

Properties of Desert Mountain

Available Homes as of January 16, 2024
 Prepared for Mr. and Mrs. [REDACTED]

Sorted by List Price per Sq. Ft.

Exclude Features: Garage downstairs, Upstairs Master Bedroom
 Does Not Overlook a Road
 Price between \$6,000,000 and \$13,000,000
 Home square footage between 5,500 and 8,300
 Physical Status: Finished

Lot	List Price	List Price/SF	Size	Brms	Guest House Rms	Baths	Pwder Rooms	Dens	Gar	Membership	Spec	Model	Arch Style	Floor Plan	Furnished	Days on Mkt	Lot Size	Lot Faces	Builder	Golf Course	Lights	McDowell Mtn.	Water	Sunset	Street Address	Finish Date	Remodel/Update Year(s)	Remodel/Update Details
AP -126	\$12,995,000	\$1,866.29	6,963	4	2	5	1	1	4	NON	Yes	CNTP	Kitchen By Itself	No	9,695	56585	SW	Gemini Development Corp.		4	3			4	41851 N 112TH PL	07/01/1997	0000 2023	Home completely gutted and rebuilt in 2023.
SAG-341	\$9,996,000	\$1,295.15	7,718	4	1	4	1	1	5	FGA	No	TUSC	Great Room	No	116	530811	S	RT White Investments		3	3				9204 East Grapevine Pass	11/10/2019		
EF -404	\$9,950,000	\$1,205.91	8,251	3	3	3	1	2	3	FGA	No	CNTP	Kitchen/Family Room	Yes	92	44840	SW	The Construction Zone, Ltd.		3	3		2	4	38300 N 102ND ST	05/03/2007	2018 2019 2023	Ht/Cool Yr Updated: 2018; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2018; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2018; Rm Adtn Partial/Full: Partial; Pool Yr Updated: 2019; Pool Partial/Full: Partial Ht/Cool Yr Updated: 2018; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2018; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2018; Rm Adtn Partial/Full: Partial; Pool Yr Updated: 2019;

LS - 12	\$7,995,000	\$1,090.57	7,331	5	2	5	1	2	4	FGA	No	TUSC	Great Room	Yes	8	44092	SW	Lovato Homes	2	4	5	4	10777 E. Distant Hills Drive	04/09/2010		Pool Partial/Full: Partial Ht/Cool Yr Updated: 2018; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2018; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2018; Rm Adtn Partial/Full: Partial; Pool Yr Updated: 2019; Pool Partial/Full: Partial Floor Yr Updated: 2023; Floor Partial/Full: Partial; Plmbg Yr Updated: 2023; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2018; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2023; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2018; Rm Adtn Partial/Full: Partial; Pool Yr Updated: 2023; Pool Partial/Full: Full
SAG- 43	\$6,750,000	\$1,060.99	6,362	4	0	4	1	1	3	FGA	No	PBSF	Great Room	No	637	32896	SE	The Phil Nichols Company, Inc.	4		4	4	9927 E. Chiricahua Pass	07/12/2002	2018 2022	Roof Yr Updated: 2018; Roof Partial/Full: Full; Pool Partial/Full: Full Complete remodel job.
SAG-177	\$7,349,000	\$1,000.95	7,342	6	0	5	3	1	4	NON	No	SWCN	Great Room	Yes	224	95128	S	Platinum Homes, Inc.		2	4	3	9886 E. Sterling Ridge	12/22/2014		

Record #	Price	\$/sq ft	SF	Baths	Bedrooms	Garage	Pool	Other	Condition	Foundation	Room	View	Acres	Lot	Orientation	Builder	Units	Year	Address	Year	Year	Notes				
RQ - 8	\$6,000,000	\$959.69	6,252	4	0	4	1	1	3	NON	No	CNTP	Great Room	No	4	24494	NW	Phil Smith Custom Homes	1	1	1	Road	40660 N 109TH PL	07/01/1998	0000 2023	Pool Partial/Full: Full Floor Yr Updated: 2023; Floor Partial/Full: Full; Ht/Cool Yr Updated: 2023; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2023; Roof Partial/Full: Full; Kitchen Yr Updated: 2023; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2023; Bath(s) Partial/Full: Full; Pool Yr Updated: 2023; Pool Partial/Full: Full
SUN- 22	\$6,395,000	\$950.93	6,725	4	2	3	1	1	4	FGA	No	PBSF	Kitchen By Itself	Yes	249	25642	SW	Manship Builders, Inc.	5	5	4	11057 E DISTANT HILLS DR	12/11/2002			

Records 1 to 8 of 8

Summary								
NON (3)				FGA (5)				
	SF	LP	LP/SF	DOM	SF	LP	LP/SF	DOM
Largest	7,342	\$12,995,000	\$1,866.29	9,695	8,251	\$9,996,000	\$1,295.15	637
Smallest	6,252	\$6,000,000	\$959.69	4	6,362	\$6,395,000	\$950.93	8
Average	6,852	\$8,781,333	\$1,275.65	3,308	7,277	\$8,217,200	\$1,120.71	220

VIEWS

Desert Mountain lies on sloping ground well above the valley floor, in and on a number of small mountains. As a result, there are several specific 'views' available. We have utilized a grading system of 0 to 5 as a way to conservatively estimate how good the long-term (i.e., after any nearby future construction is completed) view in a given direction or toward a given object will be. The grades are based on the expected view from a main floor of a future home, not a second story window or patio, or a rooftop observation deck. Every effort has been made to be conservative in these grade assessments, but a prospective purchaser should independently confirm these assessments for themselves.

ABBREVIATIONS

Villages

AC	Apache Cottages	EF	Eagle Feather	RT	Renegade Trail
AH	Arrowhead	GF	Grey Fox	SAG	Saguaro Forest
AP	Apache Peak	GQ	Gambel Quail	SAG	Chiricahua Villas
CGV	Cochise/Geronimo Village	GQP	Gambel Quail Preserve	SC	Sonoran Cottages
CR	Cochise Ridge	HAC	Haciendas	SEV	Seven Arrows
CTR	Cintarosa Ranch	LM	Lone Mountain	SOR	Sonoran Ridge
DF	Desert Fairways	LOR	Lookout Ridge	SR	Sunrise
DG	Desert Greens	LS	Lost Star	SUN	Sunset Canyon
DH	Desert Horizons	MS	Mountain Skyline	TR	Turquoise Ridge
DHS	Desert Hills	PS	Painted Sky		
DR	Deer Run	RQ	Rose Quartz		

Physical Statuses

F	Finished
I	In Design Review
U	Under Construction

Architectural Styles

AND	Andalusian
CNRN	Contemporary Ranch
CNTP	Contemporary
DMOD	Desert Modern
IRF	Italian Rural Farmhouse
ITAR	Italian Ranch
MDTN	Mediterranean
MXCN	Mexican Contemporary
MXTR	Mexican Territorial
ORSW	Organic Southwest
PBSF	Pueblo/Santa Fe
RNCH	Ranch
SPCO	Spanish Colonial
SWCN	SW Contemporary
TERR	Territorial
TUSC	Tuscan

Memberships

FGA	Full Golf Available from Seller
L	Lifestyle Available from Seller
NON	Membership Not Included
SEV	Seven Membership

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Home prices, type of membership available, and other information provided above is based on the best information available as of publication (including the latest Multiple Listing Service information), but cannot be guaranteed accurate.