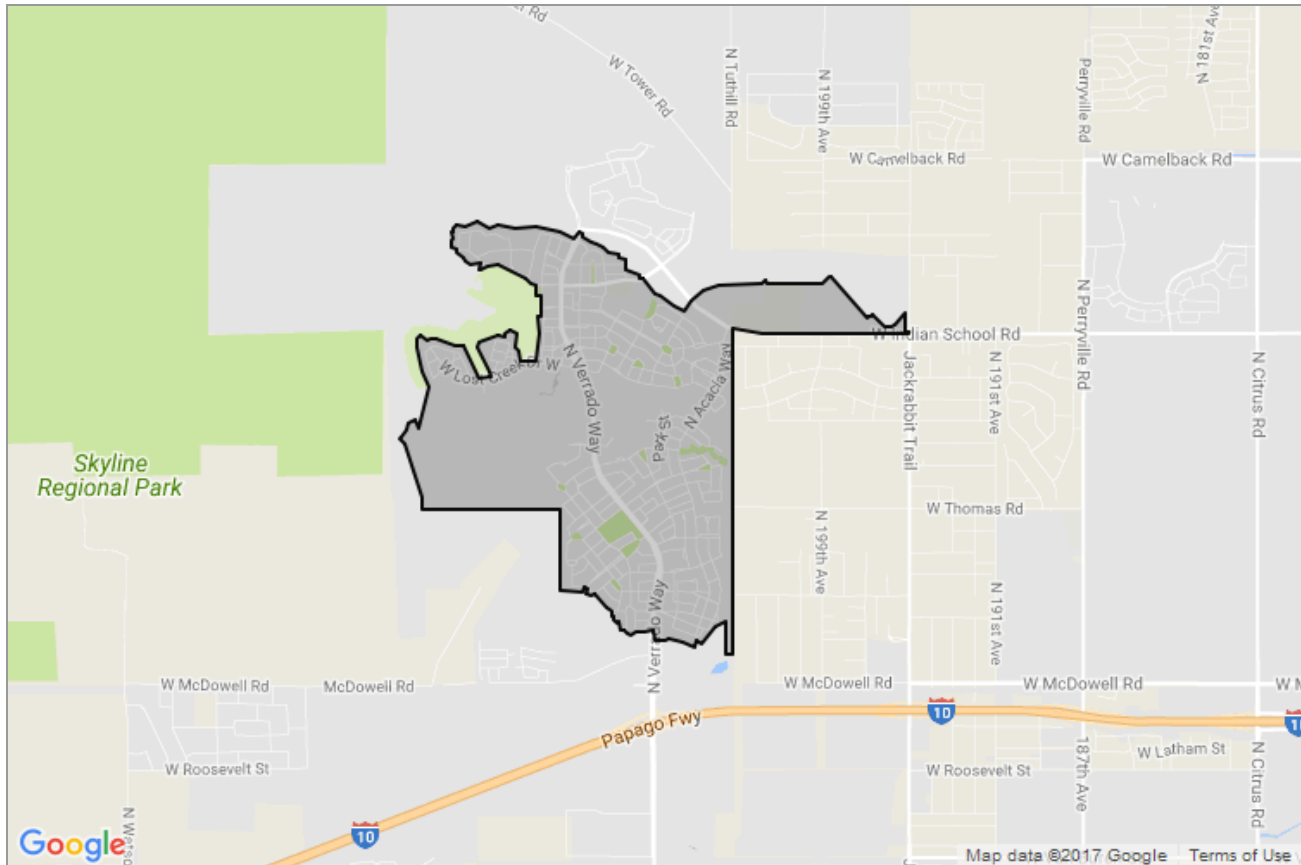




MARKET ACTIVITY REPORT - June 18 to July 18, 2017

Verrado in Buckeye, AZ



Presented by

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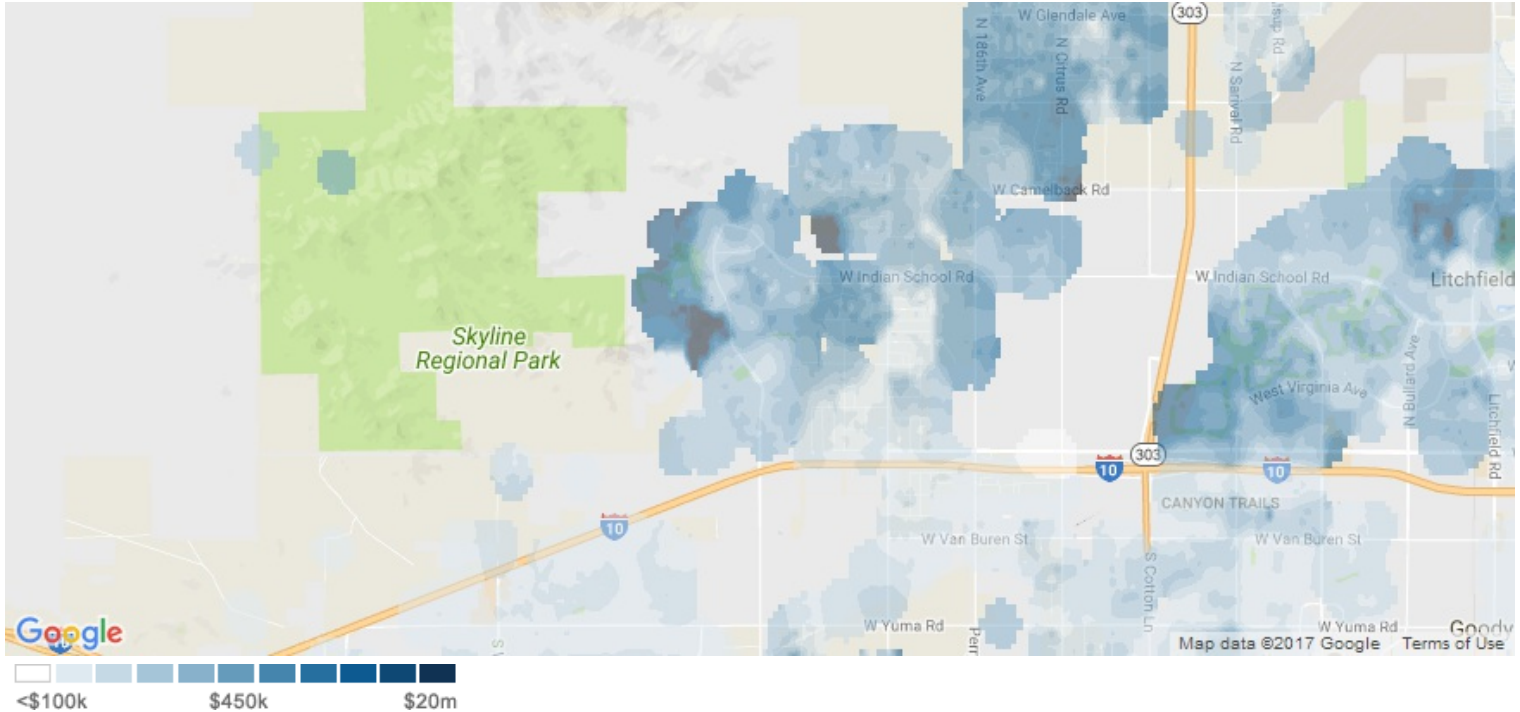
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Verrado in Buckeye, AZ

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: July 18, 2016 vs. July 18, 2017

Median Est. Home Value

\$311K

Up 5.2%

Median Est. Listing Price

\$336K

Up 3.4%

Median Days in RPR

66






Down -5.7%

Sales Volume

19











Down -64.8%

New Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	4 FOR SALE • New, Active: 7/14/2017 MLS ID: 5633444							
	20711 W Alsap Rd	Single Family Detached	3/3	2,278 sq ft	5,482	2013	7/14/2017	\$264,900 \$116
Location, Location, Location! Beautiful home in desirable resort style living community of Verrado. 3 Bedroom / 2.5 home has all of the Bells and Whistles include- Large apron driveway on dead end low traffic street, over sized premium lot with NO neighbors - - Low maintenance with covered pergola porch & TURF, entertainers delight kitchen with enormous Island overlooking your triple slider patio doors, Granite counter-tops, upgraded cabinetry, TONS of storage & Stainless steel appliances. Soft water & Reverse osmosis system already installed for your peace of mind :) - 1/2 bath downstairs. High custom feel ceilings throughout, upgraded wood blinds throughout & upgraded premium hardware fixtures make this home POP! Phenomenal tiled snail shower in HUGE Master Bedroom (must see pictures)								
Listing Courtesy of West Usa Realty								
	5 FOR SALE • New, Active: 7/10/2017 MLS ID: 5631527							
	20705 W Valley View Dr	Single Family Detached	2/2	1,915 sq ft	5,476	2009	7/10/2017	\$269,900 \$141
Gorgeous MODEL home with 2 beds, 2 baths and endless upgrades! This single level features a neutral interior palette, gorgeous wood flooring and crown moulding. Spacious den/office with plush flooring and separate entry. Cook delicious meals in this kitchen featuring SS appliances, granite counters, tons of cabinets and center island with breakfast bar. Gorgeous stacked stone media wall with built ins and cozy fireplace. Guest bath with stone tile topped vanity and surround shower. Sleep well in the comfy master retreat and convenient en suite with double sinks, soaking tub, glass shower and walk-in closet. The serene backyard is perfect for entertaining - enjoy the peaceful fountains, easy to maintain synthetic grass, in the shade of the covered patio. Call now to show!								
Listing Courtesy of Keller Williams Realty Professional Partners								
	6 FOR SALE • Active: 7/2/2017 MLS ID: 5627901							
	2738 N Springfield St	Single Family Detached	3/2	1,863 sq ft	7,127	2017	7/2/2017	\$269,990 \$145
This beautiful craftsman style exterior with ledgerstone pillars has an impressively large front porch. Once inside the foyer opens to large great room with a private den off to one side. The large eat-in kitchen looks out to the backyard. The tastefully appointed kitchen has stainless steel gas appliances and includes a side by side stainless refrigerator, granite countertops in cotton white, upgraded Maple cabinets in double espresso and subway tile backsplash. The home is customized with plank wood-like tile in all areas except bedrooms. This is a must see! Professionally designed home and one of the last opportunities to live in this quiet cul de sac in this thoughtfully planned, private community in Verrado.								
Listing Courtesy of K. Hovnanian Great Western Homes, LLC								
	7 FOR SALE • Active: 6/20/2017 MLS ID: 5623336							
	2374 N Delaney Dr	Single Family Detached	3/3	2,000 sq ft	4,800	2017	6/20/2017	\$270,494 \$135
New Energy Star home located across the street from Tempo Park in the Verrado Master Planned Community. Popular bright, open single level floor plan with a 3-car garage. Stainless steel appliances, granite counters, tile backsplash, maple cabinets include soft close feature on doors & drawers with decorative handles & crown molding. Large Master suite walk in closet & walk in shower. Upgraded tile floors & carpet. This is a must see home!								
Listing Courtesy of Mark Ramundo								
	8 FOR SALE • Active: 6/30/2017 MLS ID: 5627816							
	20519 W Nelson Pl	Single Family Detached	3/2	1,665 sq ft	5,625	2014	6/30/2017	\$279,000 \$168
Beautiful Newer home with unobstructed view from tastefully landscaped back yard. Single level luxury living in 3 Bed/2 Bath plus Den, energy efficient and low maintenance with lots of upgrades including, sliding 3 Glass door into patio, Granite counter top in Kitchen, Gas gourmet Kitchen, Tile in the great room, Ceiling fans, high ceiling, artificial turf for low maintenance, expanded pavers in patio and backyard. and much more to list. This one will go fast!								
Listing Courtesy of West Usa Realty								

New Listings: 30 (cont.)

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	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	<div><div> FOR SALE</div><div><div>• New, Active: 7/13/2017</div><div>MLS ID: 5632552</div></div></div>							
20878 W Hamilton St	Single Family Detached	3/3	2,219 sq ft	6,120	2008	7/13/2017	\$285,000	\$128
<p>WOW!!! This Model Like Home Features Top of the Line Upgrades and Gorgeous White Tank Mountain Views. New tile flooring, light fixtures, Moen plumbing fixtures, and oil rubbed Bronze hardware through-out (2016). Beautiful and spacious kitchen with lots of cabinets, flat top range, granite counter tops, island, breakfast bar, pantry, refrigerator, stainless steel single basin sink, and gas stove option. 3 bedrooms + loft upstairs and formal living/dining and family room down. Open floor plan, 4 1/4" baseboards, ceiling fans, security system, and surround sound. Large backyard with grass area and misting system on covered back patio. Tree lined streets, front porch sitting, and across from New Heritage Elementary School with New Heritage Community pool only 2 blocks away. A Must See!</p> <p><i>Listing Courtesy of Century 21 Arizona Foothills</i></p>								
	<div><div> FOR SALE</div><div><div>• Active: 6/20/2017</div><div>MLS ID: 5622750</div></div></div>							
2247 N Riley Rd	Single Family Detached	4/4	2,955 sq ft	5,302	2017	6/20/2017	\$289,202	\$98
<p>Energy Star home under construction in Verrado master planned community. Bright, open, great room plan with large dining area & kitchen island which open onto the large covered patio. Stainless steel appliances, granite countertops, tile backsplash, maple cabinets include soft close feature on doors & drawers with decorative hardware & crown molding. 2nd floor "Master Suite" has large walk in shower & walk in closet. the loft is perfect as a home office, tv or a gameroom. 1st floor "Jr Master" with its private bath & walk in closet will have your guests reluctant to leave. This is a must see home!</p> <p><i>Listing Courtesy of Mark Ramundo</i></p>								
	<div><div> FOR SALE</div><div><div>• New, Active: 7/11/2017</div><div>MLS ID: 5631605</div></div></div>							
21044 W Wycliff Dr	Single Family Detached	3/3	2,097 sq ft	7,200	2010	7/11/2017	\$299,000	\$143
<p>Gorgeous, single story home in Verrado. This 3 bed, 2.5 bath features spacious, open concept floorplan and neutral interior palette. Any chef would be happy in this beautiful kitchen filled with SS appliances, granite counters, large island with breakfast bar and walk in pantry. Large den can be configured for any use and functional great room is complete with surround sound. Ample sized bedrooms with ceiling fans and plush carpeting, plus full bath with double sinks. The well appointed master suite offers plenty of natural light, walk in closet and en suite bath that holds double sinks, separate tub and glass enclosed shower. 3 car garage to hold all of your toys. Enjoy endless blue skies and mountain views from underneath the covered patio in the backyard. Come see this home today!</p> <p><i>Listing Courtesy of A.Z. & Associates Real Estate Group</i></p>								
	<div><div> FOR SALE</div><div><div>• Active: 7/2/2017</div><div>MLS ID: 5628037</div></div></div>							
21040 W Park Meadows Dr	Single Family Detached	3/3	2,192 sq ft	8,907	2012	7/2/2017	\$315,000	\$144
<p>This well-maintained, family home in Verrado is something you don't want to miss. The backyard is meticulously landscaped and perfect for entertaining friends and family with the built-in BBQ grill, outdoor fireplace, TV hook-up, artificial grass, and outdoor patio speakers. Inside the home has diagonally placed tile throughout, stainless steel appliances, granite counter tops, staggered cabinets with 4" crown molding in the kitchen, neutral two-toned paint throughout home, crown molding in entry way, family/dining, and master bedrooms, and high quality surround sound in family room. Plantation shutters installed throughout the home. The three car garage has professional grade epoxy flooring and overhead garage storage racks. Home has a new water softener and R/O system.</p> <p><i>Listing Courtesy of Homesmart</i></p>								
	<div><div> FOR SALE</div><div><div>• Active: 6/23/2017</div><div>MLS ID: 5624351</div></div></div>							
2936 N Point Ridge Rd	Single Family Detached	4/4	2,975 sq ft	6,944	2008	6/23/2017	\$315,000	\$106
<p>Looking for a home with a Casita? The search is over... this stunning home features a RARE nearly 500sqft studio efficiency located at a private entrance over the garage. Complete with large living area, kitchenette, full bathroom and walk in closet. An ideal space for family, out-of-town guests or the mother-in-law. Inside the house you'll find the master retreat on the 1st level along with a spacious eat-in kitchen equipped with stainless steel appliances with gas cooktop, formal dining room, den and family room. Upstairs is spacious with open to below loft, study area, two additional bedrooms, a full bathroom and covered balcony. The interior of this home has been freshly painted and new carpets. Make this home a must see if looking for a home in Verrado.</p> <p><i>Listing Courtesy of Verrado Realty LLC</i></p>								

New Listings: 30 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	* New, Active: 7/14/2017 MLS ID: 5633106						
20894 W Ridge Rd	Single Family Detached	3/3	2,254 sq ft	6,117	2009	7/14/2017	\$325,000	\$144
Amazing family home in Verrado's Heritage district! 3 bedroom / 3 bath plus a den that can easily be converted to a bedroom - Spacious kitchen with granite countertops, stainless steel appliances including a gas stove & built-in microwave, staggered cherry cabinets, breakfast bar & large eat-in kitchen with bay window - Spacious master suite with double door entry, extended walk in closet, dual sink vanity & separate shower & garden tub- NEW Wood plank tile- NEW carpet- Plantation shutters - NEW interior & exterior paint- Epoxy flooring in garage- Water softener- New Shasta pool with warranty- Custom Pergula - Paved patio - Surround sound inside & out & much more!								
Listing Courtesy of Keller Williams Realty Professional Partners								
	 FOR SALE	* New, Active: 7/12/2017 MLS ID: 5632317						
20674 W Legend Trl	Single Family Detached	4/4	2,955 sq ft	6,284	2016	7/12/2017	\$349,344	\$118
New Model Home located in the Verrado Master Planned Community. This Energy Star home is a bright open Great Room plan with a large kitchen island & dining area that open onto a covered patio with fully landscaped side yard. The kitchen includes a stainless steel double oven gas range, upgraded dishwasher & upgraded quartz counters & white maple cabinets with soft close feature on doors & drawers which include decorative handles & crown molding & under cabinet lighting. The 1st floor "Jr. Master Suite" has it's own private bath & walk in closet, your guests will be reluctant to leave. The 2nd floor "Master Suite" has a walk in closet & large, tiled, walk in shower & a marble topped double sink vanity. The upstairs loft is perfect entertaining, a gameroom or home office. Must See!								
Listing Courtesy of Mark Ramundo								
	 FOR SALE	* New, Active: 7/17/2017 MLS ID: 5634588						
20680 W Legend Trl	Single Family Detached	4/4	3,150 sq ft	4,682	2016	7/17/2017	\$352,265	\$112
New Model Home located in the Verrado Master Planned Community. This Energy Star home is a Great Room plan with a large kitchen island & dining area that opens onto a covered patio with fully landscaped yard. The kitchen includes stainless steel range, microwave & dishwasher & upgraded granite counters & upgraded tile backsplash, staggered charcoal maple cabinets with soft close feature on doors & drawers which include decorative handles & crown molding. The 1st floor "Master Suite" has a walk in closet, decorative tiled, walk in shower & granite topped double sink vanity. The 2nd floor "Master Suite" has a large shower, a soaking tub & walk in closet. The oversized loft is perfect for entertaining, a game room with enough space for a full size pool table & home theater as well. Must								
Listing Courtesy of Mark Ramundo								
	 FOR SALE	* New, Active: 7/13/2017 MLS ID: 5632754						
3123 N Black Rock Rd	Single Family Detached	4/3	3,538 sq ft	7,413	2007	7/13/2017	\$359,900	\$102
Gorgeous, updated, MOVE-IN READY home in Buckeye's Verrado community! 4 bedrooms, 2.5 bathrooms, plus TWO bonus rooms! Large, bright and open entry to home with den at front perfect for kids play room/game room! Kitchen showcases stainless steel appliances, wall ovens, granite counter tops, and island with breakfast bar! Sliding door exit from living area leads to covered patio and private pool in enclosed backyard! Upstairs master is complete with beautiful, full bathroom and walk-in closet! Additional bonus space upstairs perfect for home office! This gorgeous home is going to go quick - don't miss it! *Seller recently paid for a 3rd party complete home inspection(attached). Home inspection is attached including all completed repairs.								
Listing Courtesy of Offerpad								
	 FOR SALE	* New, Active: 7/17/2017 MLS ID: 5634243						
2872 N Point Ridge Rd	Single Family Detached	4/4	2,975 sq ft	7,628	2008	7/17/2017	\$360,000	\$121
Must see prime location w/ many upgrades in highly sought after Verrado! New window treatments. Carpet replaced w/ tile/commercial grade wood laminate. Granite/upgraded GE Profile SS appliances. Premium lot next to greenbelt for privacy. Relax in pool w/ no neighbors watching your pool party. One of the nicest Casitas in Verrado overlooks large pebble-tec pool/citrus/palm trees. Covered patio/paver extension for lots of grilling/entertaining space. Nearly 500sqft Casita w/ private entry, kitchenette, bath. 3 garage spaces. Large porch. Downstairs master suite, laundry, dining, office. 24ft living room ceilings for open feel w/ windows to view backyard paradise. 2 BR, bath, large loft, balcony upstairs. Walking distance from parks, Heritage Elementary School, and Heritage Swim Park								
Listing Courtesy of Engage Realty, LLC								



New Listings: 30 (cont.)



		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE • Active: 6/30/2017 MLS ID: 5627236								
	4231 N Sentinel Dr	Single Family Detached	4/4	4,052 sq ft	11,628	2006	6/30/2017	\$365,000	\$90
This Verrado home is in an ideal location in the Main Street District, walking distance from Basha's and Verrado Golf Club! Enter to find a great room with views of the expansive backyard. The kitchen sports a breakfast bar, granite countertops, and wall ovens. Upstairs, the Master suite enjoys a walk-in closet and a separate shower and garden tub. Mountain views and an updated HVAC are a few of the additional perks of this Buckeye home.									
Listing Courtesy of Opendoor Homes									
	 FOR SALE • New, Active: 7/5/2017 MLS ID: 5629600								
	3081 N Black Rock Rd	Single Family Detached	5/4	3,205 sq ft	7,636	2007	7/5/2017	\$369,900	\$115
Beautiful home in Verrado community has it all! From the extended driveway with pavers, mountain and housetop views from balcony, pristine waterfall in salt pool with ionization cooling and putting green to its open kitchen with granite countertops and stainless-steel appliances, you are set to entertain. Plantation shutters in home's front, UV-heat reflective screens E/W windows, crown moldings, two custom master-bedroom walk-in closets, mini-master suite, kitchen walk-in pantry, lg. capacity garbage disposal, large island with eat-in breakfast, large laundry with wet-sink, backyard misting system, epoxy garage floor with above and wall storage, water softener system, pre-wired outside speakers, and landscape lights are just some of what you'll enjoy when you make this home yours!									
Listing Courtesy of Keller Williams Realty Biltmore Partners									
	 FOR SALE • New, Active: 7/6/2017 MLS ID: 5629261								
	2558 N Beverly Pl	Single Family Detached	4/4	3,267 sq ft	11,355	2017	7/6/2017	\$394,290	\$121
This beautiful single story home features Gourmet Kitchen with Upgraded Granite Kitchen Counter Top & Gas Cooktop, Large Single Bowl at Kitchen Sink, Custom Tile Kitchen Backsplash, Expanded Master Bedroom, Tile Surrounds at Master Shower, Raised Vanities at all Baths, 12' x 8' Multi-Sliding Glass Door, Two-Tone Interior Paint, Guest Suite, 6" x 24" Wood-Look Plank Tile Flooring, Soft Water Loop, Front Yard Landscaping and so much more.									
Listing Courtesy of Maracay Realty									
	 FOR SALE • New, Active: 7/4/2017 MLS ID: 5628487								
	20371 W Thayer St	Single Family Detached	4/3	3,538 sq ft	7,593	2006	7/4/2017	\$394,500	\$112
Space and storage is abundant in this dream home... Living room, office, dining room, powder room, large kitchen and family room that steps out to the oasis of backyard entertaining with sparkling pool, patio, pavers, and bistro lights and speakers for added ambiance. Upstairs are 4 full bedrooms plus a 2nd office/den! The catwalk links the split master suite, which provides added privacy and more space! Dreaming of a 3-car garage? It has that too, and a very long driveway to the garage that can accommodate an oversized vehicle. The home is located in the coveted Verrado Main Street District and close to everything... such as shopping, dining, schools, parks, trails, & more.									
Listing Courtesy of Verrado Realty LLC									
	 FOR SALE • New, Active: 7/6/2017 MLS ID: 5629172								
	2544 N Beverly Pl	Single Family Detached	4/4	3,267 sq ft	10,814	2017	7/6/2017	\$403,522	\$124
This beautiful single story home features Gourmet Kitchen with Granite Kitchen Counter Top & Gas Cooktop, Center Pull Slider Glass Door in Great Room, Expanded Master Bedroom, Tile Surrounds at Master Shower, Raised Vanities with Rectangular Sinks, French Door at Master, Two-Tone Interior Paint, Suite for Guests, Extended Patio, Soft Water Loop and so much more.									
Listing Courtesy of Maracay Realty									
	 FOR SALE • New, Active: 7/6/2017 MLS ID: 5629272								
	2527 N Acacia Way	Single Family Detached	5/4	3,600 sq ft	10,550	2017	7/6/2017	\$411,541	\$114
This beautiful home features Gourmet Kitchen with Granite Kitchen Counter Top & Gas Cooktop, Painted "Linen" Cabinets, Frameless Walk-In Master Shower, 6' Master Bath Tub, Rectangular Sinks, 16' x 8' Multi-Sliding Glass Door, 5th Bedroom on 1st Floor, Two-Tone Interior Paint, Soft Water Loop and so much more.									
Listing Courtesy of Maracay Realty									



New Listings: 30 (cont.)



New Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 * Active: 6/29/2017 MLS ID: 5626361	Single Family Detached	5/4	3,615 sq ft	8,840	2005	6/29/2017	\$424,900	\$118
<p>GORGEOUS SPANISH COLONIAL***INDOOR AND OUTDOOR BALCONIES WITH WHITE TANK MOUNTAIN VIEWS***FAMILY ROOM WITH TWO STORY HIGH CEILINGS AND LOTS OF WINDOWS THAT OPEN INTO THE LARGE EAT IN KITCHEN, BREAKFAST BAR AND GRANITE ISLAND***BUTLERS PANTRY BETWEEN KITCHEN AND ROOMY FORMAL DINING ROOM***MASTER SUITE W/ENORMOUS DOUBLE VANITY AND MIRRORRED ENTRY TO 2 WALK-IN CLOSETS*** LARGE COVERED PATIO WITH STUCCOED PILLARS AND EXPOSED BEAMS***DESERT LANDSCAPED FOR LOW MAINTENANCE FRONT, COURTYARD, AND BACK GIVES YOU TIME TO ENJOY THE VERRADO LIFESTYLE***MONITORED SECURITY SYSTEM AT BUYER EXPENSE</p> <p><i>Listing Courtesy of Richard Real Estate Llc</i></p>									

	 * New, Active: 7/5/2017 MLS ID: 5629593	Single Family Detached	4/4	2,841 sq ft	12,810	2014	7/5/2017	\$439,900	\$155
<p>A cut above the rest! 4 bedroom, 3.5 bathroom, 3 car garage, with Office and Den. This rare Toll Brothers Antigua model has tons of structural and finish upgrades. The clean classic style of this home shows with pride. You will find an open and inviting split floor plan with wood tile floors, surround sound, gourmet eat in kitchen with gas double oven stove/range, oversized kitchen island, breakfast bar, granite counters with leather finish and waterfall edge, shaker cabinets, beautiful backsplash, wood shutters, soft water loop, walk in glass shower, garden soaking tub, his and her sinks, and large pristine lot. This home is gorgeous and will not last!</p> <p><i>Listing Courtesy of Keller Williams Realty Professional Partners</i></p>									



	 * Active: 6/28/2017 MLS ID: 5626351	Single Family Detached	5/5	4,423 sq ft	10,807	2006	6/28/2017	\$499,000	\$113
<p>RARE FIND IN MAIN STREET DISTRICT OF VERRADO. CORNER LOT LOCATED BETWEEN COTTONWOOD & SYDNEY PARKS. BEAUTIFUL COURT YARD HOME WITH PRIVATE ENTRANCE CASITA. PERFECT FOR PRIVATE OFFICE, PARENT OR GUESTS. HOME FEATURES ELEGANT ENTRANCE WITH GRAND STAIRCASE, FORMAL DINING RM WITH BUTLER PANTRY/BAR TO KITCHEN GREAT RM. KITCHEN SHOWCASES OVERSIZED ISLAND, GRANITE, CUSTOM BACK SPLASH, STAINLESS APPLIANCES, DOUBLE OVENS & LARGE BUMPOUT BREAKFAST NOOK OVERLOOKING POOL. GREAT RM FEATURES BUILT IN GAS FIREPLACE & CUSTOM BUILT IN ENTERTAINMENT CENTER. 2 BEDROOMS, OFFICE/DEN & 1.5 BATHS DOWNSTAIRS. UPSTAIRS LEADS TO LARGE GAME RM WITH ADDITIONAL 5TH BEDROOM & FULL BATH. HUGE LAUNDRY RM. GOURGEOUS MASTER ENSUITE WITH PRIVATE WALKOUT DECK & VIEWS. RESORT BACK YARD CUSTOM POOL WITH LUSH LANDSCAPE</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>									

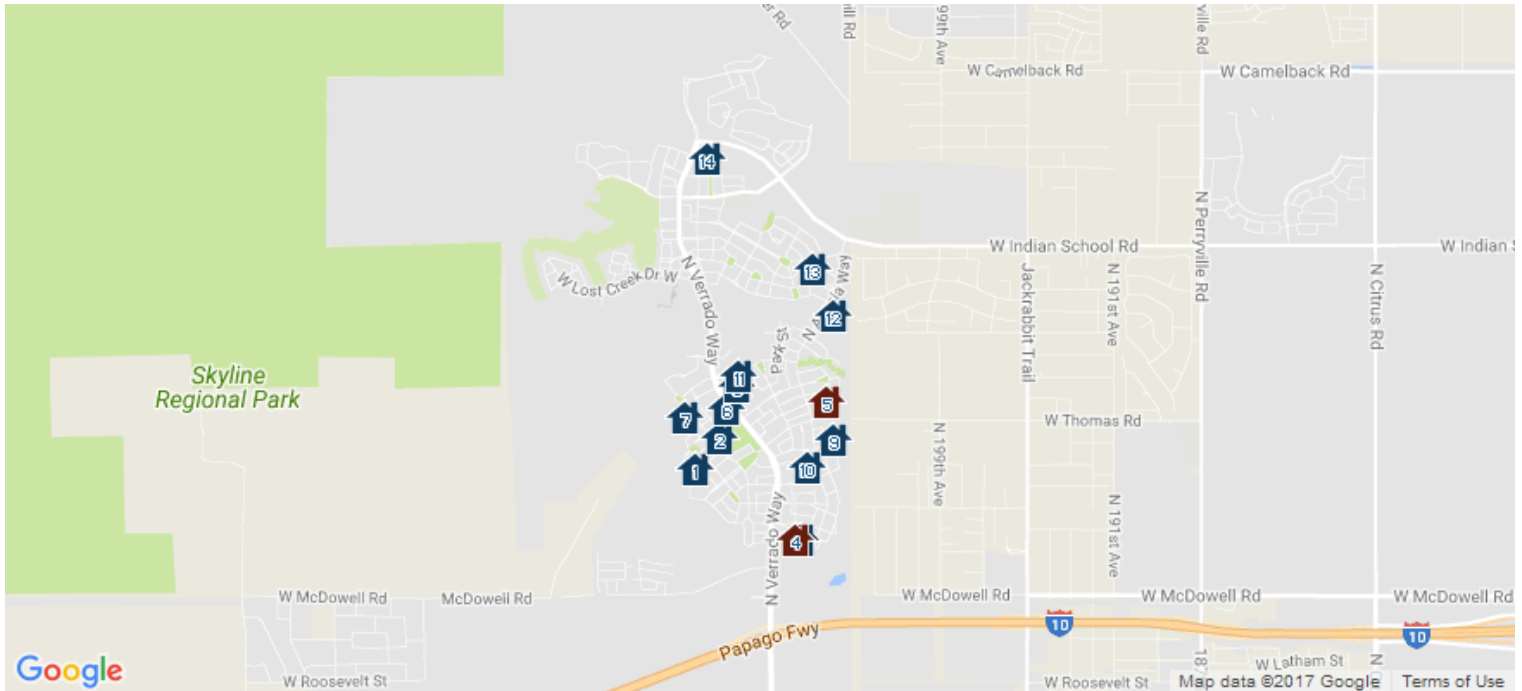
	 * Active: 7/1/2017 MLS ID: 5627761	Single Family Detached	4/4	3,194 sq ft	12,657	2006	7/1/2017	\$545,000	\$171
<p>One of Kind TWLewis Home Located in the Main Street District of Verrado. This home is situated on a corner lot offering ultimate privacy and proximity to all Verrado amenities. Just blocks away from shopping, dining, golf and workout facility. This home exudes class and sophistication featuring the finest materials and craftsmanship. A Single Level Spanish Colonial with private entry courtyard opening into a spacious entertaining Family Room open to the Kitchen and Wet Bar. This is the "Heart of the Home" which flows seamlessly into the backyard retreat featuring a beautifully maintained backyard oasis with an endless supply of Travertine Pavers, a crystal-clear Pool, Spa, Fire-pit, Built-in BBQ and Putting Green. This home shows the ultimate "Pride in Ownership".</p> <p><i>Listing Courtesy of Verrado Realty Llc</i></p>									

	 * Active: 6/23/2017 MLS ID: 5624105	Single Family Detached	5/4	4,315 sq ft	16,452	2005	6/23/2017	\$550,000	\$127
<p>This elegant TWLewis 5 bedroom home is located in the Main Street district of Verrado. The resort style 16,452 square foot backyard is magnificent for entertaining. The pool, spa, build in barbecue and extended covered patio, provides a perfect setting for outdoor living at its finest. This executive home is highly upgraded with Solar panels,a gas cooktop, granite countertops, a snail shower, a familyroom fireplace, his and her closets and many other fine features, it is in move in condition! The HOA includes a gym, two pools (Lap and community)heated throughout the winter, as well as the Heritage pool open all year long. Two magnificent golf courses, Verrado Founders and Verrado Victory are both located within 3 miles.</p> <p><i>Listing Courtesy of West Usa Realty</i></p>									







New Listings: 30 (cont.)

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	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 * Active: 6/27/2017 MLS ID: 5625473							
	21040 W Prospector Way	Single Family Detached	5/5	4,315 sq ft	12,000	2004	6/27/2017	\$619,950
<p>Former T.W. Lewis Model Home!! Just painted!!! located in the Main St district, Walk to Verrado Golf Club, Shopping, Dining, gym and community pools. In excellent condition with Over \$300,000 in upgrades!! This is an opportunity to own in the best community in Arizona. Fully loaded with everything imaginable! 5 Bed, 4.5 Bath. Gourmet kitchen with Stainless Steel appliances, granite countertops, and custom cabinets. Diagonal Travertine tile, Beautiful Hardwood in Living room also berber carpet in family room, Master Bed comes complete with snail shower, dual vanity, built in Italian cappuccino/ Latte machine. Built-in cabinets/desk library in loft. Cozy Family room with stone fireplace, built in's and wet/wine bar. The list goes on and on...This home has it all!!Some furniture for sale</p> <p><i>Listing Courtesy of Superstars Realty</i></p>								













Pending Listings: 14











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Pending as of 7/17/2017 MLS ID: 5600530								
 21020 W White Rock Rd	Single Family Detached	3/3	1,926 sq ft	6,409	5/2/2017	\$243,000	7/17/2017	\$126
You'll LOVE this beautiful home on a large corner lot w/3 bedrooms + den & 2.5 baths in Verrado. The kitchen opens to the great room & is nicely finished w/maple cabinetry, granite counters, gas range, stainless appliances, island, & large, open dining area. Doorway leads out to the covered patio & large backyard w/easy-care desert landscaping & REAL grass. Super close to the NEW Heritage community pool & water park! Bedrooms & laundry are upstairs. The master has a walk-in closet & private bath w/dual sinks & separate tub & shower. Upstairs bath also has double. Other features include upgraded plank wood flooring, tile, new interior paint, 2 car garage, front porch w/stone accents & more! Located next to Turtle Landing Park in beautiful Verrado. <i>Listing Courtesy of Keller Williams Realty Professional Partners</i>								
 PENDING • Pending as of 7/6/2017 MLS ID: 5618603								
 20931 W Hamilton St	Single Family Detached	3/3	2,212 sq ft	2,835	6/11/2017	\$249,900	7/6/2017	\$113
Brand new home with fantastic mountain views in highly sought after Verrado. This home has granite counters, stainless steel appliances, 42/36 inch staggered cabinets, solid maple dovetail drawers with soft close feature on doors and drawers, pull out drawer for pots and pans, gorgeous subway tile back splash and brushed nickel fixtures. Picture yourself relaxing on this expansive upper deck enjoying your wonderful mountain views. Many energy efficient features saving you on the cost of your utility bills. Come see all the amenities Verrado has to offer with the sports courts, trails, community center, pool and dog park. Just too much to list everything. This is a must see home! <i>Listing Courtesy of West Usa Realty</i>								
 PENDING • Pending as of 7/3/2017 MLS ID: 5575043								
 20560 W Nelson Pl	Single Family Detached	3/2	1,627 sq ft	5,400	3/14/2017	\$254,930	7/3/2017	\$157
This beautiful home in the master-planned community, Verrado, features three oversized bedrooms plus many custom upgrades and options. The large kitchen boasts upgraded cabinets, granite countertops, and stainless steel appliances with gas range. Other included features are a 12' multi-sliding glass door at great room, soaring 10' ceilings, 12"x24" upgraded tile in all areas but bedrooms, pre-wired for surround sound in great room, paver driveway and walkway, large covered patio, and so much more! 10 year structural warranty also included! <i>Listing Courtesy of Mattany Arizona, LLC</i>								

Pending Listings: 14 (cont.)

Pending Listings: 14 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	<div> PENDING • Foreclosure, Lender Owned, Pending as of 6/20/2017 MLS ID: 5595268</div>							
20582 W Nelson Pl	Single Family Detached	4/4	2,876 sq ft	5,400	4/24/2017	\$269,900	6/20/2017	\$94
<p>SELLER HAS AGREED TO TERMS, PROPERTY WILL BE PLACED IN PENDING STATUS ONCE CONTRACTS AND ADDENDUMS ARE SIGNED. This barely lived in home offers ceiling fans, finished yard, & numerous upgrades. As you enter the, home you will see the living room with sliders going to the the open courtyard. There is a 1/2 bath downstairs. Enjoy the large downstairs family room & dining room featuring the sliding wall looking out to the covered patio and back yard. Large open upgraded kitchen w/ island offers loads of cabinet space & a walk in pantry. The 3 car tandem garage features plenty of room. There is an additional family room upstairs plus laundry, bedroom & bath, Jack & Jill bedrooms & bath w/ large master & bath. This home is move-in ready plus it's in the beautiful Verrado community!!</p> <p><i>Listing Courtesy of Phoenix Real Estate Brokers</i></p>								
	<div> PENDING • Preforeclosure, Short Sale Aprvl Req, UCB (Under Contract-Backups) as of 7/15/2017 MLS ID: 5552632</div>							
20420 W Terrace Ln	Single Family Detached	4/3	3,261 sq ft	10,002	1/27/2017	\$298,000	7/15/2017	\$91
<p>Upgraded 4 bed, 2.5 bath + loft. Lush HUGE CORNER LOT, with low maintenance greenery & citrus trees. Large front porch, and beautiful balcony with mountain views. Adorable paved side patio. Large gourmet kitchen opens to family room. Gourmet kitchen includes granite, GE profile appliances, double ovens. Huge pantry offers lots of storage. Master suite is located on the first floor, and features his/hers closets. Large secondary bedrooms upstairs. Pride of ownership throughout. Professionally negotiated short sale opportunity.</p> <p><i>Listing Courtesy of 3rd Base Realty Group Llc</i></p>								
	<div> PENDING • UCB (Under Contract-Backups) as of 6/26/2017 MLS ID: 5618418</div>							
20893 W Wycliff Dr	Single Family Detached	3/2	1,915 sq ft	6,500	6/10/2017	\$315,000	6/26/2017	\$164
<p>Immaculate, well designed home with custom features, design niches and upgraded finishes. Great room and formal dining room that has hand scraped wood flooring and butler's pantry. Kitchen is well appointed and has a large island for entertaining as well as an generous amount of cabinets. 3 patios to choose from when lounging or entertaining. Split bedroom design too. Mature landscaping on this corner lot. Enjoy your heated private pool and close proximity to Heritage Swim Park, Raven Golf Club, Main Street restaurants, The Center (with workout facility and a second pool) and Victory's golf club and The Vic Restaurant. Specially designed for your life style.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
	<div> PENDING • Pending as of 7/9/2017 MLS ID: 5610459</div>							
2921 N Riley Rd	Single Family Detached	4/4	2,694 sq ft	8,250	5/25/2017	\$327,500	7/9/2017	\$122
<p>Gorgeous Pulte Wysteria floor plan with DOWNSTAIRS master bedroom and secondary guest suite upstairs. This home has a total of 4 bedrooms, Loft, 3.5 baths, Gourmet Kitchen with stainless steel appliances (Wolf range), formal living and dining room/office, family room, beautifully designed and maintained center courtyard featuring beautiful water feature that provides a magnificent and tranquil backdrop in the court yard, a built-in BBQ and a fully landscaped backyard. Located on a corner lot adjacent to open space with a wraparound front porch adding extra privacy and perfect view for phenomenal sunsets over the majestic White Tank Mountains. This home has it all and is move-in ready.</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
	<div> PENDING • Pending as of 6/23/2017 MLS ID: 5439673</div>							
20841 W Eastview Way	Single Family Detached	4/3	3,040 sq ft	9,663	5/7/2016	\$370,000	6/23/2017	\$122
<p>New granite counter tops in baths and Kitchen has granite tops too. New flooring, new paint inside and out, new lighting in Living room, new lighting in Kitchen. This home is just a few blocks from Heritage Elementary School sport fields, Heritage Swim Park, Heritage Grand Lawn and the Main Street District town in Verrado. Centrally located, your family is a short walk or bike ride from dining, night life, golf and over 52 parks. This is a green home built by Meritage Homes, one of Arizona's most popular builders. It has spray foam insulation in the attic to keep your home cool all summer. It has solar power to keep those electric bills cool too! Come take a look at this beautiful home</p> <p><i>Listing Courtesy of Realty One Group</i></p>								

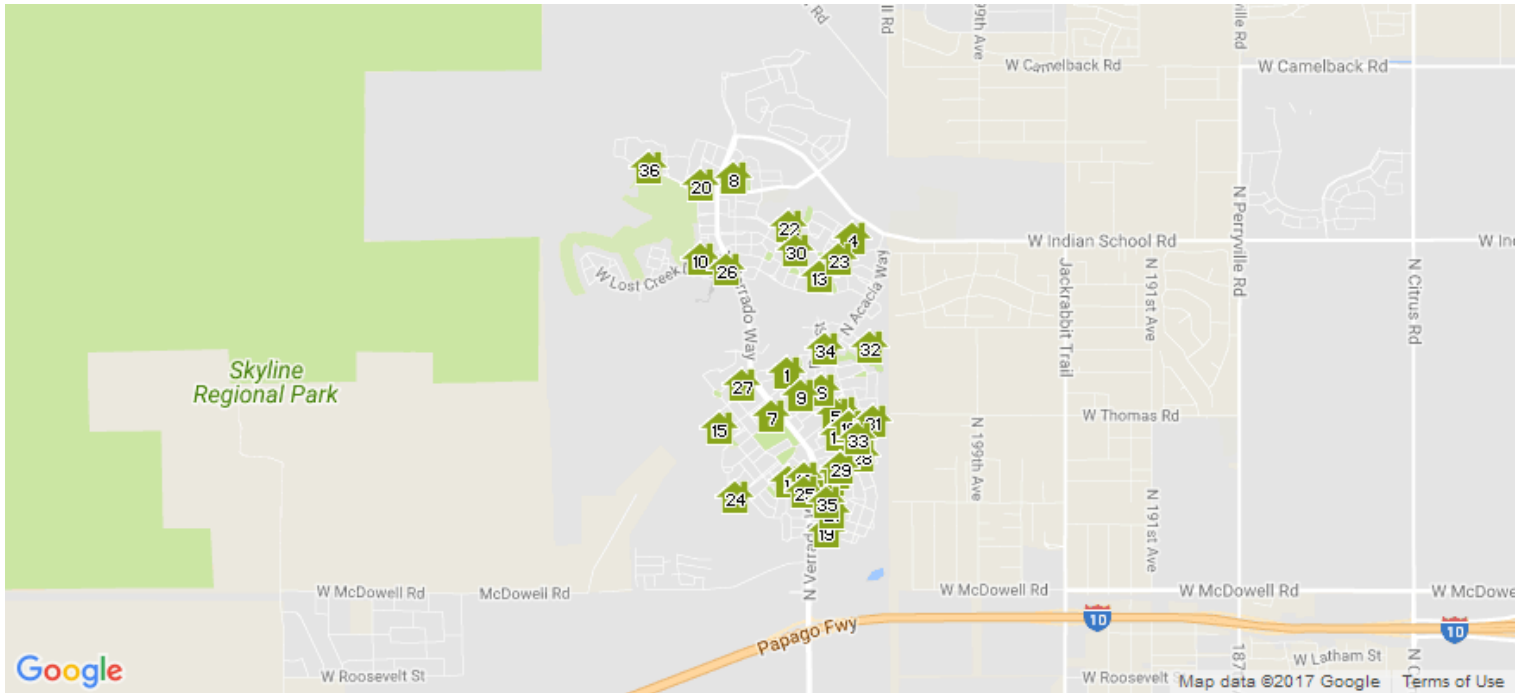
Pending Listings: 14 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	* Pending as of 6/30/2017 MLS ID: 5588923						
2710 N Black Rock Rd	Single Family Detached	4/3	2,999 sq ft	9,675	4/11/2017	\$389,278	6/30/2017	\$130
This beautiful single story home features Quartz Kitchen Counter Top, 42" Espresso Kitchen Cabinets, SS Appliances, Gas Cooktop, Double Ovens, Extended Nook with Lower Cabinets, 12' x 8' Center Pull Slider Glass Door in Great Room, Rectangular Sinks, Raised Vanities at All Baths, Double Sinks at Bath 2, Cabinets at Laundry, Two-Tone Interior Paint, Soft Water Loop and so much more. PURCHASE THIS HOME BY JULY 31, 2017 AND RECEIVE A GE STAINLESS STEEL COUNTER DEPTH REFRIGERATOR AND GE FRONT LOAD WASHER & DRYER!								
Listing Courtesy of Maracay Realty								
	 PENDING	* Pending as of 6/22/2017 MLS ID: 5514253						
2557 N Springfield St	Single Family Detached	4/4	3,670 sq ft	6,600	10/20/2016	\$391,995	6/22/2017	\$107
Brand new energy efficient home ready NOW! The Coronado has an open floor plan with the large kitchen open to a welcoming Great room, with 2 tone paint and 5 1/4" baseboards, ideal for entertaining! Kitchen boasts granite countertops, SS appliances, staggered Sonoma Maple cabinets, center island and walk in pantry. Private den/office is perfect for getting organized. The Master suite has an oversized walk in closet and luxurious bath with separate tub and shower. Walk in closets throughout for always needed extra storage space. Enjoy family fun time in your Game room. Love Verrado with the pool, dog park, park and trails. Known for our energy efficient features, our homes help you live and healthier and quieter lifestyle while saving you thousands on your utility bills.								
Listing Courtesy of Meritage Homes Of Arizona, Inc								
	 PENDING	* Pending as of 7/13/2017 MLS ID: 5564334						
20823 W Western Dr	Single Family Detached	5/4	4,425 sq ft	9,103	2/21/2017	\$429,000	7/13/2017	\$97
Verrado at its best! Gorgeous curb appeal that continues inside with luxurious upgrades at every turn. Gourmet kitchen includes stainless steel appliances, gas cooktop, two islands and a butler area with a huge walk in pantry. New and newer carpet throughout with diagonal neutral tile in the kitchen, baths and high traffic areas. Bedroom suite on the main level with 4 bedrooms and a spacious loft upstairs. Master retreat boasts a sumptuous bath, fireplace, huge walk in closet and living room sanctuary. Storage everywhere with room for all your cars/toys in the epoxy coated 3 car garage and portico driveway carport. Soak up those lovely days on the front porch, in the courtyard or the low maintenance backyard with bbq, spa, pavers and synthetic grass. Fantastic move-in ready condition!								
Listing Courtesy of Homesmart								
	 PENDING	* UCB (Under Contract-Backups) as of 6/24/2017 MLS ID: 5592481						
20396 W Crescent Dr	Single Family Detached	4/3	3,046 sq ft	14,790	4/18/2017	\$445,000	6/24/2017	\$146
Popular Montilla floorplan by Toll Brothers. The clean classic style of this home is sure to captivate you from the wood tile floors, white shutters, upgraded shaker style cabinetry & lighting from Restoration Hardware & Pottery Barn, not a single detail has been spared. As you enter the home an office/den features a custom built in desk. The huge great room opens to the beautiful kitchen w/ a 10' island. The large master has two HUGE walk in closets, one connecting to the laundry room where there is so much storage & room for an extra refrigerator! 3 car epoxy garage w/cabinets. The spacious & private backyard complete w/ two way fireplace, wood beamed pergola, large BBQ, frig & granite bar, sandbox/garden area & lots of grass make for perfect relaxation & or entertaining!								
Listing Courtesy of Realty One Group								
	 PENDING	* UCB (Under Contract-Backups) as of 7/9/2017 MLS ID: 5627916						
20472 W Springfield St	Single Family Detached	4/3	3,150 sq ft	12,595	7/1/2017	\$449,000	7/9/2017	\$143
RARE opportunity to own 4 bedroom plus den, 2.5 bath, 4 car garage home in Main Street area of Verrado. Owner has completed many upgrades that include every room in the house. Custom Thomasville kitchen cabinets, Kitchen Aid and Thermador stainless appliances which include drawer microwave in island. Butler's pantry and bar with wine refrigerator. Enjoy your dual sided fireplace in living room and outside covered patio. Most upgrades completed in 2016/2017. Home has I-ring and Nest thermostat for those techies. Has outside gasline ran for BBQ. New Exterior TV conveys along with garage cabinets and work bench. Pool has Katchakid pool net that conveys.								
Listing Courtesy of Essential Properties, Inc.								




Pending Listings: 14 (cont.)

Pending Listings: 14 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 • UCB (Under Contract-Backups) as of 6/28/2017 MLS ID: 5590890							
	20962 W Cora Vis	Single Family Detached	5/4	3,589 sq ft	17,146	4/14/2017	\$469,000	6/28/2017
<p>Spectacular mission style home situated on a large corner, north/south lot in Verrado an incredible master planned community. Home features high, dramatic ceilings, travertine tile flooring and plantation shutters. Spacious kitchen includes SS appliances, granite counters, refrigerator, gas cooktop, wall oven, pantry, R/O system, island with breakfast bar and eat-in area. Great room with cozy fireplace and media wall. Master suite features soaking tub, separate shower, separate vanities, and walk in closet. Four spacious guest bedrooms, one bedroom with convenient private bath that is perfect for guests! Oversized lot with a gorgeous, oasis like backyard with sparkling pool and spa, lush, green, mature landscaping and mountain views. Come and explore Verrado with 3 community pools, parks,</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								








Recently Sold: 36

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	1 RECENTLY SOLD • Sold Date: 6/23/2017, Public Record MLS ID: –	3226 N Evergreen St	Single Family	–/5	3,395 sq ft	13,559	2012	6/23/2017	–
	2 RECENTLY SOLD • Sold Date: 6/28/2017, Public Record MLS ID: –	20519 W Maiden Ln	Planned Unit Development	–/–	–	2,673	–	6/28/2017	–
	3 RECENTLY SOLD • Sold Date: 6/28/2017, Public Record MLS ID: –	20665 W Valley View Dr	Single Family	–/–	–	7,941	–	6/28/2017	–
	4 RECENTLY SOLD • Sold Date: 6/22/2017, Public Record MLS ID: –	20465 W Daniel Pl	Single Family	–/4	3,014 sq ft	9,098	2005	6/22/2017	–







Recently Sold: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	5 RECENTLY SOLD • Sold Date: 7/6/2017, MLS Listing 5585396: 4/4/2017 MLS ID: 5585396							
	20553 W Maiden Ln	Single Family Detached	3/3	1,817 sq ft	2,847	2007	7/6/2017	\$215,000 \$118
Live happy in this bright and 3 bedroom, 2 and a half bath home with modern amenities and contemporary design! You will appreciate your time in the kitchen with it's stainless steel appliances, built-in microwave, Granite countertops and eat-in kitchen area. There is gleaming hardwood floors throughout the living area, beautiful tile in the kitchen and bathrooms and carpet in the bedrooms. Once You See It You'll Want To Own It! Tenant is on a month to month <i>Courtesy of Homesmart</i>								
	6 RECENTLY SOLD • Sold Date: 7/6/2017, MLS Listing 5600427: 5/4/2017 MLS ID: 5600427							
	20625 W Hamilton St	Single Family Detached	2/2	1,547 sq ft	5,914	2011	7/6/2017	\$225,000 \$145
**REDUCED AGAIN **MOTIVATED to SELL! **Small town charm is what you find in the Verrado community. Quite neighborhoods with tree lined streets, lovely porches, hiking trails, golf courses, lots of parks and so much more. Delight in this charming 2 bedroom/2 Bathroom home. As you step into your lovely foyer you will notice the coffered ceiling and warm welcoming colors. This home is a must see to believe. Featuring tile flooring through out the main areas and carpet in the bedrooms. Enjoy the tranquility of your large family room with lots of windows and a built in wall unit. Cooking is easy in this perfect size kitchen. Relax and enjoy the gorgeous Arizona Sunsets in your quite backyard complete with a covered patio. Hurry, you won't want to miss out on this one. <i>Courtesy of West Usa Realty</i>								
	7 RECENTLY SOLD • Sold Date: 7/14/2017, MLS Listing 5606028: 5/16/2017 MLS ID: 5606028							
	20848 W Hamilton St	Single Family Detached	3/2	1,541 sq ft	6,120	2008	7/14/2017	\$232,500 \$151
Beautiful home in resort-like, master planned community! This exquisite home features 1541 square feet of living space with 3 bedrooms and 2 baths. Nothing to do but move right in! The spacious kitchen features beautiful corian counter tops, a large island, and newer appliances. The home has tile is all the right places, newer carpet and two-tone paint, the list goes on. Relax in the resort like backyard that features a wood burning fire pit. A short walk to the new school and heritage pool. Verrado Community features a private clubhouse, 3 community pools, exercise gym and many parks. <i>Courtesy of Realty One Group</i>								
	8 RECENTLY SOLD • Sold Date: 7/6/2017, MLS Listing 5581860: 3/27/2017 MLS ID: 5581860							
	21022 W Elm Way Ct	Single Family Detached	4/4	2,089 sq ft	4,000	2007	7/6/2017	\$250,000 \$120
PRICE REDUCED FOR QUICK SALE! Popular Ashton Woods Greenbriar model featuring rare COMPLETE GUEST SUITE AND BATHROOM ON THE GROUND FLOOR, making this a true 4 bedroom 3.5 bath home. Upon entering this home, the room to the left can be used as a formal dining or living room. As you pass the stairwell to the right, you enter a spacious great room which includes a gas fireplace and opens to the inviting kitchen featuring maple staggered cabinets, stainless steel gas appliances and granite countertops, plus additional built-in cabinets and a planning desk adjacent to the eat in area. Backyard is complete with a finished patio and landscaping. Upstairs is the Master Bedroom with walk out balcony, laundry room and 2 additional bedrooms. Beautifully maintained and ready for immediate occupancy <i>Courtesy of Main Street Property Management, Llc</i>								
	8 RECENTLY SOLD • Sold Date: 7/10/2017, MLS Listing 5607183: 5/15/2017 MLS ID: 5607183							
	20704 W Hamilton St	Single Family Detached	3/2	1,738 sq ft	9,104	2010	7/10/2017	\$263,000 \$151
Beautiful home in resort like master planned community. Walking distance to Verrado Heritage Elementary and Heritage swim park. Oversized corner lot with a backyard built for entertaining. Built in BBQ, gas fire pit, bocce ball court, com hole board areas, large paver area for seating and entertaining. String lights over yard for added lighting and ambiance at night. Artificial grass in front and backyard for low maintenance and water conservation. Large porch in front of house. 3 bedroom + den, 2 bathroom. Split floor plan with large open great room/kitchen. White kitchen cabinets. Big kitchen island/breakfast bar. New dark wood-look tile with upgraded 5" baseboards throughout house, carpet in bedrooms. Elegant two tone paint with chair rail in main living area. Close to many parks. <i>Courtesy of Homesmart</i>								

Recently Sold: 36 (cont.)











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	10 RECENTLY SOLD	* Sold Date: 6/30/2017, MLS Listing 5601983: 5/6/2017 MLS ID: 5601983						
21171 W Court St	Single Family Detached	3/2	1,760 sq ft	7,566	2005	6/30/2017	\$279,000	\$159
<p>Stunning Location with MTN Views and a park right across the street with mature trees lining the street. The home offers 3 bedrooms and 2 baths including Large Master. The kitchen has Granite Counter tops Black Appliances, with Good size Island. The Great Room has Built in Stone Creek Custom Entertainment Center. Beautiful Planation Shutters fill the arched windows. The backyard has extended patio with Pergola to view the fabulous sunsets over the White Tank Mtns. The Backyard is oversized with Shadey Tree and Hot Tub. Just to name a few of the newest upgrades. New / Larger AC unit, Exterior Paint, New Lines and Heads, Partically Upgraded Landscaping. Hot Tub, Refrigerator, Washer, and Dryer DO Convey</p> <p><i>Courtesy of Verrado Realty Llc</i></p>								
	11 RECENTLY SOLD	* Sold Date: 6/19/2017, MLS Listing 5597875: 4/29/2017 MLS ID: 5597875						
2447 N Heritage St	Single Family Detached	3/3	2,278 sq ft	4,208	2013	6/19/2017	\$281,000	\$123
<p>This amazing TURN-KEY beautiful home in the Verrado Community awaits you. In a prime corner location, walking distance to the New Heritage Swim Park & School. Step into this highly upgraded home with 20x20 tile in all the right places, 5-Burner Gas Range, Granite Counter tops, SS Appliances, HUGE Kitchen Island w/additional storage & a Kitchen that opens up to a WALL OF WINDOWS, making it an entertainers delight. Other Upgrades include Surround sound, ceiling fans throughout, upgraded light fixtures, wrought iron stair rail, 1/2 bath located on the first floor, soft water system owned, a Very Spacious Master Bedroom with in-suite and sitting area. The backyard features a Self cleaning **SALT WATER SPARKLING HEATED POOL** with water feature, Hot Tub ready to use, travertine & cool deck</p> <p><i>Courtesy of Glass House International</i></p>								
	12 RECENTLY SOLD	* Sold Date: 6/29/2017, MLS Listing 5592718: 4/19/2017 MLS ID: 5592718						
2730 N Springfield St	Single Family Detached	4/3	2,234 sq ft	6,849	2017	6/29/2017	\$284,407	\$127
<p>Beautiful farmhouse elevation with large front porch, this single level home sits in a prime location in an all single level cul-de-sac. The home is designed as a split bedroom plan with the Owner's Suite located at the rear of the home. Central in the home is a large, tastefully appointed kitchen with a large kitchen island looking out on to an expansive great room with a 15' triple slider. Stainless steel gas appliances, granite countertops, upgraded tile throughout are just a few of the many upgrades in this must have open floor plan!</p> <p><i>Courtesy of K. Hovnanian Great Western Homes, Llc</i></p>								
	13 RECENTLY SOLD	* Sold Date: 6/26/2017, MLS Listing 5541135: 1/2/2017 MLS ID: 5541135						
3935 N Founder Cir	Single Family Detached	4/3	2,700 sq ft	8,603	2004	6/26/2017	\$285,000	\$106
<p>Popular single story floor plan with designer touches throughout. Dark hardwood and upgraded tile flooring, custom made Roman shades and professionally designed backyard made for entertaining. Home has one bedroom and bath up front and spacious master in back with 2 additional bedrooms. Kitchen is large and opens up to great room. Outside offers a variety of options from relaxing on your front porch or in the courtyard off of the dining room to enjoying a cool evening in the backyard by the outdoor fireplace. Besides the amenities within the home you will enjoy being just a block away from one of Verrado's signature parks</p> <p><i>Courtesy of West Usa Realty</i></p>								
	14 RECENTLY SOLD	* Sold Date: 6/28/2017, MLS Listing 5570510: 3/4/2017 MLS ID: 5570510						
20585 W Legend Trl	Single Family Detached	3/3	2,028 sq ft	6,882	2016	6/28/2017	\$290,000	\$143
<p>Move in Ready! This Jacaranda home design has 3 Bedroom, 3 Full Baths, Great Room Plan with 2 Car Garage. Great Room flows to Open Kitchen with Breakfast Room, a formal dining room, an incredible kitchen with beautiful white cabinets, attractive signature island, granite countertops, GE appliances with a Gas stove. Incredible grey plank tile in all the right places. Master includes a spa style walk in shower with tile surround. Notable William Ryan Homes energy efficiency! Spray foam walls and roof deck, 5-Star+ Energy Certified for overall low cost of ownership! Must experience to appreciate!</p> <p><i>Courtesy of New Home Star Arizona, Llc</i></p>								

Recently Sold: 36 (cont.)
















	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	15 RECENTLY SOLD	* Sold Date: 6/30/2017, MLS Listing 5573450: 3/10/2017 MLS ID: 5573450						
21091 W Wycliff Ct	Single Family Detached	2/3	1,752 sq ft	9,383	2011	6/30/2017	\$290,000	\$166
Absolutely stunning Desert Prairie home located on a secluded cul-de-sac with open view fencing and unobstructed panoramic mountain views. This home is immaculate inside and out with great attention to detail showing ultimate pride in ownership. The backyard retreat is ideal, low maintenance landscape, travertine pavers, fireplace and built-in hot tub to take in the amazing sunsets or the night sky. The home is meticulously maintained with a great split floorplan and nicely appointed kitchen with upgraded cabinets, granite counter tops and stainless steel appliances. Start living the Verrado lifestyle today, inquire about this magnificent home today as it truly won't last long.... FIRPTA does apply.								
Courtesy of Verrado Realty LLC								
	16 RECENTLY SOLD	* Sold Date: 6/21/2017, MLS Listing 5570527: 3/4/2017 MLS ID: 5570527						
20554 W Legend Trl	Single Family Detached	3/3	2,164 sq ft	6,320	2016	6/21/2017	\$295,000	\$136
Move in Ready! This Spruce home design has 3 Bedroom, 3 Full Baths, Great Room Plan with a Study and 2 Car Garage. Great Room flows to Open Kitchen with Breakfast Room, a formal dining room, an incredible kitchen with beautiful cabinets, attractive signature island, granite countertops, GE stainless appliances with a Gas cooktop stove. Incredible plank tile in all the right places. Master includes a spa style walk in shower with tile surround. Notable William Ryan Homes energy efficiency! Spray foam walls and roof deck, 5-Star+ Energy Certified for overall low cost of ownership! Must experience to appreciate!								
Courtesy of New Home Star Arizona, LLC								
	17 RECENTLY SOLD	* Sold Date: 6/22/2017, Public Record MLS ID: -						
20712 W Legend Trl	Single Family	-/-	-	4,540	-	6/22/2017	\$295,954	-
-								
	18 RECENTLY SOLD	* Sold Date: 6/22/2017, Public Record MLS ID: -						
2746 N Acacia Way	Single Family	-/-	-	6,875	-	6/22/2017	\$298,976	-
Photo not available								
	19 RECENTLY SOLD	* Sold Date: 6/19/2017, Public Record MLS ID: -						
20608 W Nelson Pl	Single Family	-/-	-	5,644	-	6/19/2017	\$299,949	-
Photo not available								
	20 RECENTLY SOLD	* Sold Date: 7/3/2017, MLS Listing 5609950: 5/24/2017 MLS ID: 5609950						
21167 W Elm Way	Single Family Detached	3/3	2,242 sq ft	5,657	2006	7/3/2017	\$305,000	\$136
Beautiful and Upgraded home for your family. Three amazing bedrooms and 2.5 Baths with Large entry and a great Den, Family Room, and Dining Room. with a very spacious Family Room and Kitchen and beautiful granite Counter tops. All the upstairs bedrooms including the Master have huge over sized Closet. The Front and Back Yard Offer New Synthetic Grass and Pavers. The Tile throughout has been recently installed and has been newly painted. Close to Verrado Golf Club, Restaurants, and Shopping. The Community of Verrado is Beautiful with Tree lined Streets, 66 Parks to choose from and 3 Pools, including workout facility.								
Courtesy of Joplinschaffler Real Estate								

Recently Sold: 36 (cont.)







Recently Sold: 36 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 RECENTLY SOLD	* Sold Date: 7/14/2017, MLS Listing 5599221: 5/2/2017 MLS ID: 5599221								
		20603 W Alsap Rd	Single Family Detached	4/3	2,584 sq ft	8,352	2017	7/14/2017	\$317,436	\$123
		Courtesy of Av Homes								
	 RECENTLY SOLD	* Sold Date: 6/23/2017, MLS Listing 5573550: 3/10/2017 MLS ID: 5573550								
		20769 W Sentinel Dr	Single Family Detached	4/3	2,600 sq ft	7,150	2004	6/23/2017	\$320,000	\$123
		Charming Verrado Craftsman in the Heart of the Main Street District with amazing proximity to schools, shopping, dining, pools, fitness center and golf course. This four bedroom, three bath home is loaded with upgrades including Travertine tile throughout with wood accents on the floor, stainless steel appliances, custom paint, large walk in pantry, covered courtyard patio and extended backyard patio plus 3-car tandem garage with built-in cabinets and work bench. This is one of the most sought after floorplans in all of Verrado, it's great for entertaining and features formal living/dining rooms, family room and a generous master retreat. Start living the Verrado lifestyle today, the most beautiful community in the Southwest. Verrado is home to two 18-hole championship golf courses								
		Courtesy of Verrado Realty Llc								
	 RECENTLY SOLD	* Sold Date: 7/5/2017, MLS Listing 5608521: 5/19/2017 MLS ID: 5608521								
		4010 N Founder Cir	Single Family Detached	5/3	2,630 sq ft	6,476	2005	7/5/2017	\$337,000	\$128
		This home is located in the award winning community of Verrado between two wonderful parks. Thayer Hill Park to the east and Founders Park to the west are both within two houses of this home. Verrado High School, Middle School and Elementary are within 2 blocks distance. The town of Verrado with 3 restaurants, CVS, Bashas grocery, golf, and more are all within 4 blocks. This home is a nicely appointed home with a private pool and two car garage. Additional parking is available. It has a low maintenance exterior, a combination kitchen/FR, a large, relaxed LR, formal DR, two bedrooms downstairs and so much more. A Frys Market Center is being built a mile away. Easy access to I-10 and the 303 freeways. Come see this home and see your dreams come alive!								
		Courtesy of Realty One Group								
	 RECENTLY SOLD	* Sold Date: 6/28/2017, MLS Listing 5434979: 4/28/2016 MLS ID: 5434979								
		21019 W Park Meadows Dr	Single Family Detached	5/5	3,767 sq ft	9,463	2012	6/28/2017	\$344,000	\$91
		Gorgeous Maracay home located in the master planned community of Verrado. This 5 bedroom, 4.5 bath open floor plan home features a spacious great room, gourmet kitchen with stainless steel appliances, granite counters, kitchen island, pantry and plenty of cabinetry. 12' sliding door to patio, 9' ceilings, 8' doors on both levels and hardwood stair railing. Guest bedroom downstairs with its own bath. Upstairs you will find the loft, secondary bedrooms and the over sized master suite which offers plenty of room for a sitting area with en suite bath including dual sinks, separate shower and garden tub and walk in closet. Backyard has an open view fence perfect for enjoying the mountain views. Enjoy all of the amenities that Verrado has to offer. Hurry, this beautiful home won't last long.								
		Courtesy of Howe Realty								
	 RECENTLY SOLD	* Sold Date: 7/7/2017, MLS Listing 5589431: 4/12/2017 MLS ID: 5589431								
		20713 W Valley View Dr	Single Family Detached	5/4	3,303 sq ft	5,476	2012	7/7/2017	\$360,000	\$109
		Welcome to this Ashton Woods Formal Model 5 Bedroom/4 Bathroom home. No expense has been spared to create this gorgeous home. This home has a multi camera security system, surround sound in all common areas, epoxy garage floors, water softener, sun screens on almost all the windows. Upgraded Travertine tile floor, stone Fireplace in Family Room with Plantation Shutter throughout. The Kitchen has upgraded raised panel Cabinets, with custom tile backsplash. Master Bedroom and Bathroom is a dream come true. Spacious Bedrooms with Jack n Jill Setup. Backyard is your own private oasis								
		Courtesy of Coldwell Banker Residential Brokerage								

Recently Sold: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
  • Sold Date: 7/14/2017, MLS Listing 5616105: 6/1/2017 MLS ID: 5616105								
	Single Family Detached	3/3	2,886 sq ft	10,120	2004	7/14/2017	\$380,000	\$132
<p>AMAZING LOCATION! Not just in the heart of the Main St District but at the entrance! This stunning Ashton Woods home and it's very attractive Ranch Hacienda exterior stone facade is a must see! The moment you walk in, you'll sense home comfort. The staircase immediately calls attention with beautiful railings and wrought iron inserts. Enjoy gatherings in the generously sized living/dining area. The floor plan offers a den/office, 3 bedrooms, 2.5 baths with a spacious loft overlooking the living room. The eat-in kitchen and adjacent family room is where you're sure to spend lots of enjoyable hours. Exit outside thru french doors to enjoy AZ Outdoor living at it's best; a sparkling pool, built-in barbecue, fire pit and putting green. This property features</p> <p><i>Courtesy of Homesmart</i></p>								
  • Sold Date: 7/14/2017, MLS Listing 5599254: 5/2/2017 MLS ID: 5599254								
	Single Family Detached	5/4	2,918 sq ft	8,038	2012	7/14/2017	\$383,000	\$131
<p>Gorgeous two level home inside and out! Soothing interior palette, beautiful tile flooring, ceiling fans, plantation shutters, and upgraded lighting. Aesthetically pleasing with granite kitchen counters, center island, SS appliances, glass tiled back-splash, and wood cabinetry. Perfect home for entertaining! Patio access from family room. Master retreat on first level with Custom Master Closet, plush carpet, sitting area, and private en suite. Amazing loft area with endless possibilities. Generous size bedrooms, ample closets, 3.5 baths with oil rubbed bronze fixtures. Relax under the backyard paver covered patio and enjoy the sparkling pool. Built-in BBQ area and endless blue skies. North / south exposure and more! Enjoy living in this incredible master planned community,</p> <p><i>Courtesy of My Home Group Real Estate, Llc</i></p>								
  • Sold Date: 6/26/2017, MLS Listing 5605819: 5/15/2017 MLS ID: 5605819								
	Single Family Detached	4/4	3,267 sq ft	11,475	2017	6/26/2017	\$394,763	\$121
<p>This beautiful single story home features Granite Kitchen Counter Top, Custom Kitchen Backsplash, Hazelnut Glaze Kitchen Cabinets, Expanded Master Bedroom, Rectangular Sinks, Raised Vanities, Guest Suite, Large Glass Slider @ Great Room, Two-Tone Interior Paint, Upgraded Flooring, Extra Long Driveway with Pavers, Extended Covered Patio B and so much more. PURCHASE THIS HOME BY JUNE 30, 2017 AND RECEIVE A GE STAINLESS STEEL COUNTER DEPTH REFRIGERATOR AND GE FRONT LOAD WASHER & DRYER!</p> <p><i>Courtesy of Maracay Realty</i></p>								
  • Sold Date: 6/30/2017, MLS Listing 5489063: 8/26/2016 MLS ID: 5489063								
	Single Family Detached	4/4	3,676 sq ft	9,346	2014	6/30/2017	\$399,000	\$109
<p>Priced to SELL - at \$113/ft - WITH a Pool!?! HIGHLY ENERGY EFFICIENT Meritage homes in Lincoln Heights series, this Coronado model has barely been lived in. Sellers had their choice of lots and chose this OUTSTANDING 9,436' corner lot to face a new park & MOUNTAIN VIEWS - like having this park as your front yard but no need to mow or maintain! The DISTINCTIVE upgrades throughout include wide plank, bleached wood flooring downstairs, on stairs AND loft - looks AMAZING with white woodwork trim! Terrific floorplan with den downstairs, formal dining, huge kitchen/greatroom, office nook, enormous loft & four bedrms upstairs. Backyard with pavers & travertine surrounding elegant pool with 8' depth; PERGOLA, extended patio, corner architectural bump-out. Over \$160K in upgrade\$</p> <p><i>Courtesy of Homesmart</i></p>								
  • Sold Date: 7/12/2017, MLS Listing 5562607: 2/16/2017 MLS ID: 5562607								
	Single Family Detached	4/3	4,052 sq ft	9,578	2005	7/12/2017	\$419,900	\$104
<p>Fire your handyman! This home is move-in ready after extensive renovations. You'll love this charming, 2 story home with spectacular panoramic views of the White Tank Mountains. Gourmet kitchen featuring a professional gas cook top with griddle, double ovens, butler's pantry and granite counter tops. This home also features hardwood flooring, ship lap feature walls, custom wrought iron stair railing, crown molding, window treatments and so much more. And don't forget this home is walking distance to a nearby park. Imagine your mornings enjoying a cup of coffee on the front porch swing. This picture perfect home is calling your name!</p> <p><i>Courtesy of Homesmart</i></p>								

Recently Sold: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	31 RECENTLY SOLD • Sold Date: 6/30/2017, MLS Listing 5508402: 10/7/2016 MLS ID: 5508402							
	20396 W Edgemont Ave	Single Family Detached	4/4	3,194 sq ft	9,310	2014	6/30/2017	\$425,000 \$133
Stunning Single Level Craftsman home featuring 4 Bedrooms, 3.5 baths, 3-car Tandem Garage and Gourmet Kitchen with stainless steel appliances, including gas cooktop and double ovens, large island and extended kitchen nook. This home also features coffered ceilings at the foyer/entry and dining room, a 12' sliding glass door wall in the Great Room reveals a brand new backyard oasis complete with swimming pool, Travertine Decking, full outdoor BBQ area with refrigerator and pergola, panoramic mountain views and artificial turf. This backyard has it all! Why go through the hassle of building, this home has everything done for you, it's turnkey and move-in ready. Contact us to schedule a private tour today.								
Courtesy of Verrado Realty Llc								
	32 RECENTLY SOLD • Sold Date: 6/30/2017, MLS Listing 5570021: 3/3/2017 MLS ID: 5570021							
	20402 W Canyon Dr	Single Family Detached	3/2	2,413 sq ft	15,038	2012	6/30/2017	\$430,000 \$178
Toll Brothers Home Nestled in the Community of Verrado . A One of a Kind Property Offers Commanding Views Across the Valley and Beautiful City Lights at Night. This Oversized 15,000 plus sq ft lot offers lots of private space including Pool, Professionally Designed Landscaping including 3 Patio Areas, Synthetic Grass, Citrus Trees, Pavers & More This Spacious 2413 sq ft Home Is Designer Quality Throughout. Beautiful Handcarved Archways and Columns, Wood Beams, Iron Light Fixtures, Rich Stained Wood Shutters, Hand Laid Stone Accent Wall With Fireplace, Custom Paint, Grand Hand Forged Iron Cantera Entrance Door. Gourmet Kitchen With Cafe Appliances, Large Granite Island & Counters, Stone Back Splash, Under Counter Lights & Butlers Pantry ..This Home Has It All Luxurious Desert Living!								
Courtesy of Russ Lyon Sotheby's International Realty								
	33 RECENTLY SOLD • Sold Date: 6/22/2017, Public Record MLS ID: -							
	20442 W Briarwood Dr	Single Family	-/-	-	9,479	-	6/22/2017	\$433,890 -
-								
	34 RECENTLY SOLD • Sold Date: 6/21/2017, Public Record MLS ID: -							
	20597 W Garden St	Single Family	-/4	2,882 sq ft	20,234	2012	6/21/2017	\$434,500 \$151
-								
	35 RECENTLY SOLD • Sold Date: 7/7/2017, MLS Listing 5566121: 2/24/2017 MLS ID: 5566121							
	2268 N Park St	Single Family Detached	5/4	3,700 sq ft	11,427	2014	7/7/2017	\$535,000 \$145
This beautiful Model home features Granite Kitchen Counter Top, Cabinets to ceiling, Beverage Center at Butlers Pantry, SS Gas Cooktop, 16' Glass Multi-Slide Door at Great Room, Frameless Walk-In Shower at Master Bath, Bedroom Downstairs with Full Bath, Indoor Gas Fireplace, Upstairs Laundry w/Cabinets & Sink, Tile Finishes throughout Bathrooms, Window Coverings, Swimming Pool, Upgraded Flooring Throughout and so much more. Close of Escrow to occur within 30 days of notice from Seller but no later than December 15, 2017.								
Courtesy of Maracay Realty								
	36 RECENTLY SOLD • Sold Date: 6/28/2017, MLS Listing 5426730: 3/28/2016 MLS ID: 5426730							
	21404 W Sunrise Ln	Single Family Detached	3/4	2,771 sq ft	22,656	2016	6/28/2017	\$565,149 \$204
Home to be built. \$7,500 upgrade incentive, Split plan with lots of custom touches: extra deep rear load 3 car garage, 2 X 6 construction, 10' to 14' ceilings, upgraded insulation, dual pane low e windows, security system, maple cabinets with 42" uppers, granite countertops, tile floors in wet areas, large fenced yards, covered patio and more! Over 50% of an acre!								
Courtesy of D Mann Realty								