

# PROPERTY REPORT



8340 N RIDGEVIEW Drive, Paradise Valley

PREPARED FOR

Valued Subscribers to Search Paradise Valley Properties

OCTOBER 29, 2012



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8340 N RIDGEVIEW Drive, Paradise Valley

\$3,500,000

LISTING INFORMATION

Courtesy of Realty Executives

MLS#: 4839876	Beds: 5	Sq Ft: 10,198	List Date: Oct 22, 2012
Status: Active	Baths: 6.50	Year Built: 2008	DOM: 7

FEATURES

**Garage:** County Assessor; **Exterior Features:** Covered Patio(s), Separate Guest House, Other (See Remarks); **Special Conditions:** N/A; **Parking:** Electric Door Opener, Tandem Garage, Separate Strge Area, RV Parking, Over Height Garage, Extnded Lngth Garage; **Taxes:** 17597.00; **Spa:** Spa - Heated, Spa - Private; **Interior Features:** Central Vacuum, Wet Bar(s), Vaulted Ceiling(s), Soft Water Loop, Skylight(s), Intercom, Fire Sprinklers; **Flooring:** Carpet, Wood, Tile, Stone; **Carport Spaces:** 0.00; **Cross Street:** TATUM/CAIDA DEL SOL; **Subdivision:** COLLICE PORTNOFF ESTATES; **Heating:** Gas Heat; **Cooling:** Refrigeration;

REMARKS

BEAUTIFULLY DESIGNED MASTERPIECE WITH GORGEOUS CRAFTSMANSHIP THIS 5 BEDROOM WITH 6.5 BATH ESTATE FEATURES ARTISAN CEILINGS AND FAUX PAINTING THROUGHOUT THE HOME. CHEFS DREAM KITCHEN WITH GRANITE COUNTER TOPS AND BUILT IN APPLIANCES WITH PLENTY OF COUNTER SPACE. THIS HOME IS TRULY AN ENTERTAINERS DELIGHT WITH A STATE OF THE ART THEATER ROOM AND 2,000 BOTTLE WINE ROOM. YOUR GUESTS WILL NEVER WANT TO LEAVE WHEN THEY SEE THE PRIVATE ENTRY GUEST HOUSE WHICH HAS A KITCHEN AND FIREPLACE. THE OTHER AMENITIES AT THE HOME FEATURES CANTERA FIREPLACES, COLUMNS AND NICHE. ENJOY THE PRIVATE BACKYARD WITH HEATED POOL AND SPA AND BREATHTAKING VIEWS OF THE MOUNTAINS. BONUS FEATURE R.V. GARAGE. TRULY A MUST SEE!!!!



Information is deemed reliable but not guaranteed.

Source: ARMLS

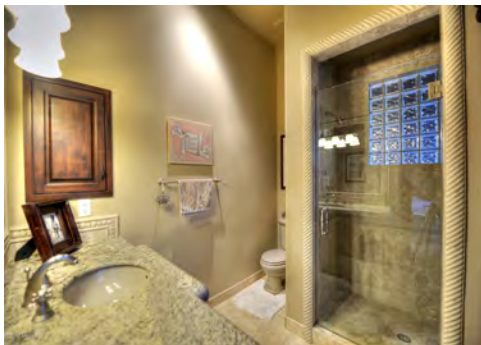
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 **Walk Score:** 25 out of 100 - Car-Dependent

### Who Lives Here?

**Power Singles** - High-income urban singles. Highly educated professionals, many with advanced degrees. They draw a handsome salary and have reasonable living expenses while living a hip, upscale life in an urban center.

**Golden Years** - Seniors over 65 who live in the city. Most own their own home and have a low to moderate income. Most have a high school education or lower, while some have a college education.

**Suburban Elite** - Suburban super-rich couples with children. Middle-aged married couples with a luxurious lifestyle in the suburbs. More than 15% have a family income of \$200,000 or more. The majority have a college or graduate school degree, and most own their homes.

**High \$\$ DINKs** - Urban high-income couples with no children. Middle-age Dual Income No Kids couples living in the city and making very comfortable combined household incomes. Most own their own homes and are highly educated professionals, many with advanced degrees.

**Lap of Luxury** - Wealthy suburban couples without children. More than 15% of these highly educated couples have a household income above \$200,000. The majority own their homes, and most work in management or professional careers.

See more [Paradise Valley](https://www.zillow.com/paradise-valley/) real estate information at Zillow.com.

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School	Type	Phone	Distance
Tesseract School	Private/PK,K-10	(480) 991-1770	0.57 mi
Cherokee Elementary School	Public/PK, K-5	(480) 484-6100	1.24 mi
Kachina Country Day School - North Campus	Charter/K-8	(602) 393-6500	1.76 mi
Accelerated Learning Center	Charter/9-12	(602) 485-0309	1.90 mi
Desert View Learning Center	Private/K-4	(602) 840-8950	2.34 mi
Desert Voices Oral Learning Center	Private, Special Education/PK,K-3	(602) 224-0598	2.67 mi
Chaparral Christian Preschool & Kindergarten	Private, Early Childhood Program/Day Care Center/PK,K	(480) 991-6440	2.79 mi
Roadrunner School	Public/PK, K-12	(602) 449-2000	2.90 mi
Blessed Sacrament Preschool & Kindergarten	Private, Early Childhood Program/Day Care Center/PK,K	(480) 998-9466	2.96 mi
Sequoia Elementary School	Public/K-5	(480) 484-6100	3.13 mi
Chaparral High School	Public/9-12	(480) 484-6100	3.17 mi
Cocopah Middle School	Public/6-8	(480) 484-6100	3.20 mi
Evit - Chaparral High School	Voc/Tech/9-12	(480) 461-4000	3.25 mi
Village Vista Elementary School	Public/PK, K-6	(602) 449-3600	3.27 mi
Camelback Christian School	Private, Early Childhood Program/Day Care Center/PK,K	(602) 957-0219	3.33 mi
Camelback Desert School	Private/PK, K-8	(480) 948-7520	3.33 mi
Mercury Mine Elementary School	Public/K-6	(602) 449-3700	3.33 mi
Desert Shadows Elementary School	Public/PK, K-6	(602) 449-6900	3.37 mi
Shadow Mountain High School	Public/9-12	(602) 449-3000	3.42 mi
Desert Shadows Middle School	Public/7-8	(602) 449-6800	3.47 mi
Phoenix Country Day School	Private/PK,K-12	(602) 955-8200	3.49 mi





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Name	Type	Distance	Rating
Elements	American (New)	2.8 mi	 158 reviews
Cask 63	American (New), Wine Bars	2.9 mi	 43 reviews
ShinBay	Japanese, Seafood	3.3 mi	 28 reviews
Eden's Grill Inn	Greek, Mediterranean	3.6 mi	 71 reviews
Roma Garden Ristorante	Italian	3.7 mi	 63 reviews
Tutti Santi By Nina	Italian	4.8 mi	 63 reviews
Petite Maison	French	5.0 mi	 218 reviews
FnB	Gastropubs, American (New)	5.1 mi	 194 reviews
Hiro Sushi	Japanese, Sushi Bars	5.2 mi	 175 reviews
Café Monarch	American (New)	5.3 mi	 168 reviews
Fuego Bistro	Latin American	5.8 mi	 249 reviews
Sekong By Night	Cambodian	6.4 mi	 111 reviews



## RECENT NEARBY SALES

## VALUATION

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Address	Beds	Baths	SqFt	Year Built	Sold Price	Sold Date
9825 N 53rd Pl	5	6.0	5,360	1983	\$1,700,000	06/01/2012
4821 E Beryl Ave	4	5.75	4,166	1985	\$850,000	09/19/2012
4631 E Fanfol Dr	3	3.75	2,852	1979	\$535,000	07/11/2012
5106 E Mountain View Rd	5	3.5	4,296	1975	\$1,225,000	06/22/2012
9529 N 52nd St	6	6.0	4,805	1980	\$1,150,000	04/12/2012
4812 E Berneil Dr	4	4.0	4,254	1977	\$1,300,000	06/21/2012
5115 E Berneil Dr	4	3.75	3,252	1977	\$740,000	04/26/2012
4641 E Caron St	4	4.5	5,099	1988	\$1,133,000	09/25/2012
4209 E Fanfol Dr		3.75	2,433	1970	\$675,000	09/11/2012
4205 E Fanfol Dr	5	6.5	6,204	1993	\$1,195,000	09/21/2012
9402 N 43rd Pl		4.0	4,337	1996	\$675,000	09/11/2012
9037 N 52nd St	4	4.5	4,184	2004	\$1,500,000	10/12/2012
9118 N 54th Pl		3.75	3,152	1987	\$1,198,000	07/30/2012
5410 E Sanna St	7	4.5	4,717	1997	\$1,527,750	05/24/2012
8738 N 55th Pl	5	4.5	3,594	1974	\$900,000	06/12/2012

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<i>3% Down (\$105,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$14,846	\$1,466	\$53	\$16,365
15 year fixed	2.65%	\$22,878	\$1,466	\$53	\$24,397
5/1 ARM	2.65%	\$13,480	\$1,466	\$53	\$14,999

<i>10% Down (\$350,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$13,775	\$1,466	\$53	\$15,294
15 year fixed	2.65%	\$21,227	\$1,466	\$53	\$22,746
5/1 ARM	2.65%	\$12,507	\$1,466	\$53	\$14,026

<i>15% Down (\$525,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$13,010	\$1,466	\$53	\$14,529
15 year fixed	2.65%	\$20,048	\$1,466	\$53	\$21,567
5/1 ARM	2.65%	\$11,812	\$1,466	\$53	\$13,331

<i>20% Down (\$700,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$12,244	\$1,466	\$53	\$13,763
15 year fixed	2.65%	\$18,868	\$1,466	\$53	\$20,387
5/1 ARM	2.65%	\$11,117	\$1,466	\$53	\$12,636

\* Insurance is being estimated based on the zip code of this property. Tax comes from the MLS data for this listing.

Zillow<sup>®</sup> Mortgage Marketplace