

		Price / Status / MLS #	Price/SqFt	Approx SQFT	Zip Code	Subdivision	# Bedrooms	Total Bathrooms	Garage Spaces	Carport Spaces	Year Built	Approx Lot SqFt	Cumulative DOM	Private Pool Y/N	Community Pool Y/N	Status Change Date
1		\$1,195,000 813 W GLENEAGLES DR Phoenix, AZ 85023 Closed / 6996968	354.28	3,373	85023	MOON VALLEY 2	4	3	2.00	0	1972	20,070	63	Y	N	06/11/2026
			Partial remodel, slightly larger lot.													
2		\$1,160,000 920 W Gleneagles DR Phoenix, AZ 85023 Closed / 7002489	398.35	2,912	85023	Moon Valley 2	5	3	2.00	0	1972	11,929	1	N	N	04/10/2026
			Nice investor remodel. NO POOL. Does NOT back to golf course.													
3		\$1,125,000 512 W MOON VALLEY DR Phoenix, AZ 85023 UCB (Under Contract-Backups) / 7045264	365.14	3,081	85023	MOON VALLEY LOTS 1-128 146-339 TR A-E	5	3	3.00	0	1971	16,641	43	Y	N	08/04/2026
			DATED FINISHES THROUGHOUT.													
4		\$1,085,000 14802 N 3RD AVE Phoenix, AZ 85023 Closed / 7045648	412.55	2,630	85023	MINI MOON ESTATES 2	4	3	2.00	0	1976	13,187	25	Y	N	07/31/2026
			Mostly remodeled. 342 sqft smaller. Does NOT back to golf course.													
5		\$1,077,000 15226 N 2ND ST Phoenix, AZ 85022 Closed / 6964225	442.48	2,434	85022	MOON VALLEY HOMES	4	3	2.00	0	1977	14,585	27	Y	N	02/04/2026
			Nice investor remodel. 538 sqft smaller. Does NOT back to golf course.													
6		\$1,075,000 58 E CANTERBURY CT Phoenix, AZ 85022 Closed / 6933849	358.81	2,996	85022	MOON VALLEY 2	4	4	2.00	0	1968	14,998	22	N	N	12/04/2025
			Dated owner updates. NO POOL. Does NOT back to golf course.													
7		\$739,900 14350 N MEDINAN DR Phoenix, AZ 85022 UCB (Under Contract-Backups) / 7033029	248.96	2,972	85022	MOON VALLEY LOTS 1-128 146-339 TR A-E	4	3	0	2.00	1970	12,873	82	Y	N	08/18/2026
	Status Change		Subject Property													

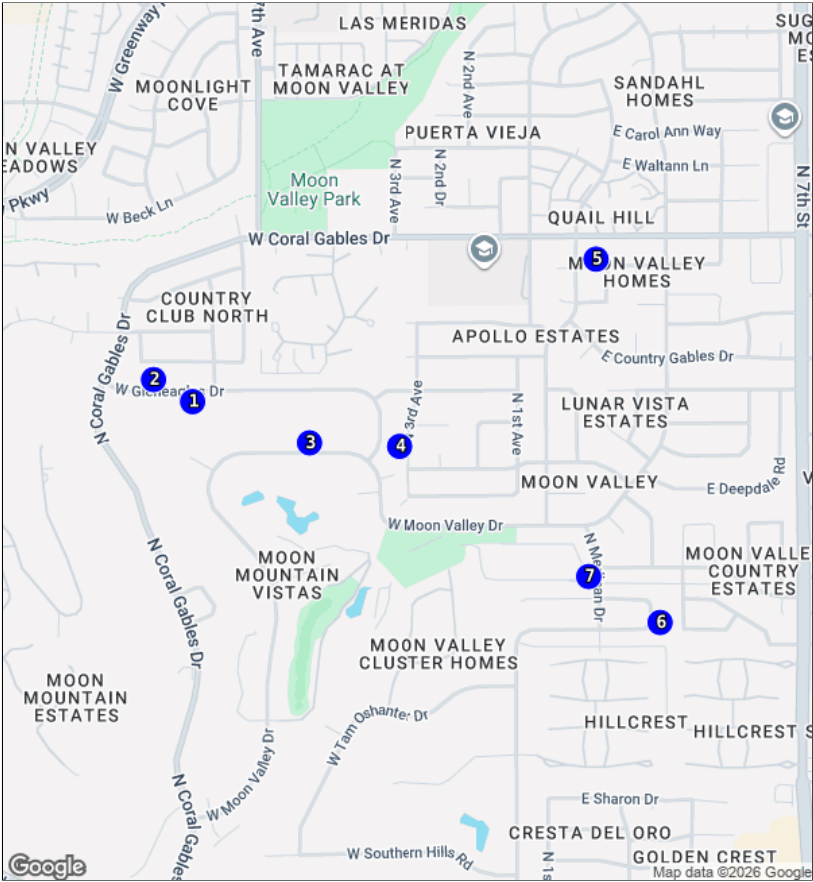
Prepared by Tanner Walker

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Per Seller, two HVAC systems and electrical panel
replaced in 2021, pool resurfaced in 2025.



Legend	
1. 813 W GLENEAGLES DR, Phoenix, AZ 85023(6996968)	5. 15226 N 2ND ST, Phoenix, AZ 85022(6964225)
2. 920 W Gleneagles DR, Phoenix, AZ 85023(7002489)	6. 58 E CANTERBURY CT, Phoenix, AZ 85022(6933849)
3. 512 W MOON VALLEY DR, Phoenix, AZ 85023(7045264)	7. 14350 N MEDINAN DR, Phoenix, AZ 85022(7033029)
4. 14802 N 3RD AVE, Phoenix, AZ 85023(7045648)	

	6996968	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Full Bathrooms: 3 Half Bathrooms: 0 Approx SqFt: 3,373 / Appraiser Price/SqFt: \$354.28 Year Built: 1972 Flood Zone: No Private Pool Y/N: Yes Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached View: Mountain(s)		Approx Lot SqFt: 20,070 / Assessor Approx Lot Acres: 0.461 Subdivision: MOON VALLEY 2 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: Building Number:	
	Ele Sch Dist: Washington Elementary School District Elementary School: Lookout Mountain School Jr. High School: Mountain Sky Middle School		High School District: Glendale Union High School District High School: Thunderbird High School	

Cross Streets: Coral Gables Dr. & Thunderbird Rd. **Directions:** North on Coral Gables to Gleneagles East on Gleneagles to home on the right side of the street.

Public Remarks: Located in the heart of Moon Valley, this beautifully updated 4-bed, 3-bath home sits on an incredible 20K SqFt golf course lot with mountain views & a backyard made for Arizona living. Inside you'll find 3,373 SqFt of bright, open living space with large windows, modern finishes, & a striking stone fireplace anchoring the main living area. The flexible layout includes a spacious second primary suite w/private entrance. Step outside to a huge backyard with a sparkling pool, mature landscaping, & wide open views of the Moon Valley Golf Course. Additional highlights include a new roof (2026), solar, 2-car garage, no HOA, new HVAC on east end of the home, new pebbletec, pool lights, & spa heater. All just minutes from Moon Valley Park, Moon Valley Country Club, & the nearby hiking trails!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Parking Features: Attached Garage; Direct Access; Electric Vehicle Charging Station(s); Garage Door Opener; Separate Strge Area Private Pool Features: Outdoor Spa: Private; Heated Horses: N Property Description: Golf Course Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Golf; Pickleball Flooring: Vinyl Window Features: Dual Pane	Kitchen Features: Electric Oven; Electric Cooktop; Dishwasher; Built-in Microwave; Refrigerator; Granite Counters Master Bathroom: Double Vanity Additional Bedroom: 2 Master Bedrooms; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Guest Qtrs-Sep Entrn Fireplaces Total: 1 Fireplace Features: Fireplace Living Rm; Gas Fireplace Items Updated: Wiring Yr Updated: 2023; Wiring Partial/Full: Partial; Ht/Cool Yr Updated: 2023; Ht/Cool Partial/Full: Partial; Roof Yr Updated: 2026; Roof Partial/Full: Full; Kitchen Yr Updated: 2022; Kitchen Partial/Full: Partial; Pool Yr Updated: 2022; Pool Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Other (See Remarks) Construction: Slump Block Roofing: Composition; Rolled Fencing: Back Yard; Wrought Iron; Block Cooling: Ceiling Fan(s); Heat Pump; Programmable Thmstat Heating: Ceiling; Heat Pump; Natural Gas Plumbing: Gas Hot Wtr - Tnkless 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; Security System Owned Energy/Green Feature: Solar Panels Solar Panels: Ownership: Monthly Lease Assumption; kW: 13.8	County Code: Maricopa Legal Description (Abbrev): LOT 643 MOON VALLEY 2 MCR 009227 AN: 208-27-652 Lot Number: 643 Town-Range-Section: 3N-3E-7 Cty Bk&Pg: Plat: Taxes/Yr: \$6,964/2025 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: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/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: Cap Improvement/Impact Fee 2: Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 63 Status Change Date: 06/11/2026 Close of Escrow Date: 06/11/2026 Off Market Date: 05/13/2026	List Price: \$1,275,000 Sold Price: \$1,195,000 Sold Price/SqFt: \$354.28 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 39,715.37 \$ 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: eXp Realty (xpre07)

Prepared by Tanner Walker

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	7002489	Residential	Single Family Residence	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 6 Full Bathrooms: 3 Half Bathrooms: 0 Approx SqFt: 2,912 / Appraiser Price/SqFt: \$398.35 Year Built: 1972 Flood Zone: No 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 View: Golf Course; Mountain(s)		Approx Lot SqFt: 11,929 / Assessor Approx Lot Acres: 0.274 Subdivision: Moon Valley 2 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNK Hun Block: Building Number:	
	Ele Sch Dist: Washington Elementary School District Elementary School: Lookout Mountain School Jr. High School: Mountain Sky Middle School		High School District: Glendale Union High School District High School: Thunderbird High School	

Cross Streets: Gleneagles and Coral Gables **Directions:** Turn north on Coral Gables from Thunderbird, follow Coral Gables until you see hole 15 of Moon Valley Country Club and turn right onto Gleneagles. Home is 5 houses down on north side.

Public Remarks: This beautiful 5 bedroom 3 bathroom home has undergone an extensive fully city permitted remodel from top to bottom. This home is a true work of art. Great open floor plan! 2nd primary bedroom with its own separate access! This home has it all! Upgrades include brand new 2 stage high efficiency AC units, new duct work throughout, electrical panel, new electrical ran throughout home, a brand new underground ABS sewer system, all new above ground plumbing, custom cabinets, quartz countertops, stainless steel appliances, custom tile work, spa like bathrooms, engineered hardwood flooring, new doors and windows, Delta fixtures throughout home, new garage door, smooth drywall throughout, spray foam insulation, and the list goes on! Beautiful Moon valley golf course and mountain views!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Parking Features: Attached Garage; Electric Vehicle Charging Station(s); Garage Door Opener Spa: None Horses: N Property Description: North/South Exposure Landscaping: Desert Front; Synthetic Grass Frnt; Yrd Wtring Sys Front; Auto Timer H2O Front Exterior Features: Covered Patio(s) Interior Features: Soft Water Loop Add'l Property Use: None Flooring: Laminate; Tile; Other Window Features: Dual Pane; ENERGY STAR Qualified Windows	Kitchen Features: 220 Volts in Kitchen; Electric Oven; Gas Cooktop; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Quartz Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; 2 Master Baths Additional Bedroom: 2 Master Bedrooms; Master Bedroom Walk-in Closet Laundry: Gas Dryer Hookup; Inside Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Fireplaces Total: 1 Fireplace Features: Wood Burning; Gas Fireplace Items Updated: Floor Yr Updated: 2026; Floor Partial/Full: Full; Wiring Yr Updated: 2026; Wiring Partial/Full: Full; Plmbg Yr Updated: 2026; Plmbg Partial/Full: Full; Ht/Cool Yr Updated: 2026; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2015; Roof Partial/Full: Full; Kitchen Yr Updated: 2026; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2026; Bath(s) Partial/Full: Full; Rm Adtn Yr Updated: 2026; Rm Adtn Partial/Full: Full	Architecture: Mid-Century Modern; Ranch Const - Finish: Painted Construction: Slump Block; Spray Foam Insulation Roofing: Composition Fencing: Back Yard; Block Cooling: Central Air; Ceiling Fan(s); Gas; Heat Pump; Programmable Thmstat; ENERGY STAR Qualified Equipment Heating: Forced Air; Heat Pump; Hot Water; Natural Gas Plumbing: Gas Hot Wtr – Tnkls Utilities: APS; SW Gas; City Electric Water Source: City Water Sewer: Sewer - Public Irrigation: Sprinkler Road Surface Type: Asphalt Road Access Type: City Street Road Responsibility: City Maintained Road Technology: Cable TV Avail; High Speed Internet	County Code: Maricopa Legal Description (Abbrev): AN: 208-27-701 Lot Number: 692 Town-Range-Section: 3N-3E-7 Cty Bk&Pg: Plat: Taxes/Yr: \$4,023/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Conventional Existing 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/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: Cap Improvement/Impact Fee 2: Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1 Status Change Date: 04/10/2026 Close of Escrow Date: 04/08/2026 Off Market Date: 04/10/2026	List Price: \$1,195,000 Sold Price: \$1,160,000 Sold Price/SqFt: \$398.35 Loan Type: Conventional Buyer Concession to Seller: 0 % Seller Concession to Buyer: 0 % Closing Cost Split: Normal - N	Special Listing Cond: N/A Status Update: Multiple Offers Received

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

Listed by: Locality Homes (lolo001)

Prepared by Tanner Walker

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	7045264	Residential	Single Family Residence	UCB (Under Contract-Backups)
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Full Bathrooms: 3 Half Bathrooms: 0 Approx SqFt: 3,081 / Assessor Price/SqFt: \$365.14 Year Built: 1971 Flood Zone: No Private Pool Y/N: Yes Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached View: Golf Course; Mountain(s)			Approx Lot SqFt: 16,641 / Assessor Approx Lot Acres: 0.382 Subdivision: MOON VALLEY LOTS 1-128 146-339 TR A-E Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 14550 N Building Number:
	Ele Sch Dist: Washington Elementary School District Elementary School: Washington Elementary School Jr. High School: Mountain Sky Middle School			High School District: Glendale Union High School District High School: Thunderbird High School

Cross Streets: 7th Street and Thunderbird **Directions:** North on 7th St, west on E Winged Foot Rd, north on N Medinan Dr, west on W Moon Valley Dr. Home is on the north side of the road.

Public Remarks: If you've been dreaming of golf course views, here's your chance! This beautifully updated 3,000+ sq. ft. single-level home on the 16th fairway offers an incredible combination of privacy, space, and location. With no neighbor behind or on one side, enjoy a secluded setting just steps from the Moon Valley Country Club. The split-bedroom floor plan features walk-in closets in every bedroom, while spacious living areas flow effortlessly to a stunning backyard with a sparkling pool, fruit trees, and those peaceful golf course views. A hard-to-find 3-car garage, large storage room, 2024 roof, remodeled kitchen, and other upgrades add exceptional value. Move-in ready, meticulously maintained, and with an unbeatable location, this is an can't-miss opportunity!

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: Extended Length Garage; Garage Door Opener; Separate Strge Area; Side Vehicle Entry Private Pool Features: Outdoor; Diving Pool Spa: None Horses: N Property Description: Golf Course Lot; Corner Lot; North/South Exposure Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Interior Features: Skylight(s) Flooring: Laminate; Tile; Vinyl	Kitchen Features: Electric Cooktop; Disposal; Dishwasher; Built-in Microwave; Multiple Ovens; Pantry; Walk-in Pantry; Granite Counters Master Bathroom: 3/4 Bath Master Bdrm; Double Vanity Master Bedroom: Split Additional Bedroom: Other Bedroom Split; Separate Bedroom Exit; Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Washer Hookup; Inside Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Fireplaces Total: 1 Fireplace Features: Fireplace Family Rm; Gas Fireplace	Architecture: Ranch Const - Finish: Painted Construction: Slump Block Roofing: Built-Up; Foam Fencing: Back Yard; Wrought Iron; Block Cooling: Central Air; Ceiling Fan(s) Heating: Natural Gas 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 Owned	County Code: Maricopa Legal Description (Abbrev): LOT 70 MOON VALLEY LOTS 1-128 146-339 TR A-E MCR 009201 AN: 208-27-070 Lot Number: 70 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$6,816/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No Week Avail Timeshare: 0 New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 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: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees	Rec Center Fee Y/N:	Ttl Mthly Fee Equiv: \$0	
Assoc Rules/Info: None	Rec Center Fee 2 Y/N:	Cap Improvement/Impact Fee:	
	Land Lease Fee Y/N: N	Cap Improvement/Impact Fee 2:	
	PAD Fee Y/N: N	Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 43 / 43 Status Change Date: 08/04/2026	List Price: \$1,125,000	Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: None

Listed by: The Brokery (boll001)

	7045648	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 1 Approx SqFt: 2,630 / Assessor Price/SqFt: \$412.55 Year Built: 1976 Flood Zone: No Private Pool Y/N: Yes Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached View: Mountain(s)		Approx Lot SqFt: 13,187 / Assessor Approx Lot Acres: 0.303 Subdivision: MINI MOON ESTATES 2 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Building Number:	
	Ele Sch Dist: Washington Elementary School District Elementary School: Lookout Mountain School Jr. High School: Mountain Sky Middle School		High School District: Glendale Union High School District High School: Thunderbird High School	

Cross Streets: 3rd Avenue and Interlacken **Directions:** North on Coral Gables from Thunderbird, east on Gleneagles, north east on Pine Valley, South on 3rd ave

Public Remarks: This remodeled luxury home sits on an oversized 1/3 acre lot in close proximity to Moon Valley Country Club. Enjoy a newly reimagined resort-style front yard with a 88' covered patio complete with a custom gas fire pit, synthetic turf, and lush landscaping. In the backyard enjoy the private pool/spa, putting green, brand new non slip porcelain tile, and rv parking. The chef's kitchen features new marble countertops, custom glass tile backsplash and premium Sub-Zero/Wolf appliances. The custom beverage bar includes built-in cabinetry and additional built in Sub Zero appliances. Additional upgrades include updated electrical and recessed lighting throughout, new dual-pane windows/sliding doors, new interior paint and exterior stucco/paint, new carpet/baseboards, and much more!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 6 Parking Features: Attached Garage; Atch'd Gar Cabinets; Garage Door Opener; RV Access/Parking; RV Gate Private Pool Features: Outdoor; Fenced; Heated; Variable Speed Pump Spa: Private; Above Ground; Heated Horses: N Landscaping: Synthetic Grass Frnt; Synthetic Grass Back; Yrd Wtring Sys Back; Auto Timer H2O Front Exterior Features: Covered Patio(s); Patio; Pvt Yrd(s)/Crtyrd(s) Interior Features: Skylight(s); Wet Bar; No Interior Steps; Water Purifier Community Features: Biking/Walking Path; Children's Playgrnd; Golf; Pickleball; Workout Facility Add'l Property Use: None Flooring: Carpet; Tile Window Features: Screens; Dual Pane	Kitchen Features: Built-In Electric Oven; Gas Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Vanity Additional Bedroom: Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Washer Hookup; Gas Dryer Hookup Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Fireplaces Total: 1 Fireplace Features: Fireplace Family Rm; Gas Fireplace Items Updated: Floor Yr Updated: 2025; Floor Partial/Full: Partial; Wiring Yr Updated: 2025; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2025; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2019; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2025; Roof Partial/Full: Partial; Kitchen Yr Updated: 2025; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2025; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2025; Pool Partial/Full: Partial	Architecture: Mid-Century Modern; Contemporary Const - Finish: Stucco Construction: Block Roofing: Foam Fencing: Back Yard; Perimeter; Block Cooling: Central Air; Ceiling Fan(s); Programmable Thmstat; HVAC SEER Rating: 14 Heating: Hot Water; Electric Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water Source: City Water Sewer: Sewer - Public Irrigation: Sprinkler Road Surface Type: Asphalt Road Access Type: City Street Road Responsibility: City Maintained Road Technology: Pre-Wire Smrd Snd; Cable TV Avail; High Speed Internet	County Code: Maricopa Legal Description (Abbrev): AN: 208-28-193 Lot Number: 49 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$3,447/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Conventional Existing 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None		Rec Center Fee Y/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: Cap Improvement/Impact Fee 2: Other Fees HOA:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 28 Status Change Date: 07/31/2026 Close of Escrow Date: 07/31/2026 Off Market Date: 07/18/2026	List Price: \$1,100,000 Sold Price: \$1,085,000 Sold Price/SqFt: \$412.55 Loan Type: Conventional Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 23,000 \$ Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

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

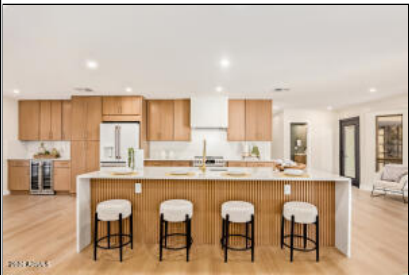
Listed by: Locality Homes (lolo001)

Prepared by Tanner Walker

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	6964225	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Full Bathrooms: 2 Half Bathrooms: 1 Approx SqFt: 2,434 / Assessor Price/SqFt: \$442.48 Year Built: 1977 Private Pool Y/N: Yes Community Pool Y/N: No Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached View: Mountain(s)		Approx Lot SqFt: 14,585 / Assessor Approx Lot Acres: 0.335 Subdivision: MOON VALLEY HOMES Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Sandahl Hun Block: Building Number:	
	Ele Sch Dist: Washington Elementary School District Elementary School: Lookout Mountain School Jr. High School: Mountain Sky Middle School		High School District: Glendale Union High School District High School: Thunderbird High School	

Cross Streets: E Thunderbird Rd and N 7th St **Directions:** Head east on E Thunderbird Rd. Turn left onto N 7th St. Turn left onto E Coral Gables Dr. Turn left onto N Moon Valley Dr. Turn right onto E Caribbean Ln. E Caribbean Ln turns left and becomes N 2nd St. Home will be on the right.

Public Remarks: A rare find in the heart of Moon Valley. OWNED SOLAR, NEW AC AND ROOF! Highly upgraded 4-bedroom home is a dream come true! Thoughtfully designed w/elegance & modern style, this haven is filled w/features you'll love. Lovely curb appeal, complete w/a 2-car garage, RV gate, & welcoming front porch. Enter through the custom double doors to find an open floor plan, enhanced by luxury vinyl plank flooring, a beehive fireplace, plantation shutters, recessed lighting and a Gourmet chefs kitchen fully equipped w/matching cafe appliances, abundant cabinets, quartz counters, & a large island w/a breakfast bar. Owner's retreat is sure to impress, offering outdoor access, an ensuite w/two vanities, and a walk-in closet. Versatile den can easily serve as a reading nook, office, or media room.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Parking Features: Attached Garage; Direct Access; Garage Door Opener; RV Gate Private Pool Features: Outdoor; Diving Pool Spa: None Horses: N Property Description: Cul-De-Sac Lot; East/West Exposure Landscaping: Gravel/Stone Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Gazebo; Patio Interior Features: No Interior Steps Add'l Property Use: None Flooring: Tile; Vinyl Window Features: Screens; Dual Pane	Kitchen Features: Electric Range; Disposal; Dishwasher; Refrigerator; Pantry; Quartz Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Vanity Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Fireplaces Total: 1 Fireplace Features: Wood Burning; Fireplace Living Rm; Fire Pit Items Updated: Floor Yr Updated: 2025; Floor Partial/Full: Full; Wiring Yr Updated: 2025; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2025; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2025; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2025; Roof Partial/Full: Partial; Kitchen Yr Updated: 2025; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2025; Bath(s) Partial/Full: Full	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Wood Frame Roofing: Tile Fencing: Back Yard; Block Cooling: Central Air; Ceiling Fan(s); Programmable Thmstat Heating: Electric Plumbing: Dual Flush Toilet Utilities: APS Water Source: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Energy/Green Feature: Solar Panels Solar Panels: Ownership: Owned Outright	County Code: Maricopa Legal Description (Abbrev): LOT 24 MOON VALLEY HOMES MCR AN: 208-17-586 Lot Number: 24 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$4,200/2025 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: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/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: Cap Improvement/Impact Fee 2: Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 27 / 27 Status Change Date: 02/04/2026 Close of Escrow Date: 02/03/2026 Off Market Date: 02/04/2026	List Price: \$1,050,000 Sold Price: \$1,077,000 Sold Price/SqFt: \$442.48 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 % Closing Cost Split: Buyer - B	Special Listing Cond: N/A

Showing Service: Aligned Showings

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

Lockbox Type: Supra

Listed by: HomeSmart (crl12)

Prepared by Tanner Walker

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	6933849	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 4 Bedrooms Plus: 5 Full Bathrooms: 3 Half Bathrooms: 1 Approx SqFt: 2,996 / Assessor Price/SqFt: \$358.81 Year Built: 1968 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: 14,998 / Assessor Approx Lot Acres: 0.344 Subdivision: MOON VALLEY 2 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNK Hun Block: Building Number:	
	Ele Sch Dist: Washington Elementary School District Elementary School: Lookout Mountain School Jr. High School: Mountain Sky Middle School		High School District: Glendale Union High School District High School: Thunderbird High School	

Cross Streets: 7th Street and Thunderbird Road **Directions:** From 7th Street and Thunderbird Road: Head west on Thunderbird Road, turn right (north) at Canterbury Drive. The road bend to the right into Canterbury Court. House will be on the right side of the road.

Public Remarks: Spacious Single-Level Living in Desirable Moon Valley! Welcome to this beautifully updated single-level home offering 4 bedrooms plus an office, 3.5 bathrooms, and nearly 3,000 sq. ft. of thoughtfully designed living space that feels even larger. Situated on a generous lot, this property is ideal for both relaxation and recreation. Enjoy your own private sport court—perfect for pickleball, basketball, or casual play—and an abundance of mature citrus and fruit trees providing shade and fresh produce year-round. Inside, the updated kitchen shines with granite countertops, stainless steel appliances, and a built-in Sub-Zero refrigerator. The home offers ample storage throughout, newer AC, and a floor plan designed for comfortable everyday living and entertaining. Step outside to the

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: Attch'd Gar Cabinets; Direct Access; Garage Door Opener; RV Gate Spa: None Horses: N Landscaping: Gravel/Stone Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Private Pickleball Court(s); Rain Gutters; Sport Court(s); Storage Interior Features: Skylight(s); No Interior Steps Flooring: Laminate; Tile; Wood Window Features: Dual Pane	Kitchen Features: Built-In Gas Oven; Gas Oven; Gas Range; Gas Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Granite Counters; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; Private Toilet Room Master Bedroom: Split Additional Bedroom: 2 Master Bedrooms; Separate Bedroom Exit; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Breakfast Bar; Dining in FR Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Ht/Cool Yr Updated: 2022; Kitchen Yr Updated: 2004; Bath(s) Yr Updated: 2012; Rm Adtn Yr Updated: 2007	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block; Wood Frame Roofing: Composition Fencing: Back Yard; Block Cooling: Central Air; Ceiling Fan(s); Programmable Thmstat Heating: Heat Pump Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas; Phone Available 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 Other Structures: Shed(s)	County Code: Maricopa Legal Description (Abbrev): LOT 550 MOON VALLEY 2 MCR 009227 AN: 208-27-559 Lot Number: 550 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$4,939/2024 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 Discd Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N		
HOA 2 Y/N:		
HOA 3 Y/N:		
Association Fee Incl: No Fees; Other (See Remarks) Assoc Rules/Info: None; Other (See Remarks)	Rec Center Fee Y/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: Cap Improvement/Impact Fee 2: Other Fees HOA:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 31 Status Change Date: 12/04/2025 Close of Escrow Date: 12/04/2025 Off Market Date: 11/13/2025	List Price: \$1,100,000 Sold Price: \$1,075,000 Sold Price/SqFt: \$358.81 Loan Type: Conventional Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings; Text; Phone Call

Lockbox Type: Supra

Listed by: HomeSmart (crl12)

Prepared by Tanner Walker

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