



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Seville Sales - June 2010

3876 30th Street,



\$62,000

SOLD!!!

List Price \$65,500
Bedrooms 4
Baths 2.5
Parking 2 Car Carport,
Square Ft 1632
Sale Date 6/18/2010
List \$/Sqft \$40
Sale \$/Sqft \$38
Taxes \$1,061
Days on Market 77
Age of Home 44
Levels 2

Comments: This is bank owned and ready to close.(Not a shortsale). Show and sell. Great convenient central corridor location. This light, bright, 4 bedroom 2 1/2 bath town home great open floor plan with all good sized rooms. Beautifully maintained grounds with lots of grassy open spaces and lovely community pool. The property was acquired in a foreclosure action please waive spds and clue. Thank you for showing i look forward to working

3697 Andre Avenue,



\$195,000

SOLD!!!

List Price \$200,000
Bedrooms 4
Baths 2
Parking 2 Car Garage,
Square Ft 2064
Sale Date 6/16/2010
List \$/Sqft \$97
Sale \$/Sqft \$94
Taxes \$1,807
Days on Market 189
Age of Home 5
Levels 1

Comments: Approved short sale!!! Buyer could not perform! Amazing upgrades and awesome location with extra large lot! Home is great room floorplan with 3 bedrooms plus an office that have double french doors and the master sitting room option. Wood floors and upgraded tile throughout with carpet in bedrooms, ceiling fans everywhere, ceiling mounted speakers in most of the rooms including the garage, recessed lighting with dimmers, water softener

4554 Breeze Court,



\$660,000

SOLD!!!

List Price \$689,900
Bedrooms 5
Baths 4.5
Parking 3 Car Garage,
Square Ft 4400
Sale Date 6/17/2010
List \$/Sqft \$157
Sale \$/Sqft \$150
Taxes \$5,162
Days on Market 62
Age of Home 4
Levels 1

Comments: Amazing home in prestigious seville golf & country club. Located within the gated community of estados this home sits on more than an acre and has an endless list of upgrades. Travertine floors, crown molding, maple cabinets, granite, custom paint, paved courtyard and circular drive, brand new pool and backyard landscaping. An absolutely stunning home that you will love. Not bank owned and not a short sale, you can actually buy

6465 Delmar Court,



\$565,000

SOLD!!!

List Price \$600,000
Bedrooms 6
Baths 4.5
Parking 3 Car Garage,
Square Ft 3963
Sale Date 6/18/2010
List \$/Sqft \$151
Sale \$/Sqft \$143
Taxes \$5,087
Days on Market 58
Age of Home 5
Levels 1

Comments: This incredible 6 bedroom 4.5 bath home in the gated community of seville is special. Go through the front courtyard with welcoming fountain and step into beauty and warmth. Gorgeous flooring, elegant formal living room & dining room, great room, wine bar area, bonus room & office/den are just a few of the excellent features. The gourmet kitchen has two islands and is fantastic for easy and elegant entertaining. Spacious



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Seville Sales - June 2010

3479 Flower Street,



\$229,000

SOLD!!!

List Price \$229,000
Bedrooms 5
Baths 3
Parking 2 Car Garage
Square Ft 2943
Sale Date 6/1/2010
List \$/Sqft \$78
Sale \$/Sqft \$78
Taxes \$1,973
Days on Market 43
Age of Home 6
Levels 2

Comments: Not short sale or bank owned. Ready to move in with great salt water pool for the summer! Fast close, enter contract by 4/30/10 to meet deadline for first time home buyer tax credit. Seller will contribute up to \$3,500 to buyer closing cost. Will response within 24 hours.

6972 Forest Avenue,



\$250,000

SOLD!!!

List Price \$250,000
Bedrooms 4
Baths 3
Parking 3 Car Garage,
Square Ft 2540
Sale Date 6/30/2010
List \$/Sqft \$98
Sale \$/Sqft \$98
Taxes \$2,167
Days on Market 79
Age of Home 5
Levels 1

Comments: Live in this elegant home with resort style amenities. The gracious floor plan lends itself to entertaining with a separate living and family room. The open kitchen has stunning dark granite countertops and dark cherry wood cabinets that provide ++ storage along with the pantry. Vacation at home and enjoy the pool, built-in bbq, and raised ramada. The community features bike & walking paths, community playground, and more! Join the seville golf &

3659 Janelle Way,



\$130,000

SOLD!!!

List Price \$129,900
Bedrooms 2
Baths 2
Parking 2 Car Garage,
Square Ft 1284
Sale Date 6/24/2010
List \$/Sqft \$101
Sale \$/Sqft \$101
Taxes \$1,217
Days on Market 107
Age of Home 7
Levels 1

Comments: Ideal first-time homebuyer property or investors dream. Large den that can be converted to 3 bedroom. Built-in desk in hallway. Master bathroom has dual sinks and decent-sized walk-in closet. Front and backyards are fully landscaped. Located in the ever famous seville - heated community pool/spa, private golf/clubhouse, play areas and so much more. This is a fannie mae hompath property. Purchase this property for as little as 3%

4676 Meadowview



\$525,000

SOLD!!!

List Price \$525,000
Bedrooms 4
Baths 4.5
Parking 4 Car Garage,
Square Ft 4160
Sale Date 6/16/2010
List \$/Sqft \$126
Sale \$/Sqft \$126
Taxes \$4,954
Days on Market 502
Age of Home 5
Levels 1

Comments: Santa barbara / tuscan style home in secure gated community. The backyard is a must see, neg edge pool and a nice large grass area. Built-in bbq and fireplace area with travertine outdoor walkways. Master bath has basin tub and sinks are copper. All rooms are large, 4 bedrooms plus a den. Gas appliances. Kitchen has 6 burner stove & 2 oven, gorgeous spacious cabinets.



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Seville Sales - June 2010

3704 Meadowview



\$230,000

SOLD!!!

List Price \$230,000
Bedrooms 5
Baths 2.5
Parking 2 Car Garage
Square Ft 2536
Sale Date 6/11/2010
List \$/Sqft \$91
Sale \$/Sqft \$91
Taxes \$1,973
Days on Market 107
Age of Home 8
Levels 2

Comments: Approved short sale! Ready for a quick to close!! We just need your offer!! Great cul-de-sacs lot the wonderful seville! Open kitchen with one bedroom downstairs. Great school district for the kids and close to shopping too! House is now vacant and easy to show.

3397 Merlot Street,



\$180,000

SOLD!!!

List Price \$190,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1534
Sale Date 6/23/2010
List \$/Sqft \$124
Sale \$/Sqft \$117
Taxes \$1,367
Days on Market 107
Age of Home 3
Levels 1

Comments: When your buyer walks in they will think they are in a "model home". This is the most stunning home in seville!!!With 19" diagonal tile, granite counter tops, raised panel maple cabinets,9' ceilings,black ge appliances, 2" wood blinds,custom paint, beautiful patio with fire pit, professionally landscaped front and back, rv gate, epoxy garage floor with side service door.

3420 Packard Drive,



\$124,900

SOLD!!!

List Price \$124,900
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1284
Sale Date 6/9/2010
List \$/Sqft \$97
Sale \$/Sqft \$97
Taxes \$1,200
Days on Market 50
Age of Home 8
Levels 1

Comments: Come see this charming 3 bedroom 2 bathroom home in the highly desirable community of seville for under \$125,000. This home features a front porch, a large eat-in kitchen with all of it's appliances, and a pantry. The family room comes already pre-wired for surround sound, all you need is the speakers. The large master bedroom features a walk-in closet with a master bathroom featuring dual sinks. The back yard of this home is

4437 Palmdale Lane,



\$355,000

SOLD!!!

List Price \$359,900
Bedrooms 5
Baths 3
Parking 2 Car Garage,
Square Ft 3629
Sale Date 6/15/2010
List \$/Sqft \$99
Sale \$/Sqft \$98
Taxes \$2,657
Days on Market 87
Age of Home 8
Levels 2

Comments: ** just reduced for quick sale! ** newly upgraded renovation just completed: professionally painted & decorated, new fixtures, new carpet, and upgraded landscaping!! Award winning seville community. Upscale home with beautiful handcrafted hardwood floors in hallways, quest quarters, kitchen & family room. All rooms very large. Floorplan features soaring vaults in entry. Large living area, family room, and dining. Large kitchen



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Seville Sales - June 2010

3664 Palmer Street,



\$236,900

SOLD!!!

List Price \$236,900
Bedrooms 4
Baths 2.5
Parking 3 Car Garage,
Square Ft 3090
Sale Date 6/7/2010
List \$/Sqft \$77
Sale \$/Sqft \$77
Taxes \$2,041
Days on Market 46
Age of Home 6
Levels 2

Comments: How about a brand new six year old home. This house shows like new. It is located in the very respectable enclave of portales in the seville master planned community. The home has many upgrades beginning with the elegant office/library on the first floor or the dramatic staircase to the second story and the loft that overlooks the first floor in the atrium style. The loft can double as the children's playroom or the perfect space for your

6984 St Ruben Avenue,



\$237,000

SOLD!!!

List Price \$224,900
Bedrooms 4
Baths 3
Parking 3 Car Garage,
Square Ft 2540
Sale Date 6/30/2010
List \$/Sqft \$89
Sale \$/Sqft \$93
Taxes \$2,014
Days on Market 335
Age of Home 6
Levels 1

Comments: There is only one word to describe this home stunning!!!! This beautiful and elegant seville home shows like a model. With warm rich colors to designer touches throughout including accent walls, niches and a medallion in the tile you will love this home as soon as you walk through the front door. Bright and spacious split level with an elegant formal living/dinning room with french doors, beautiful kitchen with upgraded maple cabinets,

3715 Vallejo Drive,



\$180,000

SOLD!!!

List Price \$184,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1832
Sale Date 6/22/2010
List \$/Sqft \$100
Sale \$/Sqft \$98
Taxes \$1,528
Days on Market 71
Age of Home 6
Levels 1

Comments: Great home that is not an reo or short sale, get in before the tax credit expires. Seller will look at all offers. Gently lived in 3bd/2b w/ den. Upgraded tile and carpet through out, ceiling fans, blinds, gas range. All appliances convey, this home is turn key ready.

6992 View Lane,



\$235,000

SOLD!!!

List Price \$229,500
Bedrooms 5
Baths 3
Parking 2 Car Garage,
Square Ft 2410
Sale Date 6/15/2010
List \$/Sqft \$95
Sale \$/Sqft \$98
Taxes \$1,831
Days on Market 46
Age of Home 5
Levels 2

Comments: 5 bedroom, 3 full baths, 2 bedrooms/den/office and full bath downstairs, open floor plan, vaulted ceilings, granite counters, eat-in kitchen, pantry, island, , loft, pebbletech pool, water softener, attached cabinets and epoxy floor in garage, community golf, clubhouse, fitness and much more. Must submit lsr, proof of earnest money, offer worksheet, and you must allow up to 4 days for seller response. Buyer to verify hoa fees.



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Seville Sales - June 2010

4674 Waverly Drive,



\$585,000

SOLD!!!

List Price \$649,900
Bedrooms 5
Baths 4.5
Parking 3 Car Garage,
Square Ft 3911
Sale Date 6/28/2010
List \$/Sqft \$166
Sale \$/Sqft \$150
Taxes \$4,666
Days on Market 154
Age of Home 6
Levels 1

Comments: Huge, \$40k, price reduction 4/26. Normal sale/original owners. Move-in ready, no waiting on a long short sale. Luxurious semi custom home in sought-after seville estados gated community. 4 large bedrooms plus a separate guest casita. Gourmet kitchen includes granite slab counters, s/s sub-z fridge/freezer, upgraded s/s appliances. Stacked stone fireplace, crown molding, custom paint & shutters throughout. Gorgeous



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Recent Seville Sales - June 2010

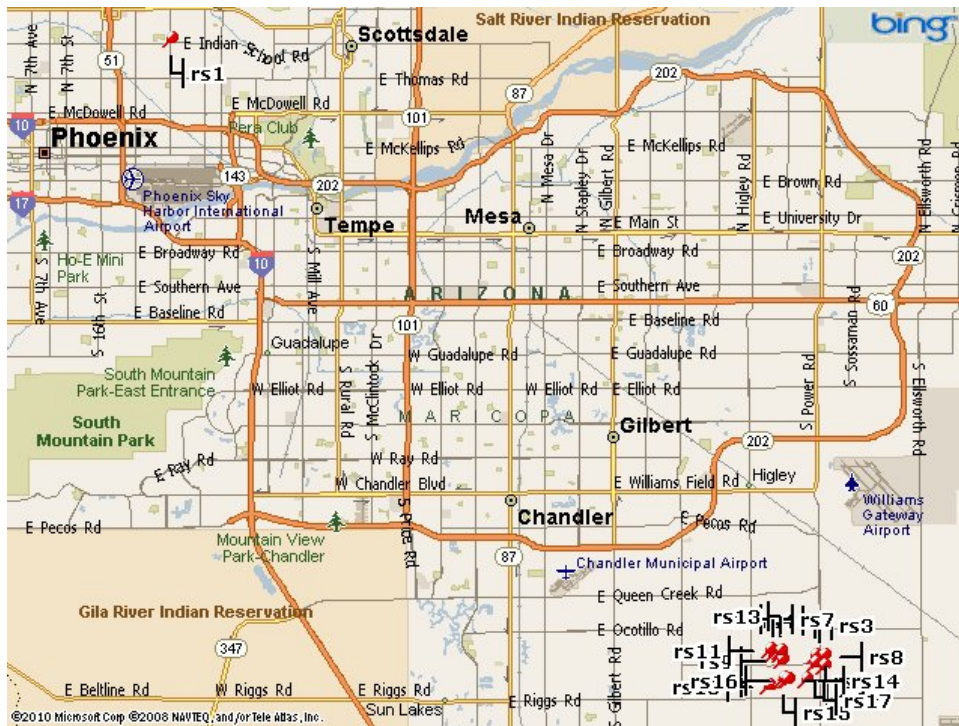
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
Average:						\$292,929	\$103 124
3876 30th Street,		1632	4	2.5	2 Car	\$62,000	\$38 77
3697 Andre Avenue,		2064	4	2	2 Car	\$195,000	\$94 189
4554 Breeze Court,		4400	5	4.5	3 Car	\$660,000	\$150 62
6465 Delmar Court,		3963	6	4.5	3 Car	\$565,000	\$143 58
3479 Flower Street,		2943	5	3	2 Car	\$229,000	\$78 43
6972 Forest Avenue,		2540	4	3	3 Car	\$250,000	\$98 79
3659 Janelle Way,		1284	2	2	2 Car	\$130,000	\$101 107
4676 Meadowview Court,		4160	4	4.5	4 Car	\$525,000	\$126 502
3704 Meadowview Drive,		2536	5	2.5	2 Car	\$230,000	\$91 107
3397 Merlot Street,		1534	3	2	2 Car	\$180,000	\$117 107
3420 Packard Drive,		1284	3	2	2 Car	\$124,900	\$97 50
4437 Palmdale Lane,		3629	5	3	2 Car	\$355,000	\$98 87
3664 Palmer Street,		3090	4	2.5	3 Car	\$236,900	\$77 46
6984 St Ruben Avenue,		2540	4	3	3 Car	\$237,000	\$93 335
3715 Vallejo Drive,		1832	3	2	2 Car	\$180,000	\$98 71
6992 View Lane, Gilbert,		2410	5	3	2 Car	\$235,000	\$98 46
4674 Waverly Drive,		3911	5	4.5	3 Car	\$585,000	\$150 154



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Map of Recent Seville Sales June 2010



- Recent sale (RS1) - 3876 30th Street, Phoenix, AZ - \$62,000
- Recent sale (RS2) - 3697 Andre Avenue, Gilbert, AZ - \$195,000
- Recent sale (RS3) - 4554 Breeze Court, Gilbert, AZ - \$660,000
- Recent sale (RS4) - 6465 Delmar Court, Gilbert, AZ - \$565,000
- Recent sale (RS5) - 3479 Flower Street, Gilbert, AZ - \$229,000
- Recent sale (RS6) - 6972 Forest Avenue, Gilbert, AZ - \$250,000
- Recent sale (RS7) - 3659 Janelle Way, Gilbert, AZ - \$130,000
- Recent sale (RS8) - 4676 Meadowview Court, Gilbert, AZ - \$525,000
- Recent sale (RS9) - 3704 Meadowview Drive, Gilbert, AZ - \$230,000
- Recent sale (RS10) - 3397 Merlot Street, Gilbert, AZ - \$180,000
- Recent sale (RS11) - 3420 Packard Drive, Gilbert, AZ - \$124,900
- Recent sale (RS12) - 4437 Palmdale Lane, Gilbert, AZ - \$355,000
- Recent sale (RS13) - 3664 Palmer Street, Gilbert, AZ - \$236,900
- Recent sale (RS14) - 6984 St Ruben Avenue, Gilbert, AZ - \$237,000
- Recent sale (RS15) - 3715 Vallejo Drive, Gilbert, AZ - \$180,000
- Recent sale (RS16) - 6992 View Lane, Gilbert, AZ - \$235,000
- Recent sale (RS17) - 4674 Waverly Drive, Gilbert, AZ - \$585,000