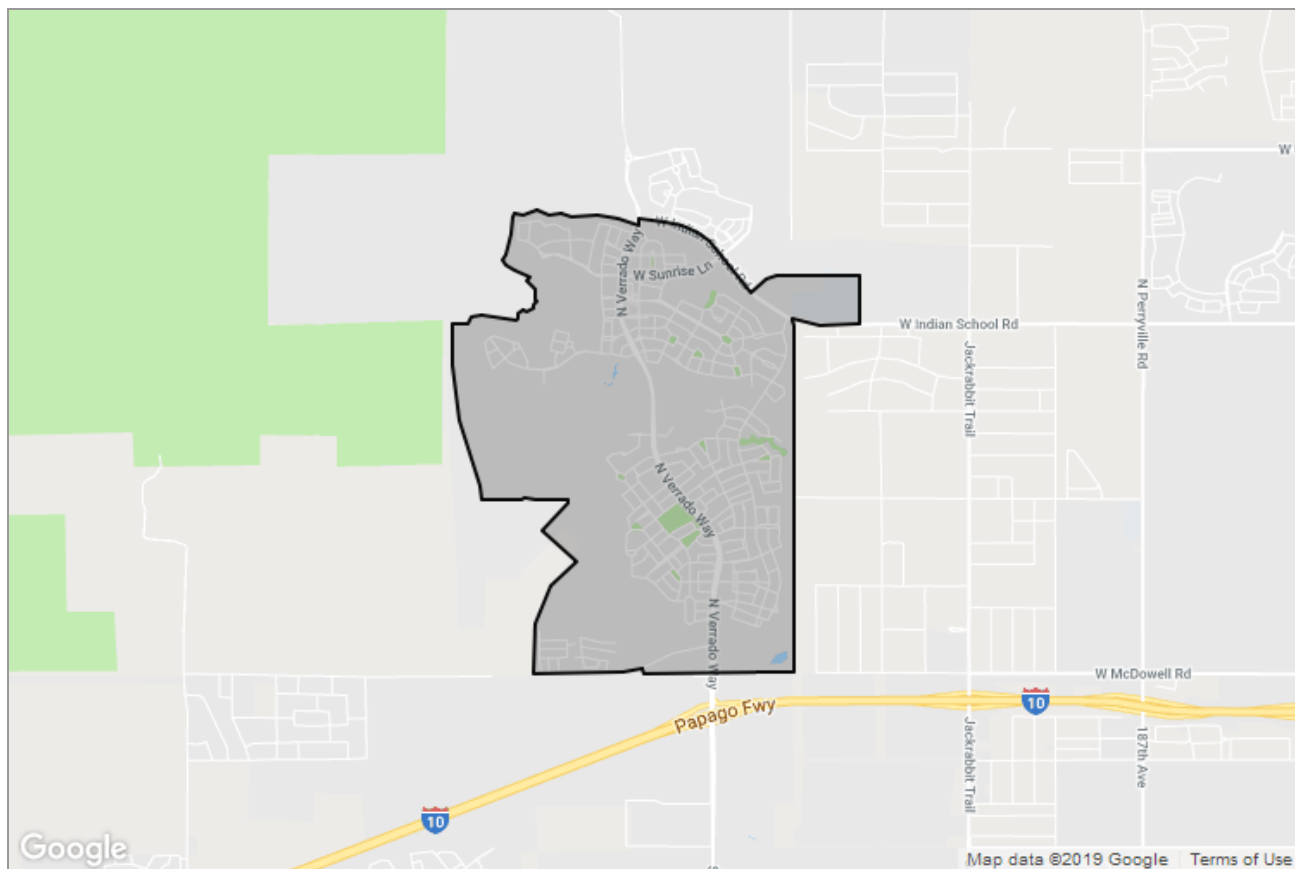




DECEMBER 2018 MARKET ACTIVITY REPORT

Verrado in Buckeye, AZ



Presented by

Ricardo Seiler

Arizona Real Estate License: SA660368000



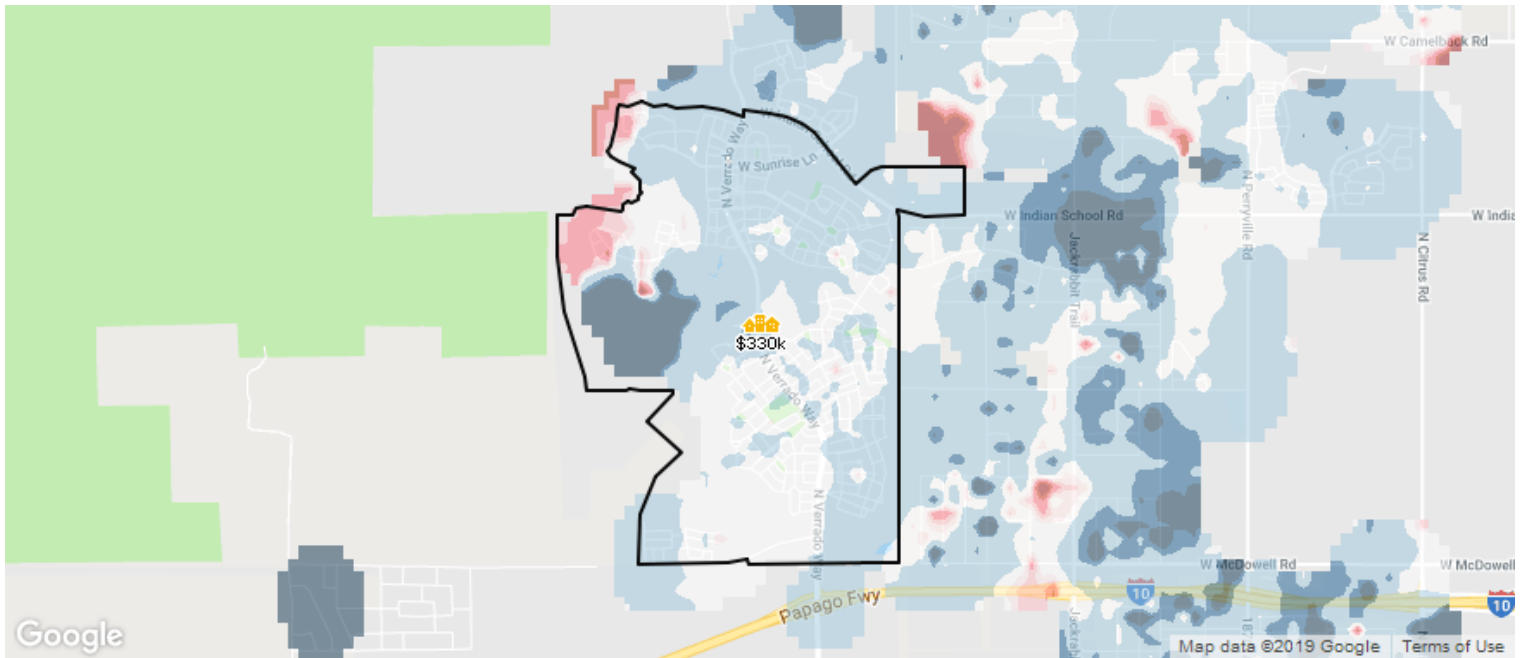
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HomeSmart
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Suite B
Goodyear, AZ 85395

Verrado in Buckeye, AZ

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$330K

Updated: 11/30/2018

Change Over
Last 12 Months

↑ **4.65%**

Change Over
Last 24 Months

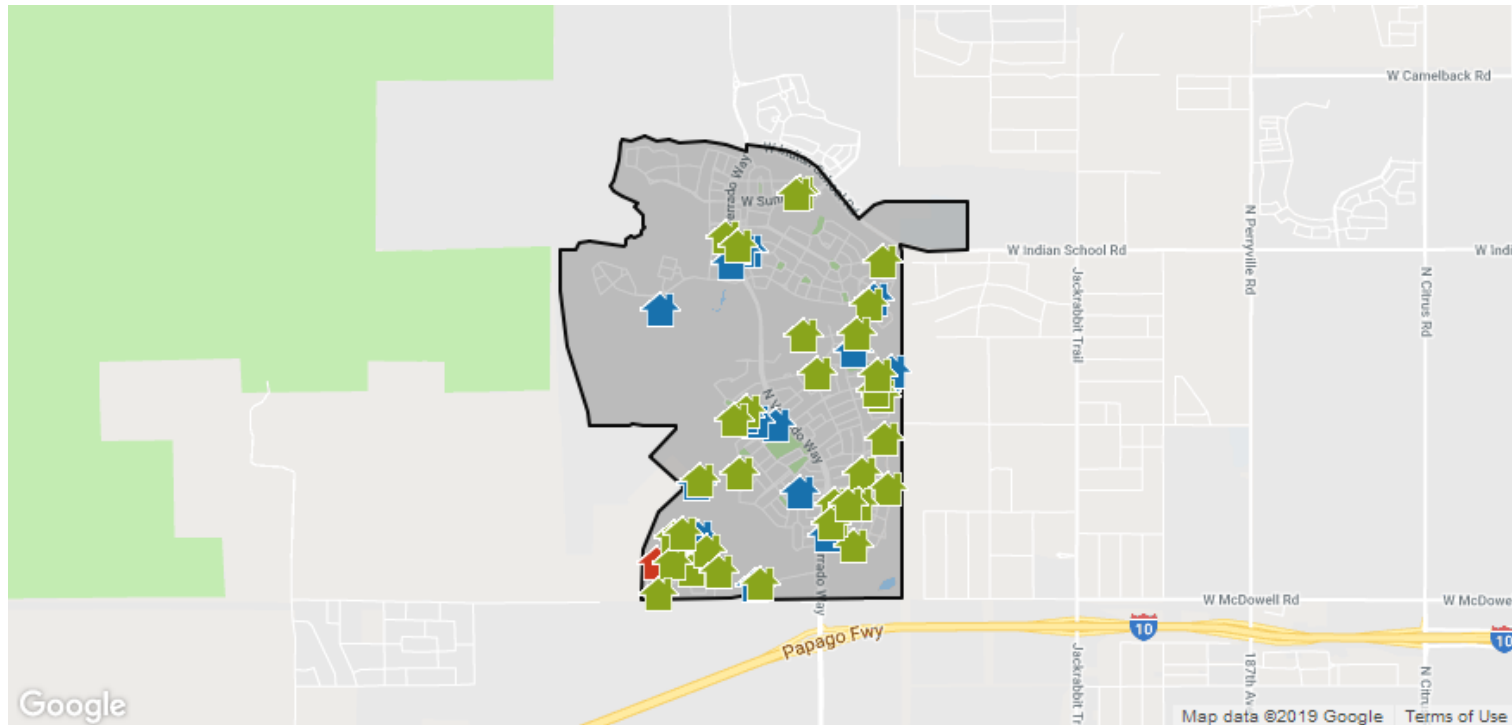
↑ **7.76%**

Change Over
Last 36 Months



↑ **15.47%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR and Condos** data.

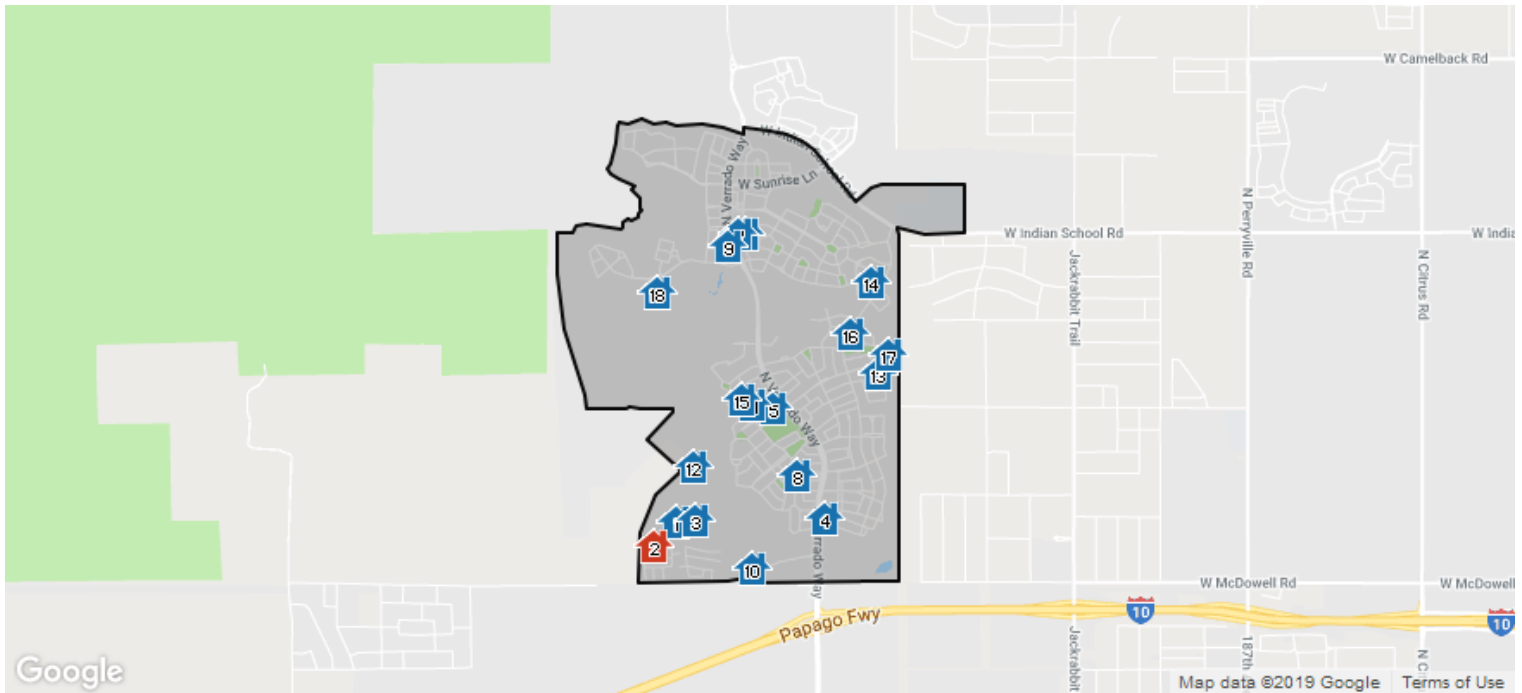
Market Activity Summary Stats



Search Criteria | **Location:** Verrado in Buckeye, AZ; **Date:** Changes in the Last Month; **Change Types:** New Listings, Pending, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt; **Maximum Properties per Status:** 50; **Sort Order:** Least expensive

	 New Listings	 Recently Sold
Number of Properties	18	33
Low Price / Value	\$249,995	\$244,246
Median Price / Value	\$321,315	\$330,183
High Price / Value	\$2,200,000	\$550,000
Average Price / Sq. Ft.	\$169	\$136
Median Price / Sq. Ft.	\$159	\$137
Average Days in RPR	18	87
Median Days in RPR	19	69
Total Volume	\$8,039,415	\$11,321,323

Verrado in Buckeye, AZ













New Listings: 18

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div> <div> 1 FOR SALE </div> <div> • New, Active: 12/13/2018 MLS ID: 5856987 </div> </div>								
2057 N 213th Dr	Single Family Detached	3/2	1,613 sq ft	5,564	—	12/13/2018	\$249,995	\$155
Brand NEW energy-efficient home ready March-April 2019! Aden home with bedrooms off entry allows for additional privacy in the master suite. Laundry room is centrally located. Open concept kitchen, great room, dining nook for entertaining friends & family. Espresso maple cabinets, white granite countertops with black and gamet accents and light grey carpet with coordinating 12"x24" tile in our upgraded Chic A package. Outdoor enthusiasts will love being located just minutes from White Tank Mountain and Skyline Regional Parks, while the whole family will enjoy access to the private clubhouse and community pool. Groundbreaking energy efficiency is also built seamlessly into every home in this community so you can spend less on utility bills and more on the things that matter most <i>Listing Courtesy of Meritage Homes Of Arizona, Inc</i>								
<div> <div> 2 FOR SALE </div> <div> • Preforeclosure, Notice of Trustee Sale, New, Active: 12/13/2018 MLS ID: 5857521 </div> </div>								
21426 W Berkeley Rd	Single Family Detached	3/2	1,939 sq ft	6,900	2017	12/13/2018	\$259,000	\$134
This clean & very well maintained home is perfect for those wanting to make a move to Buckeye! Beautiful single level floor plan with all the space & functionality you will need. You will love the open kitchen layout with large island, granite countertops, and stainless steel appliances. The backyard is patiently waiting for your landscaping ideas. Enjoy exercising the thought from the extended covered patio! Don't miss this wonderful home. Schedule a showing today! <i>Listing Courtesy of Exp Realty</i>								
<div> <div> 3 FOR SALE </div> <div> • New, Active: 12/17/2018 MLS ID: 5858368 </div> </div>								
21265 W Hubbell St	Single Family Detached	3/2	1,395 sq ft	6,900	2017	12/17/2018	\$264,900	\$190
Beautiful Carnival Model Home with 3 bedrooms, 2 baths and 2 car garage. The beautiful kitchen includes Stainless Steel appliances including the Refrigerator & Quartz countertops. Other great features include Upgraded Flooring throughout, Large rear yard with 8' double gate, Front and Rear Yard Landscaping, Alarm System and Speakers throughout. Come see this gorgeous former model and make it yours today! <i>Listing Courtesy of K. Hovnanian Great Western Homes, LLC</i>								

New Listings: 18 (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: 12/14/2018 MLS ID: 5857877							
	20652 W Nelson Pl	Single Family Detached	3/2	1,623 sq ft	5,400	2015	12/14/2018	\$265,000 \$163
Premium lot, immaculate 3 bedroom plus den, 2 bath home in Verrado! Open floor plan , spacious kitchen including, granite countertops, breakfast bar, stainless steel appliances, gas range, refrigerator included. Great Room, Spacious master suite featuring dual vanity, shower/tub, walk-in closet. Other features including - ceiling fans in all bedrooms, pre-wired for surround sound, pre-plumbed for water softener, custom blind for your 3 panel sliding glass door. Covered patio, paved backyard, artificial turf, gas bib in backyard for your BBQ grill. Enjoy a hot cup of coffee on your covered front porch! Walking distance to Verrado Coffee Co & soon to come Starbucks <i>Listing Courtesy of Keller Williams Realty Professional Partners</i>								
	5 FOR SALE • New, Active: 12/14/2018 MLS ID: 5857637							
	20897 W Ridge Rd	Single Family Detached	2/2	1,541 sq ft	5,610	2008	12/14/2018	\$268,000 \$174
Snowbird Retreat! Barely lived in and ALL home furnishing negotiable! PLUS the SPA conveys with sale! This 3 bedroom home features an open floorplan, soft tones throughout the living space, beautiful tile flooring, a large living room perfect for entertaining. The kitchen boasts beautiful cabinets, tile backsplash, granite countertops, breakfast bar and a pantry. The front exterior includes a large porch perfect for evening relaxation, North/South exposure, 2 car garage is the handy mans dream. The backyard is an ENTERTAINERS DREAM! Outdoor kitchen, covered patio and the SPA! This is truly a place to call home. <i>Listing Courtesy of Keller Williams Realty Professional Partners</i>								
	6 FOR SALE • New, Active: 12/27/2018 MLS ID: 5860891							
	21004 W Court St	Single Family Detached	2/2	1,531 sq ft	4,743	2008	12/27/2018	\$275,000 \$180
Shady tree lined streets, unique neighborhoods & Main Street with shops & restaurants. This is Verrado! Seamless living in Edith's Place community 2 blocks from the quaint bustle of Main Street. Corner lot 2bedrm & 2bath with den/library The Augusta 1,531 sqft classic Spanish Colonial home features custom plantation shutters in the living-room & guest accommodations, Da Vinci library wall with desk in study & hardwood floors. Custom Italian floors in the kitchen & bathrooms. French doors welcome a secluded patio with a custom Alumina-wood cover with a drop shade & Alumina-wood lattice cover over the back patio. Paver's installation on both patios. Kitchen Island, decorative glass pantry door & stone backsplash with designated dining. Surround sound with receiver & in-ceiling speakers <i>Listing Courtesy of North & Co</i>								
	7 FOR SALE • New, Active: 12/11/2018 MLS ID: 5856274							
	21036 W Court St	Single Family Detached	3/2	1,531 sq ft	5,619	2008	12/11/2018	\$279,000 \$182
Built in 2008, this Buckeye one-story offers stainless steel appliances, a uncovered patio, and a two-car garage. Upgraded features include new carpet in select rooms. A park, swimming pool, and gym are part of the HOA. Home comes with a 30-day buyback guarantee. Terms and conditions apply. <i>Listing Courtesy of Opendoor Homes</i>								
	8 FOR SALE • New, Active: 12/8/2018 MLS ID: 5855577							
	2427 N Heritage St	Single Family Detached	3/3	2,327 sq ft	3,200	2013	12/8/2018	\$288,000 \$124
Built in 2013, this Buckeye two-story offers granite kitchen countertops, a loft, and a two-car garage. Upgraded features include new carpet in select rooms. Community pools, parks, walking paths and trails are part of the HOA. Home comes with a 30-day buyback guarantee. Terms and conditions apply. <i>Listing Courtesy of Opendoor Homes</i>								
	8 FOR SALE • New, Active: 12/12/2018 MLS ID: 5856650							
	21087 W Court St	Single Family Detached	2/2	1,760 sq ft	17,000	2005	12/12/2018	\$309,000 \$176
This beautiful single story home built in the Craftsman style; 2 bedroom with an office with French Doors opening to front entrance. In the heart of Verrado Main Street District; steps away from restaurants, golf course, Bashes and CVS and much more. Upgrades galore in this home include fireplace, new appliances, granite counter tops and tiled floors. East facing patio which makes it usable in every season. <i>Listing Courtesy of Realty One Group</i>								

New Listings: 18 (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: 12/16/2018 MLS ID: 5858130							
21077 W Almeria Rd	Single Family Detached	5/3	2,850 sq ft	4,500	2018	12/16/2018	\$333,630	\$117
Beautiful 5 bedroom, 3 bath New Home in the new Marketside At Verrado District. Kitchen has a huge island with upgraded Maple Cabinets, Stainless Steel GE Gas appliances and Granite countertops at Kitchen. Includes a large walk in Shower and garden tub at the M. bath with Marble surrounds and marble countertops. Lots of additional upgrades throughout the home are included. Includes 2 tone paint package, upgraded satin nickel door hardware, RO system, blinds and 8' tall garage door and opener. Upgraded wood plank tile flooring in downstairs except the bedroom. Oversized covered patio overlooks the back yard. Come see this home today! <i>Listing Courtesy of K. Hovnanian Great Western Homes, LLC</i>								
	 FOR SALE • New, Active: 12/6/2018 MLS ID: 5854503							
2926 N Point Ridge Rd	Single Family Detached	3/3	2,534 sq ft	8,429	2007	12/6/2018	\$336,000	\$133
Built in 2007, this Buckeye two-story offers granite kitchen countertops, hardwood flooring, and a two-car garage. Upgraded features include fresh interior paint throughout. A community pool, parks, and trails are part of the HOA. Home comes with a 30-day buyback guarantee. Terms and conditions apply. <i>Listing Courtesy of Opendoor Homes</i>								
	 FOR SALE • New, Active: 12/27/2018 MLS ID: 5860656							
21255 W Ashland Ave	Single Family Detached	3/3	2,325 sq ft	7,200	2018	12/27/2018	\$339,990	\$146
This home has 10' flat ceilings with 9' interior doors. Makes the home feel really open and spacious. Gas is included in all locations including gas stub out for bbq. We have built this home joining two bedrooms together calling it a bunkroom. We are Wi-Fi Certified so there are no dead spots in the home. We provide you with Amazon's white glove after-market installation & support along with 1 amazon echo show and 1 echo dot. RING doorbell, Cat6 cabling with future fiber-optic conduit. Baldwin bluetooth front door locks. Occupancy sensor at laundry room and so much more. A PUBLIC REPORT IS AVAILABLE ON THE STATE REAL ESTATE DEPARTMENT'S WEBSITE. <i>Listing Courtesy of Lennar Sales Corp</i>								
	 FOR SALE • New, Active: 12/17/2018 MLS ID: 5858178							
3137 N Black Rock Rd	Single Family Detached	4/3	2,587 sq ft	7,448	2007	12/17/2018	\$340,000	\$131
This highly sought-after Spanish facade single story Wilo model built by Engle. A versatile floorplan featuring 4 bedrooms, 3 full bathrooms, formal living and dining, eat-in kitchen, family room with fireplace, upgraded kitchen with stacked cabinets, expansive countertops and huge pantry. An ample & useful front porch sets the right tone for your morning cup of coffee. Close proximity to all Verrado amenities and schools, this property has been meticulously maintained and shows pride of ownership. <i>Listing Courtesy of Realty One Group</i>								
	 FOR SALE • New, Active: 12/3/2018 MLS ID: 5853210							
20434 W Lost Creek Dr E	Single Family Detached	3/2	2,036 sq ft	9,455	2005	12/3/2018	\$349,900	\$172
Come fall in love with this charming Main Street District home in Verrado. It has been upgraded to include hardwood floors, quartz countertops, gas cooktop, apron sink, stainless appliances, incased windows, brick accent walls, gas fireplace, several solid wood built-ins to showcase your decor and books, surround sound inside/out and a remodeled guest bathroom. The backyard is an entertainers dream boasting a practically new (2 yr old) pool and spa with all of the features, led color changing lighting, fire bowls, and water feature... along with heated spa, built in gas BBQ, and pergola. The garage has plenty of cabinets for storage, and also a detached third car garage for your toys or projects. Call today <i>Listing Courtesy of West Usa Realty</i>								

New Listings: 18 (cont.)

New Listings: 18 (cont.)



15

FOR SALE

New, Active: 12/19/2018

MLS ID: 5858839

2937 N Heritage St

Single Family Detached

4/4

2,937 sq ft

7,068

2008


12/19/2018

\$358,000

\$122

Here is the versatile home you've always wanted in Verrado! Enjoy the open, soaring ceiling from the family room and kitchen, to the upstairs loft, stainless steel appliances, and granite countertops. Perfect for multigenerational living, with a master bedroom, full bath and kitchenette upstairs, and a 2nd master bedroom suite downstairs. There are rooms for a den, office, play area, two private patios and your own front porch. Come see this low maintenance home, with a freshly painted interior, in the fabulous Verrado community. Verrado is home to two "A" rated elementary schools, golf courses, Heritage Swim Park, community center with gym, and a "Main Street" with shopping. Enjoy hiking trails and parks throughout Verrado. See doc's tab for link to more info on Verrado and home.

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties



16

FOR SALE

New, Active: 12/21/2018

MLS ID: 5859592

3419 N Acacia Way

Single Family Detached

4/3

3,045 sq ft

13,308

2012


12/21/2018

\$425,000

\$140

Stunning, Unique and Very Upscale! Masterful Toll Brothers luxurious design uniquely embodied in this 4 bedroom 3 ba home with 3,035 SF of living space. Upon entering this home your eye is drawn to the stunning rich dark wood flooring and amazing built in shelves in the living room area. The chef inspired island kitchen features beautiful light fixtures, granite countertops, rich dark cabinetry, SS appliances, wall ovens and plant shelving. The spacious bedrooms boast high end plush carpeting and plantation shutters. The master bathroom is comprised of dual sinks, garden bathtub and decorative mirrors. The covered back patio overlooks the lush green grass-an ideal setting for family gatherings or a children's play area. Don't hesitate! Book your showing today! Your dream home await

Listing Courtesy of Mojica & Associates Real Estate



17

FOR SALE

New, Active: 12/12/2018

MLS ID: 5856646

20345 W Summit Pl

Single Family Detached

5/4

4,441 sq ft

16,575

2012


12/12/2018

\$899,000

\$202

Must see! This immaculate semi custom home is situated on one of Verrado's most desirable lots. This home has it all. Modern farmhouse touches throughout this exceptional home make it truly one of a kind. Gourmet kitchen features professional Viking appliances including 30" all refrigerator and 30" all freezer, 48" 6 burner plus griddle dual fuel range, microwave drawer, pellet ice maker and more! The master suite boasts a coffee bar and balcony with stunning city light views. The backyard is an entertainers dream. Large pool with massive water feature, spa, fire pit, 2 fire troughs, 2 bar areas with built in bbq, enclosed 80" TV, ceiling heaters and sport court. Smart home powered by control 4 has speakers throughout, custom lighting and all Alexa integrated. Agent owner...MORE.

Listing Courtesy of Main Street Property Management, Llc



18

FOR SALE

New, Active: 12/5/2018

MLS ID: 5855286

21398 W Jojoba Ct

Single Family Detached

4/5

5,506 sq ft

36,350

2005

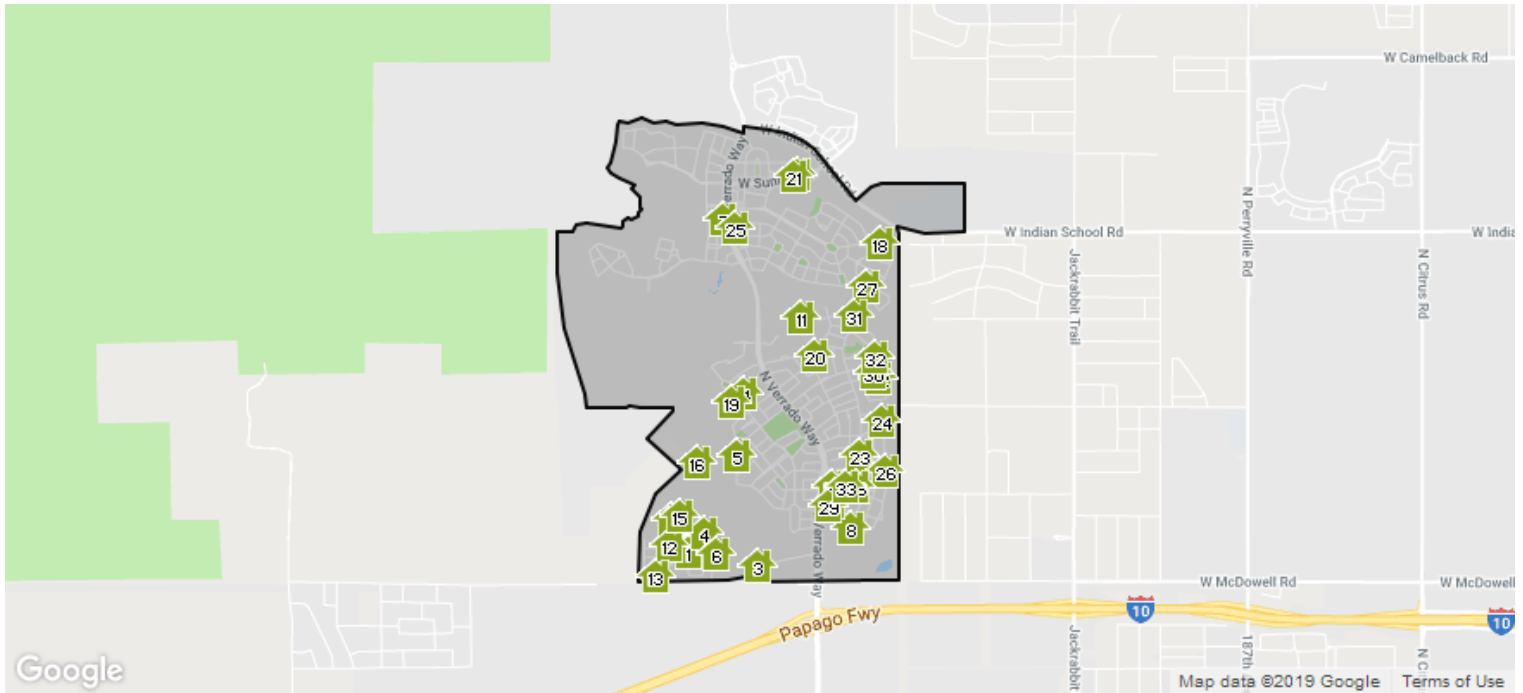
12/5/2018

\$2,200,000

\$400







Gorgeous Mountain & Golf Course Views await you in this beautiful estate home situated in the highly sought after Verrado resort community. Move right into your fully-furnished home highly appointed with luxury amenities throughout featuring, walk-in wine room, theater, exercise room, gourmet cooks kitchen, lavish master retreat and three spacious en-suite bedrooms. Enjoy year-round outdoor living in the beautiful backyard oasis complete with expansive covered patio, heated pool/spa, water feature, built-in BBQ, fire pit and fireplace. Verrado offers resort style living with two golf courses, club house, dining, shopping, fitness center, pools, and clubhouse all within walking distance. See MOTION VIDEO.

Listing Courtesy of Russ Lyon Sotheby's International Realty








Recently Sold: 33

Recently Sold: 33

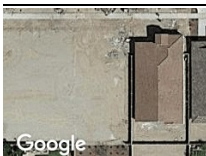











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD • Sold Date: 12/13/2018, Public Record MLS ID: –							
21280 W Coronado Rd	Single Family	–/3	2,258 sq ft	5,893	2014	12/13/2018	\$244,246	\$108
–								
	 RECENTLY SOLD • Sold Date: 12/4/2018, MLS Listing 5824349: 9/24/2018 MLS ID: 5824349							
2054 N 213th Dr	Single Family Detached	3/2	1,613 sq ft	5,500	2018	12/4/2018	\$245,000	\$152
Over \$6,000 of Options at NO Cost! Brand NEW Energy Efficient home ready NOW! Stunning Aden features brushed nickel hardware, wood laminate flooring throughout, carpet in the bedrooms. Kitchen includes ENERGY STAR stainless steel appliances with espresso cabinets and large granite countertop island. Sienna Hills offers community pools, parks, fitness center and kid's splash pad and more! Outdoor enthusiasts will love being located just minutes from White Tank Mountain and Skyline Regional Parks. Known for their energy saving features, our homes help you live a healthier and quieter lifestyle, while saving you thousands of dollars on utility bills. <i>Courtesy of Meritage Homes Of Arizona, Inc</i>								
	 RECENTLY SOLD • Sold Date: 12/28/2018, MLS Listing 5833217: 10/12/2018 MLS ID: 5833217							
20993 W Almeria Rd	Single Family Detached	3/2	1,605 sq ft	4,884	2018	12/28/2018	\$245,000	\$153
Great over sized lot with professionally designed options. Gas at the back yard, blinds, and quartz countertops! Upgraded tile and carpet in bedrooms, is walking distance to restaurants, parks and hiking trails. <i>Courtesy of K. Hovnanian Great Western Homes, LLC</i>								

Recently Sold: 33 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	4 RECENTLY SOLD • Sold Date: 12/20/2018, MLS Listing 5848557: 11/15/2018 MLS ID: 5848557							
	21189 W Palm Ln	Single Family Detached	3/2	1,905 sq ft	5,918	2017	12/20/2018	\$270,000 \$142
Beautiful energy efficient home near the scenic white tank mountains. Convenient to shopping at Verado. Kitchen includes Large island, upgraded appliances, White Ice Quartz granite counters and wonderful backsplash under staggered upper cabinets. New modern wood-like flooring. Bathrooms include fine touches like executive hight cabinets and modern vanity bowls. There are upgraded fixtures and hardware throughout the home. Large Master Bedroom with a great walk-in closet. Community pool with splash pad, fitness center, clubhouse, Compass Park and Sienna Hills Dog Park. Hiking, biking and walking trails nearby. This home is just one year young! Enjoy!								
<i>Courtesy of Homesmart</i>								
	5 RECENTLY SOLD • Sold Date: 12/28/2018, MLS Listing 5850724: 11/21/2018 MLS ID: 5850724							
	21052 W White Rock Rd	Single Family Detached	2/2	1,541 sq ft	5,750	2007	12/28/2018	\$278,500 \$181
Absolutely stunning home from the inside out! 2 bed with a large Den/Office and 2 bathrooms. This home has curb appeal and will not disappoint! tiled flooring, granite countertops and stainless steel appliances finish this kitchen to perfection. Light cabinetry and a pantry add a special touch. This master suite is generously sized and boasts an ensuite of separate tub and shower, double sinks and walk-in closet. A study or den enable you to bring your work home or create a craft or reading room! Enjoy the best of AZ outdoor living in this resort style backyard that is host to a private pool and water feature. Desert plantings create that highly desired tranquil island atmosphere. This home is perfect! See it today! Call it your own!								
<i>Courtesy of West Usa Realty</i>								
	6 RECENTLY SOLD • Sold Date: 12/10/2018, MLS Listing 5823378: 9/21/2018 MLS ID: 5823378							
	21167 W Berkeley Rd	Single Family Detached	3/2	1,905 sq ft	5,580	2016	12/10/2018	\$282,900 \$149
Spacious, meticulously cared for home, 3/2 with office and full of tasteful upgrades. Gourmet kitchen w double oven, energy efficient, low electric bills. Paved driveway, community parks and rec center with gym and pool. Close to Verrado Markside- Starbucks, Taco Bell, Barros Pizza etc coming soon. Upgraded tile, granite counters, ceiling fans, upgraded cabinets w crown moulding, raised vanities, pendant lights above the bar								
<i>Courtesy of Homesmart</i>								
	7 RECENTLY SOLD • Sold Date: 12/31/2018, MLS Listing 5788508: 7/2/2018 MLS ID: 5788508							
	21111 W Green St	Single Family Detached	4/3	2,098 sq ft	4,800	2005	12/31/2018	\$289,900 \$138
LOCATED IN THE HEART OF VERRADO COMMUNITY JUST OFF MAIN STREET ** SITUATED ON A LARGE CORNER LOT ** 4 BEDROOMS 2.5 BATHROOMS ** HIGHLY FUNCTIONAL FLOOR PLAN ** FRESH NEW COAT OF PAINT ON THE EXTERIOR & INTERIOR ** BRAND NEW NEUTRAL COLORED CARPET ** LOTS OF WINDOWS & GREAT NATURAL LIGHT ** TILED LOWER LEVEL ** LIVING ROOM IS SIZABLE, WITH SECONDARY LIVING SPACE AS YOU WALK IN THE DOOR, THIS SPACE CAN BE DESIGN TO ACCOMMODATE YOU LIFESTYLE ** GRANITE COUNTER ** LARGE ISLAND ** LOTS OF KITCHEN CABINET SPACE ** PLENTY OF STORAGE ** GAS STOVE/ STAINLESS STEEL APPLIANCES ** WOOD BANISTER ** BUILT IN DESK BOTH UPSTAIR & IN KITCHEN ** UPSTAIRS FRONT BALCONY OVER LOOKS THE BEAUTIFUL VERRADO COMMUNITY AND ARIZONA LANDSCAPE **								
<i>Courtesy of Keller Williams Realty Professional Partners</i>								
	8 RECENTLY SOLD • Sold Date: 12/6/2018, MLS Listing 5825363: 9/26/2018 MLS ID: 5825363							
	20540 W Nelson Pl	Single Family Detached	3/3	1,860 sq ft	5,400	2017	12/6/2018	\$293,000 \$158
Absolutely immaculate 3 bed PLUS Den single level home in Verrado! Brand new home-only lived in for a few months & still has builder warranties to fix anything!! All main living areas have modern tile plank flooring! Open concept with large great room featuring an open kitchen with rich espresso cabinets, stainless steel appliances, granite counters, center island w/ breakfast bar and pantry. Kitchen and dining room have modern light fixtures you will love! Spacious master suite w. large bath featuring dual sinks, separate walk-in shower & soaking tub & walk-in closet. Modern 6 panel doors throughout entire home! Spacious backyard with room to play! Located in highly desirable community with lots of great amenities such as parks, pools, spa, coffee house, exercise room and so much more!								
<i>Courtesy of Keller Williams Realty Phoenix</i>								



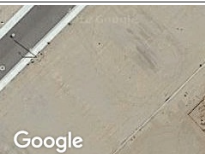











Recently Sold: 33 (cont.)

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	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: 12/20/2018, Public Record MLS ID: –	Single Family	–/–	–	6,600	–	12/20/2018	\$295,727	–
20633 W Alsap Rd									
	 RECENTLY SOLD • Sold Date: 12/6/2018, MLS Listing 5814291: 8/31/2018 MLS ID: 5814291	Single Family Detached	4/2	1,847 sq ft	6,875	2018	12/6/2018	\$299,000	\$162
20630 W Delaney Dr									
Franklin floor plan at Overton at Verrado features 4 bedrooms, 2 bathrooms and 2 car garage. Spec home ready in December 2018. Located on an oversized north/south facing home site. Ranch Territorial elevation style with stoner veneer wrapped around the front porch. Upgraded features in the home included 8x32 tile, upgraded carpet in the bedrooms, white staggered kitchen cabinets with smoke grey kitchen island, white oceana quartz countertops, 3x6 geoscape white tiled backsplash, stainless steel single bowl kitchen sink, stainless steel appliances, two tone paint and soft water system. <i>Courtesy of Av Homes</i>									
	 RECENTLY SOLD • Sold Date: 12/18/2018, MLS Listing 5571253: 3/7/2017 MLS ID: 5571253	–	2/3	2,548 sq ft	4,287	2017	12/18/2018	\$299,500	\$118
3511 N Carlton St									
A private courtyard awaits your arrival at this two-story masterpiece. Explore the expansive great room & den, and savor the state-of-the-art kitchen that is a virtual cook's delight. Then ascend the staircase with a conversation area at the landing offering you a place to escape from the world. The master boasts a luxurious bathroom and optional outdoor walk deck. This is one of those special homes where memories are made. Only 25 miles from Phoenix, Verrado offers a welcoming Main Street with dining, shopping, and entertainment. Interlaced with miles of parks and trails, Verrado offers residents a golf club, excellent educational and recreational facilities, healthcare resources, as well as a variety of clubs and activities. <i>Courtesy of Marble Real Estate</i>									
	 RECENTLY SOLD • Sold Date: 12/21/2018, MLS Listing 5792723: 7/12/2018 MLS ID: 5792723	Single Family Detached	5/4	2,845 sq ft	6,986	2018	12/21/2018	\$299,900	\$105
21354 W Berkeley Rd									
This just-completed new Beazer Home is perfect for the needs and lifestyle of a growing family. The gourmet kitchen features a stainless steel gas range, built-in microwave and dishwasher, spacious island with breakfast bar and oversized Nutmeg cabinets with crown molding, open to the large great room. The master suite and three more bedrooms, each with walk-in closet, are upstairs with a 5th BR downstairs. The second-floor laundry room is a step-saver and an open loft/game room offers a fun family space under a 9-foot ceiling. Flooring throughout is upgraded and includes 20-inch tile. Blinds included on each window. Arizona's outdoor lifestyle is accentuated with a covered front porch and extended rear covered patio that runs the width of the home. 3-car tandem garage and double gate too. <i>Courtesy of Rodney L Smith</i>									
	 RECENTLY SOLD • Sold Date: 12/31/2018, MLS Listing 5777834: 6/8/2018 MLS ID: 5777834	Single Family Detached	3/3	3,024 sq ft	6,900	2013	12/31/2018	\$300,000	\$99
1641 N 214th Ave									
This model home has a MASSIVE PRICE REDUCTION with more than \$100,000 in upgrades. The model home has a formal dining room, a gourmet kitchen with granite countertops, central island, breakfast nook, Stainless Steel appliances, Double ovens, soft close drawers, a massive great room and a covered patio. The second floor offers a master suite, two comfortable bedrooms, a convenient laundry with built-in cabinetry and a large loft. Ceiling fans in all the bedrooms, loft and living room. Included in the home is also Fridge, washer and dryer. A 3 car garage so you have room for your toys and great community amenities. All you need to do is move in! <i>Courtesy of West Usa Realty</i>									
	 RECENTLY SOLD • Sold Date: 12/21/2018, MLS Listing 5790714: 7/8/2018 MLS ID: 5790714	Single Family Detached	3/3	2,534 sq ft	7,068	2008	12/21/2018	\$303,380	\$120
2996 N Point Ridge Rd									
Built in 2008, this Buckeye one-story is located in a well-kept neighborhood and offers granite kitchen countertops, marble master bath countertops, and a two-car garage. Pocket parks and common area maintenance are part of the HOA. Home comes with a 30-day satisfaction guarantee. Terms and conditions apply. <i>Courtesy of Opendoor Homes</i>									
















Recently Sold: 33 (cont.)

Recently Sold: 33 (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: 12/7/2018, MLS Listing 5824376: 9/24/2018 MLS ID: 5824376	Single Family Detached	5/4	2,960 sq ft	7,241	2018	12/7/2018	\$315,000	\$106
<p>Brand NEW Energy Efficient home ready November 2018! This elegant Emerson has five bedrooms, an open floor plan, and a game room upstairs. With a large great room and covered patio just off the kitchen, it has the ideal space for entertaining. Also includes a 3-car garage. Sienna Hills offers community pools, parks, fitness center and kid's splash pad and more! Known for their energy saving features, our homes help you live a healthier and quieter lifestyle, while saving you thousands of dollars on utility bills. Outdoor enthusiasts will love being located just minutes from White Tank Mountain and Skyline Regional Parks.</p> <p><i>Courtesy of Meritage Homes Of Arizona, Inc</i></p>									
	 RECENTLY SOLD • Sold Date: 12/21/2018, Public Record MLS ID: -	Planned Unit Development	-/-	-	7,200	-	12/21/2018	\$319,490	-
<p>-</p>									
	 RECENTLY SOLD • Sold Date: 12/17/2018, Public Record MLS ID: -	Single Family	-/-	-	9,403	-	12/17/2018	\$330,183	-
<p>-</p>									
	 RECENTLY SOLD • Sold Date: 12/10/2018, MLS Listing 5807581: 8/16/2018 MLS ID: 5807581	Single Family Detached	4/3	2,742 sq ft	7,593	2007	12/10/2018	\$333,000	\$121
<p>This quintessential Verrado Craftsman home features 4 bedrooms, 3 full baths, wood floors, formal living and dining rooms, family room, kitchen with stainless steel appliances, walk in pantry and craft room/workshop/laundry room off the kitchen. The center courtyard comes with Pergola and custom water feature great for ambiance while entertaining or just relaxing. This is a low maintenance single level home with desert landscape by design in both the front and backyards. In addition there's a full suite in the front of the house which is great for you and your guest's privacy. This floorplan is highly sought after within the community as it checks all the boxes, not to mention it has one of the best front porches of any floorplan within Verrado.</p> <p><i>Courtesy of Verrado Realty LLC</i></p>									
	 RECENTLY SOLD • Sold Date: 12/4/2018, MLS Listing 5831532: 10/10/2018 MLS ID: 5831532	Single Family Detached	4/4	2,694 sq ft	8,250	2008	12/4/2018	\$347,900	\$129
<p>Custom arch pillars line this 4 bed, 3 and a half bath home on a huge corner. Soak in breathtaking mountain views from your patio. Very high vaulted ceilings create a dramatic entrance kitchen includes wrap around cabinets, large center island while opening into the living area. Gorgeous loft overlooking this space, use it for anything you wish! Relax in your spa-inspired master where you have french doors, dual sinks, separate tub, and walk in shower. Enjoy your tropical oasis where you can soak in panoramic views of the mountain under the covered patio. Steps away from your front door you can cool off in the one of a kind community pool. Located near Skyline Regional Park, major freeways, restaurants, shopping and more. Schedule a showing today!</p> <p><i>Courtesy of My Home Group Real Estate</i></p>									
	 RECENTLY SOLD • Sold Date: 12/20/2018, Public Record MLS ID: -	Single Family	-/3	2,350 sq ft	8,627	2012	12/20/2018	\$360,000	\$153
<p>-</p>									
	 RECENTLY SOLD • Sold Date: 12/17/2018, Public Record MLS ID: -	Planned Unit Development	-/-	-	9,933	-	12/17/2018	\$363,197	-
<p>-</p>									















Recently Sold: 33 (cont.)

Recently Sold: 33 (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: 12/13/2018, MLS Listing 5805651: 8/11/2018 MLS ID: 5805651									
	3095 N Black Rock Rd	Single Family Detached	4/3	3,538 sq ft	7,357	2007	12/13/2018	\$363,500	\$103
<p>Truly well cared-for, handsomely upgraded and OWNED SOLAR PANEL home in the beautiful Verrado boasting two community pool, golf club house, numerous parks and small town charm. Gourmet kitchen to charming backyard lined with fruit trees, firepit and raised bed for vegetable or flowers, this home is ready for your personal touch. Upstairs offers a split plan with large Master bedroom and large game/flex room. Some added feature of the homes include; both a/c units have surge protection and start assist kits, LED lights majority of the house, recessed lighting (lots) throughout the house, hot water cycler on newer water heater (2018), all a/c ductwork has been aereosealed and whole house networked (hub in master closet).Listing Agent is related to Seller.</p> <p><i>Courtesy of Realty One Group</i></p>									
  • Sold Date: 12/7/2018, MLS Listing 5719536: 2/6/2018 MLS ID: 5719536									
	2536 N Acacia Way	Single Family Detached	4/3	3,052 sq ft	10,320	2018	12/7/2018	\$365,000	\$120
<p>Brand NEW energy-efficient home ready NOW! Java staggered kitchen cabinetry, pocket office, Whirlpool stainless steel appliances with gas cooktop, upgraded silestone kitchen countertops, 10' ceilings, Teen Room, 12' sliding glass door, upgraded front yard landscaping, gas stub for BBQ, garage door opener and gorgeous upgraded flooring. Known for their energy-efficient features, our homes help you live a healthier and quieter lifestyle while saving you thousands of dollars on utility bills.</p> <p><i>Courtesy of Meritage Homes Of Arizona, Inc</i></p>									
  • Sold Date: 12/19/2018, MLS Listing 5806819: 8/14/2018 MLS ID: 5806819									
	2724 N Black Rock Rd	Single Family Detached	3/3	2,371 sq ft	9,772	2016	12/19/2018	\$366,000	\$154
<p>*** You can't build for this price!***Located in highly sought after Verrado. Greatroom floorplan with lots of windows let the natural light flow in! Eat in gourmet kitchen is complete with stainless steel appliances, granite counters, subway tile backsplash, cabinet lighting and an oversized island with breakfast bar. Master bedroom is very generous in size with ceiling fan, and picture windows. Full en-suite with his + her vanities and a separate soaking tub + shower. Professionally landscaped backyard features lots of attractive pavers, built in BBQ, above ground spa, and large covered patio. This home has SO many upgrades and extras! Nest thermostats, security system, electric car charging station, looped for soft water, keypad entries, and so much more!</p> <p><i>Courtesy of West Usa Realty</i></p>									
  • Sold Date: 12/17/2018, MLS Listing 5842567: 10/29/2018 MLS ID: 5842567									
	21053 W Prospector Way	Single Family Detached	4/3	2,600 sq ft	7,800	2003	12/17/2018	\$380,000	\$146
<p>Location, Location, Location... This highly sought-after Craftsman single story home situated on one of Verrado's signature parks just 1-block from Verrado's Main Street shops, dining, pools and workout facility is simply stunning. This former model home has it all and is turn-key ready. A versatile floorplan featuring 4 bedrooms, 3 full bathrooms, formal living and dining, eat-in kitchen, family room with fireplace, upgraded kitchen with stainless steel appliances and 3-car tandem garage. An expansive front porch overlooking the park make for a tranquil setting for your morning cup of coffee. Close proximity to all Verrado amenities and schools, this property has been meticulously maintained and shows pride of ownership.</p> <p><i>Courtesy of Verrado Realty Llc</i></p>									
  • Sold Date: 12/21/2018, Public Record MLS ID: -									
	2393 N Beverly Pl	Planned Unit Development	-/-	-	8,125	-	12/21/2018	\$405,000	-

Recently Sold: 33 (cont.)

Recently Sold: 33 (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: 12/11/2018, MLS Listing 5843337: 11/6/2018 MLS ID: 5843337	Single Family Detached	5/4	3,537 sq ft	8,511	2006	12/11/2018	\$410,000	\$116
Stunning 5bdrm/3.5bth Verrado home is now on the market! This spacious home boasts low maintenance front landscaping, soaring vaulted ceilings and enough space to entertain! Get ready for the fabulous downstairs master with a huge on suite and an additional room perfect for an office or TV area. The additional room and bath downstairs is just off the entrance, and there are 3 bedrooms upstairs with a loft! The chefs kitchen is a ready to go with its granite countertops, tons of cabinets, storage space and beautiful matching appliances! Enjoy your outside time under the covered patio, sparkling blue pool and grassy area, a backyard perfect for lots of entertaining! This highly sought after area includes shopping, schools, golf and so much more! See this one today before its gone! <i>Courtesy of My Home Group Real Estate</i>									
	 RECENTLY SOLD • Sold Date: 12/11/2018, MLS Listing 5816627: 9/6/2018 MLS ID: 5816627	Single Family Detached	4/3	3,392 sq ft	8,864	2018	12/11/2018	\$414,000	\$122
<i>Courtesy of Av Homes</i>									
	 RECENTLY SOLD • Sold Date: 12/14/2018, Public Record MLS ID: -	Single Family	-/4	2,240 sq ft	6,600	2014	12/14/2018	\$418,000	\$187
<i>Google</i>									
	 RECENTLY SOLD • Sold Date: 12/11/2018, Public Record MLS ID: -	Single Family	-/5	3,400 sq ft	10,977	2011	12/11/2018	\$420,000	\$124
<i>Google</i>									
	 RECENTLY SOLD • Sold Date: 12/21/2018, Public Record MLS ID: -	Single Family	-/4	3,150 sq ft	14,433	2006	12/21/2018	\$430,000	\$137
	 RECENTLY SOLD • Sold Date: 12/20/2018, MLS Listing 5832345: 10/12/2018 MLS ID: 5832345	Single Family Detached	4/3	3,046 sq ft	11,363	2011	12/20/2018	\$485,000	\$159
Backyard OASIS with Mountain & Phoenix City views on a premium lot on over 1/4 acre in Verrado. Pool, Spa & natural Gas Firepit. Single story home with spacious open floor plan. Upgrades throughout & a chef's kitchen with walk in & butler's pantry. Bedrooms are on a split floor plan with master bedroom suite overlooking pool. Master bedroom & bath with garden tub, walk in closet & separate his & her vanity. The home includes tons of storage & has a spacious 3 car garage for extra toys with a professionally finished floor & brick paver driveway. New Exterior Pain and Landscaping. The backyard will leave you feeling like you are at a resort with TONS of Privacy! Community of Verrado offers 2 pools, fitness center, 78 parks, 2 public golf courses. "A" RATED Litchfield SCHOOLS <i>Courtesy of West Usa Realty</i>									
	 RECENTLY SOLD • Sold Date: 12/12/2018, Public Record MLS ID: -	Single Family	-/4	3,602 sq ft	10,752	2014	12/12/2018	\$550,000	\$153
<i>Google</i>									

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