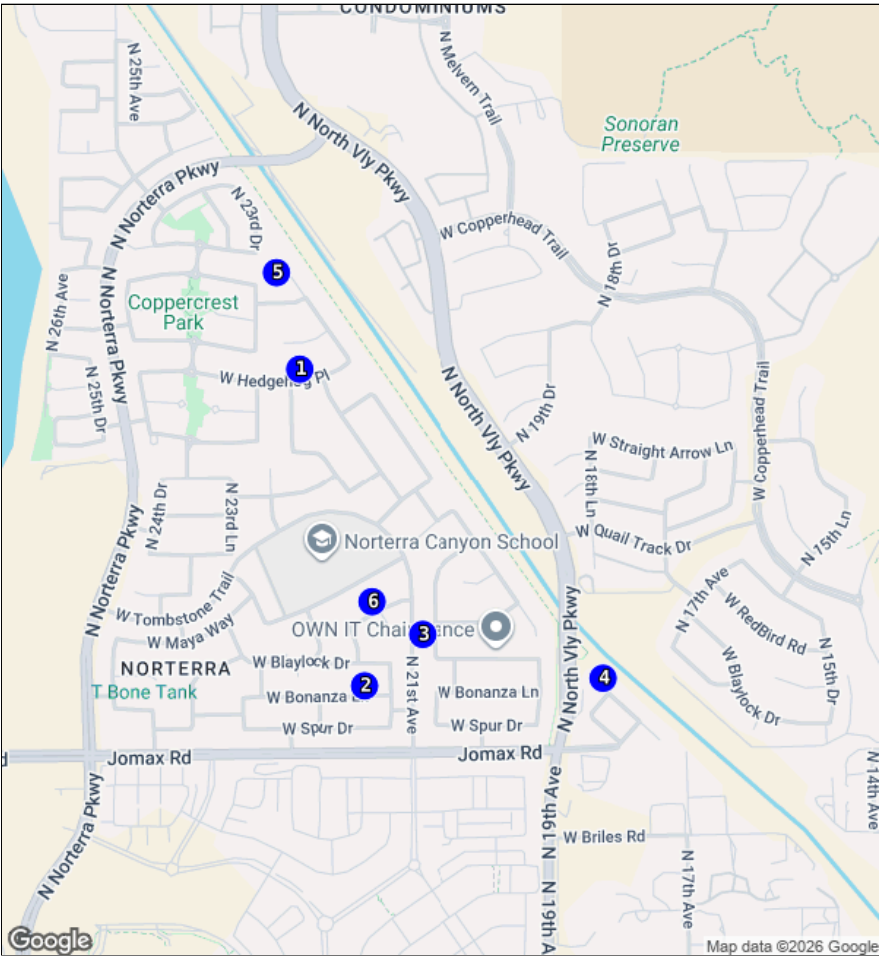




Legend

- | | |
|---|--|
| 1. 2214 W HEDGEHOG PL, Phoenix, AZ 85085(7012125) | 4. 1850 W BONANZA DR, Phoenix, AZ 85085(6901679) |
| 2. 2116 W BONANZA LN, Phoenix, AZ 85085(6974183) | 5. 27834 N GIDIYUP TRL, Phoenix, AZ 85085(7000693) |
| 3. 26906 N 20TH LN, Phoenix, AZ 85085(6972709) | 6. 2124 W RED BIRD RD, Phoenix, AZ 85085(7025469) |

	7012125	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 0 Approx SqFt: 2,174 / Assessor Price/SqFt: \$290.71 Guest House SqFt: 0 Year Built: 2006 Private Pool Y/N: No Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 8,704 / Assessor Approx Lot Acres: 0.200 Subdivision: VALLEY VISTA PARCEL B Tax Municipality: Phoenix Marketing Name: Valley Vista Planned Cmty Name: Valley Vista Model: Mesquite Builder Name: Meritage Homes Hun Block: 2200 W Building Number:	
	Ele Sch Dist: Deer Valley Unified District Elementary School: Norterra Canyon School Jr. High School: Norterra Canyon School		High School District: Deer Valley Unified District High School: Barry Goldwater High School	

Cross Streets: Jomax and 19th Ave **Directions:** From Jomax and 19th Ave. West on Jomax. North on 21st Avenue. Turn Right on Desperado Way. Left on Covered Wagon Road. Left on Hedgehog Place. Home will be on the Right (North) side.

Public Remarks: New AC! Voted best home on tour. This beautifully maintained Meritage home sits on a premium lot across from a lush community park in the sought-after Valley Vista. Flexible 4th bedroom with custom built-in desk/cabinetry ideal for office, study, or flex space. Open-concept floor plan with abundant natural light, tile in main areas and plush carpet in living spaces. Island kitchen features Corian counters, stainless appliances, pantry, and 42" cabinets with sliding shelves. Generous backyard with extensive paver hardscaping, offering the perfect canvas to create your dream outdoor retreat or sparkling pool. This home also has a gas fireplace and 3-car tandem garage with built-in cabinets. Seller to contribute up to \$5,000 toward buyer's closing costs with an acceptable offer.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Attached Garage; Direct Access; Extended Length Garage; Garage Door Opener; Tandem Garage Spa: None Horses: N Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Covered Patio(s) Interior Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Window Features: Screens; Dual Pane; Tinted Windows	Kitchen Features: Built-In Electric Oven; Electric Oven; Electric Range; Electric Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Quartz Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; Private Toilet Room Master Bedroom: Split Additional Bedroom: Master Bedroom Walk-in Closet Laundry: Washer Hookup; 220 V Dryer Hookup; Inside Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Fireplaces Total: 1 Fireplace Features: Gas Fireplace	Const - Finish: Painted; Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air; Ceiling Fan(s) Heating: Forced Air; Natural Gas Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water Source: City Water Sewer: Sewer - Public Irrigation: Sprinkler Services: City Services Technology: Cable TV Avail; High Speed Internet; Security System Leased Other Structures: Shed(s)	County Code: Maricopa Legal Description (Abbrev): LOT 572 VALLEY VISTA PARCEL B MCR 076910 AN: 210-20-186 Lot Number: 572 Town-Range-Section: 5N-2E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$2,150/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Terms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$210 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$150	HOA Name: Trestle Management		HOA Telephone: 480-422-0888 HOA Management Phone: 480-422-0888
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$70 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$210 Disclosure Fees HOA: \$250 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 111 / 111 Status Change Date: 07/30/2026 Close of Escrow Date: 07/29/2026 Off Market Date: 07/30/2026	List Price: \$639,500 Sold Price: \$632,000 Sold Price/SqFt: \$290.71 Loan Type: Conventional Loan Years: 30 Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 20,000 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: Supra

	6974183	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 6 Full Bathrooms: 2 Half Bathrooms: 0 Approx SqFt: 2,339 / Assessor Price/SqFt: \$262.93 Year Built: 2005 Private Pool Y/N: No Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 6,600 / Assessor Approx Lot Acres: 0.152 Subdivision: VALLEY VISTA PARCEL A AMD Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Valley Vista Model: Builder Name: Meritage Homes Hun Block: Building Number:	
	Ele Sch Dist: Deer Valley Unified District Elementary School: Norterra Canyon School Jr. High School: Norterra Canyon School		High School District: Deer Valley Unified District High School: Barry Goldwater High School	

Cross Streets: Jomax Rd & North Vly Pkwy **Directions:** Head toward 20th Ave, Turn right onto 21st Ave, Turn left onto Andrea Dr, Turn right onto 21st Dr, Turn left onto Bonanza Ln. Property will be on the right.

Public Remarks: Proudly presenting this gorgeous 4-bedroom home offering comfort and easy living! Explore inside to find a desirable open floor plan filled with lots of natural light, enhanced by tile flooring, neutral palette, and a cozy fireplace, perfect for staying warm during cooler months. Well-appointed kitchen displays a pantry, ample cabinets, glossy stainless steel appliances, granite counters, a prep island equipped with a breakfast bar, and a lovely bay window in the dining area. Sizable primary retreat impresses with a sitting area, a private ensuite with dual sinks, and a walk-in closet. Open den is ideal for work or play, while the flexible bonus room can be used as an additional bedroom. Enjoy outdoor relaxation in the spacious backyard, complete with a covered patio. Don't miss out!

				Living Room
Features	Room Details	Construction & Utilities	County, Tax and Financing	
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attached Garage; Direct Access; Garage Door Opener Spa: None Horses: N Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Synthetic Grass Back Exterior Features: Covered Patio(s); Patio Interior Features: 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Tile; Vinyl Window Features: Dual Pane	Kitchen Features: Electric Range; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Counters; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; Private Toilet Room Additional Bedroom: Master Bedroom Walk-in Closet Laundry: Washer Hookup; Inside Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Bonus/Game Room Fireplaces Total: 1 Fireplace Features: Fireplace Living Rm; Gas Fireplace	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Wood Frame Roofing: Tile Fencing: Back Yard; Block Cooling: Central Air; Ceiling Fan(s) Heating: Natural Gas Utilities: APS; SW Gas Water Source: City Water Sewer: Sewer - Public Road Surface Type: Asphalt Road Access Type: City Street Road Responsibility: City Maintained Road Services: City Services Technology: Cable TV Avail; High Speed Internet	County Code: Maricopa Legal Description (Abbrev): LOT 323 VALLEY VISTA PARCEL A AMD MCR AN: 210-19-745 Lot Number: 323 Town-Range-Section: 5N-2E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$2,325/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Terms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow	
Fees & Homeowner Association Information				
HOA Y/N: Y / \$0 Quarterly Special Assmnt HOA: Yes / \$0 Quarterly Pmnt Start Date: 01/01/2027 End: 01/02/2027 HOA Transfer Fee: \$0	HOA Name: Valley Vista	HOA Telephone: 480-422-0888		
HOA 2 Y/N: N				
HOA 3 Y/N:				
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0	

Listing Dates		Pricing and Sale Info	Listing Contract Info
CDOM/ADOM:	34 / 34	List Price: \$624,999	Special Listing Cond: N/A
Status Change Date:	02/27/2026	Sold Price: \$615,000	
Close of Escrow Date:	02/26/2026	Sold Price/SqFt: \$262.93	
Off Market Date:	02/27/2026	Loan Type: Conventional	
		Buyer Concession to Seller: 0 %	
		Seller Concession to Buyer: 2,000 \$	
		Closing Cost Split: Buyer - B	

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: Supra

Listed by: HomeSmart (crl04)

	6972709	Residential	Single Family Residence	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 0 Approx SqFt: 1,897 / Assessor Price/SqFt: \$316.29 Year Built: 2009 Private Pool Y/N: No Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 12,294 / Assessor Approx Lot Acres: 0.282 Subdivision: VALLEY VISTA PARCEL B Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: MERITAGE HOMES Hun Block: 2300 W Building Number:	
	Ele Sch Dist: Deer Valley Unified District Elementary School: Norterra Canyon School Jr. High School: Norterra Canyon School		High School District: Deer Valley Unified District High School: Barry Goldwater High School	

Cross Streets: Jomax Road and Norterra Parkway Directions:

Public Remarks: Located in the highly desirable Valley Vista community, this corner-lot home offers an easy, low-maintenance lifestyle in a well-kept setting. The open layout creates a bright, comfortable living space, while the low-maintenance landscaping makes upkeep simple year-round. The AC unit is only five years old, adding peace of mind and efficiency. Exceptionally well maintained, this home is an ideal lock-and-leave option for snowbirds or anyone seeking a convenient, carefree lifestyle in a sought-after neighborhood.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Spa: None Horses: N Property Description: Corner Lot Landscaping: Yrd Wtring Sys Front Exterior Features: Covered Patio(s) Interior Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Vanity Laundry: Inside Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Fireplaces Total: 1 Fireplace Features: Gas Fireplace	Architecture: Santa Barbara/Tuscan Const - Finish: Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air Heating: Natural Gas Utilities: APS; SW Gas Water Source: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; High Speed Internet; Ntwrk Wrng Multi Rms	County Code: Maricopa Legal Description (Abbrev): LOT 495 VALLEY VISTA PARCEL B MCR AN: 210-20-109 Lot Number: 495 Town-Range-Section: 5N-2E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$1,976/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Terms: Disclosures: Seller Discl Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$210 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$150	HOA Name: VALLEY VISTA HOA Management Company: Trestle Management	HOA Telephone: (480)422-0888
HOA 2 Y/N: N		
HOA 3 Y/N:		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N / \$0 PAD Fee Y/N: N / \$0 Ttl Mthly Fee Equiv: \$70 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$210 Disclosure Fees HOA: \$250 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 7 / 7 Status Change Date: 02/13/2026 Close of Escrow Date: 02/13/2026 Off Market Date: 01/29/2026	List Price: \$600,000 Sold Price: \$600,000 Sold Price/SqFt: \$316.29 Loan Type: Cash Loan Years: 0 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 1,000 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Supra

Listed by: My Home Group Real Estate (myhg58)

	6901679	Residential	Single Family Residence	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,754 / Assessor Price/SqFt: \$333.52 Year Built: 2016 Private Pool Y/N: No Community Pool Y/N: Yes Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 5,125 / Assessor Approx Lot Acres: 0.118 Subdivision: NORTERRA PARCEL 31-44 Cactus Crest Tax Municipality: Phoenix Marketing Name: Cactus Crest Planned Cmty Name: NORTERRA PARCEL 31-44 Model: Builder Name: Taylor Morrison Hun Block: Building Number:	
	Ele Sch Dist: Deer Valley Unified District Elementary School: Norterra Canyon School Jr. High School: Norterra Canyon School		High School District: Deer Valley Unified District High School: Barry Goldwater High School	

Cross Streets: North Valley Parkway (19th Ave) & Jomax **Directions:** Esat on Jomax to Cactus Crest Guard Gate. Thru Gate until you must make a turn. Go left or west on Bonanza Drive to property, last house on north side of the street.

Public Remarks: Best turnkey property in Norterra! Walk in and do nothing. Start by seeing all windows custom treated with Plantation shutters! Custom cabinets in the kitchen, Quartz countertops. Upper cabinet and countertop lighting! Soft close cabinets w/pullouts. Custom built in Entertainment center. Slider to backyard has remote control window covering. Split floor plan has owner's suite in the back of the house with 2 guest bedrooms and office with desk included. One of the guest rooms has a built-in murphy bed. Incredible backyard with lush landscaping, artificial turf, and full massive flower beds. Beautiful built-in bar-b-que grill! Exterior just freshly painted this year! The home comes with permanent holiday lighting! See all the rest and then come and see this home!! (More photos to come

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Garage Door Opener; Gated Community Pool Features: Heated; Play Pool Spa: None Horses: N Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Gravel/Stone Front; Synthetic Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Built-in BBQ; Covered Patio(s); Patio Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Spa; Community Spa Htd; Workout Facility Flooring: Stone; Tile	Kitchen Features: Gas Oven; Gas Range; Gas Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Vanity; Private Toilet Room Master Bedroom: Split Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in FR Basement Y/N: N Sep Den/Office Y/N: Y	Unit Style: All on One Level Const - Finish: Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air; Ceiling Fan(s) Heating: Natural Gas Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water Source: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 21 NORTERRA PARCEL 31-44 MCR 119037 AN: 210-20-716 Lot Number: 21 Town-Range-Section: 5N-3E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,091/2024 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Terms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$495 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$400	HOA Name: Fireside at Norterra		HOA Telephone: 6029579191
HOA 2 Y/N: Y / \$288 Quarterly Special Assmnt HOA 2: No HOA 2 Transfer Fee: \$0	HOA 2 Name: Cactus Crest Gated		HOA 2 Telephone: 602-957-9191
HOA 3 Y/N: N			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: N PAD Fee Y/N: N Com Facilities Distr: Y	Ttl Mthly Fee Equiv: \$261 Cap Improvement/Impact Fee: \$330 Prepaid Association Fees HOA: \$743.25 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: \$0 Prepaid Association Fees HOA 2: \$0 Disclosure Fees HOA 2: \$0 Other Fees HOA: \$0 Other Fees Description: Comm Enhancement Fee (.25 of 1% sales Price) once.

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 5 Status Change Date: 09/13/2025 Close of Escrow Date: 09/12/2025 Off Market Date: 08/13/2025	List Price: \$595,000 Sold Price: \$585,000 Sold Price/SqFt: \$333.52 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text
Lockbox Type: Supra

	7000693	Residential	Single Family Residence	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 0 Approx SqFt: 2,174 / Assessor Price/SqFt: \$258.96 Year Built: 2006 Flood Zone: TBD Private Pool Y/N: No Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 8,340 / Assessor Approx Lot Acres: 0.191 Subdivision: VALLEY VISTA PARCEL B Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: MERITAGE Hun Block: Building Number:	
	Ele Sch Dist: Deer Valley Unified District Elementary School: Norterra Canyon School Jr. High School: Norterra Canyon School		High School District: Deer Valley Unified District High School: Barry Goldwater High School	

Cross Streets: NORTERRA PARKWAY AND WEST JOMAX **Directions:** EAST ON JOMAX, NORTH ON 21ST AVE,EAST ON DESPERADO WAY, NORTH ON COVERED WAGON, EAST OH HEDGEHOG, NORTH ON GIDIYUP TO END OF CUL DE SAC

Public Remarks: Beautiful home in the sought after Valley Vista community. 3 bedrooms plus an office. Close to TSMC, Gore, Discover and USAA. Amazing shopping and dining right down the street at Norterra! Fresh paint, plantation shutters, wood and tile flooring, cozy gas fireplace, 42" cabinets and granite island. Spacious open floor plan. Step outside to the relaxing covered paver patio and beautifully landscaped backyard. 3 car tandem garage with cabinets. Xlong driveway to park your vehicles. It is lovely and you will love it!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Garage Door Opener; Tandem Garage Spa: None Horses: N Property Description: Cul-De-Sac Lot; Corner Lot Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio Interior Features: 9+ Flat Ceilings; No Interior Steps Community Features: Children's Playgrnd Flooring: Carpet; Tile; Vinyl Window Features: Screens; Dual Pane; Low-Emissivity Windows	Kitchen Features: Electric Oven; Electric Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Counters; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; Private Toilet Room Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Nook Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Fireplaces Total: 1 Fireplace Features: Fireplace Family Rm; Gas Fireplace	Const - Finish: Painted; Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air; Ceiling Fan(s) Heating: Heat Pump Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water Source: City Water Sewer: Sewer - Public Road Surface Type: Asphalt Road Access Type: City Street Road Responsibility: City Maintained Road Services: City Services Technology: Cable TV Avail; High Speed Internet	County Code: Maricopa Legal Description (Abbrev): LOT 601 VALLEY VISTA PARCEL B MCR 076910 AN: 210-20-215 Lot Number: 601 Town-Range-Section: 5N-2E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$3,014/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Terms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$210 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$150	HOA Name: VALLEY VISTA HOA Management Company: TRESTLE HOA Telephone: 480 422-0888		
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint Assoc Rules/Info: No Visible Truck Trailer RV Boat; Prof Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$70 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$210 Disclosure Fees HOA: \$100 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 13 / 13 Status Change Date: 05/02/2026 Close of Escrow Date: 05/01/2026 Off Market Date: 04/01/2026	List Price: \$585,000 Sold Price: \$563,000 Sold Price/SqFt: \$258.97 Loan Type: Conventional Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 5,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Supra

Listed by: West USA Realty (wusa02)

	7025469	Residential	Single Family Residence	Active
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 0 Approx SqFt: 2,174 / Assessor Price/SqFt: \$254.37 Year Built: 2006 Private Pool Y/N: No Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 6,875 / Assessor Approx Lot Acres: 0.158 Subdivision: VALLEY VISTA Tax Municipality: Phoenix Marketing Name: Valley Vista Planned Cmty Name: Valley Vista Model: Builder Name: Meritage Homes Hun Block: Building Number:	
	Ele Sch Dist: Deer Valley Unified District Elementary School: Norterra Canyon School Jr. High School: Norterra Canyon School		High School District: Deer Valley Unified District High School: Barry Goldwater High School	

Cross Streets: Jomax Rd & 21st Ave **Directions:** From I-17 exit Jomax and turn right. Left on 21st Avenue, left on Red Bird Road. Home is on the right.

Public Remarks: Welcome to this well-located North Phoenix home offering comfort, space, and incredible potential. Inside, you'll find a functional layout ready for your personal touch. The primary bedroom is spacious, and the ensuite has both a shower and tub, as well as dual sinks and a large walk-in closet. With three guest bedrooms, there is plenty of room for family and guests. Large covered and extended patio is great for entertaining! Thoughtfully priced to allow for updates and upgrades, this is a wonderful opportunity to create a home that truly reflects your style. Ideally situated and just minutes from the stores and dining at The Shops at Norterra, you'll enjoy both convenience and lifestyle. Also located near TSMC, and easy access to I-17 for quick trips to Sedona and Flagstaff.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attached Garage; Atch'd Gar Cabinets; Garage Door Opener Spa: None Horses: N Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio; Pvt Yrd(s)/Ctryrd(s) Flooring: Carpet; Tile Window Features: Solar Screens; Dual Pane	Kitchen Features: Electric Oven; Electric Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Laminate Counters; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity Master Bedroom: Split Additional Bedroom: Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Washer Hookup; 220 V Dryer Hookup; Inside Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Items Updated: Ht/Cool Partial/Full: Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Wood Frame Roofing: Tile; Concrete Fencing: Block Cooling: Central Air; Programmable Thmstat Heating: Ceiling; Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water Source: City Water Sewer: Sewer - Public Road Surface Type: Paved Road Access Type: City Street Road Responsibility: City Maintained Road	County Code: Maricopa Legal Description (Abbrev): LOT 272 VALLEY VISTA PARCEL A AMD MCR 075949 AN: 210-19-694 Lot Number: 272 Town-Range-Section: 5N-2E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$3,151/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$210 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$75	HOA Name: Valley Vista HOA Management Company: Trestle Prop. Mgmt.		HOA Telephone: 480-422-0888 HOA Management Phone: 480-422-0888
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Rental OK (See Rmrks); Prof Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$70 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$210 Disclosure Fees HOA: \$250 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 91 / 91 Status Change Date: 05/08/2026	List Price: \$553,000	Special Listing Cond: N/A; Court Approval Required; Probate/Estate

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Supra