



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Seville Sales - March 2010

4262 Andre Avenue,



\$255,000

SOLD!!!

List Price \$250,000
Bedrooms 4
Baths 3
Parking 3 Car Garage,
Square Ft 2540
Sale Date 3/30/2010
List \$/Sqft \$98
Sale \$/Sqft \$100
Taxes \$2,165
Days on Market 75
Age of Home 6
Levels 1

Comments: Sizzling hot fnma home. Lots of awesome upgrades, granite counters, raised panel cherry cabs with honey stain, soft water system, pool/spa combo, large covered patio. Master has dual sinks, sep tub/shower, large walk in closet. Door from master leads to pool area...Wink, wink. Lots of tile, cabs in laundry, upgraded fixtures & two tone paint. Serious doubt this home will last. Fnma home qualifies for hompath financing, get

3615 Arianna Court,



\$323,000

SOLD!!!

List Price \$329,900
Bedrooms 5
Baths 3
Parking 3 Car Garage
Square Ft 3530
Sale Date 3/9/2010
List \$/Sqft \$93
Sale \$/Sqft \$92
Taxes \$2,508
Days on Market 267
Age of Home 4
Levels 2

Comments: Buyer has backed out and we are at the end of the approval process. Hurry. This home is a beautiful and like new. There were over \$100k in upgrades when built. Granite counters, stainless steel appliances, 18" porcelain tile on the diagonal, plantation shutters, alarm, water softener, ceiling fans, antique nickel hardware, ornamental stair rail, energy efficiency package. Sparkling pool, beautifully landscaped, great cul-de-sac location

6712 Banning Street,



\$320,000

SOLD!!!

List Price \$329,000
Bedrooms 4
Baths 3.5
Parking 3 Car Garage,
Square Ft 3767
Sale Date 3/31/2010
List \$/Sqft \$87
Sale \$/Sqft \$85
Taxes \$2,605
Days on Market 112
Age of Home 3
Levels 2

Comments: Beautiful beazer in prestigious seville with all the bells and whistles! Elegant hardwood and plush carpet upgrades throughout. Additional upgrades include 42'cherry cabinets, granite, stainless appliances, gas range, wood & rod iron staircase, plantation shutters on all windows and a gas fireplace to warm any winter evening. The magical master suite w/ its accommodating facilities-seperate soaking

6851 Birdie Way,



\$215,000

SOLD!!!

List Price \$215,000
Bedrooms 4
Baths 3
Parking 2 Car Garage
Square Ft 2608
Sale Date 3/29/2010
List \$/Sqft \$82
Sale \$/Sqft \$82
Taxes \$1,932
Days on Market 191
Age of Home 5
Levels 1

Comments: Exclusive seville masterplanned golf community with all of the ammenities. Beautiful granite countertops, upgraded maple cabinets, tile throughout, two-tone paint, in an open floorplan. Enjoy the pebble-tec pool with in-floor cleaning system and rock waterfall.



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Seville Sales - March 2010

3243 Castanets Drive,



\$155,000

SOLD!!!

List Price \$155,000
Bedrooms 4
Baths 2
Parking 2 Car Garage,
Square Ft 2064
Sale Date 3/31/2010
List \$/Sqft \$75
Sale \$/Sqft \$75
Taxes \$1,675
Days on Market 135
Age of Home 5
Levels 1

Comments: Fantastic 4 bedroom + den, 2 bath shea home with lots of open space. Home features maple cabinets, stainless steel appliances, ceramic tile throughout, open floor plan, french doors out to backyard and larger master bath with separate tub & shower. Located in the wonderful community of seville golf & country club with chandler unified school district and close shopping and dining.

4166 Clubview Drive,



\$325,000

SOLD!!!

List Price \$325,000
Bedrooms 3
Baths 3
Parking 3 Car Garage
Square Ft 2540
Sale Date 3/26/2010
List \$/Sqft \$128
Sale \$/Sqft \$128
Taxes \$2,013
Days on Market 116
Age of Home 4
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 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 e cabinets, granite, and extra storage.

6646 Delmar Place,



\$492,000

SOLD!!!

List Price \$490,800
Bedrooms 4
Baths 3.5
Parking 3 Car Garage
Square Ft 3782
Sale Date 3/10/2010
List \$/Sqft \$130
Sale \$/Sqft \$130
Taxes \$4,638
Days on Market 70
Age of Home 4
Levels 1

Comments: **armls lkbx on gas meter by garage**wow! This is your chance to live in the exclusive golf community seville. This 4bdrm 3.5 bath is just waiting for the perfect owner is it you? The seville lifestyle offers a one of a kind private resort club with amenities typical of arizona's finest resorts. Views of the san tan mountains provide solace and relaxation. Stainless steel appliances in a kitchen that is perfect for entertaining. Bring a

6275 Fawn Court,



\$225,000

SOLD!!!

List Price \$227,500
Bedrooms 3
Baths 2
Parking 3 Car Garage,
Square Ft 2322
Sale Date 3/19/2010
List \$/Sqft \$98
Sale \$/Sqft \$97
Taxes \$1,921
Days on Market 112
Age of Home 7
Levels 1

Comments: Not a short sale or bank owned! Beautiful remodel on cul de sac lot in the fabulous community of seville golf and country club! This single-level home with 3 bedroom and a den features over 2000 square feet with upgraded carpet, fixtures, custom interior paint, 12 foot ceilings, 18 inch tile in all the right places, and ceilings fans in every room. Gorgeous kitchen features stainless steel appliances, cherry spice raised cathedral cabinets, tile countertops



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Seville Sales - March 2010

3616 Flower Street,



\$147,500

SOLD!!!

List Price \$153,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1664
Sale Date 3/5/2010
List \$/Sqft \$92
Sale \$/Sqft \$89
Taxes \$1,601
Days on Market 67
Age of Home 8
Levels 1

Comments: O this is a fannie mae homethat property. O purchase this property for as little as 3% down! O this property is approved for homethat mortgage financing. O this property is approved for homethat renovation mortgage financing.

6697 Goldfinch Drive,



\$190,000

SOLD!!!

List Price \$190,000
Bedrooms 4
Baths 2
Parking 2 Car Garage
Square Ft 1832
Sale Date 3/31/2010
List \$/Sqft \$104
Sale \$/Sqft \$104
Taxes \$770
Days on Market 161
Age of Home 3
Levels 1

Comments: Meticulously maintained home in pristine seville golf & country club community. No handy man needed here! This 3 bedroom plus den, 2 bathroom home is nestled next to the golf course with mountain views. Granite countertops, enormous kitchen island w/ bar! Beautiful dark maple cabinets, black upgraded appliances, stunning french doors leading out to the clean private pool with waterfall & self cleaning system. Huge

3655 Jaguar Avenue,



\$238,000

SOLD!!!

List Price \$239,000
Bedrooms 4
Baths 3
Parking 3 Car Garage,
Square Ft 2410
Sale Date 3/5/2010
List \$/Sqft \$99
Sale \$/Sqft \$99
Taxes \$1,857
Days on Market 57
Age of Home 5
Levels 2

Comments: Move-in ready! Not a short sale and not bank owned. Regular seller! Shasta pebble tec pool! Granite countertops in kitchen! Big ceramic tile in all traffic areas! This house is loaded with upgrades! Vacant on arms lockbox. No spds, as seller has never occupied the property.

6460 Magic Court,



\$455,000

SOLD!!!

List Price \$429,000
Bedrooms 5
Baths 3.5
Parking 3 Car Garage,
Square Ft 3700
Sale Date 3/1/2010
List \$/Sqft \$116
Sale \$/Sqft \$123
Taxes \$3,329
Days on Market 52
Age of Home 7
Levels 1

Comments: Beautiful spacious 5 bedroom, 3.5 bath bank owned property that is being sold as-is.. Home sits on nice .55 acre estate style lot in valencia @seville golf community. You get travertine floors, granite counters w/slate finishes, 12'foot ceilings, plantation shutters. You also get energyefficient solar screens. You have a gourmet kitchenwith cherry maple cabinets, gas fireplace and built in custom niches. The home is beautiful but has



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Seville Sales - March 2010

3846 Meadowview



\$225,000

SOLD!!!

List Price \$195,000
Bedrooms 4
Baths 3
Parking 3 Car Garage,
Square Ft 2540
Sale Date 3/19/2010
List \$/Sqft \$77
Sale \$/Sqft \$89
Taxes \$2,270
Days on Market 107
Age of Home 6
Levels 1

Comments: Beautiful home in popular golf community of seville. Single level 4 bed 3 bath. Granite counter tops beautiful custom kitchen cabinets, pebble tech pool with waterfall, jack and jill bathroom, and a 3 car garage. All for \$195,000!

3752 Morning Star



\$222,000

SOLD!!!

List Price \$224,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 2173
Sale Date 3/24/2010
List \$/Sqft \$103
Sale \$/Sqft \$102
Taxes \$1,851
Days on Market 66
Age of Home 8
Levels 1

Comments: Stunning seville home! Home features 3 bedrooms and a den, 2 baths, spacious kitchen with tons of cabinets, two large living areas and two car garage. Large master suite, separate tub and shower in master bath, ceiling fans in each room, water softner and more...Backyard is an entertainers paradise! Home sits on an oversized lot with two grassy areas, covered patio and self cleaning play pool! This is a must

6835 Rachael Way,



\$315,000

SOLD!!!

List Price \$339,000
Bedrooms 4
Baths 3
Parking 3 Car Garage
Square Ft 3005
Sale Date 3/31/2010
List \$/Sqft \$113
Sale \$/Sqft \$105
Taxes \$2,509
Days on Market 160
Age of Home 4
Levels 2

Comments: Incredible seville golf course lot. The view alone will leave you breathless. Available for sale in escala at seville a gorgeous san vicente floor plan with many upgrades. This floor plan features just over 3000 sq. Ft. The home is just 3 years old and in near new condition. It features bordeaux maple recessed panel cabinets, a great upstairs laundry room with sink and extra cabinetry, granite countertops and full granite backsplash, new appliances, loft, and

6995 Stadium Court,



\$227,000

SOLD!!!

List Price \$219,900
Bedrooms 5
Baths 3
Parking 2 Car Garage
Square Ft 2410
Sale Date 3/10/2010
List \$/Sqft \$91
Sale \$/Sqft \$94
Taxes \$1,830
Days on Market 83
Age of Home 5
Levels 2

Comments: Wow, another great fannie mae owned home. This 5 bedroom & 3 bath two story home with a private pool is just what your buyer has been looking for. Home features custom paint, cf's, jack and jill bath, and a den. Low maintenance landscaping. Bring your lucky buyer today.



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Seville Sales - March 2010

7016 Stadium Court,



\$240,000

SOLD!!!

List Price \$240,000
Bedrooms 5
Baths 3
Parking 2 Car Garage,
Square Ft 2586
Sale Date 3/25/2010
List \$/Sqft \$93
Sale \$/Sqft \$93
Taxes \$2,039
Days on Market 498
Age of Home 5
Levels 2

Comments: Beautiful two story home in highly desirable golf course & country club comm. Of seville. Home sits on large cul-de-sac. Beautifully landscaped w/ big grassy yard. Extended patio and sep. Area for fire pit. Home boasts 5 bdrms/3 full baths, + sep. Den w/ doors and lots of upgrades. Bed/bath downstairs, too! Open floorplan-great for entertaining. Kitchen 36' bordeaux maple cabinets, stonset counters, center island w/ breakfast bar.

7053 Trophy Lane,



\$265,000

SOLD!!!

List Price \$259,900
Bedrooms 4
Baths 2
Parking 3 Car Garage
Square Ft 2740
Sale Date 3/15/2010
List \$/Sqft \$95
Sale \$/Sqft \$97
Taxes \$2,420
Days on Market 53
Age of Home 6
Levels 1

Comments: **this property is now under auction terms. All offers must run through auction company. Large lot, private pool, several built-in media niches, tile floor, window coverings, stainless steel appliances, ceiling fans, granite counters, top of the line cabinets, 10 ft ceilings, master sitting room, several walk-in closets, separate tub & shower, double sinks, reverse osmosis, water softener, gas heat, cul-de sac lot, gated community, golf course community,

3774 Vallejo Drive,



\$255,700

SOLD!!!

List Price \$250,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 2097
Sale Date 3/17/2010
List \$/Sqft \$119
Sale \$/Sqft \$122
Taxes \$2,071
Days on Market 212
Age of Home 5
Levels 1

Comments: This beautiful 3 bedroom, two bath home with original living room converted to entertainment room with double door entry (easily may be converted back to living room) located in the beautiful seville neighborhood. Home is a golf course view lot with a wonderful view of the seville country club from the great backyard of this home. Enjoy the spectacular view from the wonderful pool with great deck space for entertaining. Home has

6992 View Lane,



\$200,000

SOLD!!!

List Price \$199,000
Bedrooms 5
Baths 3
Parking 2 Car Garage,
Square Ft 2410
Sale Date 3/31/2010
List \$/Sqft \$83
Sale \$/Sqft \$83
Taxes \$1,865
Days on Market 227
Age of Home 5
Levels 2

Comments: This is the best deal in seville! 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, gas range, microwave, loft, surround sound throughout, pebbletech pool, water softener, attached cabinets and epoxy floor in garage, community golf, clubhouse, fitness and much more. This home is super clean and ready for an offer.



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Seville Sales - March 2010

3431 Virgil Drive,



\$360,000

SOLD!!!

List Price \$360,000
Bedrooms 5
Baths 3
Parking 4 Car Garage,
Square Ft 2921
Sale Date 3/9/2010
List \$/Sqft \$123
Sale \$/Sqft \$123
Taxes \$2,527
Days on Market 210
Age of Home 3
Levels 1

Comments: ***drop-dead gorgeous home! ***
loaded with upgrades!
Pebble-tech lagoon style pool! Gourmet kitchen with granite slab counter-tops! Stainless-steel appliances! Built-in fridge! Upgraded cabinetry throughout home! Custom shutters throughout! 4 bedrooms plus a den. Master-bedroom split floorplan. Water-softener! Custom 2-tone paint! Snail shower at master bath! Awesome seville community with



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Recent Seville Sales March 2010

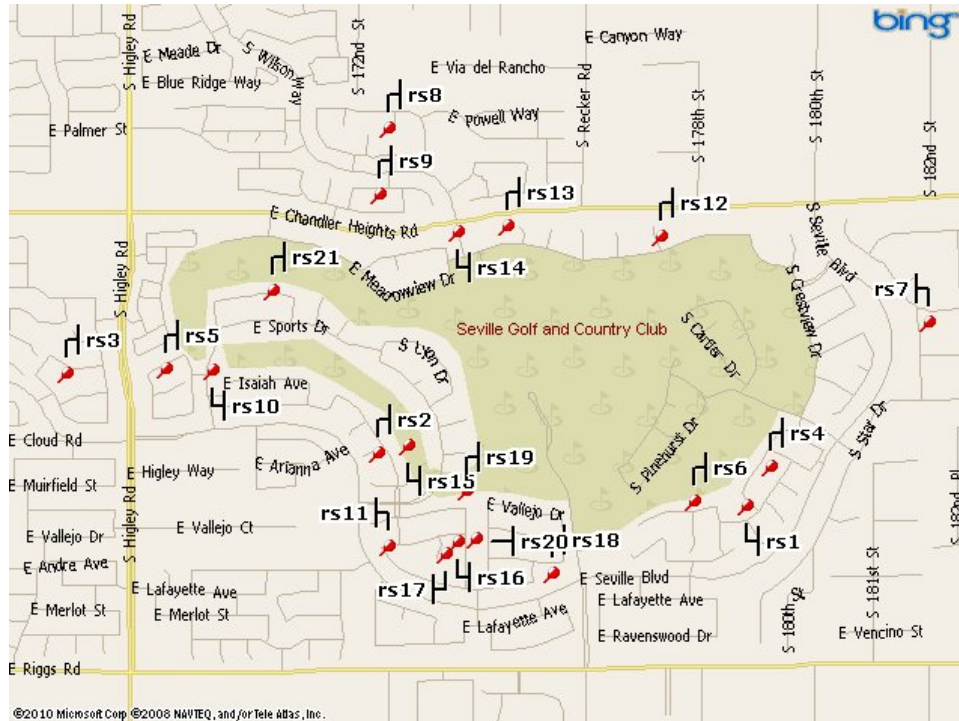
| Address | Size | Bed | Bath | Parking | Sale Price | \$/Sqft | DOM | |
|-----------------------------|------|------|------|---------|------------|-----------|-------|-----|
| Average: | | | | | | \$269,057 | \$101 | 144 |
| 4262 Andre Avenue, | | 2540 | 4 | 3 | 3 Car | \$255,000 | \$100 | 75 |
| 3615 Arianna Court, | | 3530 | 5 | 3 | 3 Car | \$323,000 | \$92 | 267 |
| 6712 Banning Street, | | 3767 | 4 | 3.5 | 3 Car | \$320,000 | \$85 | 112 |
| 6851 Birdie Way, | | 2608 | 4 | 3 | 2 Car | \$215,000 | \$82 | 191 |
| 3243 Castanets Drive, | | 2064 | 4 | 2 | 2 Car | \$155,000 | \$75 | 135 |
| 4166 Clubview Drive, | | 2540 | 3 | 3 | 3 Car | \$325,000 | \$128 | 116 |
| 6646 Delmar Place, | | 3782 | 4 | 3.5 | 3 Car | \$492,000 | \$130 | 70 |
| 6275 Fawn Court, | | 2322 | 3 | 2 | 3 Car | \$225,000 | \$97 | 112 |
| 3616 Flower Street, | | 1664 | 3 | 2 | 2 Car | \$147,500 | \$89 | 67 |
| 6697 Goldfinch Drive, | | 1832 | 4 | 2 | 2 Car | \$190,000 | \$104 | 161 |
| 3655 Jaguar Avenue, | | 2410 | 4 | 3 | 3 Car | \$238,000 | \$99 | 57 |
| 6460 Magic Court, | | 3700 | 5 | 3.5 | 3 Car | \$455,000 | \$123 | 52 |
| 3846 Meadowview Drive, | | 2540 | 4 | 3 | 3 Car | \$225,000 | \$89 | 107 |
| 3752 Morning Star Lane, | | 2173 | 3 | 2 | 2 Car | \$222,000 | \$102 | 66 |
| 6835 Rachael Way, | | 3005 | 4 | 3 | 3 Car | \$315,000 | \$105 | 160 |
| 6995 Stadium Court, | | 2410 | 5 | 3 | 2 Car | \$227,000 | \$94 | 83 |
| 7016 Stadium Court, | | 2586 | 5 | 3 | 2 Car | \$240,000 | \$93 | 498 |
| 7053 Trophy Lane, | | 2740 | 4 | 2 | 3 Car | \$265,000 | \$97 | 53 |
| 3774 Vallejo Drive, | | 2097 | 3 | 2 | 2 Car | \$255,700 | \$122 | 212 |
| 6992 View Lane, Gilbert, | | 2410 | 5 | 3 | 2 Car | \$200,000 | \$83 | 227 |
| 3431 Virgil Drive, Gilbert, | | 2921 | 5 | 3 | 4 Car | \$360,000 | \$123 | 210 |



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Map of Recent Seville Sales March 2010



- Recent sale (RS1) - 4262 Andre Avenue, Gilbert, AZ - \$255,000
- Recent sale (RS2) - 3615 Arianna Court, Gilbert, AZ - \$323,000
- Recent sale (RS3) - 6712 Banning Street, Gilbert, AZ - \$320,000
- Recent sale (RS4) - 6851 Birdie Way, Gilbert, AZ - \$215,000
- Recent sale (RS5) - 3243 Castanets Drive, Gilbert, AZ - \$155,000
- Recent sale (RS6) - 4166 Clubview Drive, Gilbert, AZ - \$325,000
- Recent sale (RS7) - 6646 Delmar Place, Gilbert, AZ - \$492,000
- Recent sale (RS8) - 6275 Fawn Court, Gilbert, AZ - \$225,000
- Recent sale (RS9) - 3616 Flower Street, Gilbert, AZ - \$147,500
- Recent sale (RS10) - 6697 Goldfinch Drive, Gilbert, AZ - \$190,000
- Recent sale (RS11) - 3655 Jaguar Avenue, Gilbert, AZ - \$238,000
- Recent sale (RS12) - 6460 Magic Court, Gilbert, AZ - \$455,000
- Recent sale (RS13) - 3846 Meadowview Drive, Gilbert, AZ - \$225,000
- Recent sale (RS14) - 3752 Morning Star Lane, Gilbert, AZ - \$222,000
- Recent sale (RS15) - 6835 Rachael Way, Gilbert, AZ - \$315,000
- Recent sale (RS16) - 6995 Stadium Court, Gilbert, AZ - \$227,000
- Recent sale (RS17) - 7016 Stadium Court, Gilbert, AZ - \$240,000
- Recent sale (RS18) - 7053 Trophy Lane, Gilbert, AZ - \$265,000

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Recent sale (RS19) - 3774 Vallejo Drive, Gilbert, AZ - \$255,700

Recent sale (RS20) - 6992 View Lane, Gilbert, AZ - \$200,000

Recent sale (RS21) - 3431 Virgil Drive, Gilbert, AZ - \$360,000