



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Ashland Ranch Sales - February 2010

1499 Del Rio Street,



\$215,000

SOLD!!!

List Price \$209,900
Bedrooms 3
Baths 2.75
Parking 4 Car Garage,
Square Ft 2237
Sale Date 2/12/2010
List \$/Sqft \$94
Sale \$/Sqft \$96
Taxes \$2,027
Days on Market 87
Age of Home 10
Levels 2

Comments: Highly sought after ashland ranch. This home has a great floor plan. Tile counters, pergo flooring, custom wine pantry, huge laundry room, formal living and dining, plus family room off kitchen. Nice sized yard, room for pool. 4 garages, great for the two cars you use and the two that are classics. Or...Use the other two for all the stuff you have you can't seem to get rid of. Master is very nice sized and the master bath has been redone with very cool pedestal

1496 Harrison Street,



\$155,000

SOLD!!!

List Price \$155,000
Bedrooms 3
Baths 2
Parking 2 Car Garage
Square Ft 1349
Sale Date 2/3/2010
List \$/Sqft \$115
Sale \$/Sqft \$115
Taxes \$1,750
Days on Market 147
Age of Home 11
Levels 1

Comments: Adorable 3 bedroom, 2 bath home in the high in demand community of ashland ranch! Custom paint t/o home! Tile, laminate, and carpet in all the right places! Enjoy the outside while swimming in the refreshing pool. This home won't last. Short sale!

1046 Oakland Court,



\$299,999

SOLD!!!

List Price \$299,450
Bedrooms 4
Baths 2.5
Parking 3 Car Garage,
Square Ft 2927
Sale Date 2/19/2010
List \$/Sqft \$102
Sale \$/Sqft \$102
Taxes \$3,330
Days on Market 51
Age of Home 8
Levels 1

Comments: Lender owned! Well designed single level floor plan situated on a premium park view lot at the end of a cul-de sac! Features include: 10 foot ceilings, 8 ft doors, plantation shutters, travertine floors, granite countertops in the kitchen, 42 inch raised panel oak cabinets. Backyard boasts a refreshing pebble-tec pool with rock waterfall. Sold as -is. *** owner occupants-seller will pay up to 3.5% towards financed closing costs on accepted

1516 Oxford Lane,



\$245,500

SOLD!!!

List Price \$245,500
Bedrooms 4
Baths 2
Parking 3 Car Garage,
Square Ft 2347
Sale Date 2/5/2010
List \$/Sqft \$105
Sale \$/Sqft \$105
Taxes \$2,195
Days on Market 60
Age of Home 11
Levels 1

Comments: Oversized lot (over 10,000 sq. Ft) with grassy front and back yards. Ten foot rv gate and parking. North back yard. Heated pebble tech pool with salt chlorinator and waterfall feature. Gas heat and hot water. Split floor plan. Neutral tones, berber carpet and lots of tile, in all the right places. Wood blinds, custom ceiling fans, skylights. Walk in pantry and upgraded shelves in kitchen. Cabinets in garage. Neat & clean. Pride of



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Ashland Ranch Sales - February 2010

2068 Sailors Court,



\$310,000

SOLD!!!

List Price \$300,000
Bedrooms 4
Baths 2.5
Parking 3 Car Garage,
Square Ft 2925
Sale Date 2/18/2010
List \$/Sqft \$103
Sale \$/Sqft \$106
Taxes \$3,187
Days on Market 145
Age of Home 11
Levels 1

Comments: Ashland ranch, premium lot on a cul-da-sac street. Ez walk to elementary school. Open floor plan with 10 and 12 foot ceilings. Bring your grand piano, pool table, or other formal living room furniture for the front room off entry vestibule. Located a mile to the san tan mall, mercy gilbert hospital, and the san tan auto mall. Convenient to the val vista exit of the rt 202 with easy access to phoenix mesa gateway airport, the phoenix skyharbor airport and



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Recent Ashland Ranch Sales February 2010

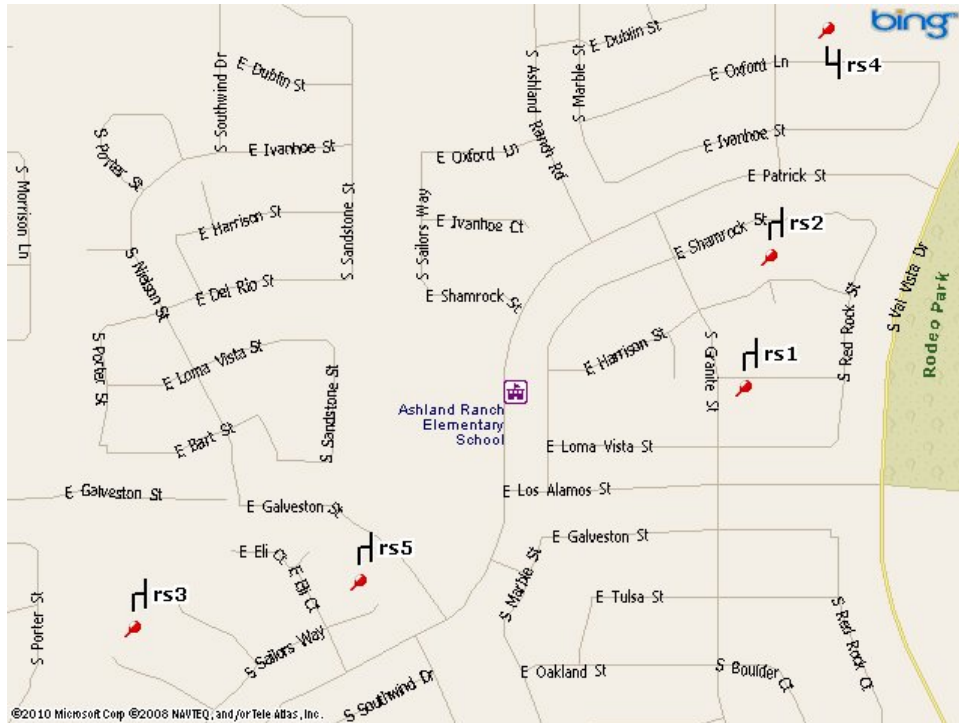
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
Average:						\$245,100	\$105 98
1499 Del Rio Street,		2237		3 2.75	4 Car	\$215,000	\$96 87
1496 Harrison Street,		1349		3 2	2 Car	\$155,000	\$115 147
1046 Oakland Court,		2927		4 2.5	3 Car	\$299,999	\$102 51
1516 Oxford Lane,		2347		4 2	3 Car	\$245,500	\$105 60
2068 Sailors Court,		2925		4 2.5	3 Car	\$310,000	\$106 145



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Map of Recent Ashland Ranch Sales February 2010



- Recent sale (RS1) - 1499 Del Rio Street, Gilbert, AZ - \$215,000
- Recent sale (RS2) - 1496 Harrison Street, Gilbert, AZ - \$155,000
- Recent sale (RS3) - 1046 Oakland Court, Gilbert, AZ - \$299,999
- Recent sale (RS4) - 1516 Oxford Lane, Gilbert, AZ - \$245,500
- Recent sale (RS5) - 2068 Sailors Court, Gilbert, AZ - \$310,000