



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Power Ranch Sales - January 2010

4032 Battala Avenue,



\$141,000

SOLD!!!

List Price \$140,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1584
Sale Date 1/15/2010
List \$/Sqft \$88
Sale \$/Sqft \$89
Taxes \$1,647
Days on Market 214
Age of Home 5
Levels 1

Comments: Power ranch winning master plan community with schools, parks, club houses and much more. Beautiful homes with many upgrades, best price in the area. This short sale is sold as-is, no warranties buyer(s) to verify all information. No spds or clue report.

4620 Cabazon Road,



\$161,900

SOLD!!!

List Price \$165,000
Bedrooms 3
Baths 2
Parking Tandem
Square Ft 1698
Sale Date 1/28/2010
List \$/Sqft \$97
Sale \$/Sqft \$95
Taxes \$1,860
Days on Market 86
Age of Home 6
Levels 1

Comments: Close fast!!!!Beautiful home in fantastic neighborhood. Plenty of tile all, and a great open floor plan. The yard is huge and perfect for entertaining and relaxing. You must see this one.

3922 Claxton Avenue,



\$195,000

SOLD!!!

List Price \$189,900
Bedrooms 4
Baths 3
Parking 2 Car Garage
Square Ft 2523
Sale Date 1/22/2010
List \$/Sqft \$75
Sale \$/Sqft \$77
Taxes \$585
Days on Market 107
Age of Home 3
Levels 2

Comments: Bank owned property. What a great home tile on first floor. Nice open floor plan. Upgraded kitchen cabinets with granite counter tops. Home has really nice features. Home sold as is. No spds or clue reports. This is a fannie mae hompath property. You can purchase this home for as little as 3% down and it is approved for the hompath mortgage financing.

4256 Cloudburst Court,



\$183,000

SOLD!!!

List Price \$183,000
Bedrooms 4
Baths 2
Parking 2 Car Garage
Square Ft 2052
Sale Date 1/15/2010
List \$/Sqft \$89
Sale \$/Sqft \$89
Taxes \$1,686
Days on Market 53
Age of Home 8
Levels 1

Comments: This is a great 4 br, 2 bath split floorplan. Enter into formal living & dining room. Then pass to kitchen/family great room separated by a sunny kitchen nook. Vaulted ceilings. Kitchen breakfast bar. Arcadia doors from family room to covered patio. Master bath has separate garden tub & shower, master dual sinks. Huge backyard. Purchase this property for as little as 3% down! This property is approved for hompath mortgage or hompath



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Power Ranch Sales - January 2010

4337 Cloudburst Court,



\$190,000

SOLD!!!

List Price \$170,280
Bedrooms 4
Baths 2
Parking 2 Car Garage
Square Ft 2379
Sale Date 1/13/2010
List \$/Sqft \$72
Sale \$/Sqft \$80
Taxes \$2,007
Days on Market 41
Age of Home 8
Levels 1

Comments: Beautiful cul-de-sac lot with one of standard pacific's best floorplans. Move-in condition with neutral carpet, paint and ceramic tile floors in the high traffic areas. Front door opens to spacious living room. Kitchen features plenty of oak cabinets, an island and a big pantry. Bank owned home, sold in as-is condition. Missing appliances may restrict financing options. No spds and no clue, please waive in contract. Please allow 3-5 days for seller

4729 Cloudburst Drive,



\$145,000

SOLD!!!

List Price \$165,000
Bedrooms 4
Baths 2
Parking 2 Car Garage,
Square Ft 1773
Sale Date 1/28/2010
List \$/Sqft \$93
Sale \$/Sqft \$82
Taxes \$1,570
Days on Market 92
Age of Home 6
Levels 1

Comments: Wonderful power ranch 4-bedroom home in the "orchards" in gilbert. Only lived in by current owner and always kept in immaculate condition! Home features 4 full bedrooms, 2 baths, large master, and a grassy backyard that backs to the greenbelt. Home is on a corner lot w/ only one neighbor to the east. Separate tub/shower in mb, tile floors in all the right places, 9' ceilings, 2-car finished garage, plus a spacious, open kitchen/family room

4014 Ironhorse Road,



\$116,000

SOLD!!!

List Price \$129,900
Bedrooms 3
Baths 2.5
Parking 2 Car Garage
Square Ft 1724
Sale Date 1/26/2010
List \$/Sqft \$75
Sale \$/Sqft \$67
Taxes \$1,435
Days on Market 182
Age of Home 8
Levels 2

Comments: This home is missing a whole kitchen and a bathroom! Not move in ready! 203k and cash would be the best route for this home.

4530 Marshall Avenue,



\$296,000

SOLD!!!

List Price \$320,000
Bedrooms 5
Baths 3
Parking 3 Car Garage,
Square Ft 3353
Sale Date 1/29/2010
List \$/Sqft \$95
Sale \$/Sqft \$88
Taxes \$2,546
Days on Market 206
Age of Home 8
Levels 2

Comments: Backing to a greenbelt this power ranch home is a true turn key home upgraded throughout, featuring 5 bedrooms, 3 baths, 1 bedroom down, bonus room/loft & sitting area in the owners suite, plantation shutters throughout, designer kitchen featuring stainless steel appliances w/ gas cook-top, granite counters & maple cabinets. Mature yard with pool and putting green. Power ranch living at its best. Not to forget the built in bbq & theater



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Power Ranch Sales - January 2010

3655 Moreno Street,



\$152,000

SOLD!!!

List Price \$151,900
Bedrooms 4
Baths 2.5
Parking 2 Car Garage
Square Ft 2006
Sale Date 1/15/2010
List \$/Sqft \$76
Sale \$/Sqft \$76
Taxes \$1,534
Days on Market 108
Age of Home 5
Levels 2

Comments: Beautiful lender owned property in power ranch. Home is in great condition and has lots of room! Home has all fixtures except surround sound. Community has parks, volleyball courts, tennis courts, play areas, greenbelt and a community pool. Great opportunity!!

4127 Narrowleaf Drive,



\$228,000

SOLD!!!

List Price \$239,900
Bedrooms 2
Baths 2
Parking 2 Car Garage,
Square Ft 1436
Sale Date 1/29/2010
List \$/Sqft \$167
Sale \$/Sqft \$159
Taxes \$1,390
Days on Market 67
Age of Home 5
Levels 1

Comments: This home shows like a model!!! It is a highly upgraded desirable "primrose" model featuring 2 bed, 2 baths, desk area & spacious greatroom w/gas fireplace. When you enter the home, you enter thru a lead glass door into the entry & greatroom which has custom tile, 4" shutters, surround sound & designer paint. The large kitchen has a large counter w/seating, upgraded maple cabinets, slab granite counters, pantry & all appliances

4188 Rainbow Drive,



\$174,900

SOLD!!!

List Price \$174,900
Bedrooms 5
Baths 3
Parking 2 Car Garage
Square Ft 2640
Sale Date 1/31/2010
List \$/Sqft \$66
Sale \$/Sqft \$66
Taxes \$1,990
Days on Market 181
Age of Home 7
Levels 2

Comments: Beat the bank! Pre-foreclosure, short sale approval required. Four bedrooms upstairs and two full baths. One bedroom downstairs without a closet, but with a custom built-in desk, and could be used as a hobby/sewing/scrapbook/guest room. There's also an open den and another 3/4 bath downstairs. Spectacular formal living/dining room with 19 foot ceiling. Spacious titled kitchen with island opens to titled family

5035 Ranger Trail,



\$223,000

SOLD!!!

List Price \$232,000
Bedrooms 3
Baths 2
Parking 2.5 Car
Square Ft 1630
Sale Date 1/26/2010
List \$/Sqft \$142
Sale \$/Sqft \$137
Taxes \$1,614
Days on Market 75
Age of Home 8
Levels 1

Comments: Price slashed! Model-like 3 bedroom/2bath aspen floorplan on over-sized lot in this highly sought-after gated adult resort community. This highly upgraded property is in like-new condition and occupied by original owners. Large great room adjoining massive eat-in kitchen with slab granite counters, eat-at island, gas appliance, and upgraded cabinets with roll-out shelves and tile backsplash. 16" tile throughout, excluding



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Power Ranch Sales - January 2010

4521 Reins Road,



\$350,000

SOLD!!!

List Price \$365,000
Bedrooms 5
Baths 3
Parking 3 Car Garage,
Square Ft 4755
Sale Date 1/27/2010
List \$/Sqft \$77
Sale \$/Sqft \$74
Taxes \$3,752
Days on Market 48
Age of Home 7
Levels 2

Comments: Lender owned, sold as/is, where is. All facts, figures and measurements to be verified by buyer, including those in the mls. Buyers must receive an lsr through wells fargo prior to submitting offer. Seller has never occupied property and is unable to provide spds or clue report. Accepted offer will be countered by seller with counter addendums and title company information.

3945 Rim Road,



\$152,600

SOLD!!!

List Price \$152,600
Bedrooms 3
Baths 2.5
Parking 2 Car Garage
Square Ft 1684
Sale Date 1/29/2010
List \$/Sqft \$91
Sale \$/Sqft \$91
Taxes \$1,425
Days on Market 86
Age of Home 4
Levels 2

Comments: Lender owned special!!! Beautiful 3 bedroom home in highly desirable gilbert area. Great kitchen with breakfast bar, stainless steel appliances and dark wood cabinets. Tile throughout the downstairs and bathrooms, walk in master closet and separate shower and garden tub. Front features covered patio and courtyard with rear garage & private alley entrance. This one is move in ready! This is a fannie mae homerpath property,

3888 Santa Fe Lane,



\$108,900

SOLD!!!

List Price \$108,900
Bedrooms 3
Baths 2.5
Parking 2 Car Garage
Square Ft 1776
Sale Date 1/29/2010
List \$/Sqft \$61
Sale \$/Sqft \$61
Taxes \$1,292
Days on Market 32
Age of Home 3
Levels 2

Comments: Lender owned in good condition, nice floorplan with laminate flooring on 1st level. Great opportunity, must see!

4223 Santa Fe Lane,



\$135,000

SOLD!!!

List Price \$140,000
Bedrooms 3
Baths 2.5
Parking 2 Car Garage
Square Ft 1771
Sale Date 1/20/2010
List \$/Sqft \$79
Sale \$/Sqft \$76
Taxes \$1,453
Days on Market 138
Age of Home 4
Levels 2

Comments: Amazing short sale opportunity!!! We don't just list them... We also close them!!! Great home located in power ranch. Community has lake, ymca, walking & running paths, lots of parks and playgrounds, and two community pools. Quiet and family oriented community. Beautiful inside, new faux paint and paint in all rooms of the home. The two story home has three bedrooms, large family room with tile floor, cherry/maple cabinets in the kitchen



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Power Ranch Sales - January 2010

4320 Santa Fe Lane,



\$420,000

SOLD!!!

List Price \$450,000
Bedrooms 5
Baths 5.5
Parking 4 Car Garage,
Square Ft 4593
Sale Date 1/14/2010
List \$/Sqft \$98
Sale \$/Sqft \$91
Taxes \$4,191
Days on Market 149
Age of Home 6
Levels 2

Comments: Buyer unable to perform. Gorgeous former t w lewis model with all the options & custom features. Power ranch was voted best master planned community by azcentral.Com. Beautiful washington cherry plank wood & tile flooring in all the right places. 4 car tandem garage. Kitchen includes upgraded maple cabinets, granite slab countertops, large island with stainless steel appliances. Family room features a fireplace & a

4113 Shady Court,



\$155,000

SOLD!!!

List Price \$159,500
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1776
Sale Date 1/31/2010
List \$/Sqft \$90
Sale \$/Sqft \$87
Taxes \$1,200
Days on Market 267
Age of Home 9
Levels 1

Comments: Great opportunity to own in one of the best communities in gilbert. This 3 bed 2 bath home has neutral paint and tile. An open floor plan with large living areas. Master has big walk-in closet, dual sinks and a separate shower and tub. Nice sized yard with grass and close to parks and the school. Walking distance from one of the best community centers in gilbert, large pool with a lifeguard, catch and release fishing lake. Many community events and

4171 Splendor Court,



\$167,000

SOLD!!!

List Price \$167,900
Bedrooms 4
Baths 2
Parking 2 Car Garage
Square Ft 2052
Sale Date 1/29/2010
List \$/Sqft \$82
Sale \$/Sqft \$81
Taxes \$1,910
Days on Market 22
Age of Home 9
Levels 1

Comments: 4 bedroom 2 bath single level home with nice 9ft ceilings. Is sought after power ranch. Community includes pool, play areas hiking & jogging trails, bbq grills and a2 acre catch and release lake. Bank of america lender owned, buyer must have bank of america pre-qual if financing. Free credit report and appraisal if buyer finances through bank of america

3749 Stampede Drive,



\$143,000

SOLD!!!

List Price \$145,000
Bedrooms 4
Baths 3
Parking 2 Car Garage,
Square Ft 1851
Sale Date 1/13/2010
List \$/Sqft \$78
Sale \$/Sqft \$77
Taxes \$1,484
Days on Market 209
Age of Home 6
Levels 2

Comments: Located in the prestigious power ranch master planned community featuring pool & catch & release fishing lake. 4 bedrooms / 3 full baths with 1 bed & bath downstairs ,great room floor plan, eat-in kitchen with huge island/breakfast bar & raised panel spiced maple cabinets, smooth-top range & built-in micro. Accent paint throughout, 2" blinds, tile in all right areas, upstairs laundry room, covered patio



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Power Ranch Sales - January 2010

3782 Stampede Drive,



\$170,000

SOLD!!!

List Price \$169,000
Bedrooms 4
Baths 2.5
Parking 2 Car Garage
Square Ft 2006
Sale Date 1/30/2010
List \$/Sqft \$84
Sale \$/Sqft \$85
Taxes \$1,544
Days on Market 127
Age of Home 3
Levels 2

Comments: Short sale opportunity...Beautiful 4 bdrm home upgraded home with a pool and spa... The minute you walk in the door, you feel at home. The dark wood floors through out the downstairs, granite counters in kitchen with upgraded cabinets. Half bath downstairs with upgraded lighting fixtures and upgraded fans. Stair hallway is very open with the high windows for great lighting. Carpet throughout upstairs. Upgraded pool and spa in

3941 Sundance



\$168,000

SOLD!!!

List Price \$155,750
Bedrooms 5
Baths 3
Parking 2 Car Garage
Square Ft 2312
Sale Date 1/22/2010
List \$/Sqft \$67
Sale \$/Sqft \$73
Taxes \$1,836
Days on Market 87
Age of Home 6
Levels 2

Comments: This is a great 5 bedroom, 3 bath in the beautiful power ranch subdivision. Low maintenance desert front yard. Purchase this property for as little as 3% down! This property is approved for homethat mortgage or homethat renovation mortgage financing. Contact agent for more information.

4241 Sundance



\$140,000

SOLD!!!

List Price \$141,900
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1428
Sale Date 1/28/2010
List \$/Sqft \$99
Sale \$/Sqft \$98
Taxes \$1,277
Days on Market 71
Age of Home 8
Levels 1

Comments: Back on market.Great home in a highly desired area. Hurry! Very cute, great condition!This property is a fannie mae homethat property, purchase it for as little as 3% down! Great home in a highly desired area. Hurry!

4107 Sundance Court,



\$212,900

SOLD!!!

List Price \$214,900
Bedrooms 5
Baths 3
Parking 3 Car Garage,
Square Ft 2520
Sale Date 1/29/2010
List \$/Sqft \$85
Sale \$/Sqft \$84
Taxes \$2,315
Days on Market 112
Age of Home 9
Levels 2

Comments: Not a shortsale, not bank owned. No need to bargain with the bank!! Four bedrooms with a downstairs den that could easily be a fifth. Cleaned, painted, polished and ready to move into today! Offset tile, tumbled travertine backsplash and corian countertops in kitchen, plantation shutters, mountain views from your master bedroom balcony and more!!



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Power Ranch Sales - January 2010

4371 Sundance Court,



\$215,000

SOLD!!!

List Price \$230,000
Bedrooms 5
Baths 3
Parking 3 Car Garage,
Square Ft 2984
Sale Date 1/20/2010
List \$/Sqft \$77
Sale \$/Sqft \$72
Taxes \$2,360
Days on Market 264
Age of Home 9
Levels 2

Comments: New flooring, paint, and more. Vacant, clean, and move-in ready for your family. Power ranch is a "way of life" with schools, rec centers, and pools on site. Master and additional 2nd bedroom are on the main floor, and 3 more bedrooms, plus a loft up-this great floor plan suits many family situations with 3 full baths, and large bedrooms. Arches, multiple tall ceiling heights, neutral colors, fireplace, niches, and so much more. 3 car garage. Back yard is nicely

4134 Waterman Court,



\$137,000

SOLD!!!

List Price \$142,500
Bedrooms 2
Baths 2
Parking 2 Car Garage
Square Ft 1294
Sale Date 1/30/2010
List \$/Sqft \$110
Sale \$/Sqft \$106
Taxes \$737
Days on Market 112
Age of Home 2
Levels 1

Comments: Beautiful home located in the heart of power ranch. Very clean 2 bed 2 bath richmond american home with upgraded tile, neutral accent paint, great room, eat in kitchen and large master suite. Within walking distance to community center, walking trail, lake, and brand new elementary school. A two car garage completes this great package.

4648 Waterman Court,



\$300,000

SOLD!!!

List Price \$302,000
Bedrooms 5
Baths 3.5
Parking 3 Car Garage
Square Ft 4602
Sale Date 1/11/2010
List \$/Sqft \$66
Sale \$/Sqft \$65
Taxes \$3,057
Days on Market 197
Age of Home 3
Levels 2

Comments: Reduced on 07/21/09, 5 bedroom, 3.5 bathroom, 3 car garage, almost 4,700 square feet home in power ranch, large kitchen has double ovens and flat top surface range. Large loft at top of stairs, french doors leading into master suite, his and hers closets in master suite, lots of closets and storage throughout home. Seller is motivated to sell but can not help with any cost. On lock box and ready for your offers!!

4112 Woodside Way,



\$399,900

SOLD!!!

List Price \$439,900
Bedrooms 4
Baths 3.5
Parking 3 Car Garage,
Square Ft 2874
Sale Date 1/31/2010
List \$/Sqft \$153
Sale \$/Sqft \$139
Taxes \$1,123
Days on Market 178
Age of Home 2
Levels 1

Comments: This gracious t.W. Lewis home with pool and landscaping includes many features and upgrades: bath at bedroom 3 dramatic stone accents at the foyer entry columns gas fireplace with stone surround at family room snail shower at the master bath utility room cabinets beautiful brushed nickel bath accessories plus numerous flooring, lighting, electronic and landscape/paver upgrades. The oversized kitchen is the ultimate in



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Recent Power Ranch Sales January 2010

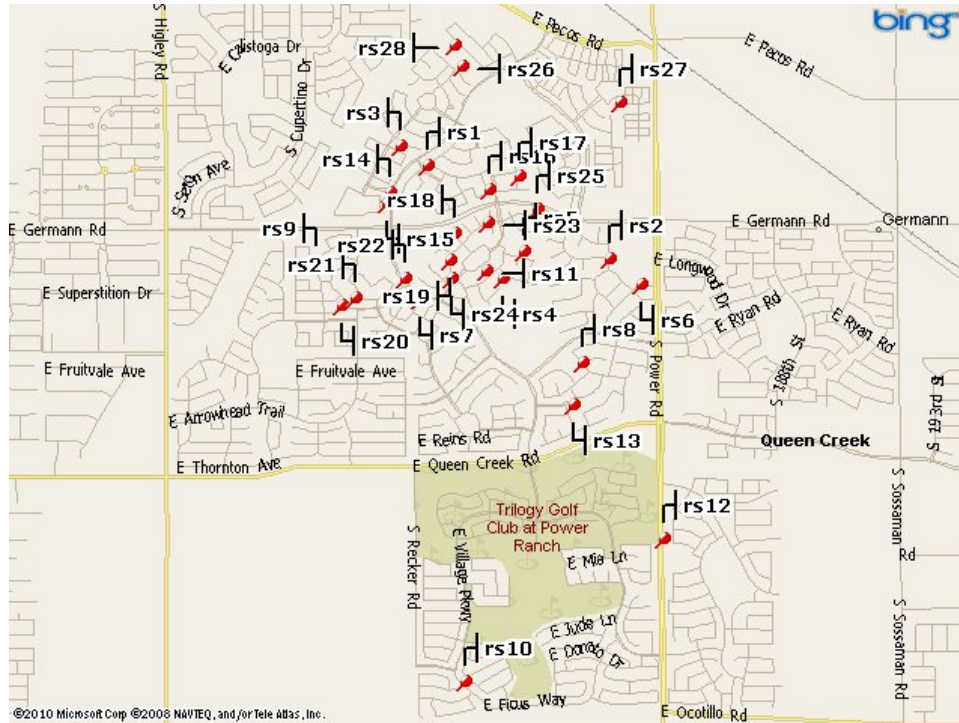
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
Average:						\$199,289	\$88 125
4032 Battala Avenue,		1584		3 2	2 Car	\$141,000	\$89 214
4620 Cabazon Road,		1698		3 2	Tandem	\$161,900	\$95 86
3922 Claxton Avenue,		2523		4 3	2 Car	\$195,000	\$77 107
4256 Cloudburst Court,		2052		4 2	2 Car	\$183,000	\$89 53
4337 Cloudburst Court,		2379		4 2	2 Car	\$190,000	\$80 41
4729 Cloudburst Drive,		1773		4 2	2 Car	\$145,000	\$82 92
4014 Ironhorse Road,		1724		3 2.5	2 Car	\$116,000	\$67 182
4530 Marshall Avenue,		3353		5 3	3 Car	\$296,000	\$88 206
3655 Moreno Street,		2006		4 2.5	2 Car	\$152,000	\$76 108
4127 Narrowleaf Drive,		1436		2 2	2 Car	\$228,000	\$159 67
4188 Rainbow Drive,		2640		5 3	2 Car	\$174,900	\$66 181
5035 Ranger Trail,		1630		3 2	2.5 Car	\$223,000	\$137 75
4521 Reins Road,		4755		5 3	3 Car	\$350,000	\$74 48
3945 Rim Road, Gilbert,		1684		3 2.5	2 Car	\$152,600	\$91 86
3888 Santa Fe Lane,		1776		3 2.5	2 Car	\$108,900	\$61 32
4223 Santa Fe Lane,		1771		3 2.5	2 Car	\$135,000	\$76 138
4320 Santa Fe Lane,		4593		5 5.5	4 Car	\$420,000	\$91 149
4113 Shady Court,		1776		3 2	2 Car	\$155,000	\$87 267
4171 Splendor Court,		2052		4 2	2 Car	\$167,000	\$81 22
3749 Stampede Drive,		1851		4 3	2 Car	\$143,000	\$77 209
3782 Stampede Drive,		2006		4 2.5	2 Car	\$170,000	\$85 127
3941 Sundance Avenue,		2312		5 3	2 Car	\$168,000	\$73 87
4241 Sundance Avenue,		1428		3 2	2 Car	\$140,000	\$98 71
4107 Sundance Court,		2520		5 3	3 Car	\$212,900	\$84 112
4371 Sundance Court,		2984		5 3	3 Car	\$215,000	\$72 264
4134 Waterman Court,		1294		2 2	2 Car	\$137,000	\$106 112
4648 Waterman Court,		4602		5 3.5	3 Car	\$300,000	\$65 197
4112 Woodside Way,		2874		4 3.5	3 Car	\$399,900	\$139 178



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Map of Recent Power Ranch Sales January 2010



- Recent sale (RS1) - 4032 Battala Avenue, Gilbert, AZ - \$141,000
- Recent sale (RS2) - 4620 Cabazon Road, Gilbert, AZ - \$161,900
- Recent sale (RS3) - 3922 Claxton Avenue, Gilbert, AZ - \$195,000
- Recent sale (RS4) - 4256 Cloudburst Court, Gilbert, AZ - \$183,000
- Recent sale (RS5) - 4337 Cloudburst Court, Gilbert, AZ - \$190,000
- Recent sale (RS6) - 4729 Cloudburst Drive, Gilbert, AZ - \$145,000
- Recent sale (RS7) - 4014 Ironhorse Road, Gilbert, AZ - \$116,000
- Recent sale (RS8) - 4530 Marshall Avenue, Gilbert, AZ - \$296,000
- Recent sale (RS9) - 3655 Moreno Street, Gilbert, AZ - \$152,000
- Recent sale (RS10) - 4127 Narrowleaf Drive, Gilbert, AZ - \$228,000
- Recent sale (RS11) - 4188 Rainbow Drive, Gilbert, AZ - \$174,900
- Recent sale (RS12) - 5035 Ranger Trail, Gilbert, AZ - \$223,000
- Recent sale (RS13) - 4521 Reins Road, Gilbert, AZ - \$350,000
- Recent sale (RS14) - 3945 Rim Road, Gilbert, AZ - \$152,600
- Recent sale (RS15) - 3888 Santa Fe Lane, Gilbert, AZ - \$108,900
- Recent sale (RS16) - 4223 Santa Fe Lane, Gilbert, AZ - \$135,000
- Recent sale (RS17) - 4320 Santa Fe Lane, Gilbert, AZ - \$420,000
- Recent sale (RS18) - 4113 Shady Court, Gilbert, AZ - \$155,000

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Recent sale (RS19) - 4171 Splendor Court, Gilbert, AZ - \$167,000
Recent sale (RS20) - 3749 Stampede Drive, Gilbert, AZ - \$143,000
Recent sale (RS21) - 3782 Stampede Drive, Gilbert, AZ - \$170,000
Recent sale (RS22) - 3941 Sundance Avenue, Gilbert, AZ - \$168,000
Recent sale (RS23) - 4241 Sundance Avenue, Gilbert, AZ - \$140,000
Recent sale (RS24) - 4107 Sundance Court, Gilbert, AZ - \$212,900
Recent sale (RS25) - 4371 Sundance Court, Gilbert, AZ - \$215,000
Recent sale (RS26) - 4134 Waterman Court, Gilbert, AZ - \$137,000
Recent sale (RS27) - 4648 Waterman Court, Gilbert, AZ - \$300,000
Recent sale (RS28) - 4112 Woodside Way, Gilbert, AZ - \$399,900