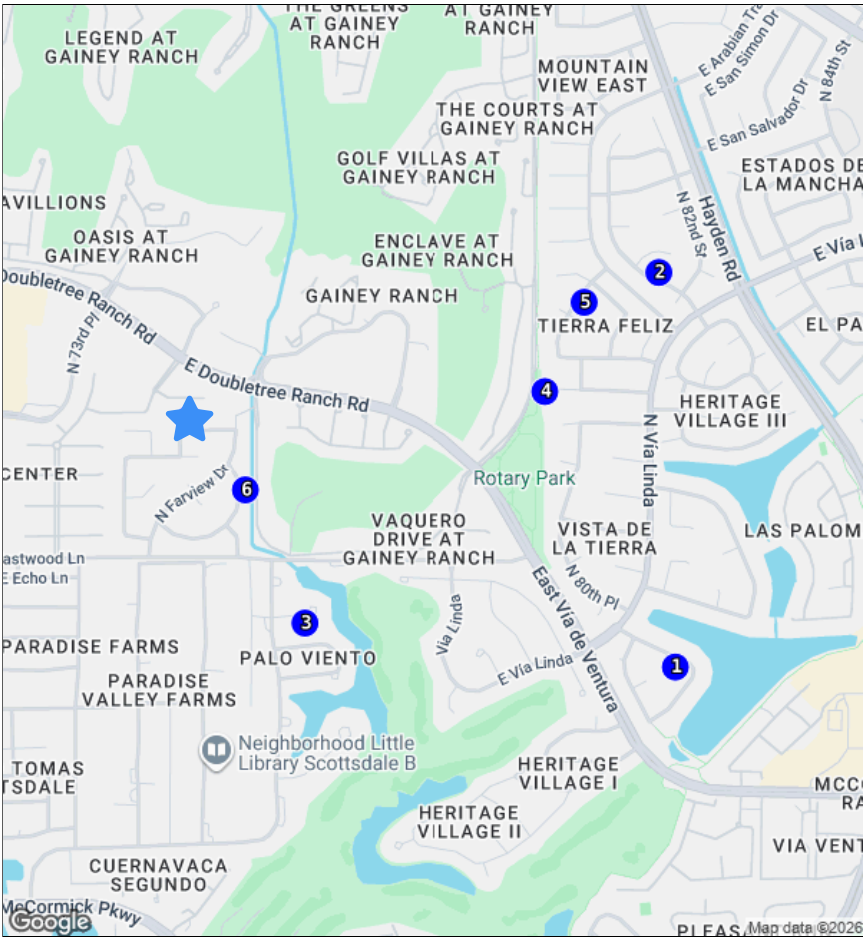


	Price / Status / MLS #	Approx SQFT	Price/SqFt	Zip Code	# Bedrooms	# Bathrooms	Total Garage Spaces	Carport Spaces	Cumulative DOM	Community Pool Y/N	Private Pool Y/N	Close of Escrow Date	Approx Lot SqFt	Year Built	# of Interior Levels	Subdivision
1	 \$2,650,000 8157 E DEL CAPITAN DR Scottsdale, AZ 85258 Closed / 7032649	2,813	942.05	85258	4	3	2.00	0	19	N	Y	06/15/2026	10,000	1980	1	VISTA DEL LAGO
	Nice investor remodel.															
2	 \$2,250,000 9049 N 81ST ST Scottsdale, AZ 85258 Closed / 6956367	2,842 2,718 per tax records	791.69	85258	4	3	2.00	0	116	N	Y	05/11/2026	10,716	1981	1	HERITAGE TERRACE
	Nice investor remodel.															
3	 \$2,150,000 7619 E VIA DE CORTO -- Scottsdale, AZ 85258 Closed / 6927331	2,622	819.98	85258	4	3	2.00	0	6	N	Y	10/15/2025	9,279	1977	1	PALO VIENTO 1
	Nice investor remodel. 316 sq ft addition															
4	 \$1,890,000 8001 E DEL JOYA DR Scottsdale, AZ 85258 Closed / 6988317	2,903	651.05	85258	4	3	2.00	0	68	N	Y	05/28/2026	14,727	1979	1	Tierra Feliz 3
	Owner updates															
5	 \$1,725,000 8943 N 80th PL Scottsdale, AZ 85258 Closed / 6924186	2,620	658.4	85258	3	3	3.50	0	66	N	N	11/07/2025	10,706	1987	1	McCORMICK RANCH AAA
	No pool															
6	 \$1,650,000 7553 E WOODSHIRE CV Scottsdale, AZ 85258 Closed / 6975269	2,534	651.14	85258	4	3	2.00	0	21	N	Y	02/18/2026	7,169	1978	1	EASTWOOD AMD
	Very nice owner updates.															
7	 \$1,099,000 7492 E WOODSAGE LN Scottsdale, AZ 85258 Active / 7043437	2,656	432.98 413.78	85258	4	3	2.00	0	4	N	Y		8,764	1979	1	EASTWOOD



Legend	
1. 8157 E DEL CAPITAN DR, Scottsdale, AZ 85258(7032649)	5. 8943 N 80th PL, Scottsdale, AZ 85258(6924186)
2. 9049 N 81ST ST, Scottsdale, AZ 85258(6956367)	6. 7553 E WOODSHIRE CV, Scottsdale, AZ 85258(6975269)
3. 7619 E VIA DE CORTO --, Scottsdale, AZ 85258(6927331)	7. 7492 E WOODSAGE LN, Scottsdale, AZ 85258(7043437)
4. 8001 E DEL JOYA DR, Scottsdale, AZ 85258(6988317)	

	7032649	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Full Bathrooms: 3 Half Bathrooms: 0 Approx SqFt: 2,813 / Assessor Price/SqFt: \$942.05 Year Built: 1980 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		Approx Lot SqFt: 10,000 / Assessor Approx Lot Acres: 0.230 Subdivision: VISTA DEL LAGO Tax Municipality: Scottsdale Marketing Name: McCormick Ranch Planned Cmty Name: McCormick Ranch Model: Builder Name: Unknown Hun Block: Building Number:	
	Ele Sch Dist: Scottsdale Unified District Elementary School: Cochise Elementary School Jr. High School: Cocopah Middle School		High School District: Scottsdale Unified District High School: Chaparral High School	

Cross Streets: Hayden Rd and Via de Ventura **Directions:** From Hayden, west on Via De Ventura to Via Linda. Right on Via Linda to Del Capitan, right on Del Capitan to property on right.

Public Remarks: Welcome to your reimagined home in the coveted Del streets of McCormick Ranch. Every detail has been curated for a turnkey lifestyle without compromise. The chef's kitchen features Taj Mahal quartzite, custom walnut cabinetry, a full Monogram appliance package, and a built-in Wolf espresso machine. Engineered hardwood flows throughout, while matching walnut and quartzite elevate every bathroom. New windows, a brand-new roof, and smooth stucco deliver striking modern curb appeal. Step outside to an entertainer's backyard with a sparkling pool and expansive patio -- perfect for Arizona evenings. Beyond your door, enjoy McCormick Ranch's scenic paths, premier golf, and lakeside trails, all centrally located to Scottsdale's best dining and shopping. This is Scottsdale living at its finest.

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; Garage Door Opener Private Pool Features: Outdoor; Diving Pool Spa: None Horses: N Landscaping: Grass Front; Grass Back Exterior Features: Covered Patio(s); Gazebo Interior Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Golf; Lake Flooring: Wood Window Features: Dual Pane Accessibility Feat.: Hallways 36in+ Wide	Kitchen Features: Built-In Electric Oven; 220 Volts in Kitchen; Induction Cooktop; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Quartz Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Stacked Washer/Dryer; Inside Dining Area: Eat-in Kitchen; Breakfast Nook; 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: Insert; Fireplace Family Rm Items Updated: Floor Yr Updated: 2026; Floor Partial/Full: Full; Roof Yr Updated: 2026; Roof Partial/Full: Full; Kitchen Yr Updated: 2026; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2026; Bath(s) Partial/Full: Full	Architecture: Spanish Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block; Wood Frame Roofing: Tile; Foam Fencing: Back Yard; Block Cooling: Central Air Heating: Forced Air Utilities: APS Water Source: City Water Sewer: Sewer - Public Irrigation: Sprinkler Road Surface Type: Paved Road Access Type: City Street Road Responsibility: City Maintained Road	County Code: Maricopa Legal Description (Abbrev): LOT 37 VISTA DEL LAGO MCR 018938 AN: 174-03-041 Lot Number: 37 Town-Range-Section: 3N-4E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$4,265/2025 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: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

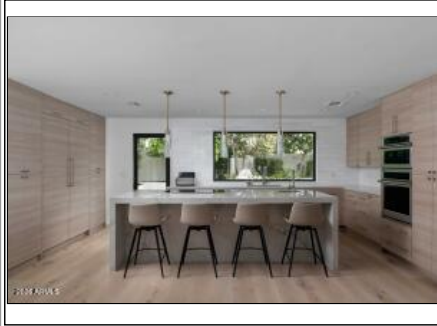
Fees & Homeowner Association Information

HOA Y/N: Y / \$265 Annually Special Assmnt HOA: No HOA Transfer Fee: \$1,000	HOA Name: McCormick Ranch POA	HOA Telephone: (480) 860-1122
HOA 2 Y/N: N		
HOA 3 Y/N:		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks)	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: \$22.08 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$150 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 19 / 19 Status Change Date: 06/15/2026 Close of Escrow Date: 06/15/2026 Off Market Date: 06/15/2026	List Price: \$2,650,000 Sold Price: \$2,650,000 Sold Price/SqFt: \$942.05 Loan Type: Cash 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
Lockbox Type: See Private Remarks

Listed by: My Home Group Real Estate (myhg02)

	6956367	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 1 Approx SqFt: 2,842 / Appraiser Price/SqFt: \$791.69 Year Built: 1981 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		Approx Lot SqFt: 10,716 / Assessor Approx Lot Acres: 0.246 Subdivision: HERITAGE TERRACE Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Golden Heritage Hun Block: Building Number:	
	Ele Sch Dist: Scottsdale Unified District Elementary School: Cochise Elementary School Jr. High School: Cocopah Middle School		High School District: Scottsdale Unified District High School: Chaparral High School	

Cross Streets: Hayden and Via Linda **Directions:** Via Linda to 81st Street

Public Remarks: Fully remodeled designer residence in the heart of McCormick Ranch, showcasing exceptional craftsmanship and premier finishes throughout. Dramatic vaulted ceilings anchor the living room, while the primary suite features soaring 10-foot ceilings, creating an open and airy retreat. A striking 20-foot sliding glass door seamlessly connects the living space to the outdoors, perfect for Arizona living. Custom 9½-inch wide-plank hardwood flooring flows throughout the home, complemented by exquisite quartzite countertops and a statement 10-foot kitchen island. The chef's kitchen is outfitted with premium Monogram and Thermador appliances, custom Salt Italian cabinetry, and thoughtfully curated details. Additional upgrades include Level 5 drywall, Lutron dimmers throughout, designer lighting,

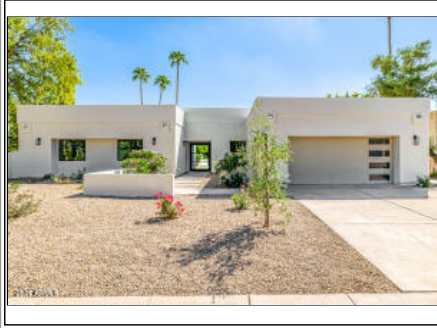
Master Bedroom	18.7	12.8	Bedroom 2	10.95	12.88	Exercise Room Kitchen	10.76	13.4		Living Room Office	11.15	13.47
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Garage Door Opener Private Pool Features: Variable Speed Pump Spa: None Horses: N Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Built-in BBQ Interior Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Flooring: Stone; Wood Window Features: Dual Pane; ENERGY STAR Qualified Windows; Low-Emissivity Windows	Kitchen Features: 220 Volts in Kitchen; Electric Cooktop; Disposal; Dishwasher; Built-in Microwave; Engy Star (See Rmks); Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; Private Toilet Room Laundry: Washer Hookup; 220 V Dryer Hookup Dining Area: Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Fireplaces Total: 1	Architecture: Ranch; Contemporary Unit Style: All on One Level Const - Finish: Synthetic Stucco Construction: Block Roofing: Tile; Foam Fencing: Block Cooling: Central Air; Ceiling Fan(s); Programmable Thmstat; ENERGY STAR Qualified Equipment Heating: Electric; ENERGY STAR Qualified Equipment Plumbing: Dual Flush Toilet; Electric Hot Wtr Htr; Engy Star Ht Wtr Htr; WaterSense Faucet(s); WaterSense Toilet(s) Utilities: APS Water Source: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 58 HERITAGE TERRACE MCR AN: 175-58-587 Lot Number: 58 Town-Range-Section: 3N-4E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$3,592/2025 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 / \$250 Annually Special Assmnt HOA: No HOA Transfer Fee: \$400	HOA Name: MRPOA	HOA Telephone: 4808601122	
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: No Visible Truck Trailer RV Boat		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N Com Facilities Distr: N	Ttl Mthly Fee Equiv: \$20.83 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: 116 / 116 Status Change Date: 05/12/2026 Close of Escrow Date: 05/11/2026 Off Market Date: 05/04/2026	List Price: \$2,350,000 Sold Price: \$2,250,000 Sold Price/SqFt: \$791.7 Loan Type: Conventional 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; Phone Call
Lockbox Type: None

	6927331	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Full Bathrooms: 3 Half Bathrooms: 0 Approx SqFt: 2,622 / Architect Price/SqFt: \$819.98 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		Approx Lot SqFt: 9,279 / Assessor Approx Lot Acres: 0.213 Subdivision: PALO VIENTO 1 Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: McCormick Ranch Model: Builder Name: Remodeled Hun Block: Building Number:	
	Ele Sch Dist: Scottsdale Unified District Elementary School: Kiva Elementary School Jr. High School: Mountainside Middle School		High School District: Scottsdale Unified District High School: Saguaro High School	

Cross Streets: Eastwood Ln & Scottsdale Rd **Directions:** East on Eastwood, South on Via de Lago, East on Via de Corto

Public Remarks: A true showpiece in the heart of McCormick Ranch. 10-ft ceilings, engineered hardwood floors, every inch has been completely redone with new plumbing, new electrical wiring & new panel, 2 new HVACs, new windows, custom doors, & new roof. Executive Chef's Dream Kitchen with custom cabinetry, 10-foot island, Taj Mahal Quartzite Countertops, & Viking Appliances. Two Master Suites. Primary suite features HUGE walk in closet, walk-in shower, soaking tub, & dual sinks. The resort-style backyard offers a resurfaced PebbleSheen pool with baja shelf, All new pool equipment, BBQ, turf, & extended patio perfect for entertaining. McCormick Ranch is one of Scottsdale's most coveted communities, known for its miles of walking & biking paths, golf courses, lakes, & vibrant dining. North/South Exposure.

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; Garage Door Opener Private Pool Features: Diving Pool Spa: None Horses: N Property Description: Cul-De-Sac Lot Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Built-in BBQ; Covered Patio(s) Interior Features: No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Golf; Lake Flooring: Tile; Wood Window Features: Dual Pane	Kitchen Features: Gas Range; 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; 2 Master Baths Master Bedroom: Split Additional Bedroom: 2 Master Bedrooms; Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Inside Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N Fireplaces Total: 1 Fireplace Features: Gas Fireplace Items Updated: Floor Yr Updated: 2025; Floor Partial/Full: Full; Wiring Yr Updated: 2025; Wiring Partial/Full: Full; Plmbg Yr Updated: 2025; Ht/Cool Yr Updated: 2025; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2025; Roof Partial/Full: Full; Kitchen Yr Updated: 2025; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2025; Bath(s) Partial/Full: Full; Rm Adtn Yr Updated: 2025; Rm Adtn Partial/Full: Full; Pool Yr Updated: 2025; Pool Partial/Full: Full	Const - Finish: Stucco Construction: Other Roofing: Built-Up Fencing: Block Cooling: Central Air; Ceiling Fan(s); Programmable Thmstat Heating: Natural Gas Utilities: APS; SW Gas Water Source: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): LOT 86 PALO VIENTO 1 MCR 016920 AN: 177-07-086 Lot Number: 86 Town-Range-Section: 3N-4E-35 Cty Bk&Pg: Plat: Taxes/Yr: \$4,029/2024 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 / \$260 Annually Special Assmnt HOA: No HOA Transfer Fee: \$1,000	HOA Name: McCormick Ranch		HOA Telephone: 480-860-1122
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental 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: \$21.67 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 6 / 6 Status Change Date: 10/16/2025 Close of Escrow Date: 10/15/2025 Off Market Date: 10/07/2025	List Price: \$2,150,000 Sold Price: \$2,150,000 Sold Price/SqFt: \$819.98 Loan Type: Cash Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A; Owner/Agent

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

Listed by: eXp Realty (xpre22)

Prepared by Bayley Marshall

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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	6988317	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Full Bathrooms: 3 Half Bathrooms: 0 Approx SqFt: 2,903 / Assessor Price/SqFt: \$651.05 Year Built: 1979 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		Approx Lot SqFt: 14,727 / Assessor Approx Lot Acres: 0.338 Subdivision: Tierra Feliz 3 Tax Municipality: Scottsdale Marketing Name: Backs to Rotary Park Planned Cmty Name: McCormick Ranch Model: Builder Name: Von Dix Hun Block: 8800 N Building Number:	
	Ele Sch Dist: Scottsdale Unified District Elementary School: Cochise Elementary School Jr. High School: Cocopah Middle School		High School District: Scottsdale Unified District High School: Chaparral High School	

Cross Streets: Hayden / Via Linda **Directions:** (W) on Via Linda to Del Joya, (W) to property in the back of the culdesac.

Public Remarks: Idyllic "The Dels" home at the end of a culdesac on a 14,747 sq ft lot adjacent to Rotary Park in the coveted "3C's" school district. Great curb appeal, open concept with extra large kitchen & family room area. Home features several key, hard-to-find features such as a private ensuite secondary bedroom, a 300 sq ft climate-controlled pool house, new roof coating, & your own private gate to the path to Rotary Park. Home was carefully remodeled & offers gas range, dual ovens, SubZero built-in refrigerator in the wide, bright kitchen, wood floors throughout, custom wardrobe cabinetry in the primary closet, & crown molding. French doors take you to both front & rear patios. Rear yard features two grassy areas, outdoor FP, pool, BBQ, privacy landscaping, & plenty of deck space to entertain.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 3 Parking Features: Direct Access; Garage Door Opener; Separate Strge Area Private Pool Features: Diving Pool Spa: None Horses: N Property Description: Cul-De-Sac Lot; East/West Exposure; Borders Common Area Landscaping: Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Built-in BBQ; Covered Patio(s); Patio Interior Features: Skylight(s); No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path Flooring: Tile; Wood Window Features: Dual Pane	Kitchen Features: 220 Volts in Kitchen; Electric Oven; Gas Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Multiple Ovens; Pantry; Granite Counters; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Vanity; Private Toilet Room Additional Bedroom: Other Bedroom Split Laundry: 220 V Dryer Hookup; Inside Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Bonus/Game Room Fireplaces Total: 1 Fireplace Features: Exterior Fireplace Items Updated: Roof Yr Updated: 2026; Roof Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block Roofing: Foam Fencing: Block Cooling: Central Air; Ceiling Fan(s); Heat Pump; Programmable Thmstat; Mini Split Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS; Propane Water Source: City Water Sewer: Sewer - Public; Sewer-In & Connected Road Surface Type: Asphalt Road Responsibility: City Maintained Road Services: City Services Technology: Cable TV Avail; High Speed Internet; Security System Owned Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 41 TIERRA FELIZ 3 MCR 019433 AN: 174-02-145 Lot Number: 41 Town-Range-Section: 3N-4E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$4,049/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 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 / \$265 Annually Special Assmnt HOA: No HOA Transfer Fee: \$1,000	HOA Name: McCormick Ranch POA		HOA Telephone: 480-860-1122
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); Self 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: \$22.08 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 68 / 69 Status Change Date: 05/28/2026 Close of Escrow Date: 05/28/2026 Off Market Date: 05/06/2026	List Price: \$1,950,000 Sold Price: \$1,890,000 Sold Price/SqFt: \$651.05 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
Lockbox Type: Supra

Listed by: Compass (laun001)

	6924186	Residential	Single Family Residence	Closed
	Beds/Baths: 3 / 3 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 1 Approx SqFt: 2,620 / Assessor Price/SqFt: \$658.4 Year Built: 1987 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: 10,706 / Assessor Approx Lot Acres: 0.246 Subdivision: McCORMICK RANCH AAA Tax Municipality: Scottsdale Marketing Name: McCormick Ranch Planned Cmty Name: Heart McCormick Ranch! Model: McCormick Ranch! Builder Name: Custom Hun Block: Building Number:	
	Ele Sch Dist: Scottsdale Unified District Elementary School: Cochise Elementary School Jr. High School: Cocopah Middle School		High School District: Scottsdale Unified District High School: Chaparral High School	

Cross Streets: Hayden Rd west on Via Linda/North on Arabian trail **Directions:**

Public Remarks: Spectacular 3 bed 3 bath home plus private den/office offers soaring vaulted ceilings. Prime location near the Scottsdale Greenbelt, Kierland, Scottsdale Quarter & top schools.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 3.5 Carport Spaces: 0 Total Covered Spaces: 3.5 Slab Parking Spaces: 3 Spa: None Horses: N Property Description: North/South Exposure Landscaping: Desert Back; Synthetic Grass Frnt Exterior Features: Patio Community Features: Biking/Walking Path; Comm Tennis Court(s); Lake Flooring: Tile; Wood Window Features: Dual Pane	Kitchen Features: Built-In Electric Oven; 220 Volts in Kitchen; Electric Range; Range/Oven Elec; Electric Cooktop; Disposal; Dishwasher; Refrigerator; Multiple Ovens; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bedroom Split; Separate Bedroom Exit; Master Bedroom Walk-in Closet; Master Bedroom Sitting Room Laundry: None Dining Area: Formal; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Fireplaces Total: 1 Fireplace Features: Wood Burning; Fireplace Family Rm	Architecture: Ranch Const - Finish: Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water Source: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smrd Snd; Cable TV Avail; High Speed Internet; Security System Owned	County Code: Maricopa Legal Description (Abbrev): AN: 174-02-131 Lot Number: 27 Town-Range-Section: 3N-4E-36 Cty Bk&Pg: Plat: Taxes/Yr: \$3,179/2024 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 Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$260 Annually Special Assmnt HOA: No HOA Transfer Fee: \$1,000	HOA Name: McCormick Ranch		HOA Telephone: 480-860-1122
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental 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: \$21.67 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 66 / 69 Status Change Date: 11/08/2025 Close of Escrow Date: 11/07/2025 Off Market Date: 10/23/2025	List Price: \$1,799,000 Sold Price: \$1,725,000 Sold Price/SqFt: \$658.4 Loan Type: Other Loan Years: 0 Payment Type: Other 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
Lockbox Type: Supra

	6975269	Residential	Single Family Residence	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 1 Approx SqFt: 2,534 / Assessor Price/SqFt: \$651.14 Year Built: 1978 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		Approx Lot SqFt: 7,169 / Assessor Approx Lot Acres: 0.165 Subdivision: EASTWOOD AMD Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Building Number:	
	Ele Sch Dist: Scottsdale Unified District Elementary School: Cochise Elementary School Jr. High School: Cocopah Middle School		High School District: Scottsdale Unified District High School: Chaparral High School	

Cross Streets: Scottsdale Rd & Eastwood (south of Doubletree) **Directions:** From Scottsdale Road turn East on Eastwood, left on Woodshire Place, right on Woodshire Cove to the home on the right.

Public Remarks: Nestled in the highly coveted Carriage Square at Gainey Village, this fully remodeled 4-bedroom (4th bedroom could be an office/den), 2.5-bathroom home blends modern sophistication with timeless elegance. Designed for luxury living, the residence boasts stunning white oak flooring, custom cabinetry, and an abundance of natural light. The kitchen is a chef's dream, featuring exquisite Mont Blanc countertops, Monogram appliances, and oversized pantry. The primary suite includes a custom walk-in closet, maximizing storage and functionality. Every detail has been thoughtfully curated with high-end finishes and designer fixtures throughout. Situated in an A+ location just moments from the best of Scottsdale's shopping & entertainment. A true retreat! **Owner holds an AZ real estate license

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: Direct Access; Garage Door Opener Private Pool Features: Outdoor Spa: None Horses: N Landscaping: Desert Front; Synthetic Grass Back Exterior Features: Patio; Pvt Yrd(s)/Crtyrd(s) Interior Features: Skylight(s); Vaulted Ceiling(s); Wet Bar; No Interior Steps Flooring: Tile; Wood	Kitchen Features: Electric Oven; Electric Cooktop; Disposal; Dishwasher; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Vanity; Private Toilet Room Master Bedroom: Split; Downstairs Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Fireplaces Total: 1	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air; Ceiling Fan(s) Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water Source: City Water Sewer: Sewer - Public Road Responsibility: City Maintained Road	County Code: Maricopa Legal Description (Abbrev): LOT 27 EASTWOOD AMD MCR AN: 174-29-031 Lot Number: 27 Town-Range-Section: 3N-4E-35 Cty Bk&Pg: Plat: Taxes/Yr: \$3,132/2025 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 / \$42 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$179	HOA Name: Eastwood HOA Management Company: Colby Management		HOA Telephone: 623-977-3860
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Other (See Remarks) Assoc Rules/Info: Other (See Remarks)		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: \$42 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$84 Disclosure Fees HOA: \$182 Cap Improvement/Impact Fee 2: Other Fees HOA: \$39 Other Fees Description: Community Archives

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 22 Status Change Date: 02/19/2026 Close of Escrow Date: 02/18/2026 Off Market Date: 02/19/2026	List Price: \$1,695,000 Sold Price: \$1,650,000 Sold Price/SqFt: \$651.14 Loan Type: Cash Loan Years: 0 Payment Type: Other 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; Email; Phone Call
Lockbox Type: Supra

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

	7043437	Residential	Single Family Residence	Active
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 1 Approx SqFt: 2,656 / Assessor Price/SqFt: \$432.98 Year Built: 1979 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		Approx Lot SqFt: 8,764 / Assessor Approx Lot Acres: 0.201 Subdivision: EASTWOOD Tax Municipality: Scottsdale Marketing Name: Eastwood Planned Cmty Name: Eastwood Model: Builder Name: Custom Hun Block: Building Number:	
	Ele Sch Dist: Scottsdale Unified District Elementary School: Cochise Elementary School Jr. High School: Cocopah Middle School		High School District: Scottsdale Unified District High School: Chaparral High School	

Cross Streets: Scottsdale Road & Eastwood Lane **Directions:** East on Eastwood Lane from Scottsdale Road. North (left) on Farview Drive. West (left) on Woodsage Lane. Fifth home on the North (right) side of Woodsage Lane

Public Remarks: Great opportunity to purchase within one of Scottsdale's most coveted locations that is minutes from top retail/restaurants and walking distance to Gainey Shops, the "Greenbelt", Gainey Village Health Club and is positioned in the "3 C's school district". This one level home with just under 2,700 sq.ft. offers an outstanding floor plan with 4 bedrooms, 2.5 bathrooms (one bedroom currently setup as an office). Remodeled homes are selling for much more - take advantage of the opportunity to purchase at this price point and remodel to your taste.

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; Garage Door Opener Private Pool Features: Outdoor; Play Pool Spa: Above Ground Horses: N Property Description: North/South Exposure 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); Rain Gutters Interior Features: Vaulted Ceiling(s); Water Softener Owned; Water Purifier Flooring: Carpet; Stone; Wood Window Features: Dual Pane	Kitchen Features: Electric Oven; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Counters Master Bathroom: Full Bth Master Bdrm; Double Vanity Additional Bedroom: Master Bedroom Walk-in Closet; Master Bedroom Sitting Room Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Fireplaces Total: 2 Fireplace Features: Wood Burning; Fireplace Family Rm; Fireplace Living Rm	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block; Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air; Ceiling Fan(s) Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water Source: City Water Sewer: Sewer - Public Irrigation: Sprinkler 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 98 EASTWOOD AMD MCR 018803 AN: 174-29-102 Lot Number: 98 Town-Range-Section: 3N-4E-35 Cty Bk&Pg: Plat: Taxes/Yr: \$3,436/2025 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; Conventional Existing 1st Loan: Conventional Existing 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$42 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$0	HOA Name: Eastwood AMD HOA Management Company: Capital Property Mgm		HOA Telephone: 480-538-2565 HOA Management Phone: 480-538-2565
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: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$42 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$84 Disclosure Fees HOA: \$368 Cap Improvement/Impact Fee 2: Other Fees HOA: \$74 Other Fees Description: \$42 working cap fee; \$32 Homewise fee

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4 Status Change Date: 06/18/2026	List Price: \$1,150,000	Special Listing Cond: N/A; Court Approval Required

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

Listed by: My Home Group Real Estate (myhg02)