



Prepared for Website Visitor  
By Dave Dion CDPE, CNE



## Desert Mountain Sales - March 2010

39640 104th Street,



\$1,200,000

**SOLD!!!**

**List Price** \$1,400,000  
**Bedrooms** 3  
**Baths** 3.5  
**Parking** 3 Car Garage,  
**Square Ft** 2845  
**Sale Date** 3/24/2010  
**List \$/Sqft** \$492  
**Sale \$/Sqft** \$422  
**Taxes** \$4,006  
**Days on Market** 134  
**Age of Home** 19  
**Levels** 1

**Comments:** Privacy and natural (essentially no rooftops), finished views highlight this lush mcdaniel design, located on the edge of and overlooking a broad natural wash with mountain and sunset views as fine as available anywhere in desert mountain. Quality finishes include gaggenau range & ovens, extensive flagstone floors, 5 w/b fireplaces & one of the best negative edge pools and patios in dm. Guest house plans available. Degm included.

41992 105th Street,



\$3,750,000

**SOLD!!!**

**List Price** \$4,395,000  
**Bedrooms** 5  
**Baths** 5.5  
**Parking** 4 Car Garage,  
**Square Ft** 7000  
**Sale Date** 3/30/2010  
**List \$/Sqft** \$628  
**Sale \$/Sqft** \$536  
**Taxes** \$4,712  
**Days on Market** 48  
**Age of Home** 1  
**Levels** 2

**Comments:** "arizona resort style" at its finest! A relaxed, comfortable yet sophisticated home of timeless design offers a gracious, open plan. Spectacular double fairway views of chiricahua's golf course encompass a sw view of mountains and city lights. 10' tall telescoping walls of glass throughout the home mystically blend stunning interiors with the luxurious, resort patio. This exciting masterpiece has it all... Great room, gourmet kitchen w/

39354 107th Way,



\$799,000

**SOLD!!!**

**List Price** \$799,000  
**Bedrooms** 4  
**Baths** 4.5  
**Parking** 2 Car Garage,  
**Square Ft** 3664  
**Sale Date** 3/10/2010  
**List \$/Sqft** \$218  
**Sale \$/Sqft** \$218  
**Taxes** \$4,700  
**Days on Market** 586  
**Age of Home** 13  
**Levels** 1

**Comments:** Priced to sell without the hassle of a short sale\*\* marvelous desert contemporary with views within the guard gated golf community of desert mountain in north scottsdale. Designed to perfection with open floor plan, master suite and 3 additional en suite bedrooms, one with custom built-ins for office usage. Tongue & groove ceilings encompasses the open living room, dining room and family room with a wet bar centrally located for great

40515 109th Place,



\$1,795,000

**SOLD!!!**

**List Price** \$1,795,000  
**Bedrooms** 4  
**Baths** 4.5  
**Parking** 3 Car Garage  
**Square Ft** 5480  
**Sale Date** 3/31/2010  
**List \$/Sqft** \$328  
**Sale \$/Sqft** \$328  
**Taxes** \$2,018  
**Days on Market** 103  
**Age of Home** 1  
**Levels** 2

**Comments:** Fabulous new tuscan design. Seller has over \$ 2.2 million invested. City lights, sunsets, mountain and golf course views. Handicapped accessible. Elevator serves three levels. Game room plus 4 bedrooms. Old world architecture with high ceilings. Close to apache clubhouse/golf course. Offering includes a deferred equity golf membership valued at \$ 325,000.00.



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## Desert Mountain Sales - March 2010

38005 95th Way,



\$1,300,000

**SOLD!!!**

**List Price** \$1,999,000  
**Bedrooms** 4  
**Baths** 5  
**Parking** 3 Car Garage,  
**Square Ft** 5911  
**Sale Date** 3/3/2010  
**List \$/Sqft** \$338  
**Sale \$/Sqft** \$220  
**Taxes** \$2,807  
**Days on Market** 334  
**Age of Home** 1  
**Levels** 1

**Comments:** Brand new soft tuscan certified green built home in gamble quail subdivision of desert mountain. Enjoy gorgeous mountain views by day, and city light views at night. Green build certification ensures energy efficiency and responsible building practices for minimal environmental impact. Completed in april 2009, this entertainers delight features grand structural beamed ceilings in great room and patio, private entry courtyard, state of the

9819 Broken Spur



\$1,130,000

**SOLD!!!**

**List Price** \$1,275,000  
**Bedrooms** 3  
**Baths** 3  
**Parking** 2 Car Garage,  
**Square Ft** 2960  
**Sale Date** 3/11/2010  
**List \$/Sqft** \$431  
**Sale \$/Sqft** \$382  
**Taxes** \$4,375  
**Days on Market** 373  
**Age of Home** 11  
**Levels** 1

**Comments:** Outstanding lookout ridge home that features spectacular sunsets, city lights and overlooks the 18th hole of the renegade golf course. Private backyard with heated spa & built-in bbq. Many upgrades throughout including granite counters, alder cabinets and top-of-the-line appliances. Now includes degm!!!!  
Furnishings are available under seperate agreement.

10273 Joy Ranch Road,



\$1,575,000

**SOLD!!!**

**List Price** \$1,695,000  
**Bedrooms** 5  
**Baths** 4.5  
**Parking** 3 Car Garage,  
**Square Ft** 4504  
**Sale Date** 3/11/2010  
**List \$/Sqft** \$376  
**Sale \$/Sqft** \$350  
**Taxes** \$2,056  
**Days on Market** 343  
**Age of Home** 1  
**Levels** 1

**Comments:** Built in 2009 this charming single level home in the village of eagle feather offers a functional great room floorplan with 4 bedrooms in the main house or three and a study plus a casita. Wonderful finishes include granite counter tops, travertine floors and top of the line appliances. Retractable glass doors from the great room lead to a large covered patio with fireplace, built in bbq, heated pool and spa with fire woks. List price includes the full deferred

10648 Prospect Point



\$610,000

**SOLD!!!**

**List Price** \$670,555  
**Bedrooms** 3  
**Baths** 3  
**Parking** 2 Car Garage  
**Square Ft** 3442  
**Sale Date** 3/23/2010  
**List \$/Sqft** \$195  
**Sale \$/Sqft** \$177  
**Taxes** \$5,548  
**Days on Market** 104  
**Age of Home** 18  
**Levels** 1

**Comments:** Lender owned, this is not a short sale, we get answers (allow 1-4 business days) and can close escrows within 30 days. Wow, custom southwest contemporary on elevated lot with golf, mountain and city views. Expansive windows, lap pool, master suite with sauna, steam, fireplace and wet bar. Flagstone floors in & out. Sold as is, seller's addendum follows an accepted offer. A Isr or proof of cash must be attached to an aar



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## Desert Mountain Sales - March 2010

10887 Purple Aster



\$2,250,000

**SOLD!!!**

**List Price** \$2,750,000  
**Bedrooms** 5  
**Baths** 5.5  
**Parking** 3 Car Garage,  
**Square Ft** 6680  
**Sale Date** 3/19/2010  
**List \$/Sqft** \$412  
**Sale \$/Sqft** \$337  
**Taxes** \$14,183  
**Days on Market** 534  
**Age of Home** 9  
**Levels** 1

**Comments:** Major price reduction! The outstanding great room floor plan encompasses a sumptuous master suite plus 4 additional private suites, a home theater, a well-designed office, formal dining alcove, & a spacious gourmet kitchen with massive island breakfast bar. The meticulous attention to detail is unparalleled with hand plastered walls, native stones, mesquite & alder cabinetry & doors, distinctive viga ceiling treatments,

10951 Salero Drive,



\$1,160,000

**SOLD!!!**

**List Price** \$1,160,000  
**Bedrooms** 4  
**Baths** 4  
**Parking** 3 Car Garage  
**Square Ft** 4789  
**Sale Date** 3/11/2010  
**List \$/Sqft** \$242  
**Sale \$/Sqft** \$242  
**Taxes** \$6,867  
**Days on Market** 409  
**Age of Home** 15  
**Levels** 2

**Comments:** .Architect james hann took advantage of all the possible views when he designed this soft southwest contemporary home. Each room offers it own gift of sunset, mountain or distant golf course views. Three spacious bedrooms each with its own private bath. In addition there are two offices, a lower level bonus room/bedroom and ample storage. Great outdoor living with pool&spa and built-in bbq. No membership included



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## Recent Desert Mountain Sales March 2010

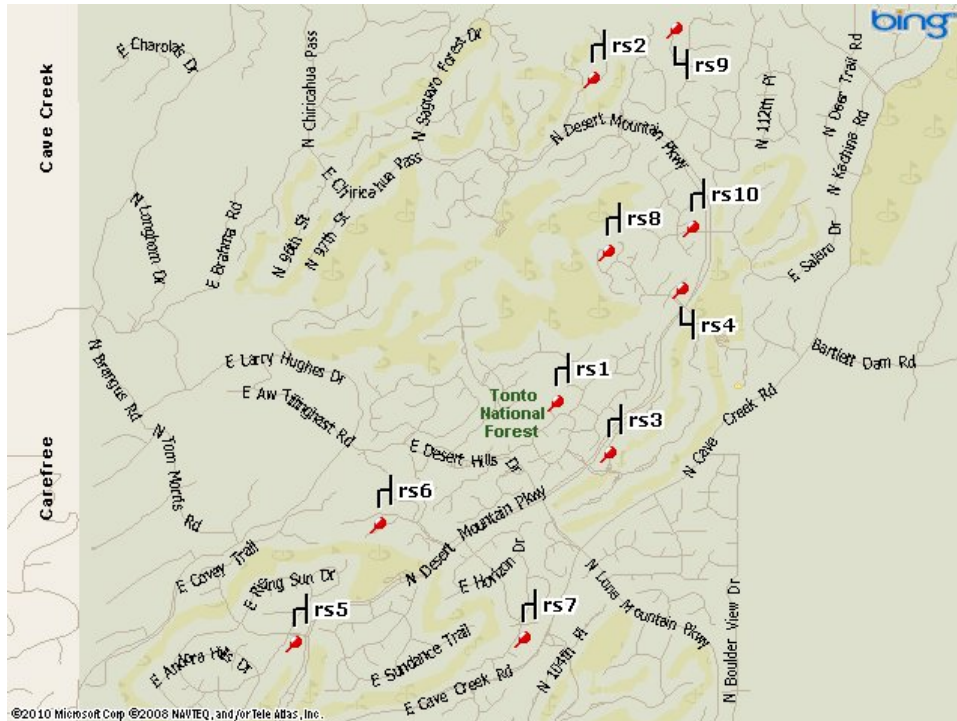
| Address                 | Size | Bed  | Bath | Parking | Sale Price | \$/Sqft     | DOM   |     |
|-------------------------|------|------|------|---------|------------|-------------|-------|-----|
| <b>Average:</b>         |      |      |      |         |            | \$1,556,900 | \$321 | 296 |
| 39640 104th Street,     |      | 2845 |      | 3 3.5   | 3 Car      | \$1,200,000 | \$422 | 134 |
| 41992 105th Street,     |      | 7000 |      | 5 5.5   | 4 Car      | \$3,750,000 | \$536 | 48  |
| 39354 107th Way,        |      | 3664 |      | 4 4.5   | 2 Car      | \$799,000   | \$218 | 586 |
| 40515 109th Place,      |      | 5480 |      | 4 4.5   | 3 Car      | \$1,795,000 | \$328 | 103 |
| 38005 95th Way,         |      | 5911 |      | 4 5     | 3 Car      | \$1,300,000 | \$220 | 334 |
| 9819 Broken Spur Drive, |      | 2960 |      | 3 3     | 2 Car      | \$1,130,000 | \$382 | 373 |
| 10273 Joy Ranch Road,   |      | 4504 |      | 5 4.5   | 3 Car      | \$1,575,000 | \$350 | 343 |
| 10648 Prospect Point    |      | 3442 |      | 3 3     | 2 Car      | \$610,000   | \$177 | 104 |
| 10887 Purple Aster      |      | 6680 |      | 5 5.5   | 3 Car      | \$2,250,000 | \$337 | 534 |
| 10951 Salero Drive,     |      | 4789 |      | 4 4     | 3 Car      | \$1,160,000 | \$242 | 409 |



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## Map of Recent Desert Mountain Sales March 2010



- Recent sale (RS1) - 39640 104th Street, Scottsdale, AZ - \$1,200,000
- Recent sale (RS2) - 41992 105th Street, Scottsdale, AZ - \$3,750,000
- Recent sale (RS3) - 39354 107th Way, Scottsdale, AZ - \$799,000
- Recent sale (RS4) - 40515 109th Place, Scottsdale, AZ - \$1,795,000
- Recent sale (RS5) - 38005 95th Way, Scottsdale, AZ - \$1,300,000
- Recent sale (RS6) - 9819 Broken Spur Drive, Scottsdale, AZ - \$1,130,000
- Recent sale (RS7) - 10273 Joy Ranch Road, Scottsdale, AZ - \$1,575,000
- Recent sale (RS8) - 10648 Prospect Point Drive, Scottsdale, AZ - \$610,000
- Recent sale (RS9) - 10887 Purple Aster Way, Scottsdale, AZ - \$2,250,000
- Recent sale (RS10) - 10951 Salero Drive, Scottsdale, AZ - \$1,160,000