



Prepared for Website Visitor  
By Dave Dion CDPE, CNE



## Seville Sales - January 2010

3551 Arianna Avenue,



\$148,000

**SOLD!!!**

**List Price** \$144,000  
**Bedrooms** 3  
**Baths** 2  
**Parking** 2 Car Garage,  
**Square Ft** 1284  
**Sale Date** 1/15/2010  
**List \$/Sqft** \$112  
**Sale \$/Sqft** \$115  
**Taxes** \$1,194  
**Days on Market** 267  
**Age of Home** 6  
**Levels** 1

**Comments:** Approved short sale\*\*buyer walked 10/28\*\*in prestigious seville golf & country club subdivision\*mt. Views\*corian ctops & sink\*matching blk appliances\*rich cherry-finished cabinets t/o home\*italian ceramic tile & hardwood flrs carried t/o home\*upgraded carpet/pad in bdrms\*wood blinds\*ceiling fans\*light & bright fam. Rm w/b-i media center & open 2 spacious kitchen\*huge mstr w/lg w/i closet,raised dbl sink vanity\*desert

6771 Balboa Drive,



\$315,000

**SOLD!!!**

**List Price** \$320,900  
**Bedrooms** 4  
**Baths** 3.5  
**Parking** 3 Car Garage,  
**Square Ft** 3767  
**Sale Date** 1/29/2010  
**List \$/Sqft** \$85  
**Sale \$/Sqft** \$84  
**Taxes** \$1,133  
**Days on Market** 422  
**Age of Home** 4  
**Levels** 2

**Comments:** Gorgeous upgraded beazer home ready to move in! 18' tile throughout, 42' cherry cabinets, stainless appliances, gas range, wood & rod iron staircase, 3' custom window treatments. Soft water & security systems. Loft, bonus room & optional 5 bedroom in addition to the large 4 bedrooms with walk in closets. One bedroom has own bathroom, other two bedrooms share jack & jill bath, and master suite has nice soaking tub

6880 Birdie Way,



\$233,000

**SOLD!!!**

**List Price** \$243,000  
**Bedrooms** 3  
**Baths** 2  
**Parking** 3 Car Garage  
**Square Ft** 2084  
**Sale Date** 1/29/2010  
**List \$/Sqft** \$117  
**Sale \$/Sqft** \$112  
**Taxes** \$2,359  
**Days on Market** 69  
**Age of Home** 6  
**Levels** 1

**Comments:** Not a short sale or bank owned disappointment!! This home is model perfect on the golf course at seville overlooking 2 fairways at water feature. Relax in a lush backyard complete with built in bbq and entertaining area. This home has a great kitchen with granite counters, 42 inch cabinets, island, gas stove, built in microwave and pantry. Nice sized great room with entertainment niches. Split master with separate tub and shower. 2

6620 Constellation



\$260,000

**SOLD!!!**

**List Price** \$250,000  
**Bedrooms** 4  
**Baths** 3  
**Parking** 2 Car Garage  
**Square Ft** 2570  
**Sale Date** 1/15/2010  
**List \$/Sqft** \$97  
**Sale \$/Sqft** \$101  
**Taxes** \$2,008  
**Days on Market** 103  
**Age of Home** 2  
**Levels** 1

**Comments:** Not your typical short sale! Professionally landscaped front and back yards. Mr and mrs clean live here! Upgraded tile in all traffic areas, carpet in bedrooms. Upgraded kitchen cabinets, oversized pebbletec diving pool with remote control operation. Seller put in over 50k in improvements- will be the buyers gain! Award winning gilbert schools come with this fabulous home on over .4 acres.



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## Seville Sales - January 2010

**3749 Meadowview**



\$200,000

**SOLD!!!**

**List Price** \$200,000  
**Bedrooms** 4  
**Baths** 3  
**Parking** 3 Car Garage,  
**Square Ft** 2380  
**Sale Date** 1/7/2010  
**List \$/Sqft** \$84  
**Sale \$/Sqft** \$84  
**Taxes** \$2,005  
**Days on Market** 255  
**Age of Home** 7  
**Levels** 2

**Comments:** Approved short sale again- bank said yes, buyer backed out again. This is a gorgeous seville home on the golf course. Buyers will not have to wait, short sale is approved just need buyers. Call contact agent for details, bridget becker at 602-363-6224.

**6816 Pinehurst Drive,**



\$160,000

**SOLD!!!**

**List Price** \$195,000  
**Bedrooms** 2  
**Baths** 2.5  
**Parking** 2 Car Garage,  
**Square Ft** 1764  
**Sale Date** 1/21/2010  
**List \$/Sqft** \$111  
**Sale \$/Sqft** \$91  
**Taxes** \$1,632  
**Days on Market** 315  
**Age of Home** 7  
**Levels** 1

**Comments:** Great floor plan home with many upgrades: gourmet kitchen with bordeaux finish maple cabinets, granite counter tops, island, gas stove, stainless steel appliances (side-by-side refrigerator spacious family room with gas fireplace. Split master bedroom with separate exit to private patio. Second master bedroom with private bath. 18x18 diagonal tile with inlaid design at entry & premium carpet @ bedrooms & den. Backyard



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## Recent Seville Sales January 2010

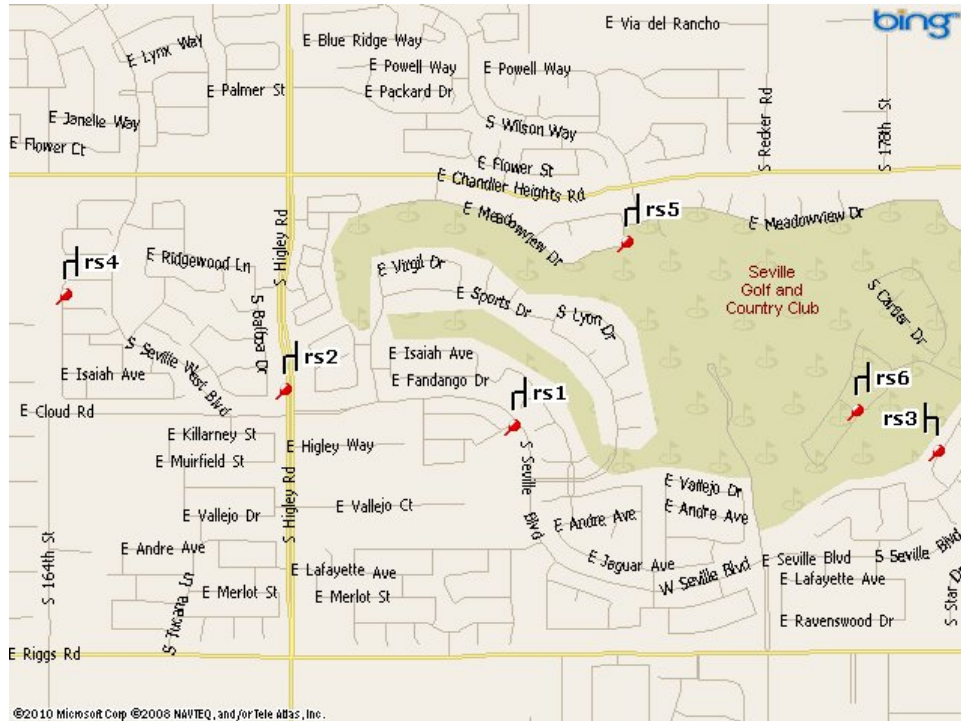
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
<b>Average:</b>						\$219,333	\$98 238
3551 Arianna Avenue,		1284		3 2	2 Car	\$148,000	\$115 267
6771 Balboa Drive,		3767		4 3.5	3 Car	\$315,000	\$84 422
6880 Birdie Way,		2084		3 2	3 Car	\$233,000	\$112 69
6620 Constellation Way,		2570		4 3	2 Car	\$260,000	\$101 103
3749 Meadowview Drive,		2380		4 3	3 Car	\$200,000	\$84 255
6816 Pinehurst Drive,		1764		2 2.5	2 Car	\$160,000	\$91 315



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## Map of Recent Seville Sales January 2010



- Recent sale (RS1) - 3551 Arianna Avenue, Gilbert, AZ - \$148,000
- Recent sale (RS2) - 6771 Balboa Drive, Gilbert, AZ - \$315,000
- Recent sale (RS3) - 6880 Birdie Way, Gilbert, AZ - \$233,000
- Recent sale (RS4) - 6620 Constellation Way, Gilbert, AZ - \$260,000
- Recent sale (RS5) - 3749 Meadowview Drive, Gilbert, AZ - \$200,000
- Recent sale (RS6) - 6816 Pinehurst Drive, Gilbert, AZ - \$160,000