



Prepared for Website Visitor  
By Dave Dion CDPE, CNE



## Desert Mountain Sales - April 2010

41974 100th Way,



\$2,475,000

**SOLD!!!**

**List Price** \$2,750,000  
**Bedrooms** 4  
**Baths** 6.5  
**Parking** 3 Car Garage,  
**Square Ft** 6373  
**Sale Date** 4/30/2010  
**List \$/Sqft** \$432  
**Sale \$/Sqft** \$388  
**Taxes** \$14,173  
**Days on Market** 99  
**Age of Home** 4  
**Levels** 2

**Comments:** Beautifully designed and appointed, this bing hu home on an outstanding hillside golf course lot highlights all the best about desert mountain. The unobstructed views across the 17th fairway of chiricahua stretch through the valley, mountains, majestic sunsets, and city lights. The house is designed for comfort and entertaining with flowing spaces, an open floorplan, and 1750 sf of outdoor living area. Negative edge pool, spa,

40131 110th Place,



\$570,000

**SOLD!!!**

**List Price** \$630,000  
**Bedrooms** 3  
**Baths** 3  
**Parking** 2 Car Garage,  
**Square Ft** 2476  
**Sale Date** 4/22/2010  
**List \$/Sqft** \$254  
**Sale \$/Sqft** \$230  
**Taxes** \$3,498  
**Days on Market** 731  
**Age of Home** 12  
**Levels** 1

**Comments:** Preferred tierra floorplan overlooking greenbelt area with great city light and mountain views. Tasteful decor with travertine tile, berber carpet and granite counters. Convenient to community pool, apache clubhouse and driving range. Views to south and southwest over greenbelt of mountains, sunsets and city lights! Offered furnished.

9029 Covey Trail,



\$1,000,000

**SOLD!!!**

**List Price** \$999,000  
**Bedrooms** 3  
**Baths** 4.5  
**Parking** 3 Car Garage,  
**Square Ft** 4526  
**Sale Date** 4/21/2010  
**List \$/Sqft** \$221  
**Sale \$/Sqft** \$221  
**Taxes** \$10,468  
**Days on Market** 35  
**Age of Home** 5  
**Levels** 1

**Comments:** Opportunity knocks! This beautiful, custom home is located on the 14th fairway of the renegade course. This home was built for entertaining with an open kitchen, greatroom, which flows in to the formal dining area. In the midst of it all is a conveniently placed wet bar and 1,000 bottle wine cellar, ready for serving your guests. The kitchen has alder cabinetry, granite counters and a wolf/subzero, appliance package. A beautiful stone fireplace

10747 Fernwood Lane,



\$800,000

**SOLD!!!**

**List Price** \$868,000  
**Bedrooms** 3  
**Baths** 3.5  
**Parking** 2 Car Garage  
**Square Ft** 4138  
**Sale Date** 4/14/2010  
**List \$/Sqft** \$210  
**Sale \$/Sqft** \$193  
**Taxes** \$3,782  
**Days on Market** 244  
**Age of Home** 14  
**Levels** 1

**Comments:** Beautiful southwest contemporary style home located on the 4th fairway of the apache golf course. Enter this home with separate guest house with fireplace and open living. Original owners made lots of upgrades during the building process. Master bedroom has been extended 6 feet and 3rd bedroom has been extended into a cozy, lovely sunset room. Lots of built in shelves to display your art work or special pieces. Open and spacious living



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## Desert Mountain Sales - April 2010

9886 Graythorn Drive,



\$442,500

**SOLD!!!**

**List Price** \$615,000  
**Bedrooms** 2  
**Baths** 2.5  
**Parking** 2 Car Garage,  
**Square Ft** 2086  
**Sale Date** 4/20/2010  
**List \$/Sqft** \$295  
**Sale \$/Sqft** \$212  
**Taxes** \$2,540  
**Days on Market** 62  
**Age of Home** 14  
**Levels** 1

**Comments:** Comfortable and cozy this cottage with a great room floor plan, dual master bedrooms and private spa is a perfect place from which to enjoy the desert mountain lifestyle. The surrounding mountains and picturesque sunset views greatly enhance outdoor living. A deferred equity golf membership is included in the price.

9916 Lookout Mountain



\$835,000

**SOLD!!!**

**List Price** \$999,000  
**Bedrooms** 3  
**Baths** 3.5  
**Parking** 2 Car Garage  
**Square Ft** 3382  
**Sale Date** 4/30/2010  
**List \$/Sqft** \$295  
**Sale \$/Sqft** \$247  
**Taxes** \$5,103  
**Days on Market** 248  
**Age of Home** 10  
**Levels** 1

**Comments:** Wonderful verbena floorplan that has been meticulously maintained in the village of lookout ridge. Situated on a quiet cul-de-sac this home has wonderful views of mountains and lush desert. Features include granite counter tops, alder doors, custom paint to name a few as well as three nice sized bedrooms all with their own bath and an open great room floorplan that opens up to a large outdoor patio with spa and built in bbq. List price

9778 Reflecting



\$2,300,000

**SOLD!!!**

**List Price** \$2,495,000  
**Bedrooms** 5  
**Baths** 6.5  
**Parking** 4 Car Garage,  
**Square Ft** 6459  
**Sale Date** 4/19/2010  
**List \$/Sqft** \$386  
**Sale \$/Sqft** \$356  
**Taxes** \$6,838  
**Days on Market** 178  
**Age of Home** 2  
**Levels** 1

**Comments:** Wow!! Sitting on 5 acres in the exclusive golf community of desert mountain in north scottsdale. Green built home using indigenous and reclaimed natural materials combining classic elements and contemporary conveniences to create a warm yet spacious desert mountain home. This retreat has every amenity conservatively encompassed within the old world exterior. Forever views offer a royal perspective of the valley by

9977 Sterling Ridge



\$2,300,000

**SOLD!!!**

**List Price** \$2,625,000  
**Bedrooms** 4  
**Baths** 4.5  
**Parking** 4 Car Garage,  
**Square Ft** 6533  
**Sale Date** 4/30/2010  
**List \$/Sqft** \$402  
**Sale \$/Sqft** \$352  
**Taxes** \$4,347  
**Days on Market** 199  
**Age of Home** 3  
**Levels** 2

**Comments:** \$325,000 price reduction on spectacular, brand-new, first-class, south-facing southwest contemporary designed by rich cipriano and built by platinum homes on ridge-line site in famed saguaro forest. Panoramic primary views of mcdowell mountains, city lights, and chiricahua golf course. Four total bedrooms three in main house and one in attached guest casita. Four total baths three powders office/library large game room with



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## Desert Mountain Sales - April 2010

**10000 Sundance Trail,**



\$962,500

**SOLD!!!**

**List Price** \$999,999  
**Bedrooms** 4  
**Baths** 4.5  
**Parking** 3 Car Garage,  
**Square Ft** 4330  
**Sale Date** 4/19/2010  
**List \$/Sqft** \$231  
**Sale \$/Sqft** \$222  
**Taxes** \$2,130  
**Days on Market** 291  
**Age of Home** 2  
**Levels** 1

**Comments:** Unbelievably low price for this new hacienda ranch style home in scottsdale, arizona. Spectacular city lights & mountain views w/ a bright and open floor plan. This home has four bedrooms and 4.5 baths with a large master suite with his and her style bathroom. A large guest suite with sitting room, bathroom and private deck. Open great room with wet bar, stone fireplace and wall of glass pocket doors that open to a giant patio with a

**9754 Sundance Trail,**



\$1,000,000

**SOLD!!!**

**List Price** \$1,195,000  
**Bedrooms** 4  
**Baths** 4.5  
**Parking** 3 Car Garage,  
**Square Ft** 3945  
**Sale Date** 4/30/2010  
**List \$/Sqft** \$303  
**Sale \$/Sqft** \$253  
**Taxes** \$5,214  
**Days on Market** 84  
**Age of Home** 2  
**Levels** 1

**Comments:** Beautifully crafted & appointed custom home surrounded w/ majestic mountain views. This well designed 4 bedrm, 4.5 bath home affords ample room to live entertain & spread out w/ the private courtyard entry that enters into the expansive great room w/ cozy fireplace & elegant formal dining room w/ wet bar & wine room. Elegant finishes & upgrades include 12 ft. Ceilings thru-out, the gourmet kitchen w/ double islands, gorgeous granite counter



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## Recent Desert Mountain Sales April 2010

Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM	
<b>Average:</b>						\$1,268,500	\$268	217
41974 100th Way,		6373		4 6.5	3 Car	\$2,475,000	\$388	99
40131 110th Place,		2476		3 3	2 Car	\$570,000	\$230	731
9029 Covey Trail,		4526		3 4.5	3 Car	\$1,000,000	\$221	35
10747 Fernwood Lane,		4138		3 3.5	2 Car	\$800,000	\$193	244
9886 Graythorn Drive,		2086		2 2.5	2 Car	\$442,500	\$212	62
9916 Lookout Mountain		3382		3 3.5	2 Car	\$835,000	\$247	248
9778 Reflecting		6459		5 6.5	4 Car	\$2,300,000	\$356	178
9977 Sterling Ridge		6533		4 4.5	4 Car	\$2,300,000	\$352	199
10000 Sundance Trail,		4330		4 4.5	3 Car	\$962,500	\$222	291
9754 Sundance Trail,		3945		4 4.5	3 Car	\$1,000,000	\$253	84

