



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Seville Sales - May 2010

6711 Banning Street,



\$265,000

SOLD!!!

List Price \$270,000
Bedrooms 4
Baths 3.5
Parking 3 Car Garage,
Square Ft 2968
Sale Date 5/14/2010
List \$/Sqft \$91
Sale \$/Sqft \$89
Taxes \$2,418
Days on Market 228
Age of Home 4
Levels 1

Comments: Magnificent 4 bedroom, 3.5 bath home in seville featuring lots of upgraded tile flooring w/medallion foyer, formal living/dining rooms, large den, spacious family room w/dramatic vaulted ceilings and lots of recessed lighting open to the eat-in kitchen with granite counters & upgraded cabinets. The large master suite has sliding door to the backyard, large soaking tub and separate his/her vanities. On the other side of the home are 3 more

6788 Birdie Way,



\$249,900

SOLD!!!

List Price \$249,900
Bedrooms 5
Baths 2.5
Parking 2 Car Garage
Square Ft 2129
Sale Date 5/14/2010
List \$/Sqft \$117
Sale \$/Sqft \$117
Taxes \$2,519
Days on Market 70
Age of Home 5
Levels 1

Comments: Welcome home! 5 bedroom 2.5 bath home with private pool on the golf course in seville. Clean move in ready fannie mae owned home, open split floor plan, upgraded carpet, tile flooring, guest room with full bath and separate entrance. Close before may 1 and receive extra 3.5% in closing costs or appliances! See homepath.com for special offers.

3473 Fandango Drive,



\$322,500

SOLD!!!

List Price \$350,000
Bedrooms 5
Baths 4
Parking 3 Car Garage,
Square Ft 3530
Sale Date 5/21/2010
List \$/Sqft \$99
Sale \$/Sqft \$91
Taxes \$442
Days on Market 49
Age of Home 2
Levels 2

Comments: Fabulous shea home in one of gilbert's finest neighborhoods with over \$100,000 in upgrades - gourmet kitchen with slab granite, built in fridge and gas range - bar with beverage cooler - tons of ceramic tile flooring and tile upgrades in all the baths!!! Wood/iron stair rail - bay window in master - gas fireplace - spa with gazebo - no homes behind you for ultimate privacy -jack and jill bath - large upstairs bonus/game room- formal

3598 Janelle Way,



\$138,000

SOLD!!!

List Price \$139,900
Bedrooms 3
Baths 2
Parking 2 Car Garage,
Square Ft 1284
Sale Date 5/28/2010
List \$/Sqft \$109
Sale \$/Sqft \$107
Taxes \$1,392
Days on Market 46
Age of Home 7
Levels 1

Comments: Incredible home in the highly sought after subdivision of seville. Light & bright with neutral carpet/paint/tile throughout. Ceiling fans. Spacious greatroom floorplan. Eat in kitchen with upgraded fixtures, built-in micro, gas stove, refrigerator and pantry. Built in computer/desk area in hall off of greatroom. Spacious master bedroom. Dual vanities and walk-in closet in the master bath. Rv gate. Covered patio and nice size backyard. Buyer



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Seville Sales - May 2010

6240 Legend Court,



\$180,000

SOLD!!!

List Price \$198,900
Bedrooms 3
Baths 2
Parking 3 Car Garage
Square Ft 2322
Sale Date 5/20/2010
List \$/Sqft \$86
Sale \$/Sqft \$78
Taxes \$1,813
Days on Market 135
Age of Home 8
Levels 1

Comments: "purchase this property with 5% down or a using a homepath renovation loan " sold as is, no repairs. Please write no seller's property disclosure and no clue report on page 7.

3350 Packard Drive,



\$125,000

SOLD!!!

List Price \$134,000
Bedrooms 3
Baths 2
Parking 2 Car Garage,
Square Ft 1284
Sale Date 5/30/2010
List \$/Sqft \$104
Sale \$/Sqft \$97
Taxes \$1,199
Days on Market 275
Age of Home 8
Levels 1

Comments: Immaculate 3 bed, 2 bath home on a oversized premium corner lot in prestigious seville golf & country club subdivision. N/s exposure, generous backyard away from 2 stories, beautiful landscaping, 2in wood blinds, tile, upgraded carpet, built-in entertainment center w/ pre-wire surround sound, walk-in closet in master, epoxy garage floors and built-in cabinets. Refridgerator and window treatments convey, surround spkrs do not.

3353 Pinot Noir



\$135,000

SOLD!!!

List Price \$135,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1664
Sale Date 5/31/2010
List \$/Sqft \$81
Sale \$/Sqft \$81
Taxes \$1,488
Days on Market 224
Age of Home 5
Levels 1

Comments: Short sale has offer into bank, nice home, great community. Clean home. Has tenant

3286 Powell Court,



\$212,500

SOLD!!!

List Price \$214,900
Bedrooms 4
Baths 3
Parking 2 Car Garage
Square Ft 2099
Sale Date 5/31/2010
List \$/Sqft \$102
Sale \$/Sqft \$101
Taxes \$1,668
Days on Market 102
Age of Home 9
Levels 2

Comments: In highly sought after seville golf & country club community. 4 bd rms 3 full bths, desirable floor plan, wood flooring, tile floors, new carpet, new paint, very neutral colors, kitchen has: pantry*island with breakfast bar*gas range*oakcabinets*micro wave. Master bed room upstairs with: double door entry*walk in closet*separate shower and roman tub*double sinks. Big loft/play area that overlooks family room, 2in wood blinds



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Seville Sales - May 2010

3952 Powell Court,



\$256,000

SOLD!!!

List Price \$255,000
Bedrooms 4
Baths 2
Parking 3 Car Garage
Square Ft 2361
Sale Date 5/5/2010
List \$/Sqft \$108
Sale \$/Sqft \$108
Taxes \$2,178
Days on Market 66
Age of Home 6
Levels 1

Comments: Great half-acre lot with rv gate on a cul-de-sac lot! Upgraded cherry cabinets, granite counters, and center island! Wonderful flowing floorplan with large family room and living room! Open den could be office or converted to a 4th bedroom, and there is still a large workstation! Large private pool with huge grassy play area left for kids. Private yard backs to a citrus orchard. This is a fannie mae homepath property. Purchase this property for as little as 3%

3422 Powell Way,



\$215,000

SOLD!!!

List Price \$219,900
Bedrooms 5
Baths 4
Parking 2 Car Garage
Square Ft 2528
Sale Date 5/27/2010
List \$/Sqft \$87
Sale \$/Sqft \$85
Taxes \$1,775
Days on Market 57
Age of Home 8
Levels 2

Comments: Absolutely spotless, brand new looking 5 bedroom 4 bath home in seville! This home has it all. Kitchen features light maple cabinets with a eat-in breakfast room. Off the kitchen is a cozy family room prewired for surround sound. Bedroom 5 is downstairs with its own private bath. Upstairs you will see a huge master bedroom with a nice size master bath with a separate tub and shower and a huge walk-in closet with home

4053 Ravenswood



\$410,000

SOLD!!!

List Price \$410,000
Bedrooms 5
Baths 4.5
Parking 4 Car Garage
Square Ft 4830
Sale Date 5/31/2010
List \$/Sqft \$85
Sale \$/Sqft \$85
Taxes \$3,153
Days on Market 258
Age of Home 6
Levels 2

Comments: Elegant seville golf and country club living. This home has it all! Slate floors, granite countertops, s/s appliances. Dual staircases, custom built ins in den. Huge bonus room. The backyard boasts mountain views, a heated salt water pebble sheen pool. Natural gas fire pit. Also has an amazing custom outdoor kitchen. You have to see it to believe it.

6704 St Andrews Way,



\$235,000

SOLD!!!

List Price \$235,000
Bedrooms 3
Baths 3
Parking 2.5 Car
Square Ft 2020
Sale Date 5/25/2010
List \$/Sqft \$116
Sale \$/Sqft \$116
Taxes \$1,999
Days on Market 103
Age of Home 7
Levels 1

Comments: Short sale! Sacrifice! Golf course lot! Pool! Spa! Enjoy everything seville has to offer. Single story. 3 bedrooms & 3 full bath. 2nd bedroom has own bath. Large kitchen. Great room open floor plan. Backyard is veiw fence on the golf course. Built in bbq, salt pool & spa. Enjoy views of seville while sitting on the covered patio. Gated. House is very clean move in condition.



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Seville Sales - May 2010

6972 St Ruben Avenue, 4364 Turnberry Court,



\$319,000

SOLD!!!

List Price \$319,000
Bedrooms 5
Baths 3
Parking 3 Car Garage,
Square Ft 3005
Sale Date 5/28/2010
List \$/Sqft \$106
Sale \$/Sqft \$106
Taxes \$2,217
Days on Market 47
Age of Home 6
Levels 2

Comments: This home is elegant and ready for immediate move in! Featuring 5 spacious bedrooms, 3 full baths, upgraded kitchen with honey maple cabinets, granite, stainless appliances, breakfast bar, island, walk in pantry, formal living/dining room, 2nd floor laundry w/cabinets. Backyard is paradise! Heated pool/spa, built in bbq, firepit, 2 patios. 3 car extended garage. Extra features include: upgraded



\$239,000

SOLD!!!

List Price \$239,900
Bedrooms 4
Baths 2.5
Parking 3 Car Garage
Square Ft 2640
Sale Date 5/27/2010
List \$/Sqft \$91
Sale \$/Sqft \$91
Taxes \$1,936
Days on Market 33
Age of Home 6
Levels 2

Comments: Not a short shale and not a bank owned. Call me today and you will have an answer if your offer is accepted. Freshly remodeled. New carpet. New paint top to bottom. House shows like new. Granite tops. Tile backsplash. A lot of tile throughout the entire home. Epoxy 3 car garage. Soft water system. Cul de sac lot with amazing views. Extended cover patio. Seller is a licensed real estate broker. No sign on property



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Recent Seville Sales May 2010

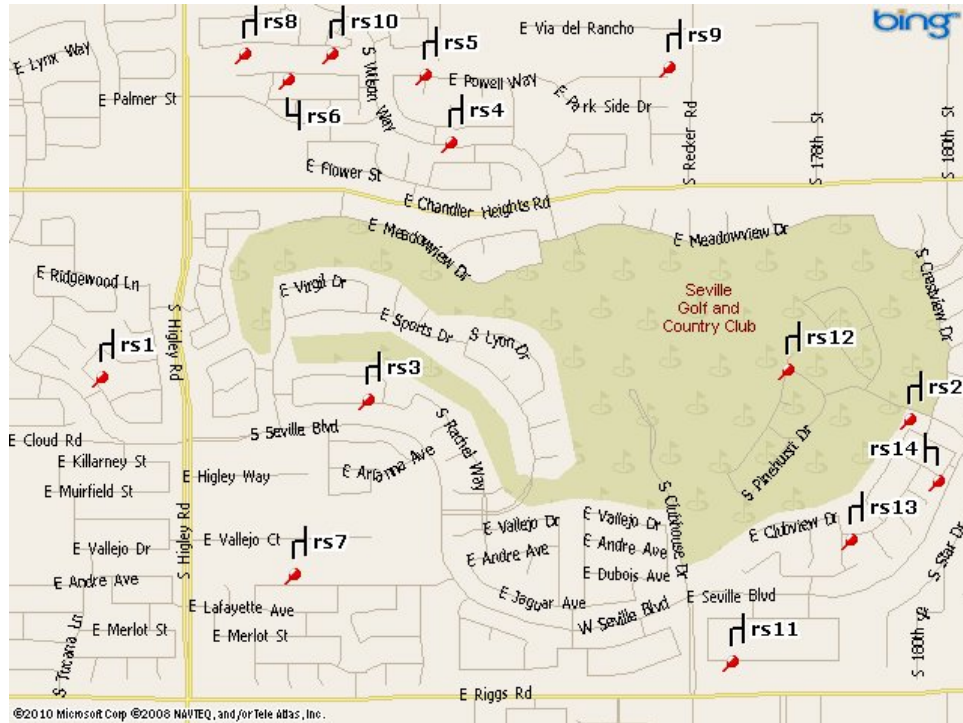
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM	
Average:						\$235,850	\$97	120
6711 Banning Street,		2968	4	3.5	3 Car	\$265,000	\$89	228
6788 Birdie Way,		2129	5	2.5	2 Car	\$249,900	\$117	70
3473 Fandango Drive,		3530	5	4	3 Car	\$322,500	\$91	49
3598 Janelle Way,		1284	3	2	2 Car	\$138,000	\$107	46
6240 Legend Court,		2322	3	2	3 Car	\$180,000	\$78	135
3350 Packard Drive,		1284	3	2	2 Car	\$125,000	\$97	275
3353 Pinot Noir Avenue,		1664	3	2	2 Car	\$135,000	\$81	224
3286 Powell Court,		2099	4	3	2 Car	\$212,500	\$101	102
3952 Powell Court,		2361	4	2	3 Car	\$256,000	\$108	66
3422 Powell Way,		2528	5	4	2 Car	\$215,000	\$85	57
4053 Ravenswood Drive,		4830	5	4.5	4 Car	\$410,000	\$85	258
6704 St Andrews Way,		2020	3	3	2.5 Car	\$235,000	\$116	103
6972 St Ruben Avenue,		3005	5	3	3 Car	\$319,000	\$106	47
4364 Turnberry Court,		2640	4	2.5	3 Car	\$239,000	\$91	33



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Map of Recent Seville Sales May 2010



- Recent sale (RS1) - 6711 Banning Street, Gilbert, AZ - \$265,000
- Recent sale (RS2) - 6788 Birdie Way, Gilbert, AZ - \$249,900
- Recent sale (RS3) - 3473 Fandango Drive, Gilbert, AZ - \$322,500
- Recent sale (RS4) - 3598 Janelle Way, Gilbert, AZ - \$138,000
- Recent sale (RS5) - 6240 Legend Court, Gilbert, AZ - \$180,000
- Recent sale (RS6) - 3350 Packard Drive, Gilbert, AZ - \$125,000
- Recent sale (RS7) - 3353 Pinot Noir Avenue, Gilbert, AZ - \$135,000
- Recent sale (RS8) - 3286 Powell Court, Gilbert, AZ - \$212,500
- Recent sale (RS9) - 3952 Powell Court, Gilbert, AZ - \$256,000
- Recent sale (RS10) - 3422 Powell Way, Gilbert, AZ - \$215,000
- Recent sale (RS11) - 4053 Ravenswood Drive, Gilbert, AZ - \$410,000
- Recent sale (RS12) - 6704 St Andrews Way, Gilbert, AZ - \$235,000
- Recent sale (RS13) - 6972 St Ruben Avenue, Gilbert, AZ - \$319,000
- Recent sale (RS14) - 4364 Turnberry Court, Gilbert, AZ - \$239,000