



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Desert Mountain Sales - February 2010

38520 103rd Place,



\$825,000

SOLD!!!

List Price \$837,045
Bedrooms 4
Baths 5
Parking 3 Car Garage,
Square Ft 4481
Sale Date 2/24/2010
List \$/Sqft \$187
Sale \$/Sqft \$184
Taxes \$6,832
Days on Market 71
Age of Home 4
Levels 1

Comments: Reo-bank owned property-being sold as-is this is in one of the most sought after areas of maricopa county (desert mountain) all new cabinets in kitchen, great room floor plan, four bedroom suites. Redesigned chef's kitchen features viking professional appliances, double ovens, warming drawer, refrigerator and freezer and a generous pantry. The master bedroom suite is spacious and has a large sitting area, his and her

42237 107th Place,



\$2,350,000

SOLD!!!

List Price \$2,950,000
Bedrooms 4
Baths 6.5
Parking 3 Car Garage,
Square Ft 6546
Sale Date 2/4/2010
List \$/Sqft \$451
Sale \$/Sqft \$359
Taxes \$14,889
Days on Market 511
Age of Home 6
Levels 1

Comments: Cullum homes built with outstanding views of city lights and sunsets. Great room design with 30' automated glass wall that opens to outdoor patio, venetian plaster, glass tile ceiling, custom cabinetry, designer features throughout. Rooms include great room, formal dining, kitchen, breakfast nook, den, powder, 3 guest bedrooms(one with kitchenette, sitting, fireplace), master, and exercise. Deferred equity golf membership is

41567 107th Way,



\$950,000

SOLD!!!

List Price \$1,050,000
Bedrooms 3
Baths 3.5
Parking 2 Car Garage,
Square Ft 3500
Sale Date 2/4/2010
List \$/Sqft \$300
Sale \$/Sqft \$271
Taxes \$3,742
Days on Market 491
Age of Home 17
Levels 1

Comments: Recently upgraded,this lovely home provides an open floorplan that is perfect for desert living. The spacious living room with granite wet bar, cozy gas fireplace & vaulted tongue & groove ceiling adjoins the lovely dining room. The well-planned kitchen with its generous island & breakfast bar, gourmet appliance package, granite counters, pantry & breakfast nook is ideal for entertaining. The master suite provides access to the terrace & includes a

40106 111th Place, #35,



\$825,000

SOLD!!!

List Price \$875,000
Bedrooms 3
Baths 3
Parking 2 Car Garage,
Square Ft 2454
Sale Date 2/10/2010
List \$/Sqft \$357
Sale \$/Sqft \$336
Taxes \$4,218
Days on Market 78
Age of Home 11
Levels 1

Comments: The views from this charming apache cottage are worth the price alone, magnificent sunsets, city lights, and golf course views abound. The home has many warm touches - suede painted walls, wood beam and grapestake ceilings, travertine floors, and granite counters. Located on the 1st hole of the apache course, a short walk to the clubhouse, and community pool. Includes deferred equity golf membership



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Desert Mountain Sales - February 2010

37905 95th Way,



\$620,000

SOLD!!!

List Price \$620,000
Bedrooms 4
Baths 4.5
Parking 3 Car Garage
Square Ft 4975
Sale Date 2/26/2010
List \$/Sqft \$125
Sale \$/Sqft \$125
Taxes \$2,743
Days on Market 197
Age of Home 1
Levels 1

Comments: Spectacular soft contemporary custom home under construction in the gamble quail subdivision at desert mountain. Come take this opportunity to add your finishing touches to one of the most well designed properties in this most prestigious community. A partial copper roof is just one of the special features planned for this four bedrooms, four baths with two half baths plus media room, smart home system and more. Bank approved price - quick close

10067 Golf Trail,



\$760,000

SOLD!!!

List Price \$895,000
Bedrooms 3
Baths 3.5
Parking 3 Car Garage
Square Ft 4174
Sale Date 2/26/2010
List \$/Sqft \$214
Sale \$/Sqft \$182
Taxes \$4,858
Days on Market 665
Age of Home 19
Levels 1

Comments: Wonderful territorial/santa fe home in the village of sunrise. Situated on a large corner lot with city light and sunset views with plenty of room to add a pool and spa. Open and bright great room floor plan with a large office den. Two guest quarters with separate entrance. Wood floors, wood beams and 6 kiva fireplaces makes this home a charm. Deferred equity golf membership included in the sales price.

10090 Golf Trail,



\$825,000

SOLD!!!

List Price \$929,000
Bedrooms 3
Baths 3.5
Parking 3 Car Garage,
Square Ft 3891
Sale Date 2/18/2010
List \$/Sqft \$239
Sale \$/Sqft \$212
Taxes \$5,938
Days on Market 59
Age of Home 14
Levels 2

Comments: Just completed total remodel and is move in ready. Fresh new feeling throughout this immaculate golf view home on over 1 acre. All new plush carpet, new paint inside and out, new viking cook top, dishwasher and micro, new rubbed oil bronze fixtures, new roof, new stucco, and all cabinets newly refinished in a gorgeous dark glaze! Enjoy the gourmet kitchen with granite counters and stainless steel

10504 Horizon Drive,



\$1,015,000

SOLD!!!

List Price \$1,250,000
Bedrooms 4
Baths 4.5
Parking 2 Car Garage,
Square Ft 3250
Sale Date 2/10/2010
List \$/Sqft \$385
Sale \$/Sqft \$312
Taxes \$553
Days on Market 142
Age of Home 3
Levels 2

Comments: Final closeout! Brand new semi-custom home offered by dm properties. The 'paloma' plan includes a cozy courtyard with outdoor fireplace. Inside the functional floorplan has 3 bedrooms, 3.5 baths, custom cabinetry, beam ceilings & distinctive use of stone, tile & iron hardware. Great room & dining room open to the gourmet kitchen with alder center-island, granite countertops & viking appliances. The master bedroom features



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Desert Mountain Sales - February 2010

9556 Rising Sun Drive,



\$1,600,000

SOLD!!!

List Price \$1,974,590
Bedrooms 4
Baths 6
Parking 4 Car Garage
Square Ft 6031
Sale Date 2/23/2010
List \$/Sqft \$327
Sale \$/Sqft \$265
Taxes \$3,221
Days on Market 29
Age of Home 1
Levels 1

Comments: 2009 built tuscan courtyard home with elevated site on the 17th hole of the renegade golf course at desert mountain. Bulls eye view of 17 green with dramatic mountain views. Finest of finishes throughout including wood, stone, granite and marble, rich alder cabinets, custom pattern flooring combining wood and stone. All bedrooms are in suites, spacious master suite. Deferred equity golf membership to the desert mountain club is not



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Recent Desert Mountain Sales February 2010

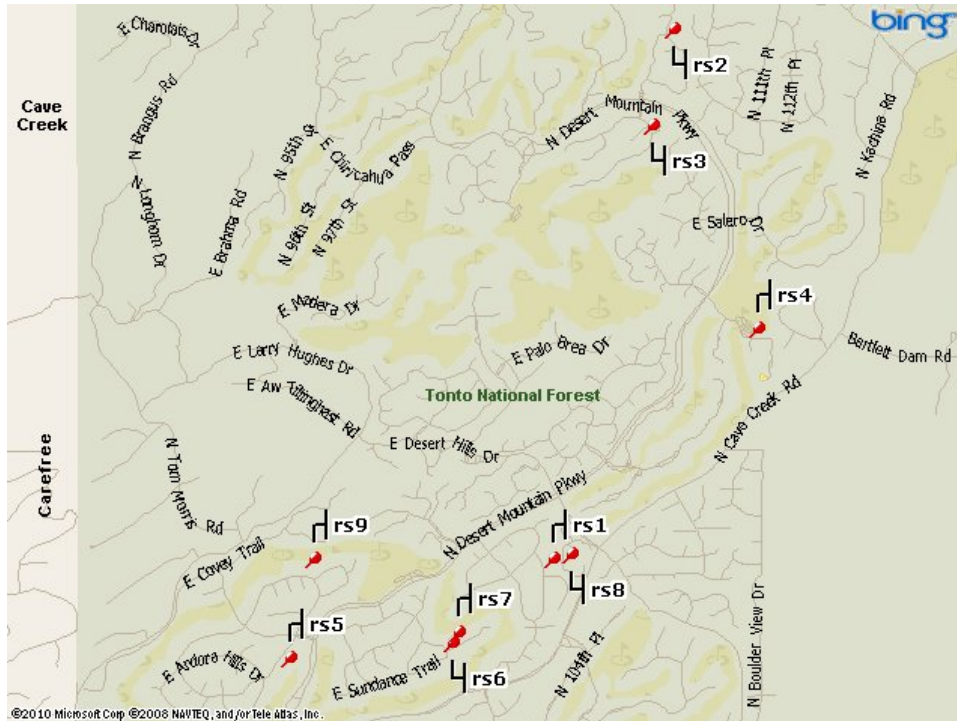
| Address | Size | Bed | Bath | Parking | Sale Price | \$/Sqft | DOM | |
|-------------------------|------|------|------|---------|------------|-------------|-------|-----|
| Average: | | | | | | \$1,085,556 | \$250 | 249 |
| 38520 103rd Place, | | 4481 | 4 | 5 | 3 Car | \$825,000 | \$184 | 71 |
| 42237 107th Place, | | 6546 | 4 | 6.5 | 3 Car | \$2,350,000 | \$359 | 511 |
| 41567 107th Way, | | 3500 | 3 | 3.5 | 2 Car | \$950,000 | \$271 | 491 |
| 40106 111th Place, #35, | | 2454 | 3 | 3 | 2 Car | \$825,000 | \$336 | 78 |
| 37905 95th Way, | | 4975 | 4 | 4.5 | 3 Car | \$620,000 | \$125 | 197 |
| 10067 Golf Trail, | | 4174 | 3 | 3.5 | 3 Car | \$760,000 | \$182 | 665 |
| 10090 Golf Trail, | | 3891 | 3 | 3.5 | 3 Car | \$825,000 | \$212 | 59 |
| 10504 Horizon Drive, | | 3250 | 4 | 4.5 | 2 Car | \$1,015,000 | \$312 | 142 |
| 9556 Rising Sun Drive, | | 6031 | 4 | 6 | 4 Car | \$1,600,000 | \$265 | 29 |



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Map of Recent Desert Mountain Sales February 2010



- Recent sale (RS1) - 38520 103rd Place, Scottsdale, AZ - \$825,000
- Recent sale (RS2) - 42237 107th Place, Scottsdale, AZ - \$2,350,000
- Recent sale (RS3) - 41567 107th Way, Scottsdale, AZ - \$950,000
- Recent sale (RS4) - 40106 111th Place, #35, Scottsdale, AZ - \$825,000
- Recent sale (RS5) - 37905 95th Way, Scottsdale, AZ - \$620,000
- Recent sale (RS6) - 10067 Golf Trail, Scottsdale, AZ - \$760,000
- Recent sale (RS7) - 10090 Golf Trail, Scottsdale, AZ - \$825,000
- Recent sale (RS8) - 10504 Horizon Drive, Scottsdale, AZ - \$1,015,000
- Recent sale (RS9) - 9556 Rising Sun Drive, Scottsdale, AZ - \$1,600,000