sold	Active	Sold
Adjustment			+/-	+/-
Lot Size Dimensions	2+ acres	2 - 4.9 Acres	2 - 4.9 Acres	10+ Acres
Year Built	2005	2008	2007	2007
Approx SqFt Range	5000	5,001+	5,001+	5,001+
City/Town Code	Scottsdale	Scottsdale	Scottsdale	Scottsdale
List Price	5000000+	7995000.00	7495000.00	7899000.00
Adjusted Price	\$6,524,500	\$5,799,000	\$7,495,000	\$7,250,000

	Subject	2995650	2946701	2912022
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	28070 N 91st ST Scottsdale AZ	23681 N 91st ST Scottsdale AZ	8629 E Old Field RD Scottsdale AZ
List Price		\$5,795,000	\$7,495,000	\$5,295,000
Original List Price		\$5,795,000	\$7,495,000	\$5,295,000
Sold Price				
Agent Days on Market		63	142	196
Cumulative Days on Market		63	1205	195
Status Date		05/22/2008	03/04/2008	01/10/2008
Status		Active	Active	Active
Adjustment				
Lot Size Dimensions	2+ acres	2 - 4.9 Acres	2 - 4.9 Acres	2 - 4.9 Acres
Year Built	2005	2008	2007	2008
Approx SqFt Range	5000	5,001+	5,001+	5,001+
City/Town Code	Scottsdale	Scottsdale	Scottsdale	Scottsdale
List Price	5000000+	5795000.00	7495000.00	5295000.00
Adjusted Price	\$6,524,500	\$5,795,000	\$7,495,000	\$5,295,000

	Subject	2881717	2852428	2892657
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	7789 E Lazy J RD Scottsdale AZ	7295 E DALE LN Scottsdale AZ	11946 E Hackamore DR Scottsdale AZ
List Price		\$5,800,000	\$6,000,000	\$7,345,000
Original List Price		\$5,800,000	\$3,500,000	\$7,345,000
Sold Price				
Agent Days on Market		255	301	234
Cumulative Days on Market		255	301	234
Status Date		11/12/2007	09/27/2007	06/20/2007
Status		Active	Active	Active
Adjustment				
Lot Size Dimensions	2+ acres	2 - 4.9 Acres	2 - 4.9 Acres	2 - 4.9 Acres
Year Built	2005	2007	2007	2007
Approx SqFt Range	5000	5,001+	5,001+	5,001+
City/Town Code	Scottsdale	Scottsdale	Scottsdale	Scottsdale
List Price	5000000+	5800000.00	6000000.00	7345000.00
Adjusted Price	\$6,524,500	\$5,800,000	\$6,000,000	\$7,345,000

	Subject	2766051	2672830	2658678
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	29321 N 114th ST Scottsdale AZ	27971 N 91st ST Scottsdale AZ	24775 N 102nd ST Scottsdale AZ
List Price		\$5,995,000	\$7,999,000	\$10,000,000
Original List Price		\$5,995,000	\$9,675,000	\$10,000,000
Sold Price				
Agent Days on Market		436	573	607
Cumulative Days on Market		436	573	607
Status Date		05/15/2007	12/26/2006	11/22/2006
Status		Active	Active	Active
Adjustment				
Lot Size Dimensions	2+ acres	5 - 9.9 Acres	2 - 4.9 Acres	2 - 4.9 Acres
Year Built	2005	2008	2007	2006
Approx SqFt Range	5000	5,001+	5,001+	5,001+
City/Town Code	Scottsdale	Scottsdale	Scottsdale	Scottsdale
List Price	5000000+	5995000.00	7999000.00	10000000.00
Adjusted Price	\$6,524,500	\$5,995,000	\$7,999,000	\$10,000,000

	Subject	2485931	2408230	
				
	31225 N. Black Cross Road Scottsdale Arizona 85266-1903	42447 N 105TH ST Scottsdale AZ	21114 N 104th ST Scottsdale AZ	
List Price		\$5,495,000	\$10,995,000	
Original List Price		\$6,500,000	\$9,850,000	
Sold Price				
Agent Days on Market		892	1011	
Cumulative Days on Market		867	999	
Status Date		02/10/2006	10/14/2005	
Status		Active	Active	
Adjustment				
		+/-	+/-	+/-
Lot Size Dimensions	2+ acres	2 - 4.9 Acres	5 - 9.9 Acres	
Year Built	2005	2006	2008	
Approx SqFt Range	5000	5,001+	5,001+	
City/Town Code	Scottsdale	Scottsdale	Scottsdale	
List Price	5000000+	5495000.00	10995000.00	
Adjusted Price	\$6,524,500	\$5,495,000	\$10,995,000	



## Price Analysis

Summary of Closed Listings									
List #	Address	List Price	Agent Days on Market	Cumulative Days on Market	Sold Date	Sold Price	Total Adjustments	Adjusted Price	
2947639	23875 N 91st ST, Scottsdale AZ	\$7,995,000	113	07/01/2008	\$	974	07/01/2008	\$5,799,000	- \$5,799,000
2690637	9203 E Brahma RD, Scottsdale AZ	\$7,899,000	222	06/03/2008	\$	220	06/03/2008	\$7,250,000	- \$7,250,000

Summary of Active Listings									
List #	Address	Orig. List Price	Agent Days on Market	Cumulative Days on Market	List Price	Total Adjustments	Adjusted Price		
2947370	24546 N 91st ST, Scottsdale AZ	\$7,495,000	141		\$ 1365	\$7,495,000	-		\$7,495,000
2995650	28070 N 91st ST, Scottsdale AZ	\$5,795,000	63		\$ 63	\$5,795,000	-		\$5,795,000
2946701	23681 N 91st ST, Scottsdale AZ	\$7,495,000	142		\$ 1205	\$7,495,000	-		\$7,495,000
2912022	8629 E Old Field RD, Scottsdale AZ	\$5,295,000	196		\$ 195	\$5,295,000	-		\$5,295,000
2881717	7789 E Lazy J RD, Scottsdale AZ	\$5,800,000	255		\$ 255	\$5,800,000	-		\$5,800,000
2852428	7295 E DALE LN, Scottsdale AZ	\$3,500,000	301		\$ 301	\$6,000,000	-		\$6,000,000
2892657	11946 E Hackamore DR, Scottsdale AZ	\$7,345,000	234		\$ 234	\$7,345,000	-		\$7,345,000
2766051	29321 N 114th ST, Scottsdale AZ	\$5,995,000	436		\$ 436	\$5,995,000	-		\$5,995,000
2672830	27971 N 91st ST, Scottsdale AZ	\$9,675,000	573		\$ 573	\$7,999,000	-		\$7,999,000
2658678	24775 N 102nd ST, Scottsdale AZ	\$10,000,000	607		\$ 607	\$10,000,000	-		\$10,000,000
2485931	42447 N 105TH ST, Scottsdale AZ	\$6,500,000	892		\$ 867	\$5,495,000	-		\$5,495,000
2408230	21114 N 104th ST, Scottsdale AZ	\$9,850,000	1011		\$ 999	\$10,995,000	-		\$10,995,000

Low, Average, Median, and High Comparisons				
	Closed	Active	Overall	
Low	\$5,799,000	\$5,295,000	\$5,295,000	
Average	\$6,524,500	\$7,142,417	\$7,054,143	
Median	\$7,250,000	\$6,000,000	\$7,250,000	
High	\$7,250,000	\$10,995,000	\$10,995,000	

Overall Market Analysis (Unadjusted)											
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. DOM	
Closed	2	15,894,000	7,947,000	13,049,000	6,524,500	0.82	9,822	814.36	675.16	168	597
Active	12	85,709,000	7,142,417	0	0	0.00	9,546	756.18	0.00	404	592
Overall	14	101,603,000	7,257,357	13,049,000	6,524,500	0.82	9,589	765.13	675.16	370	592

## Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Specified listings only of .

# Listing Price Recommendation

Low	\$5,799,000
High	\$7,250,000
Recommended	<b>\$6,524,500</b>

**Calculation Method:** Recommended Price is generated using the average price of the comparables.  
High/Low Prices are generated using the High/Low Price of the comparables

23875 N 91st ST Scottsdale, 85255

Client Report (1)

\$5,799,000



2947639	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 8 / 10 <b>SF:</b> 10,645 / <b>Year Built:</b> 2008 <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 810RDXPSQAN04+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Two Levels		<b>Subdivision:</b> Prado Estates <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Calvis Wyant Luxury <b>Hun Block:</b> 9100 E <b>Map Code/Grid:</b> J38	
<b>Ele Sch Dist:</b> 000 <b>Elementary School:</b> Other <b>Jr. High School:</b> Other		<b>High School Dist #:</b> 000 <b>High School:</b> OTHER	

**Cross Streets:** Pinnacle Peak & Pima Roads **Directions:** From Pima, E on Pinnacle Peak to 91st Street. Gate on N side of Street. Call lister for gate code.

**Remarks:** Just completed! Move in today! A fabulous estate by award winning Calvis Wyant Luxury Homes - Designers & Builders since 1986. This two-story home truly has the best of everything... 5 bedrooms, 7 bathrooms + 2 powder rooms, bonus room can be 6th bedroom, kids retreat, game room, library w/fireplace, office theatre, great room plan, gourmet kitchen w/2 islands, 6-car garage, plus detached casita has 2 bedrooms & living room w/fireplace. Every bedroom has private bath & walk-in closet. Lots of outdoor living area for family and friends to enjoy beautiful mountain & city light views on this 4 1/2 acre lot. THIS SALE INVOLVED A TRADE--PLEASE CONTACT TONY CALVIS FOR DETAILS

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Detached; Electric Door Opener; Attch'd Gar Cabinets  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s); Gated Community <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Gazebo/Ramada; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Complex Feature:</b> Gated Community	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; 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 Room <b>Other Rooms:</b> Great Room; Library-Blt-in Bkcs; Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn; Media Room	<b>Architecture:</b> Santa Barbara/Tuscan  <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Under Construction <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Heating:</b> Refrigeration <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 217-05-267- <b>Lot Number:</b> 5  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> 580-01  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 7,335/2007 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> By Agreement

## Homeowner Association Information

<b>HOA Name:</b>	<b>HOA Fee/Paid:</b> \$ 3600/Annually		
<b>HOA Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 974 / 113  <b>Close of Escrow Date:</b> 07/01/2008 <b>Off Market Date:</b> 06/26/2008	<b>List Price:</b> \$ 7,995,000 <b>Sold Price:</b> \$ 5,799,000 <b>Sold Price/SqFt:</b> \$ 544.76 <b>Loan Type:</b> CASH <b>Payment Type:</b> Other <b>Clsing Cost Split:</b> N	<b>Special Listing Cond:</b> Owner/Agent

MLS #: 2947639


<http://www.nextedgevideo.com/clients/calviswyant/pradoestates5/mls/pradoestates5mls.html>



24546 N 91st ST Scottsdale, 85255

Client Report (1)

\$7,495,000

	<div>2947370 Residential Single Family - Detached Active</div> <div> <b>Beds/Baths:</b> 7 / 8.5  <b>SF:</b> 10,204 /  <b>Year Built:</b> 2007  <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool  <b>Spa:</b> Spa - Private; Spa - Heated  <b>EF:</b> 78.5FRDXPSTQANO4+G  <b>Lot Size:</b> 2 - 4.9 Acres  <b>Level:</b> Two Levels  <b>Ele Sch Dist:</b> 000  <b>Elementary School:</b> Other  <b>Jr. High School:</b> Other </div> <div> <b>Subdivision:</b> Prado Estates  <b>Marketing Name:</b>  <b>Planned Cmty Name:</b>  <b>Model:</b>  <b>Builder Name:</b> Calvis Wyant Luxury  <b>Hun Block:</b> 9100 E  <b>Map Code/Grid:</b> J38 </div> <div> <b>High School Dist #:</b> 000  <b>High School:</b> OTHER </div>
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**Cross Streets:** Pinnacle Peak & Pima Roads **Directions:** From Pima, E on Pinnacle Peak to 91st St. Gate on N side of street. Call lister for gate code. Follow road till it ends.

**Remarks:** THE GRANDEUR OF SIMPLICITY - Enjoy the casual elegance offered by award-winning Calvis Wyant Luxury Homes - Designers and Builders since 1986 - in exclusive Prado Estates! Inspiring views of mountains & city lights, close to North Scottsdale's finest restaurants & shopping! Courtyard entry, gourmet kitchen w/Butler's pantry & TWO islands, master suite w/exercise room & dual ensuites, temperature controlled wine cellar, theatre, game room, outdoor kitchen, putting green, full-size sports court & much more. Two-bed, two-bath guest casita features living room, kitchenette & fireplace. Car collectors will enjoy the 6-car garage w/motor court, built-in cabinets & work room.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Electric Door Opener; Attch'd Gar Cabinets; Separate Strge Area  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community <b>Exterior Features:</b> Separate Guest House; Tennis Court(s); Sport Court(s); Patio; Covered Patio(s); Balcony/Deck(s); Gazebo/Ramada; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Complex Feature:</b> Gated Community; Tennis Court(s)	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; 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 Room <b>Other Rooms:</b> Family Room; Den/Office; Bonus/Game Room; Loft; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Separate Workshop; Media Room	<b>Architecture:</b> Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 217-05-274 <b>Lot Number:</b> 12  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> 580-01  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 7,649/2007 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> By Agreement

## Homeowner Association Information

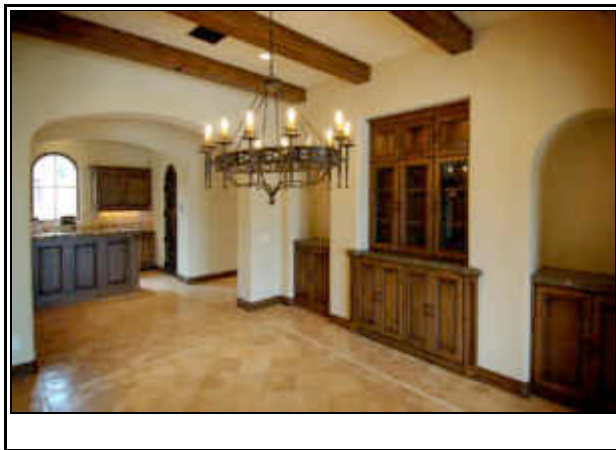
<b>HOA Name:</b>  <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$ 3600/Annually  <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 1365 / 141	<b>List Price:</b> \$ 7,495,000	<b>Special Listing Cond:</b>



MLS #: 2947370

<http://www.tourfactory.com/idxr324686>



9203 E Brahma RD Scottsdale, 85262

Client Report (1)

\$7,250,000



2690637	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 7 <b>SF:</b> 9,000 / <b>Year Built:</b> 2007 <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 47RDXPSQANO4+G <b>Lot Size:</b> 10+ Acres <b>Level:</b> Single Level		<b>Subdivision:</b> Carefree Ranch Homesteads <b>Marketing Name:</b> Carefree Ranch <b>Planned Cmty Name:</b> Carefree Ranch <b>Model:</b> Custom <b>Builder Name:</b> Byrne Construction <b>Hun Block:</b> 41000 N <b>Map Code/Grid:</b> F38	
<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Black Mountain <b>Jr. High School:</b> Desert Arroyo		<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows	

**Cross Streets:** Pima Rd. & Cave Creek Rd. **Directions:** Go North on Pima, cross over Cave Creek to guard gate. Ask guard for directions to Lot 8 - Carefree Ranch Homesteads.

**Remarks:** Secluded Old World Tuscan estate on 12 acres w/ breathtaking panoramic views of Sonoran Desert and mountains. 4 bed, incl. guest quarters complete w/ family room, kitchen, laundry closet & 2 fireplaces, 6 full baths, 2 powder rooms, library w/ gorgeous custom cabinetry, media/game room w/ wet bar, master suite has Cantera stone fireplace & custom entertainment niche, workout room, laundry room, his & her baths w/ sep. showers, water closets & vanities, round roman jacuzzi tub w/ fireplace, great room with 36' doors opening to patio w/ incredible south views & 23' tall Cantera stone fireplace, wine cellar & more. Finest amenities & finishes throughout.

Kitchen	20	17	Living Room	41	27	Bedroom 3	17	13
Dining Room	18	18	Master Bedroom	31	21	Bedroom 4	21	15
Family Room	34	26	Bedroom 2	17	13	Den/Other Room	17	17

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Over Height Garage; Extnded Lngth Garage; Electric Door Opener; Separate Strge Area  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace <b>Property Description:</b> Hillside Lot; Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community; Guarded Entry <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Circular Drive; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front <b>Complex Feature:</b> Gated Community; On-Site Guard	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshlr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Great Room; Library-Blt-in Bkcs; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room	<b>Architecture:</b> Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Under Construction <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS; Butane/Propane <b>Water:</b> City Water <b>Sewer:</b> Septic; Septic in & Cnctd <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Load Controller; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-47-051 <b>Lot Number:</b> 8C  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> /2006 <b>Ownership:</b> Fee Simple <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>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> By Agreement

## Homeowner Association Information

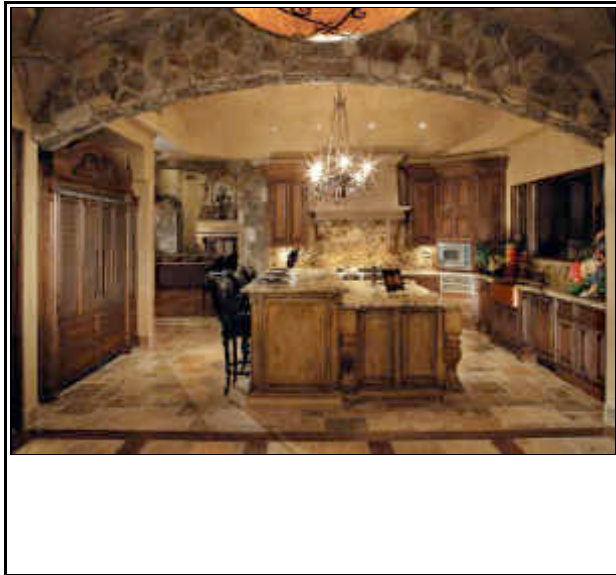
<b>HOA Name:</b> Carefree Ranch Homes  <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$ 2400/Annually  <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Rec Center:</b> N <b>Rec Center Fee:</b> 0 <b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 220 / 222  <b>Close of Escrow Date:</b> 06/03/2008	<b>List Price:</b> \$ 7,899,000 <b>Sold Price:</b> \$ 7,250,000 <b>Sold Price/SqFt:</b> \$ 805.56	



MLS #: 2690637

<http://www.tourfactory.com/idxr324380>





28070 N 91st ST Scottsdale, 85262

Client Report (1)

\$5,795,000



2995650	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 5 / 8 <b>SF:</b> 9,377 / <b>Year Built:</b> 2008 <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 58FRDXPSQAO4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Two Levels		<b>Subdivision:</b> Merit Crossing <b>Marketing Name:</b> Merit Crossing <b>Planned Cmty Name:</b> Merit Crossing <b>Model:</b> Custom <b>Builder Name:</b> Structure <b>Hun Block:</b> 28100 N <b>Map Code/Grid:</b> H38	
<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Desert Sun <b>Jr. High School:</b> Desert Arroyo		<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows	

**Cross Streets:** Pima & Dynamite **Directions:** East on Dynamite to 91st St, south on 91st St to proeprty.

**Remarks:** This is a grand estate located on 4+ beautifully landscaped acres. Enter through your own electronic gate to large motor court with oversized & over height 5+ car garage with room for every hobby. The interior of the home offers impressive 34' ceilings in main entry leading to a spacious & well appointed floor plan that offers warm but roomy living. Granite counters, wood & stone floors & five fireplaces add to the ambiance found here. The back patio is an entertainers dream, opens to over 1 acre of grass with luxurious pool & spa. This is a must see property & priced to sell. Call Tom or Barry for a private tour and more information.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Over Height Garage; Extnded Lngth Garage; Electric Door Opener; Separate Strge Area  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Hillside Lot; Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community <b>Exterior Features:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area <b>Complex Feature:</b> Gated Community; Children's Playgrnd	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; 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; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkcse; Den/Office; Bonus/Game Room; Arizona Room/Lanai; Guest Qtrs-Sep Entrn; Exercise/Sauna Room	<b>Architecture:</b> Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood  <b>Roofing:</b> Built-Up <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas; City Electric; City 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; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 216-85-031- <b>Lot Number:</b> 4  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 4,934/2007 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail  <b>Possession:</b> By Agreement; Close of Escrow

## Homeowner Association Information

<b>HOA Name:</b> Capital Consultant  <b>HOA Telephone:</b> 480-921-7500	<b>HOA Fee/Paid:</b> \$ 600/Annually  <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Prof Managed	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 63 / 63	<b>List Price:</b> \$ 5,795,000	<b>Special Listing Cond:</b>

MLS #: 2995650


<http://www.tourfactory.com/idxr426963>



23681 N 91st ST Scottsdale, 85255

Client Report (1)

\$7,495,000

	2946701 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 5 / 6.5 <b>SF:</b> 9,330 / <b>Year Built:</b> 2007 <b>Pool - Private:</b> Pool - Private; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 56.5RDXPQAO4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Single Level	<b>Subdivision:</b> Prado Estates MCR 580-01 <b>Marketing Name:</b> Prado Estates <b>Planned Cmty Name:</b> Prado Estates <b>Model:</b> CA Ranch <b>Builder Name:</b> Jesse Hill Custom <b>Hun Block:</b> 9100 E <b>Map Code/Grid:</b> J38
	<b>Ele Sch Dist:</b> 048 - Scottsdale Unified District <b>Elementary School:</b> Copper Ridge <b>Jr. High School:</b> Copper Ridge	<b>High School Dist #:</b> 048 - Scottsdale Unified School District <b>High School:</b> Chaparral

**Cross Streets:** Pima & Pinnacle Peak Rd **Directions:** East on Pinnacle Peak to Prado gate on North side of Pinnacle Peak. Through guard gate to property ( Lot 3 ).

**Remarks:** This Jesse Hill Custom Home will simply take your breath away. You will marvel at the breathtaking views, design, quality workmanship & attention to detail that make this home stunningly beautiful. Enjoy the peaceful tranquility of over 4+ acres of lush landscape featuring 6 water features, 3 streams, lighted sport court, pitching & putting greens, 2 outdoor kitchen areas & beautiful heated pool & spa. This estate is as nice as any 5 star resort you will ever see. Over 9,300 livable sf boasting an 8+car garage w/room for more cars, extensive use of 'pecky' cedar ceilings, ornate custom iron works & natural stone throughout. 3,000 bottle wine rm, 2 casitas, theatre & exercise rm.

Kitchen	16	24	Living Room	22	21	Bedroom 3	12	14
Dining Room	15	15	Master Bedroom	29	25	Bedroom 4	21	13
Family Room	35	25	Bedroom 2	14	16	Bedroom 5	21	13
						Den/Other Room	15	21

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Over Height Garage; Extnded Lngth Garage; Rear Vehicle Entry; Electric Door Opener; Separate Strge Area  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace  <b>Property Description:</b> Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community; Adjacent to Wash  <b>Exterior Features:</b> Separate Guest House; Sport Court(s); Covered Patio(s); Gazebo/Ramada; Circular Drive; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area; Other (See Remarks)  <b>Complex Feature:</b> Gated Community; Children's Playgrnd	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; 2 Master Bdrms; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Separate Workshop; Media Room	<b>Architecture:</b> Ranch  <b>Unit Style:</b> All on One Level <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 <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; 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; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> AN: 217-05-265 <b>Lot Number:</b> 3  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> 580-01  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 7,333/2007 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> By Agreement

## Homeowner Association Information

<b>HOA Name:</b> Prado Estates Comm  <b>HOA Telephone:</b> 602-263-7772	<b>HOA Fee/Paid:</b> \$ 2460/Semi-Annually  <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Prof Managed	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 1205 / 142	<b>List Price:</b> \$ 7,495,000	



MLS #: 2946701

<http://azexposed.zenfolio.com/p726364147>



8629 E Old Field RD Scottsdale, 85266

Client Report (1)

\$5,295,000



2912022	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 5 / 6.5 <b>SF:</b> 6,300 / <b>Year Built:</b> 2008 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private <b>EF:</b> 56.5FRDXPSQAO4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Two Levels		<b>Subdivision:</b> Whisper Rock <b>Marketing Name:</b> Whisper Rock Estates <b>Planned Cmty Name:</b> Whisper Rock <b>Model:</b> <b>Builder Name:</b> Western Lifestyles <b>Hun Block:</b> 3200 N <b>Map Code/Grid:</b> G37	
<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Lone Mountain <b>Jr. High School:</b> Desert Arroyo		<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows	

**Cross Streets:** Pima Rd & Lone Mountain Rd **Directions:** North on Pima Road to Lone Mountain Road, West on Lone Mountain to Hayden Road, North to Guard Gate.

**Remarks:** This authentic hacienda-style residence, advantageously designed for one of Whisper Rock's premier estate lots of over 3-1/2 acres. Nestled upon one of the highest points in the estate section, this home captivates 'views' from almost every portal, while producing the ambiance of seclusion and privacy through the unique courtyard design. Encompasses over 10,000 SF under roof. Featuring arched portales, brick barrel vaulted ceilings, forged iron-work & traditional stone & clay tile, this unique residence blends luxurious amenities with the intriguing mix of centuries-old architectural traditions. Completion of construction in July 2008.

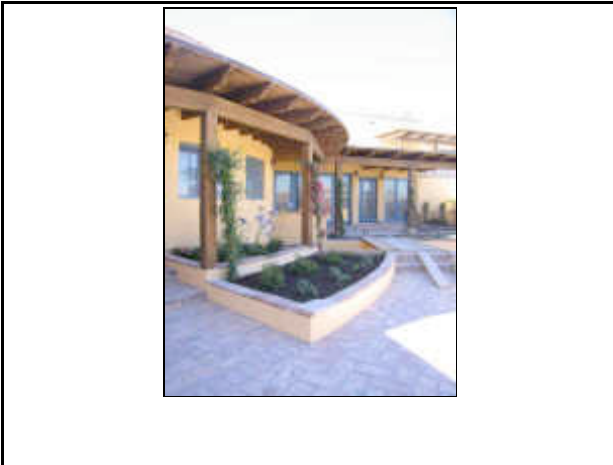
Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage  <b>Fireplace:</b> 3+ Fireplace <b>Property Description:</b> Border Pres/Pub Lnd; Golf Course Subd; Hillside Lot; Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community; Guarded Entry; North/South Exposure; Adjacent to Wash; Borders Common Area  <b>Complex Feature:</b> Gated Community; On-Site Guard; Clubhouse/Rec Room	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Compactor; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Master Bdrm Upstairs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Great Room; Bonus/Game Room; Guest Qtrs-Sep Entrn; Media Room	<b>Architecture:</b> Spanish  <b>Const - Finish:</b> Stucco; Brick Trim/Veneer; Stone <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public  <b>Technology:</b> 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 216-52-124 <b>Lot Number:</b> 89  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 8,124/2006 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req  <b>Possession:</b> Close of Escrow

## Homeowner Association Information

<b>HOA Name:</b> Whisper Rock  <b>HOA Telephone:</b> 480-575-8600	<b>HOA Fee/Paid:</b> \$ 1155/Quarterly  <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Prof Managed	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 195 / 196	<b>List Price:</b> \$ 5,295,000	<b>Special Listing Cond:</b>

MLS #: 2912022





7789 E Lazy J RD Scottsdale, 85266

Client Report (1)

\$5,800,000

	2881717 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 5 / 6.5 <b>SF:</b> 8,500 / <b>Year Built:</b> 2007 <b>Pool - Private:</b> Pool - Private; Lap Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 56.5FRDXPSQAO4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Two Levels	<b>Subdivision:</b> Whisper Rock <b>Marketing Name:</b> Whisper Rock <b>Planned Cmty Name:</b> Whisper Rock <b>Model:</b> <b>Builder Name:</b> Custom <b>Hun Block:</b> 32000 N <b>Map Code/Grid:</b> G37
	<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Lone Mountain <b>Jr. High School:</b> Desert Arroyo	<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows

**Cross Streets:** Scottsdale Rd and Lone Mountain **Directions:** East to Hayden, North to guard gate entrance of Whisper Rock.

**Remarks:** This magnificent home of custom wood and stonework, boasts formal dining, library, billiard/game room, media room, gourmet kitchen with granite island with family seating, Viking appliances, Butler's pantry, and wet bar all overlooking cozy family room. Master suite with 2-way fireplace, His/Hers vanities, shower, and closets, laundry room attached to Master closet. All bedrooms have own custom walk-in closet and full bathroom. Expansive covered patio is an entertainer's dream with massive stone fireplace, built-in BBQ, turf grass, sparkling lap pool, large spa with mountain and city light views. Guest house with 1 bed/1 bath and fireplace and oversized 4-car garage

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 3 Car Garage; 4 Car Garage; Tandem Garage; Over Height Garage; Extended Length Garage; Electric Door Opener; Attached Garage Cabinets; Separate Storage Area <b>RV Parking:</b> RV Parking; RV Gate  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace <b>Property Description:</b> Golf Course Subd; Corner Lot; Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community; Guarded Entry; Adjacent to Wash <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Circular Drive; Private Street(s); Pvt Yrd(s)/CrtYrd(s); Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Children's Play Area <b>Complex Feature:</b> Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; On-Site Guard; Children's Playgrnd; Clubhouse/Rec Room	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island; Other (See Remarks) <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Other Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Library-Blt-in Bkck; Den/Office; Bonus/Game Room; Loft; Guest Qtrs-Sep Entrn; Media Room	<b>Architecture:</b> Spanish; Contemporary; Other (See Remarks)  <b>Const - Finish:</b> Painted; Stone; Other (See Remarks) <b>Construction:</b> Other (See Remarks)  <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Other (See Remarks) <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy Features:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 216-51-061 <b>Lot Number:</b> 57  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 4,057/2007 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail  <b>Possession:</b> By Agreement

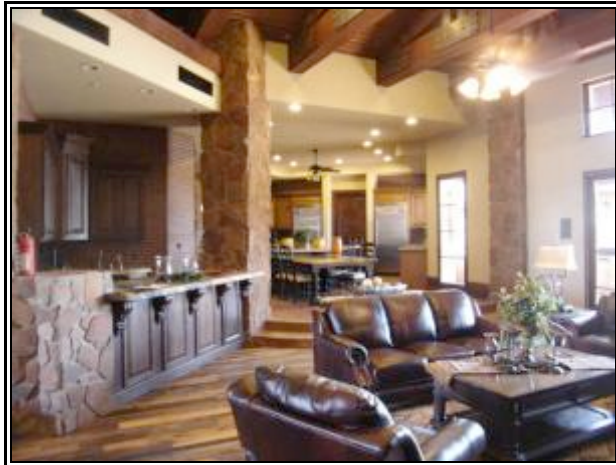
## Homeowner Association Information

<b>HOA Name:</b> Whisper Rock  <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$ 1155/Quarterly  <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Remarks); NoVsbble TrkTrlrVbBt; Clubhouse/Rec Center; Prof Managed	<b>Rec Center:</b> Y  <b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 255 / 255	<b>List Price:</b> \$ 5,800,000	

MLS #: 2881717

[http://www.videohomeview.com/homes/lazy\\_j\\_sdale/](http://www.videohomeview.com/homes/lazy_j_sdale/)






7295 E DALE LN Scottsdale, 85266

Client Report (1)

\$6,000,000

	2852428      Residential      Single Family - Detached      Active			
	<b>Beds/Baths:</b> 7 / 8.5 <b>SF:</b> / <b>Year Built:</b> 2007 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private <b>EF:</b> 78.5RDXPSAN4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Single Level		<b>Subdivision:</b> NONE <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> CUSTOM <b>Hun Block:</b> 28000 N <b>Map Code/Grid:</b> H37	
	<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Desert Sun <b>Jr. High School:</b> Desert Arroyo		<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows	

**Cross Streets:** SCOTTSDALE AND DYNAMITE **Directions:** NORTH ON SCOTTSDALE RD., FIRST RIGHT ON DALE. HOUSE IS ON THE RIGHT HAND SIDE.

**Remarks:** VERY PRIVATE ESTATE ON TWO AND A HALF ACRES. COME AND SEE THIS BRAND NEW CONSTRUCTION MASTERPIECE WHILE THERE IS STILL TIME TO CHOOSE SOME FINISHES. THIS IS THE BEST DEAL IN NORTH SCOTTSDALE!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage  <b>Fireplace:</b> 3+ Fireplace	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets; Bidet <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 216-69-080 <b>Lot Number:</b> 1  <b>Town-Range-Section:</b> 5N-4E-26 <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 1,982/2006 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Other (See Remarks)  <b>Possession:</b> By Agreement
Homeowner Association Information			
<b>HOA Name:</b>  <b>HOA Telephone:</b>	<b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
<b>CDOM/ADOM:</b> 301 / 301	<b>List Price:</b> \$ 6,000,000	<b>Special Listing Cond:</b>	

11946 E Hackamore DR Scottsdale, 85255

Client Report (1)

\$7,345,000



2892657	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 8 / 10 <b>SF:</b> 10,800 / <b>Year Built:</b> 2007 <b>Pool - Private:</b> Pool - Private; Fenced Pool; Diving Pool; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 810FRDXPSQANO4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Single Level		<b>Subdivision:</b> Troon Canyon Estates <b>Marketing Name:</b> Troon Canyon Estates <b>Planned Cmty Name:</b> Troon <b>Model:</b> <b>Builder Name:</b> D & D Homes, Inc. <b>Hun Block:</b> 25000 N <b>Map Code/Grid:</b> J39	
<b>Ele Sch Dist:</b> 048 - Scottsdale Unified District <b>Elementary School:</b> Copper Ridge <b>Jr. High School:</b> Copper Ridge		<b>High School Dist #:</b> 048 - Scottsdale Unified School District <b>High School:</b> Chaparral	

**Cross Streets:** HAPPY VALLEY & 118th STREET **Directions:** 101 to Pima Rd exit,N to Happy Valley, E(right)to end of street to gates on right, thru gate,1st left to Lot #5 on left.

**Remarks:** UNDER CONSTRUCTION. Stunning European inspired estate in exclusive gated enclave of 12 estate lots. Private 2+ acres with magnificent views. 5 bedroom/8 bath residence & 3 bedroom/2bath guesthouse w/kit. Turreted Entry Hall. Chef's Kitchen,Butler's Pantry,Wine Room,Media Room,Den,Computer/playroom. Master w/FP,sitting room,private terrace. Spectacular outdoor spaces, covered terraces, view deck, full outdoor kitchen, lavish pool area w/ramada, vineyard. 6 car garage w/ motor court. Elegant single level w/elevator to lower level bar/gameroom & home gym/studio. Exquisite finishes. A private compound minutes to freeways/restaurants/shopping & all N Scottsdale has to offer.

Kitchen	30	15	Living Room	17	17	Bedroom 3	14	13
Dining Room	17	15	Master Bedroom	25	17	Bedroom 4	15	12
Family Room	26	24	Bedroom 2	18	10	Bedroom 5	14	14
						Den/Other Room	19	14

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Side Vehicle Entry; Electric Door Opener  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Cul-De-Sac Lot; Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community; North/South Exposure <b>Exterior Features:</b> Separate Guest House; Sport Court(s); Patio; Covered Patio(s); Balcony/Deck(s); Gazebo/Ramada; Circular Drive; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Misting System; Childrens Play Area <b>Complex Feature:</b> Gated Community; Children's Playgrnd	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; 2 Master Bdrms; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; 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; Breakfast Room <b>Other Rooms:</b> Family Room; Library-Blt-in Bkcse; Den/Office; Basement; Bonus/Game Room; Guest Qtrs-Sep Entrn; Media Room	<b>Architecture:</b> Other (See Remarks)  <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Block; Frame - Wood <b>Construction Status:</b> Under Construction <b>Roofing:</b> Partial Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> City Electric; City 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; Pre-Wire Sat Dish; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Load Controller; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 217-57-536 <b>Lot Number:</b> 5  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b> <b>Taxes/Yr:</b> \$ 2,821/2006 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> Close of Escrow

## Homeowner Association Information

HOA Name: Troon Canyon HOA	/		Rec Center: N
HOA Telephone:	Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	Land Lease Fee: 0
			PAD Fee: \$ 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 234 / 234	List Price: \$ 7.345.000	

MLS #: 2892657





29321 N 114th ST Scottsdale, 85262

Client Report (1)

\$5,995,000



2766051	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 6 / 8.5 <b>SF:</b> 9,609 / <b>Year Built:</b> 2008 <b>Pool - Private:</b> Pool - Private; Fenced Pool; Heated Pool; Play Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 68.5FRDXPSTQANO4+G <b>Lot Size:</b> 5 - 9.9 Acres <b>Level:</b> Single Level		<b>Subdivision:</b> The Goldie Brown Pinnacle <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Custom <b>Builder Name:</b> Double Check <b>Hun Block:</b> 29000 N <b>Map Code/Grid:</b> H39	
<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Desert Sun <b>Jr. High School:</b> Desert Arroyo		<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows	

**Cross Streets:** Pima & Dynamite **Directions:** East on Dynamite from Pima to 114th St,N aprox 1/4 mi to home on east side of street.

**Remarks:** Stunning Tuscan Estate located on 5.43 ac w/incredible city light views. This 9,609 sf home inc 1,077 Guest Quarters sits on one of the best lots in N/Scottsdale w N/S exp. This estate comes equipped with tennis court, workout room, game room w/beautiful city/light views, sauna, 9 fireplaces & top of the line finishes. 2 island kitchen w/an impressive collection of premium appliances & fabulous views compliment the formal dining room, grand master suite w/sitting area&frpl,lavish bath & oversized w/i closet. 4 supporting br's w/private ba's & w/i closets. Guest house w/lr, kt, br & frpl. Lg.ramada with bbq/frpl overlook tennis court, pool/spa & lush landscaping. Must See

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Detached; Electric Door Opener; Separate Strge Area <b>RV Parking:</b> RV Parking  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Border Pres/Pub Lnd; Hillside Lot; Desert Front; Desert Back; City Light View(s); Mountain View(s); North/South Exposure; Borders Common Area <b>Exterior Features:</b> Separate Guest House; Tennis Court(s); Patio; Covered Patio(s); Balcony/Deck(s); Gazebo/Ramada; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Misting System <b>Complex Feature:</b> Tennis Court(s)	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Stacked Washer/Dryer; Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Den/Office; Bonus/Game Room; Arizona Room/Lanai; Loft; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room	<b>Architecture:</b> Santa Barbara/Tuscan  <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Under Construction <b>Roofing:</b> All Tile; Foam <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; 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; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 216-74-007-G <b>Lot Number:</b> 25  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 3,312/2007 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> By Agreement; Close of Escrow

## Homeowner Association Information

<b>HOA Name:</b>	/		
<b>HOA Telephone:</b>	<b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
<b>CDOM/ADOM:</b> 436 / 436	<b>List Price:</b> \$ 5,995,000	<b>Special Listing Cond:</b>

MLS #: 2766051

<http://tours.tourfactory.com/tours/tour.asp?t=403352&idx=1>



27971 N 91st ST Scottsdale, 85262

Client Report (1)

\$7,999,000

	2672830 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 6 / 6.5 <b>SF:</b> 10,500 / <b>Year Built:</b> 2007 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 66.5FRDXPSQANO4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Single Level	<b>Subdivision:</b> MERIT CROSSING <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> REALMONDE BUILDERS <b>Hun Block:</b> 28100 N <b>Map Code/Grid:</b> H38
	<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Desert Sun <b>Jr. High School:</b> Desert Arroyo	<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows

**Cross Streets:** PIMA & DYNAMITE **Directions:** N.on Pima to Dynamite E. to 91st St.South thru Gate to House. New Construction Completed.

**Remarks:** Enchanting Mtn Views & City Lights. Private 20 Homesite Gated Community on 4+Arces.Building Evelope allows room to expand. Grand Entrance with a Courtyard,Cantera Door&Circle Foyer.Formal Dinning Rm, MasterSuite w/Fireplace,Exerise&WetBar.2nd Master on 2ndLevel w/Balcony. GuestHouse is 1100sqft.Enjoy the Gourmet Kitchen open to the GreatRoom. Beamed-Ceiling GameRm w/WalkinBar&WineRm.Private MediaRm featuring a GRAND THEATER. Beautiful Decor Selections w/mixtures of NaturalStone, Cantera,Granite&Alderwood. Pebbleteck Pool&Spa with Serine Waterfalls. Barbeque Station & Fire Pit accents. Gated Entry with Circle Driveway. This Estate is Landscaped Delightfully! Must SEE!

Kitchen	24	20	Living Room	18	16	Bedroom 3	20	17
Dining Room	22	18	Master Bedroom	30	19	Bedroom 4	22	17
Family Room	30	28	Bedroom 2	18	16	Bedroom 5	18	18
						Den/Other Room	15	14

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Side Vehicle Entry; Electric Door Opener; Separate Strge Area  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit <b>Property Description:</b> Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community; Guarded Entry; North/South Exposure <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Balcony/Deck(s); Circular Drive; Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Misting System <b>Complex Feature:</b> Gated Community; On-Site Guard	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; 2 Master Baths; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; 2 Master Bdrms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm <b>Laundry:</b> Washer Included; Dryer Included; Stacked Washer/Dryer <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Library-Blt-in Bkcse; Den/Office; Bonus/Game Room; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room <b>Items Updated:</b> Pool Partial/Full: Full	<b>Architecture:</b> Santa Barbara/Tuscan  <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Painted; Stucco; Brick Trim/Veneer <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Complete Spec Home <b>Roofing:</b> Partial Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Septic; Septic in & Cnctd; No Sewer/Septic <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms; Security Sys Owned <b>Energy Features:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 216-85-041 <b>Lot Number:</b> 14  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b> <b>Taxes/Yr:</b> /2007 <b>Ownership:</b> Fee Simple <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>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> Close of Escrow

## Homeowner Association Information

<b>HOA Name:</b> CAPTL CONSULTANT MGT  <b>HOA Telephone:</b> 480-921-7500	<b>HOA Fee/Paid:</b> \$ 600/Quarterly  <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Spec Assmnt Pending; Prof Managed	<b>Rec Center:</b> N <b>Rec Center Fee:</b> 0 <b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 573 / 573	<b>List Price:</b> \$ 7,999,000	<b>Special Listing Cond:</b> Owner/Agent



MLS #: 2672830

<http://www.visualtour.com/shownp.asp?sk=43&t=1177059>



24775 N 102nd ST Scottsdale, 85255

Client Report (1)

\$10,000,000

	2658678 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 5 / 7 <b>SF:</b> 11,900 / <b>Year Built:</b> 2006 <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 57FRDXPSQAN04+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Two Levels	<b>Subdivision:</b> -- <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Caviness Keery <b>Hun Block:</b> 25000 N <b>Map Code/Grid:</b> J38
	<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Other <b>Jr. High School:</b> Other	<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> OTHER

**Cross Streets:** Pima & Happy Valley **Directions:** Happy Valley east to property on south side

**Remarks:** Situated on 4.7 acres, this rare, 1850s Spanish design estate is the epitome of elegant, private living in the pristine Sw desert. The estate's 360 degree views are incredible. Scheduled for year end 2008 completion, this new custom estate has approx 11,900sf of living space w/31 rooms, incl a formal DR, spacious Fr, state of the art theater, professional office, gourmet kitchen, 2 collector wine cellars, 10 fireplaces, 4 fountains, 10+ car garage, lush landscape with oversized pool, 5BR, 7BA, 3 powder rooms, separate poker/cigar compound, fully outfitted guest quarters & much more. Add'l 4.36 acres available for horse/car enthusiasts.

Kitchen	20	17	Living Room	23	27	Bedroom 3	17	16
Dining Room	20	17	Master Bedroom	31	17	Bedroom 4	16	12
Family Room	20	23	Bedroom 2	18	16	Bedroom 5	12	17
						Den/Other Room	14	20

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage; Electric Door Opener; Separate Strge Area  <b>Fireplace:</b> 3+ Fireplace <b>Property Description:</b> City Light View(s); Mountain View(s) <b>Exterior Features:</b> Separate Guest House; Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtrng Sys Front; Yrd Wtrng Sys Back	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Great Room; Den/Office; Guest Qtrs-Sep Entrn; Exercise/Sauna Room; Media Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Construction Status:</b> To Be Built <b>Roofing:</b> All Tile <b>Fencing:</b> Other (See Remarks) <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS <b>Water:</b> City Water <b>Sewer:</b> Septic  <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 217-06-146 <b>Lot Number:</b> 2  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 4,065/2006 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> By Agreement

**Homeowner Association Information**

<b>HOA Name:</b>	/		
<b>HOA Telephone:</b>	<b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0

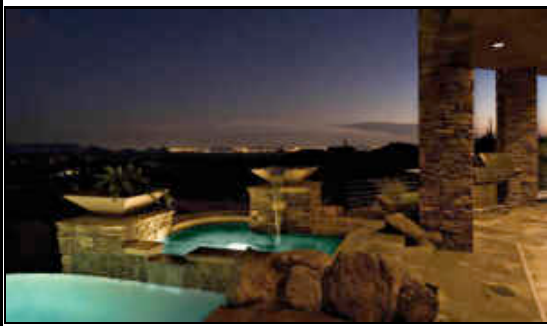
Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 607 / 607	<b>List Price:</b> \$ 10,000,000	<b>Special Listing Cond:</b>



42447 N 105TH ST Scottsdale, 85262

Client Report (1)

\$5,495,000

	2485931 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 4 / 6.5 <b>SF:</b> 7,800 / <b>Year Built:</b> 2006 <b>Pool - Private:</b> Pool - Private; Heated Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>EF:</b> 46.5FRDXPSANO4+G <b>Lot Size:</b> 2 - 4.9 Acres <b>Level:</b> Two Levels	<b>Subdivision:</b> DESERT MOUNTAIN <b>Marketing Name:</b> SEVEN ARROWS <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> CYPRESS <b>Hun Block:</b> 41000 N <b>Map Code/Grid:</b> F38
	<b>Ele Sch Dist:</b> 093 - Cave Creek Unified District <b>Elementary School:</b> Black Mountain <b>Jr. High School:</b> Desert Arroyo	<b>High School Dist #:</b> 093 - Cave Creek Unified District <b>High School:</b> Cactus Shadows

**Cross Streets:** PIMA & CAVE CREEK **Directions:** CAVE CREEK EAST TO DESERT MOUNTAIN PARKWAY, NORTH TO DESERT MOUNTAIN REAL ESTATE OFFICE

**Remarks:** Nestled in Apache Mountain and overlooking the city below, this 7800 sq.ft. Southwest contemporary home was built to maximize its extraordinary setting! Welcome to the grace of Venetian plaster, wood & stone flooring. Special features abound: gourmet kitchen adjoining a large family room, custom-designed office, wine room, sauna, butler's pantry, formal dining and living room, 7 fireplaces and a picturesque negative edge pool & spa. An expansive master suite provides privacy & a peaceful retreat away from the main core of the home. Guest will enjoy two-room guest suite with kitchen & billards media room w/adjacent wet bar. An entertainment masterpiece w/forever views!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace <b>Property Description:</b> Golf Course Subd; Hillside Lot; Desert Front; Desert Back; City Light View(s); Mountain View(s); Gated Community; Guarded Entry <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Misting System <b>Complex Feature:</b> Gated Community; On-Site Guard	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets; Bidet <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; 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>Other Rooms:</b> Family Room; Den/Office; Bonus/Game Room	<b>Architecture:</b> Contemporary  <b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; 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 <b>Energy Features:</b> Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 219-47-527- <b>Lot Number:</b> 13  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b>  <b>Taxes/Yr:</b> \$ 12,886/2007 <b>Ownership:</b> Fee Simple <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>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None  <b>Possession:</b> Close of Escrow

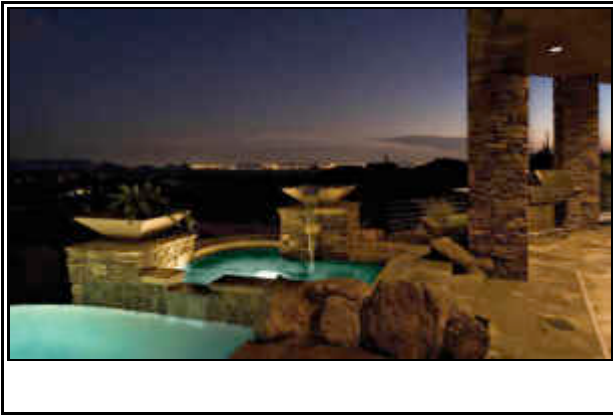
## Homeowner Association Information

<b>HOA Name:</b>  <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$ 1434/Semi-Annually  <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 867 / 892	<b>List Price:</b> \$ 5,495,000	<b>Special Listing Cond:</b>

MLS #: 2485931


<http://www.ehometours.com/showxlehtours.htm?!=eht&a=n&code=dmaz0312120704>



21114 N 104th ST Scottsdale, 85255

Client Report (1)

\$10,995,000

		2408230 Residential Single Family - Detached Active		
		<b>Beds/Baths:</b> 5 / 6 <b>SF:</b> 10,688 / <b>Year Built:</b> 2008 <b>Pool - Private:</b> Heated Pool <b>Spa:</b> Spa - Heated <b>EF:</b> 56RXPSQAN4+G <b>Lot Size:</b> 5 - 9.9 Acres <b>Level:</b> Two Levels	<b>Subdivision:</b> Silverleaf at DC Ranch <b>Marketing Name:</b> Silverleaf <b>Planned Cmty Name:</b> <b>Model:</b> Custom <b>Builder Name:</b> New Horizon Cust Hm <b>Hun Block:</b> 0 N <b>Map Code/Grid:</b> K38	
		<b>Ele Sch Dist:</b> 048 - Scottsdale Unified District <b>Elementary School:</b> Copper Ridge <b>Jr. High School:</b> Copper Ridge	<b>High School Dist #:</b> 048 - Scottsdale Unified School District <b>High School:</b> Chaparral	
<b>Cross Streets:</b> Thompson Peak Parkway & Union Hills <b>Directions:</b> North on Thompson Peak between Horseshoe Canyon and Windgate Pass				
<b>Remarks:</b> HOMESITE 1492-ON A DRAMATIC HILLSIDE LOT IN PRESTIGIOUS SILVERLEAF, THIS SPECTACULAR HOME BY NEW HORIZON CUSTOM HOMES BOASTS VIEWS IN EVERY DIREC. WITH THE LUSH SILVERLEAF GOLF COURSE AT YOUR FEET, THE MCDOWELL MTNS BEYOND, CITY LIGHTS TO THE SOUTH AND SUNSET VIEWS TO THE SW THIS LOCATION IS UNPARALLELED. COMBINE THE EXQUISITE ARCHITECTURAL DETAILING OF ERIC PETERSON AND SUPERB QUALITY AND CRAFTSMANSHIP OF NEW HORIZON & YOU HAVE A HOME THAT IS UNLIKE ANY OTHER IN THE VALLEY. FLOWING SPACES PERFECT FOR ENTERTAIN BOTH IN AND OUT, ATTEN TO DETAIL INCLUDING CARVED STONE, CUSTOM WROUGHT IRON, IMPORTED STONE FLOOR, STATE OF THE ART LIGHTING AND TECH, THE LIST GOES ON AND ON.				
Kitchen 22 20 Dining Room 28 16 Family Room 28 22		Living Room 27 24 Master Bedroom 31 15 Bedroom 2 20 14 Bedroom 3 17 15 Bedroom 4 16 15 Bedroom 5 30 14 Den/Other Room 17 17		
<b>Features</b>	<b>Room Details</b>	<b>Construction &amp; Utilities</b>	<b>County, Tax and Financing</b>	
<b>Approx SqFt Range:</b> 5,001+  <b>Parking:</b> 4 Car Garage  <b>Fireplace:</b> 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Firepit <b>Property Description:</b> Golf Course Subd; City Light View(s); Mountain View(s); Gated Community; Guarded Entry; North/South Exposure <b>Exterior Features:</b> Separate Guest House <b>Complex Feature:</b> Gated Community; On-Site Guard	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Separate Shwr & Tub; Tubs with Jets; Bidet <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Dining in LR/GR; Breakfast Room <b>Other Rooms:</b> Guest Qtrs-Sep Entrn	<b>Architecture:</b> Spanish  <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Construction Status:</b> To Be Built <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; Security Sys Owned	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 217-08-163- <b>Lot Number:</b> 1492  <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b>  <b>Plat:</b> <b>Taxes/Yr:</b> /2004 <b>Ownership:</b> Fee Simple <b>Total Asum Mnth Pmts:</b> \$ 0  <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> By Agreement	
<b>Homeowner Association Information</b>				
<b>HOA Name:</b>  <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$ 359/Monthly  <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<b>Land Lease Fee:</b> 0  <b>PAD Fee:</b> \$ 0	
<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>		
<b>CDOM/ADOM:</b> 999 / 1011	<b>List Price:</b> \$ 10,995,000			
		<b>Special Listing Cond:</b>		



MLS #: 2408230

