



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Desert Mountain Sales - January 2010

41455 111th Place,



\$1,550,000

SOLD!!!

List Price \$1,550,000
Bedrooms 4
Baths 5
Parking 3 Car Garage,
Square Ft 5123
Sale Date 1/27/2010
List \$/Sqft \$303
Sale \$/Sqft \$303
Taxes \$7,747
Days on Market 110
Age of Home 3
Levels 1

Comments: Very private custom home with expansive golf course views (16th fairway). This new spec home features home theater, office, 850 bottle wine room, guest casita w/separate entrance, chef's kitchen including sub zero, wolf gas cooktop, double ovens, & warming drawer. Master suite w/fireplace. Master bath with jetted tub & steam shower. Great room w/stone fireplace & vanishing wall of glass that open to lovely golf course, mountain, & city

9939 Broken Spur



\$1,100,000

SOLD!!!

List Price \$1,249,000
Bedrooms 3
Baths 3.5
Parking 2 Car Garage,
Square Ft 3125
Sale Date 1/19/2010
List \$/Sqft \$400
Sale \$/Sqft \$352
Taxes \$4,646
Days on Market 551
Age of Home 11
Levels 1

Comments: Lantana floor plan with excellent views. Faces south for maximum winter sun and enjoys views of McDowell mountains, fairways of the Renegade Golf Course, city lights and winter sunsets. Never before offered for sale, this one owner home is the ideal second (lock it and leave it!) home for winter residents. Just a short walk to the Renegade and Sonoran Clubhouses. Price includes equity golf membership in the club at Desert Mountain featuring 6 Jack Nicklaus signature

9879 Chiricahua Pass,



\$1,965,000

SOLD!!!

List Price \$2,500,000
Bedrooms 4
Baths 6.5
Parking 3 Car Garage,
Square Ft 7130
Sale Date 1/11/2010
List \$/Sqft \$351
Sale \$/Sqft \$276
Taxes \$5,708
Days on Market 354
Age of Home 1
Levels 2

Comments: Should be completed sometime in '09 by Cullum Homes. Golf course lot overlooking Geronimo's 15th fairway w/unobstructed city light views. Special features include a 2nd floor "mens grill" room with bath, office, game/billiards, fireplace sitting, wetbar, & glass pocket doors opening to deck. Primary areas include great room, wetbar, kitchen, formal dining, breakfast nook, 3 guest bedrooms, owners suite w/his & her closets, & exercise. Deferred

10567 Fernwood Lane,



\$495,000

SOLD!!!

List Price \$495,000
Bedrooms 3
Baths 3.5
Parking 2 Car Garage
Square Ft 2990
Sale Date 1/15/2010
List \$/Sqft \$166
Sale \$/Sqft \$166
Taxes \$3,417
Days on Market 67
Age of Home 14
Levels 1

Comments: An outstanding combination of location, privacy and serenity is this contemporary home in a private guard-gated community of Desert Mountain. The interior features two fireplaces, built-in shelving in office or third bedroom, wetbar, kitchen with granite tile counters and all appliances to include refrigerator, wine cooler, washer and dryer. Completing the setting of this property is a private backyard in which to enjoy



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9717 Mariola Way,



\$3,950,000

SOLD!!!

List Price \$4,595,000
Bedrooms 4
Baths 6
Parking 4 Car Garage,
Square Ft 7308
Sale Date 1/4/2010
List \$/Sqft \$629
Sale \$/Sqft \$541
Taxes \$6,688
Days on Market 305
Age of Home 2
Levels 2

Comments: Spectacular city light & mountain views surround this masterfully situated tuscan villa. Stonehenge builder's estates, renowned architect jim conrad designed this with entertaining in mind. 30' automated sliding doors open to a lavish backyard oasis featuring a negative edge pool with swim-up bar, spa, kitchen, fireplace and covered outdoor living areas. Master suite includes his & hers baths, oversized closets & exercise room. Second

11226 Purple Aster



\$1,800,000

SOLD!!!

List Price \$2,450,000
Bedrooms 5
Baths 5.5
Parking 4 Car Garage
Square Ft 5870
Sale Date 1/5/2010
List \$/Sqft \$417
Sale \$/Sqft \$307
Taxes \$3,408
Days on Market 494
Age of Home 2
Levels 1

Comments: Must sell - seller carryback available, great terms! - Newly completed. This is awe-inspiring, charming santa barbara mission architecture. Large expansive vaulted ceilings, exposed timbers, soft arches and canterra stone accents. Open living concept, chef's kitchen, an entertainer's delight. Spectacular valley/city lights and mountain vistas. Located at the end of a quiet cul de sac in apache peak. Rich appointments throughout

10274 Rising Sun Drive,



\$553,000

SOLD!!!

List Price \$553,000
Bedrooms 3
Baths 3.5
Parking 2 Car Garage,
Square Ft 2692
Sale Date 1/22/2010
List \$/Sqft \$205
Sale \$/Sqft \$205
Taxes \$3,457
Days on Market 31
Age of Home 15
Levels 2

Comments: Well maintained santa fe contemporary style 3-bedroom, 3.5 bath home. The large stacked stone fireplace in great room along with vaulted ceiling creates a dramatic feel as you enter the home. The kitchen has a gas cook top, upgraded cabinetry and granite countertops and backsplash. Tile throughout great room and kitchen. Master bedroom features built in shelving plus a fireplace and a private exit to the in-ground spa on the back

9360 Sky Line Drive,



\$725,000

SOLD!!!

List Price \$859,900
Bedrooms 5
Baths 6
Parking 3 Car Garage,
Square Ft 4640
Sale Date 1/29/2010
List \$/Sqft \$185
Sale \$/Sqft \$156
Taxes \$6,735
Days on Market 51
Age of Home 14
Levels 3+

Comments: Membership available! Seller will pay the price of the golf membership and the back dues, buyer just needs to pay the transfer fee. Email agent for details. Large luxury home on the golf course in desert mountain. Please allow 2-4 business days for a response. Seller requests the title company which will be named after acceptance. Electric and water service provided by seller for inspections. Please write no spds and no clue report on page 7,



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Desert Mountain Sales - January 2010

10707 Stoney Lane,



\$2,110,000

SOLD!!!

List Price \$2,300,000
Bedrooms 4
Baths 4.5
Parking 2 Car Garage,
Square Ft 5496
Sale Date 1/14/2010
List \$/Sqft \$418
Sale \$/Sqft \$384
Taxes \$8,426
Days on Market 89
Age of Home 16
Levels 1

Comments: True adobe home designed by renowned architect bill tull * elevated golf course lot with the ideal solar orientation for indoor/outdoor living * forever views of city light, sunsets, golf course and mountains * hand plastered walls and flagstone flooring * 10 fireplaces * multiple outdoor entertainment patios, three outdoor fireplaces, pool and spa * native desert landscaping with granite boulders and accent lighting *

9505 Taos Drive,



\$1,040,000

SOLD!!!

List Price \$1,275,000
Bedrooms 4
Baths 5
Parking 3 Car Garage
Square Ft 5410
Sale Date 1/6/2010
List \$/Sqft \$236
Sale \$/Sqft \$192
Taxes \$8,657
Days on Market 265
Age of Home 8
Levels 2

Comments: This is an approved short sale. No waiting...Bank will respond with in 1-3 days. Price inc. The full degm. Great room design, perfect for entertaining. South facing with wall to wall windows opeing onto expansive outdoor patios, infinity edge pool and spa. 17th hole of renegade golf course. Mountain and city views. Chef's kitchen, dining room, wine room, theatre room, and office. Master suite features hardwood floors, spa like bath, his and her closets.



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Recent Desert Mountain Sales January 2010

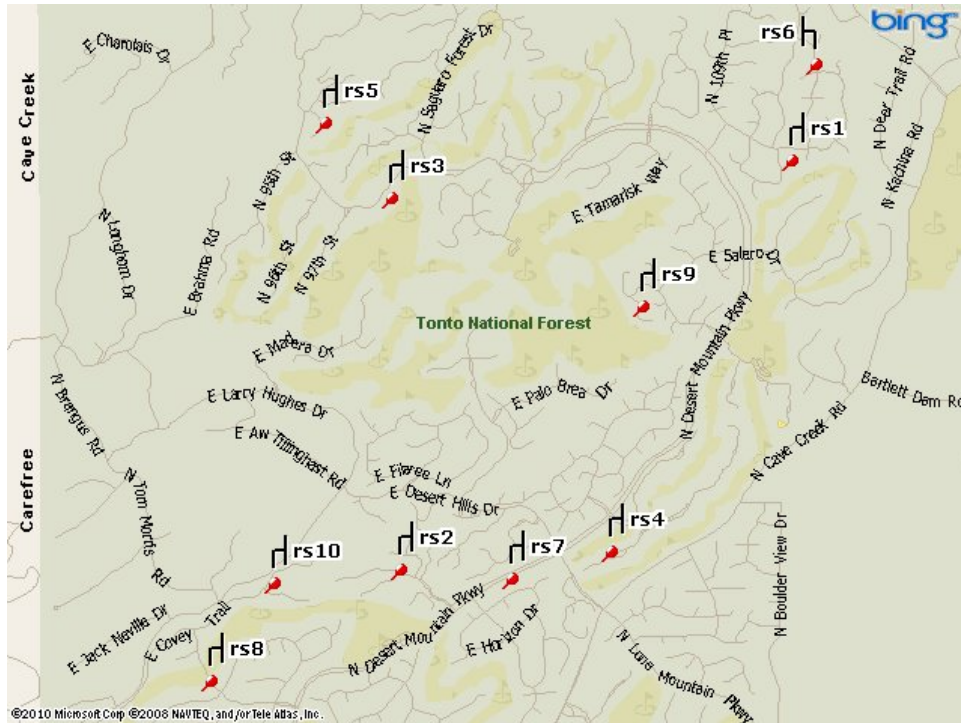
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM	
Average:						\$1,528,800	\$288	231
41455 111th Place,		5123		4 5	3 Car	\$1,550,000	\$303	110
9939 Broken Spur Drive,		3125		3 3.5	2 Car	\$1,100,000	\$352	551
9879 Chiricahua Pass,		7130		4 6.5	3 Car	\$1,965,000	\$276	354
10567 Fernwood Lane,		2990		3 3.5	2 Car	\$495,000	\$166	67
9717 Mariola Way,		7308		4 6	4 Car	\$3,950,000	\$541	305
11226 Purple Aster		5870		5 5.5	4 Car	\$1,800,000	\$307	494
10274 Rising Sun Drive,		2692		3 3.5	2 Car	\$553,000	\$205	31
9360 Sky Line Drive,		4640		5 6	3 Car	\$725,000	\$156	51
10707 Stoney Lane,		5496		4 4.5	2 Car	\$2,110,000	\$384	89
9505 Taos Drive,		5410		4 5	3 Car	\$1,040,000	\$192	265



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Map of Recent Desert Mountain Sales January 2010



- Recent sale (RS1) - 41455 111th Place, Scottsdale, AZ - \$1,550,000
- Recent sale (RS2) - 9939 Broken Spur Drive, Scottsdale, AZ - \$1,100,000
- Recent sale (RS3) - 9879 Chiricahua Pass, Scottsdale, AZ - \$1,965,000
- Recent sale (RS4) - 10567 Fernwood Lane, Scottsdale, AZ - \$495,000
- Recent sale (RS5) - 9717 Mariola Way, Scottsdale, AZ - \$3,950,000
- Recent sale (RS6) - 11226 Purple Aster Way, Scottsdale, AZ - \$1,800,000
- Recent sale (RS7) - 10274 Rising Sun Drive, Scottsdale, AZ - \$553,000
- Recent sale (RS8) - 9360 Sky Line Drive, Scottsdale, AZ - \$725,000
- Recent sale (RS9) - 10707 Stoney Lane, Scottsdale, AZ - \$2,110,000
- Recent sale (RS10) - 9505 Taos Drive, Scottsdale, AZ - \$1,040,000