



Prepared for Website Visitor
By Dave Dion CDPE, CNE



Ashland Ranch Sales - June 2010

1349 Harrison Street,



\$300,000

SOLD!!!

List Price \$300,000
Bedrooms 5
Baths 3
Parking 3 Car Garage,
Square Ft 3081
Sale Date 6/25/2010
List \$/Sqft \$97
Sale \$/Sqft \$97
Taxes \$2,652
Days on Market 196
Age of Home 10
Levels 2

Comments: Fabulous short sale opportunity in high demand ashland ranch. One of the best interior lots! Gorgeous backyard w/ shade, shrubs, fruit trees, palms, grass. Extended covered patio w/extended cement for total enjoyment. Fenced pool w/sheer decent waterfall and pour pots. Tile floors throughout most of the main floor. Unique, southwest adobe characteristics, including built-in-custom bookshelves in formal lr.

2139 Sailors Way,



\$400,000

SOLD!!!

List Price \$419,000
Bedrooms 5
Baths 3
Parking 4 Car Garage,
Square Ft 3952
Sale Date 6/11/2010
List \$/Sqft \$106
Sale \$/Sqft \$101
Taxes \$3,230
Days on Market 57
Age of Home 10
Levels 2

Comments: Immaculate matina model in family friendly ashland ranch. A natural stone fireplace and large dining area welcome you. Beautiful engineered wood flooring in family room and adjacent chef's kitchen with granite counters and huge breakfast dining area. Loft play area and giant game/media room with surround pre-wire - plenty of room for arcade games, pool table and home theater! Large secondary bedrooms and baths with silestone

1236 Tyson Court,



\$289,900

SOLD!!!

List Price \$275,000
Bedrooms 4
Baths 3
Parking 3 Car Garage
Square Ft 2493
Sale Date 6/4/2010
List \$/Sqft \$110
Sale \$/Sqft \$116
Taxes \$2,296
Days on Market 49
Age of Home 11
Levels 2

Comments: Regular seller! Huuuge lot (almost 14,000 sq ft)! New granite countertops in kitchen! New stainless steel appliances and new stainless steel undermount kitchen sink with new stainless pull down faucet! New carpet throughout house! Ceramic tile in traffic areas! Private pool and spa! Huge lot in cul-de-sac! Vacant on lockbox!



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Recent Ashland Ranch Sales June 2010

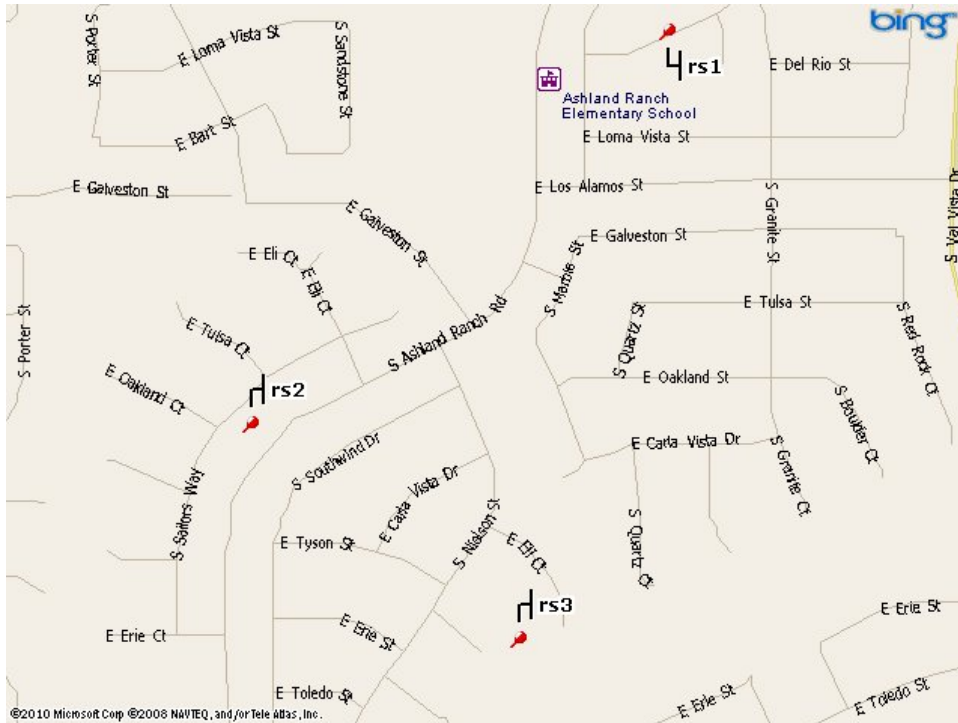
Address	Size	Bed	Bath	Parking	Sale Price	\$/Sqft	DOM
Average:						\$329,967	\$105 100
1349 Harrison Street,		3081		5 3	3 Car	\$300,000	\$97 196
2139 Sailors Way,		3952		5 3	4 Car	\$400,000	\$101 57
1236 Tyson Court,		2493		4 3	3 Car	\$289,900	\$116 49



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Map of Recent Ashland Ranch Sales June 2010



Recent sale (RS1) - 1349 Harrison Street, Gilbert, AZ - \$300,000

Recent sale (RS2) - 2139 Sailors Way, Gilbert, AZ - \$400,000

Recent sale (RS3) - 1236 Tyson Court, Gilbert, AZ - \$289,900