



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Seville Sales - April 2010

3917 Andre Avenue,



\$339,900

SOLD!!!

List Price \$339,900
Bedrooms 4
Baths 2.75
Parking 3 Car Garage
Square Ft 3379
Sale Date 4/30/2010
List \$/Sqft \$101
Sale \$/Sqft \$101
Taxes \$2,579
Days on Market 27
Age of Home 5
Levels 2

Comments: Beautiful home in a great location! This is not a short sale or bank owned home. Four bedrooms with a loft and a den. White shutters on windows, heated pool with spa and water fall. New interior paint. Upgraded tile in bathrooms, granite counters in kitchen. Laundry room has built in cabinets with counter space. Cabinets in main garage. Open floor plan a must see!

3288 Castanets Drive,



\$180,000

SOLD!!!

List Price \$184,900
Bedrooms 3
Baths 2.5
Parking 2 Car Garage
Square Ft 2290
Sale Date 4/9/2010
List \$/Sqft \$81
Sale \$/Sqft \$79
Taxes \$1,746
Days on Market 74
Age of Home 5
Levels 2

Comments: Great price for this two story home. Centrally located close to school and shopping. Front yard has mature trees and ample space. This home offers: beautiful wood flooring, upgraded ceiling fans, and a large fenced backyard, pool and water system. Come see this great home! Purchase this home for as little as 3% down! Please ask about the seller closing cost incentive! No investor offers will be submitted in first 15 days of property

4052 Clubview Court,



\$505,000

SOLD!!!

List Price \$520,000
Bedrooms 3
Baths 2.5
Parking 3 Car Garage,
Square Ft 3764
Sale Date 4/9/2010
List \$/Sqft \$138
Sale \$/Sqft \$134
Taxes \$3,178
Days on Market 35
Age of Home 9
Levels 1

Comments: Former shea model home pavilion has been completely redone. This house sits on one of the most desirable lots in the community. It looks directly north over the practice green with unobstructed views of the clubhouse. It features 3 bedrooms and a den plus enormous great room, kitchen and entertainment area(wet bar). Custom tile and plush carpet. Granite counters, tile counters, shower and bath surrounds, upgraded appliances, light and

2881 Fandango Drive,



\$250,000

SOLD!!!

List Price \$254,900
Bedrooms 4
Baths 3
Parking 2 Car Garage,
Square Ft 2570
Sale Date 4/23/2010
List \$/Sqft \$99
Sale \$/Sqft \$97
Taxes \$1,649
Days on Market 252
Age of Home 3
Levels 1

Comments: ***this is it!!!** an absolutely immaculate property at an amazing price! Over 75k worth of upgrades! 4 bedroom/3 bath plus a den and features beautiful hickory wood floors, custom tile, upgraded carpet, and a wonderful kitchen! Raised cherry square cabinets with uppers & crown molding, stainless steel profile appliances, granite slab countertops, kitchen island, breakfast nook, moen faucet, chef's sink, and more! Satin nickel



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Seville Sales - April 2010

6459 Glory Court,



\$237,000

SOLD!!!

List Price \$230,500
Bedrooms 3
Baths 2
Parking 3 Car Garage
Square Ft 2028
Sale Date 4/19/2010
List \$/Sqft \$114
Sale \$/Sqft \$117
Taxes \$1,909
Days on Market 35
Age of Home 6
Levels 1

Comments: Gorgeous single level home in the beautiful seville subdivision of gilbert. Reo property that is in excellent condition and priced to sell quickly. Open the door to a spacious family room that leads to the luxurious kitchen. The kitchen offers lovely staggered cabinetry, granite counters and much of them, black appliances, a pantry and a large island. You will also find an eat in kitchen area as well as a formal dining area. Breathtaking! The master bedroom has a

6446 Honor Court,



\$385,000

SOLD!!!

List Price \$450,000
Bedrooms 6
Baths 4.5
Parking 3 Car Garage
Square Ft 4432
Sale Date 4/30/2010
List \$/Sqft \$102
Sale \$/Sqft \$87
Taxes \$4,235
Days on Market 162
Age of Home 8
Levels 2

Comments: Nice house on cul de sac lot in seville. Mountain views, 3 car garage, courtyard, covered patio and swimming pool. Upgraded kitchen cabinets, large master closet, upstairs has loft and 4 bedrooms. Dont let west facing yard deter you, there are sunscreens on west windows on upper level.

3864 Jaguar Avenue,



\$285,000

SOLD!!!

List Price \$274,900
Bedrooms 4
Baths 3
Parking 3 Car Garage,
Square Ft 2740
Sale Date 4/2/2010
List \$/Sqft \$100
Sale \$/Sqft \$104
Taxes \$2,263
Days on Market 30
Age of Home 6
Levels 1

Comments: Is your client tired of waiting for banks to get around to their offer? This is not a short sale or lender owned property. This single level home as the feel of a custom home. 4 bedrooms, 3 baths and the master is split. Huge (and i mean huge) master closet with california closet built ins. Very open floor plan made for entertaining. Granite countertops, stainless appliances, gas stove, pantry and kitchen island. Large north/south lot with

3748 Janelle Court,



\$207,000

SOLD!!!

List Price \$209,000
Bedrooms 4
Baths 3
Parking 2 Car Garage,
Square Ft 2099
Sale Date 4/15/2010
List \$/Sqft \$100
Sale \$/Sqft \$99
Taxes \$1,600
Days on Market 202
Age of Home 6
Levels 2

Comments: Not bank owned or short sale....Shows very well..Seville country club beauty*mountain views*stainless steel upgraded appliance package*upgraded maple cabinets and beautiful granite tops*tile floors in walk areas* 3 full baths*complete window coverings*two tone paint*smart system thru-out*huge yard fully landscaped front & back*cul-de-sac lot*seller says bring me an offer



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Seville Sales - April 2010

6359 Legend Court,



\$191,000

SOLD!!!

List Price \$206,900
Bedrooms 5
Baths 3
Parking 2 Car Garage,
Square Ft 2943
Sale Date 4/8/2010
List \$/Sqft \$70
Sale \$/Sqft \$65
Taxes \$1,845
Days on Market 112
Age of Home 6
Levels 2

Comments: An acquired home, not a short sale. This home shows well. Priced to sell and sold as-is. Please submit lsr or proof of funds if cash, multi offer form and questionnaire with offer. Seller may contribute towards buyers closing costs for owner occupant purchases and up to 3% on financed investor deals through 01/31/10 with close of escrow no later than 03/15/10. Be sure to inquire about smart buy home protection and buyer incentives at

3586 Meadowview



\$174,112

SOLD!!!

List Price \$163,900
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1693
Sale Date 4/7/2010
List \$/Sqft \$97
Sale \$/Sqft \$103
Taxes \$1,571
Days on Market 37
Age of Home 6
Levels 1

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.

4405 Palmdale Lane,



\$300,000

SOLD!!!

List Price \$290,000
Bedrooms 5
Baths 3
Parking 2 Car Garage
Square Ft 3080
Sale Date 4/30/2010
List \$/Sqft \$94
Sale \$/Sqft \$97
Taxes \$2,531
Days on Market 72
Age of Home 9
Levels 1

Comments: Treasure!!! Immaculate beauty sitting on large corner lot! Spacious arizona living defined, two master bedrooms, and three additional multi-faceted bedrooms you can convert to media, den or home office. Primary master bedroom is a complete retreat featuring a jetted tub and private exit to back yard oasis. Spacious formal living and dining rooms. Kitchen features large island, granite counter tops, custom maple cabinetry any chef

3850 Palmer Street,



\$155,000

SOLD!!!

List Price \$159,900
Bedrooms 4
Baths 2.5
Parking 2 Car Garage,
Square Ft 1940
Sale Date 4/9/2010
List \$/Sqft \$82
Sale \$/Sqft \$80
Taxes \$1,248
Days on Market 56
Age of Home 5
Levels 2

Comments: Not a short sale or bank owned quick responses. In seville golf and country club- optional membership includes tennis, golf, and great pools. Home has new carpet, granite countertops, maple cabinets, wood floors, 18in tile, custom paint, custom light fixtures, custom window coverings, roman tub, double sinks, walk-in closet, chef's kitchen, upstairs laundry, lush fully landscaped. 4th bedroom is actually a den/office owner willing to



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Seville Sales - April 2010

6887 Pinehurst Drive,



\$233,000

SOLD!!!

List Price \$200,000
Bedrooms 3
Baths 3
Parking 2 Car Garage
Square Ft 2020
Sale Date 4/5/2010
List \$/Sqft \$99
Sale \$/Sqft \$115
Taxes \$1,160
Days on Market 34
Age of Home 6
Levels 1

Comments: Beautiful corner lot, 3 bedroom 3 bath home! A must see! Granite counter tops! This is a fannie mae homepath property. Purchase this property for as little as 3% down! This property is approved for homepath mortgage financing. This property is approved for homepath renovation mortgage financing.

3424 Pinot Noir



\$194,000

SOLD!!!

List Price \$199,900
Bedrooms 4
Baths 3
Parking 2.5 Car
Square Ft 2142
Sale Date 4/21/2010
List \$/Sqft \$93
Sale \$/Sqft \$91
Taxes \$1,636
Days on Market 65
Age of Home 5
Levels 2

Comments: An acquired home, not a short sale. This home shows well. Priced to sell and sold as is. Please submit lsr or proof of funds if cash, multi offer form and questionnaire with offer. Seller may contribute towards buyers closing costs for owner occupant purchases. Be sure to inquire about smart buy home protection at homesteps.Com.

3784 Powell Way,



\$187,350

SOLD!!!

List Price \$159,000
Bedrooms 3
Baths 2
Parking 3 Car Garage
Square Ft 1724
Sale Date 4/16/2010
List \$/Sqft \$92
Sale \$/Sqft \$109
Taxes \$1,925
Days on Market 285
Age of Home 8
Levels 1

Comments: This beautiful shea home sits on a huge 29,206 square foot lot that boasts a large grass lawn and a gorgeous pool. The kitchen has upgraded cabinets and beautiful granite countertops. The master bedroom is separate from the other bedrooms which is an added bonus. Residents can enjoy seville recreation amenities for a separate monthly fee - what are you waiting for - show and sell!!!!

3635 Ravenswood



\$346,250

SOLD!!!

List Price \$359,964
Bedrooms 5
Baths 3.5
Parking 3 Car Garage,
Square Ft 4893
Sale Date 4/30/2010
List \$/Sqft \$74
Sale \$/Sqft \$71
Taxes \$3,130
Days on Market 205
Age of Home 6
Levels 2

Comments: Wow - take a look at this! Your luxury estate awaits. Upon entering notice the 20' dramatic ceilings, custom plantation shutters, with gorgeous tile & carpet. Head into your chefs kitchen, boasting highly desirable granite counters, double oven, gas range, r/o system, & breakfast bar which opens perfectly to the family rm, great for entertaining friends and/or family. Just off the living room is a sensational over-sized flex room & 2 separate offices.



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Seville Sales - April 2010

3904 Ravenswood



\$355,000

SOLD!!!

List Price \$375,000
Bedrooms 5
Baths 3.5
Parking 3 Car Garage,
Square Ft 4830
Sale Date 4/22/2010
List \$/Sqft \$78
Sale \$/Sqft \$73
Taxes \$3,231
Days on Market 245
Age of Home 5
Levels 2

Comments: Spectacular home with all the bells and whistles. Home features crown molding with custom touches and paint throughout. Master bedrooms has a separate sitting area, huge game room and walk-in closets in every room but one, fireplace, along with a gourmet kitchen with granite slab countertops. Enormous resort-style backyard with sparkling fenced pool with an oversized step for lounging, grassy area and built-in bbq with cook area

4416 Ridgewood Lane,



\$251,000

SOLD!!!

List Price \$250,000
Bedrooms 4
Baths 3
Parking 3 Car Garage,
Square Ft 2540
Sale Date 4/26/2010
List \$/Sqft \$98
Sale \$/Sqft \$99
Taxes \$2,339
Days on Market 103
Age of Home 8
Levels 1

Comments: Approved short sale!!! Can close before tax credit deadline! Buyer backed out. Stunning seville golf course community.....This home has it all... The most desired floorplan on a very large & private lot, back to no one, only single level on the side... 3 bedrooms + den/office... 16' tile in all major areas and custom carpet everywhere else... Granite counter tops... Custom built entertainment center... Plantation shutters... Fans

3586 Riopelle Court,



\$302,950

SOLD!!!

List Price \$302,950
Bedrooms 5
Baths 4
Parking 3 Car Garage
Square Ft 3530
Sale Date 4/21/2010
List \$/Sqft \$86
Sale \$/Sqft \$86
Taxes \$2,375
Days on Market 156
Age of Home 4
Levels 2

Comments: Fannie mae owned property. Beautiful 5 bedroom, 4 bathroom located in seville golf and country club. Home sits in a cul-de-sac and next to park. Master bedroom and 1 guest bedroom located downstairs. 3 bedrooms, 2 bathrooms located upstairs with large loft. The junior-high is payne middle school. This property is approved for hompath mortgage and hompath renovation mortgage financing. Please contact agent for more information.

7015 San Jacinto



\$170,000

SOLD!!!

List Price \$165,000
Bedrooms 3
Baths 2
Parking 2 Car Garage,
Square Ft 1665
Sale Date 4/3/2010
List \$/Sqft \$99
Sale \$/Sqft \$102
Taxes \$1,765
Days on Market 111
Age of Home 5
Levels 1

Comments: This is a must see and is not your typical distress sale! This home is turn key. Gorgeous single level home in seville golf and country club by shea homes. 1/3 acre with at a bargain basement price! Inside you'll find an open floor plan that lends itself to entertaining. A split master suite with a spacious walk in closet. In the kitchen there is a large breakfast bar an beautiful dark walnut stained cabinetry. The back yard is a blank slate, except for



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Seville Sales - April 2010

6364 Sinova Avenue,



\$185,000

SOLD!!!

List Price \$189,000
Bedrooms 4
Baths 2.5
Parking 3 Car Garage
Square Ft 2780
Sale Date 4/26/2010
List \$/Sqft \$68
Sale \$/Sqft \$67
Taxes \$1,982
Days on Market 89
Age of Home 6
Levels 2

Comments: Not a short sale!!!**wow** 4b/2.5ba home with 3 car garage in great gilbert location. Eat in kitchen with island with breakfast bar, bay window in nook and pantry, full bath with separate shower & tub, double sinks and walk in closet in master bedroom, tile flooring through out, ceiling fans, blinds and large backyard with covered patio and patio extension. Buyer to verify all facts and figures.

2849 Sports Court,



\$220,000

SOLD!!!

List Price \$229,000
Bedrooms 4
Baths 3.5
Parking 2 Car Garage,
Square Ft 2370
Sale Date 4/20/2010
List \$/Sqft \$97
Sale \$/Sqft \$93
Taxes \$1,427
Days on Market 64
Age of Home 2
Levels 2

Comments: It's got the wow factor! - The moment you drive up the elevation and pristine landscaping will draw you in. You'll love the gourmet kitchen w/ center island, staggered 42" cabinets and stainless appliances. The 4th bedroom is set up as a "junior suite" with a full bathroom. Like new without the wait. Landscaping, window treatments and all the upgrades are already done. The covered patio overlooking the premium lot makes for the perfect

3491 Turnberry Drive,



\$125,000

SOLD!!!

List Price \$135,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1486
Sale Date 4/29/2010
List \$/Sqft \$91
Sale \$/Sqft \$84
Taxes \$1,381
Days on Market 90
Age of Home 6
Levels 1

Comments: Bank owned - sold as-is, cash only. Entire kitchen has been stripped. Great 3 bedroom, 2 bath home in seville, corner lot, next to elementary school, spacious backyard, north/south exposure and more!

3886 Vallejo Drive,



\$270,000

SOLD!!!

List Price \$270,000
Bedrooms 3
Baths 3
Parking 2 Car Garage
Square Ft 2750
Sale Date 4/23/2010
List \$/Sqft \$98
Sale \$/Sqft \$98
Taxes \$2,587
Days on Market 142
Age of Home 5
Levels 1

Comments: Approved short sale!!! You will not want to miss this opportunity on the seville golf course. Georgous home in excellent condition. This home has many custom touches including 3 car garge converted into a bonus room, located on the golf course with views of the club house and greenway, outside bbq and your own putting green steps outside your back patio. Interior of the home includes a granite countertops, stainless



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Recent Seville Sales April 2010

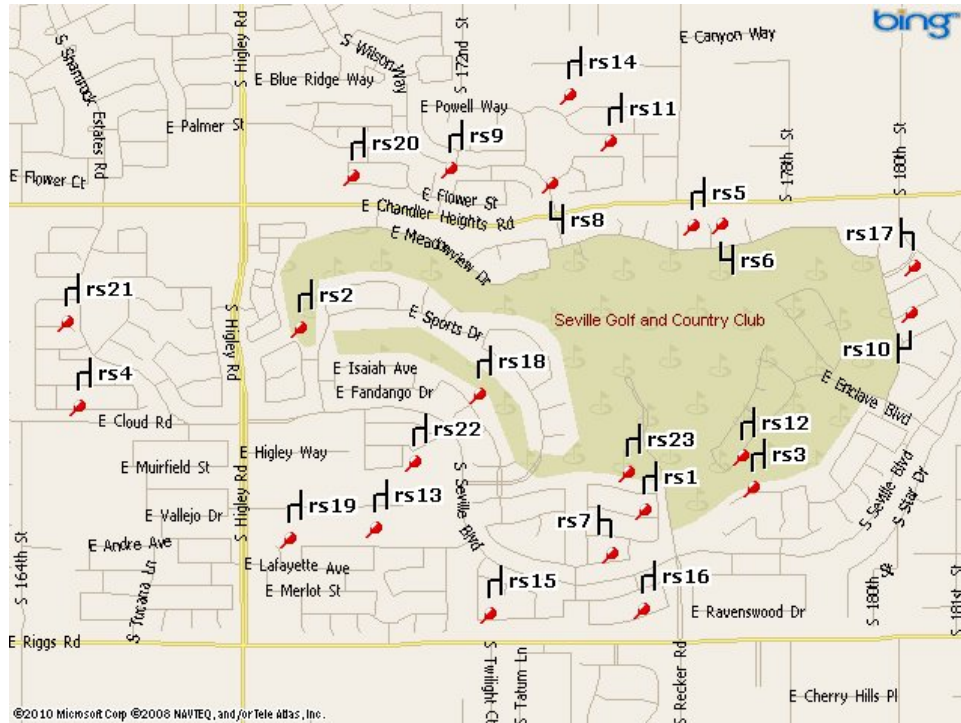
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
Average:						\$252,023	\$94 111
3917 Andre Avenue,		3379		4 2.75	3 Car	\$339,900	\$101 27
3288 Castanets Drive,		2290		3 2.5	2 Car	\$180,000	\$79 74
4052 Clubview Court,		3764		3 2.5	3 Car	\$505,000	\$134 35
2881 Fandango Drive,		2570		4 3	2 Car	\$250,000	\$97 252
6459 Glory Court,		2028		3 2	3 Car	\$237,000	\$117 35
6446 Honor Court,		4432		6 4.5	3 Car	\$385,000	\$87 162
3864 Jaguar Avenue,		2740		4 3	3 Car	\$285,000	\$104 30
3748 Janelle Court,		2099		4 3	2 Car	\$207,000	\$99 202
6359 Legend Court,		2943		5 3	2 Car	\$191,000	\$65 112
3586 Meadowview Drive,		1693		3 2	2 Car	\$174,112	\$103 37
4405 Palmdale Lane,		3080		5 3	2 Car	\$300,000	\$97 72
3850 Palmer Street,		1940		4 2.5	2 Car	\$155,000	\$80 56
6887 Pinehurst Drive,		2020		3 3	2 Car	\$233,000	\$115 34
3424 Pinot Noir Avenue,		2142		4 3	2.5 Car	\$194,000	\$91 65
3784 Powell Way,		1724		3 2	3 Car	\$187,350	\$109 285
3635 Ravenswood Drive,		4893		5 3.5	3 Car	\$346,250	\$71 205
3904 Ravenswood Drive,		4830		5 3.5	3 Car	\$355,000	\$73 245
4416 Ridgewood Lane,		2540		4 3	3 Car	\$251,000	\$99 103
3586 Riopelle Court,		3530		5 4	3 Car	\$302,950	\$86 156
7015 San Jacinto Court,		1665		3 2	2 Car	\$170,000	\$102 111
6364 Sinova Avenue,		2780		4 2.5	3 Car	\$185,000	\$67 89
2849 Sports Court,		2370		4 3.5	2 Car	\$220,000	\$93 64
3491 Turnberry Drive,		1486		3 2	2 Car	\$125,000	\$84 90
3886 Vallejo Drive,		2750		3 3	2 Car	\$270,000	\$98 142



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Map of Recent Seville Sales April 2010



- Recent sale (RS1) - 3917 Andre Avenue, Gilbert, AZ - \$339,900
- Recent sale (RS2) - 3288 Castanets Drive, Gilbert, AZ - \$180,000
- Recent sale (RS3) - 4052 Clubview Court, Gilbert, AZ - \$505,000
- Recent sale (RS4) - 2881 Fandango Drive, Gilbert, AZ - \$250,000
- Recent sale (RS5) - 6459 Glory Court, Gilbert, AZ - \$237,000
- Recent sale (RS6) - 6446 Honor Court, Gilbert, AZ - \$385,000
- Recent sale (RS7) - 3864 Jaguar Avenue, Gilbert, AZ - \$285,000
- Recent sale (RS8) - 3748 Janelle Court, Gilbert, AZ - \$207,000
- Recent sale (RS9) - 6359 Legend Court, Gilbert, AZ - \$191,000
- Recent sale (RS10) - 4405 Palmdale Lane, Gilbert, AZ - \$300,000
- Recent sale (RS11) - 3850 Palmer Street, Gilbert, AZ - \$155,000
- Recent sale (RS12) - 6887 Pinehurst Drive, Gilbert, AZ - \$233,000
- Recent sale (RS13) - 3424 Pinot Noir Avenue, Gilbert, AZ - \$194,000
- Recent sale (RS14) - 3784 Powell Way, Gilbert, AZ - \$187,350
- Recent sale (RS15) - 3635 Ravenswood Drive, Gilbert, AZ - \$346,250
- Recent sale (RS16) - 3904 Ravenswood Drive, Gilbert, AZ - \$355,000
- Recent sale (RS17) - 4416 Ridgewood Lane, Gilbert, AZ - \$251,000
- Recent sale (RS18) - 3586 Ripelle Court, Gilbert, AZ - \$302,950

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Recent sale (RS19) - 7015 San Jacinto Court, Gilbert, AZ - \$170,000

Recent sale (RS20) - 6364 Sinova Avenue, Gilbert, AZ - \$185,000

Recent sale (RS21) - 2849 Sports Court, Gilbert, AZ - \$220,000

Recent sale (RS22) - 3491 Turnberry Drive, Gilbert, AZ - \$125,000

Recent sale (RS23) - 3886 Vallejo Drive, Gilbert, AZ - \$270,000