

Issue 5 • 2008

BILL RYAN'S

# REAL ESTATE UPDATE



## The Bill Ryan Team

### (480) 726-7000

# REO

## Homes available BELOW MARKET VALUE!

**Sellers will contribute up to  
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Pictured: Bill Ryan, Sheryl Lage, Kathy Ebner, Kerri Wade, Lisa Ryan Whyte, Cory Whyte, Marie Nowicki, Missy Spoon, Mitch Tabor

# www.BillRyanRealtor.com

To contact The Ryan Team or submit your free ad or information for this newsletter, fax, mail, E-Mail or call us at:

**Re/Max Elite**

2450 S. Arizona Ave. #1, Chandler, AZ 85286

**(480) 726-7000 Fax (480) 237-5409**

E-Mail: [buyselhms@aol.com](mailto:buyselhms@aol.com)

Editor: Kerri Wade



Each office independantly  
owned & operated



# Classified Ads

*Beginning in the next issue, classified ads will be \$25 per issue. Clients who have bought or sold a home with our team in the last year will receive a FREE classified ad in 3 consecutive issues!*

Please see the classified ad submission form on page 6.

Next deadline is **November 28, 2008.**

INVITATIONS our specialty for 20 years! *Featuring the finest in personalized Wedding and Social Stationery!* Superior Service. Shipping Nationwide 480-786-8076 [www.kbcceasy.com](http://www.kbcceasy.com)

HOUSECLEANING BY REBECCA: One time, weekly, bi-weekly. I work for the Bill Ryan Team and do an impeccable job! Free estimates. Call Rebecca at 480-201-2292.

SUNSCREENS from Arizona Sun Control. Let Arizona Sun Control install 80% or 90% blockage sunscreens. I also do patio sliding doors, swinging doors and screens for skylights. Free estimates. Call Chris 602-570-4725. 20 years in the valley.

FREE CASH BACK - Receive 1-20% cash back for shopping online at such stores as Best Buy, Home Depot, GameStop, eBay, Wal-mart, Macy's, Starbucks and over 500 other name brand stores. Start Saving Today - It's FREE. [Aisle19delivers.com](http://Aisle19delivers.com) or 480-710-1911

GOLD CANYON CANDLES. The Fall/Holiday 2008 catalog is here with new scents like Gingerbread House and Peppermint Bark as well as many of your old holiday favorites. For a catalog, call Jennifer at 480-786-4331 or email me at [jensdemos@cox.net](mailto:jensdemos@cox.net).

INFANT CARE in my home at Arden Park near Alma School and Germann Rd. 29 years experience. Call Connie 480-838-7689.

WEDDING VIDEOS HALF PRICE. We are a new HD Wedding Video company and we are offering our first 10 couples a 50% discount off their wedding video! Top of the line equipment, creative. [stevensfilm-productions@yahoo.com](mailto:stevensfilm-productions@yahoo.com) 602-481-9189 [www.stevensfilm.com](http://www.stevensfilm.com)

PROFESSIONAL CLEANING SERVICE. Hands on independent owner expanding 14 yr business in Chandler and Gilbert. Looking for solid clients wanting a consistently professional cleaning service. Weekly, biweekly or monthly. Rita 480-250-9744 for estimate.

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**Recent Closed Sales** (from MLS) Information deemed accurate but not guaranteed. For up-to-date sales information, please contact Bill Ryan at 480-726-7000 or 694-7733. NO OBLIGATION!

SUBDIVISION	ADDRESS	BED	BATH	SQ FT	PRICE
Alma School Place	1328 S Iowa Ct	4	2.5	2954	345000
	392 W Wildhorse Dr	5	2.5	2953	450000
	514 W Remington Dr	4	3	2953	330000
Arizona Estates	1430 S Eucalyptus Pl	4	2	1760	185000
Arizona Impressions	1525 S Halsted Dr	3	2	1373	160000
	2378 E Spruce Dr	2	1	897	130000
Brittany Heights	2394 W Weatherby Way	3	2	2961	329000
Canyon Oaks	1350 S Edith Dr	4	2	2264	275000
Canyon Oaks Estates	1321 S Canyon Oaks Way	3	2	2147	270000
Carino Estates	353 W Raven Dr	3	2	1860	252000
	923 W Raven Dr	3	3	2004	298000
	660 W Roadrunner Ct	3	2	18/59	269900
	420 W Bluejay Dr	3	2	2257	335000
	354 W Goldfinch Way	5	3	2472	315000
	1461 S Karen Dr	4	2	2151	274900
Carrizal	1392 W Longhorn Dr	4	2	1993	325000
	1064 W Mulberry Dr	5	3	2971	309700
	3610 S Heath Way	3	2.75	2018	399000
	2739 E Virgo Pl	5	3.5	3706	615000
Circle G at Riggs Homestead	2600 E Cherrywood Pl	5	3.5	3539	685000
	1440 W Canary Way	4	2	1710	220000
Clemente Ranch	2431 S Comanche Dr	3	2	1233	200000
	2595 S Comanche Dr	3	2	1539	235000
	1203 W Flamingo Ct	3	1.75	1385	212000
	1171 W Goldfinch Way	3	2	1539	232900
	1089 W Raven Dr	4	2	1833	246000
	1964 W Raven Dr	3	2	1233	216000
	1199 W Seagull Dr	3	2.5	1522	221000
	1082 W Sparrow Dr	4	2	1538	232000
	1187 W Swan Dr	5	3	18476	235000
	1783 W Canary Way	4	2	2242	339000
	2429 S Chestnut Pl	4	3	2337	234000
	2424 S Cholla Pl	5	3	3057	425000
	1716 W Lark Dr	4	3	2337	275000
	2891 S Los Altos Pl	4	2	1833	274434
	1984 W Raven Dr	3	2	1233	212000
	2357 S Sean Ct	3	2.5	1509	244000
	2421 S Karen Dr	4	2	1538	172000
	2654 S Salida del Sol Ct	3	2.5	1909	225000
Cooper Commons	2570 E Augusta Ave	3	2	2130	236900
	2145 E Buena Vista Dr	3	2.5	3036	367000
	2929 E Cherry Hills Dr	3	2.5	1900	179000
	2162 E Desert Inn Dr	5	3	3500	370000
	2843 E Indian Wells Pl	4	3	2566	290000
	27058 E Indian Wells Pl	3	2	1387	146000
	6161 S Kimberlee Way	4	3	3114	375000
	2517 E La Costa Dr	3	2	1240	147000
	2259 E Palm Beach Dr	3	2	1391	153000
	2626 E Riviera Dr	3	2	1387	152000

SUBDIVISION	ADDRESS	BED	BATH	SQ FT	PRICE
Cooper Commons	2631 E Augusta Ave	5	3	3114	285000
	2180 E Bellerive Pl	4	2.5	2351	229900
	2220 E Bellerive Pl	3	2.5	2351	227500
	6150 S Kimberlee Way	3	2	2130	295000
	2679 E Waterview Ct	3	2.5	1671	167500
	2141 E Westchester Dr	3	2.5	3036	324500
	2893 E Cherry Hills Dr	3	2.5	1837	163000
Cooper Corners West	2632 E Riviera Dr	3	2	1240	159900
	4177 S Marion Pl	6	3.5	3996	369000
	1554 E Grand Canyon Dr	6	3.5	4019	440000
Corona del Mar	1893 E Zion Way	6	3.5	3996	410000
	2311 W Rockrose Pl	3	2	1603	330000
	2451 W Indigo Dr	4	2.5	2050	274500
Countryside Estates	2181 W Rockrose Pl	3	3	2266	260000
	3241 E Enid Ave	3	1	993	110000
	1012 S Helms Cr	3	2	1140	115000
Creekwood Ranch	2206 E Crescent Pl	4	3.5	2768	375000
	1875 E Bartlett Pl	3	2	1762	212000
	1593 W Zion Pl	4	4	4053	945000
Embarcadero at Ocotillo	682 W Ebony Way	3	2	1979	340000
	745 W Aloe Pl	4	2	1979	259000
	707 W Indigo Dr	5	3.5	2672	346000
	712 W Jade Dr	3	2	1795	270000
	3932 S Nebraska St	4	3	2341	185000
	3937 S Nebraska St	2	2	1024	125000
	3821 S Pleasant Pl	5	2	2120	270000
	732 W Citrus Way	4	3	2545	315400
	3941 S Illinois St	4	2.5	2341	185000
	3947 S Illinois St	3	2.5	1809	200000
Harbour Club at Ocotillo	450 W Locust Dr	5	3	3418	487000
	3190 S Cascade Pl	5	3.5	2883	310000
	122 W Elmwood Pl	5	3	3439	398000
Ironwood Vistas	224 W Teakwood Pl	4	2	2134	299000
	4621 S Anvil Pl	4	3	2178	250000
Kerby Estates	4220 S Kerby Way	5	3	3614	520000
	941 E Bellerive Pl	4	2.5	2178	255000
Lagos Vistoso	941 E Cherry Hills Dr	3	2	1636	197000
	944 E Cherry Hills Dr	3	2	1636	212900
	881 E Riviera Pl	3	2	2032	171150
	836 E Torrey Pines Pl	3	2	2458	211677
	878 E Cherry Hills Dr	3	1.75	1379	205000
	3765 S Windstream Pl	5	2	2412	275000
Lantana Ranch	1191 E Indigo Dr	3	2	1541	217500
	5702 S Mesquite Grove Way	5	2.5	2897	430000
Mesquite Grove Estates	1404 W Browning Way	4	2	2004	238000
	1281 W Derringer Way	4	2.75	2512	287500
	1102 S Meadows Dr	3	2	1600	231700
Montefino Village	1876 W Olive Way	3	2	1839	330000
Oakwood Lakes	934 W Beechnut Dr	4	2	2226	385000
	792 W Nolan Way	4	2	2085	265000
Ocotillo Lakes	1892 W Havasu Way	4	2	1803	259350
Paseo Crossing	923 E Aquarius Pl	5	3.5	3338	320000

## Classified Ads (continued)

based. [www.shipag.com](http://www.shipag.com) or call Dan or Mike 480-406-6102

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3800 S Clubhouse Dr. This spectacular estate has been completely remodeled! 9668 sqft, 5 bedrooms, 7 baths. Double subzeros, 6 burner gas range. It's a dream!



2360 S Finch St. Over-the-top custom home in Ryan Estates. 5143 sq ft, 5 bedrooms, 4.5 baths, 4 car garage, pool and spa, ramada. Granite counters, stone floors. 2971149



429 W Detroit St. \$79,900! Super deal, 3 bedrooms, new carpet, fixtures, cabinets. Remodeled. 1230 sf, near Chandler Blvd and Alma School. MLS 2946259



633 W Aster Ct. Custom home on the water in Santorini Shores. Separate guest quarters, gazebo, firepit, BBQ. Travertine floors, SubZero side-by-side, Viking cook top, 5450sf. 3002001



1471 W Bartlett Way. Relocation forces sale of this beautiful home! Sides and backs to a common area with no homes. 2524 sf single level, 4 bd, 3 ba, 3 car garage. 3009047



4321 W Taurus Pl. 5 bedrooms, 5.5 baths, 5100 sf with pool, spa and guest quarters w/kitchenette. Polished travertine floors, exposed beams in living and family. MLS 3032781



3927 N Pinnacle Hills Cr. Custom home sits on the 8th fairway on the Las Sendas Golf Course. Gourmet kitchen w/Viking appliances, pool and spa. Stunning! MLS 4001065



1247 E Glenhaven Dr—BANK OWNED! \$264,900 Pristine condition. 3 bedrooms, den, 3 bathrooms, pool. Near Pecos & Desert Foothills Pkwy. 2039 sf. Putting green. MLS 4009890



11030 E Secret Mine Ct. 3 bed 2 bath home siding to a desert wash. Prestigious gated community, alarm, RO, water softener, wood blinds & much more. 2989512



597 E Cantabria Dr. Great home on corner lot in Neely Farms. Private back yard with lush landscaping. Open kitchen with island, huge master bedroom. MLS #3026185



1431 E Horseshoe Dr. Model perfect! Gourmet kitchen w/granite counters & stainless steel appliances. 5 bedrooms, 3.5 baths, 3925 sf in Symphony. 4018363



2050 Leisure World. 3 bedrooms + 2 bathrooms and fully furnished! Active Adult Community with guarded gate, pool, spa, clubhouse, etc. 1723 sf, vaulted ceilings. MLS 4021042



2631 E Pelican Ct. New custom home in gated Gilbert community. 5 bedrooms, 5 baths, 5086 sf, 4 car garage, pool, guest quarters, 1/2 acre lot. MLS 4024095



3149 E Runaway Bay Pl. 3113 sf 4 bedrooms, 2.5 baths, 3 car garage in Springfield Lakes. Downstairs master, upstairs loft, formal living and dining. MLS 4024223



11611 E Bellflower Dr. \$525,000. 4 bedrooms, 4 baths, pool w/swim-up bar, 4685 sf, 1/2 acre lot S. Chandler! Excellent price. Basement, RV gate. BANK OWNED. 4025113



1152 W. Island Dr in The Vistas at Ocotillo. \$829,000 3872 sf, 5 bedrooms, 3.5 baths, pool, 3 car garage. Gated community, split master, gourmet kitchen. MLS 4026423

## ***Automatic* MLS Notification Of Activity In Your Subdivision!**

If you would like to receive the details each time a home in your subdivision goes on the market or sells, we'll be happy to set up a free email notification for you! **No cost! No obligation! Just free info!** Email the following information to [kerriwade@gmail.com](mailto:kerriwade@gmail.com)

**The following information is required:** Your name, address, phone number and email address.





1867 E Jasper Dr. Darling, remodeled 3 bedroom, 2 bath home in Chandler! 1410 SF, all new stainless steel appliances. Great neighborhood. Under \$200K! 4011579



40938 W Hayden Rd. 4 bedrooms, 2.5 bathrooms, 2276 sf home for \$129,900! Preforeclosure. Loft, upgraded carpeting, black appliances, formal living and dining. 4031172



1319 W Enfield Way. \$234,900. New carpet and paint. 1627 sf, 3 bedrooms, 2 baths, covered patio, 2 car garage. Kitchen island, micro and pantry. MLS 4044745



3540 E Torrey Pines Ln. Sharp Day-break model! Front and back face the golf course at Solera! Gated community, 2 bedrooms, 2 baths, 1680 sf, built in 2001 by Pulte. MLS 4045598



1052 S 72nd Way. Apache Country Club Estates. 4 bedrooms, 2 baths, 2240 sf. Cul-de-sac lot, new carpet and paint, fireplace, 2 AC units. Washer, dryer, refrig. MLS 4051005



22838 N 24th Pl. Phoenix. Built in 1996 by Pulte Homes. 1720 sf, 3 bedrooms, 2 baths, pool, 2 car garage. Mountain views. Kitchen pantry and island. Master split. MLS 4051281 Bank owned



2528 E Meadow Creek Way, Queen Creek. \$99,900! 3 bedrooms, 2.5 baths, 2292 sf. Built in 2005. Bank owned. Immaculate and located on a greenbelt. BARGAIN! MLS 4051836



2977 E Vermont Drive. 4 car garage! 3371 sf, 5 bedrooms, 3.5 baths. Built in 2003 by Morrison. Pool, above ground spa, water features. Corian counters, gas cooking. MLS 4056106



1382 N Orval Circle in Chandler. Custom slump block home. 1979 sf, 3 bedrooms, 2 baths, 2.5 car ext garage, new carpet. Great room w/frpl. \$249,900 #4058046



1325 E Saguaro Trail. LENDER OWNED! 4 bedrooms, 3 baths, loft. Great room plan with one bedroom and bath downstairs. Cabinets in laundry. MLS 4052590 \$110,200



935 E Cowboy Cove Trail. Johnson Ranch beauty! Lightly lived in and elegant but comfortable. Spacious kitchen with walk-in pantry. 3 bedrooms, 2.5 baths. MLS 4058878

Did you know... You can search the MLS through our website?

Virtual tours available on most homes!

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## FREE MOVING VAN!

Reservations taken on a first come, first served basis. **There is no charge to clients of The Ryan Team.**



Van is also available to civic, school, and church groups!

**Call Missy Spoon**

**480-289-4433**



SUBDIVISION	ADDRESS	BED	BATH	SQ FT	PRICE
Paseo Crossing	991 E Taurus Pl	5	3	2728	300100
Pecos Aldea	2287 E Flintlock Pl	3	2	1300	185000
	2387 E Flintlock Pl	3	2	1400	155000
	2466 E Hawken Way	4	2	1925	180000
	2317 E Winchester Pl	4	2	2003	195000
	2433 E Springfield Pl	3	2	1302	180100
Pecos Ranch	1690 W Gunstock Loop	3	2	1647	230000
	1590 S Sycamore Pl	3	2	1647	225000
	1971 W Mulberry Dr	4	2.5	2934	347000
	1518 S Villas Ct	3	2.5	1566	227900
Pecos Ranch Estates	2290 W Maplewood St	6	3	3693	430000
Reflections	1348 S Mosley Ct	3	2	1421	160000
Rockwood Estates	814 E Wood Dr	4	2	2248	325000
Saguaro Canyon	1855 E Aloe Pl	4	2.5	2677	272000
	1681 E Indigo Dr	5	4	3971	447500
	1748 E Iris Dr	3	2	2461	355000
San Martin Vineyards	1874 W Musket Way	3	2	1529	236000
	1730 S Yucca St	4	2	2247	260000
Sienna Heights	324 W Thompson Pl	3	2	1847	245000
	433 W Weatherby Pl	3	2	2131	277000
Springfield	1203 E Las Colinas Dr	2	2	2067	235000
Springfield Lakes	3831 E Colonial Dr	2	2	1700	260000
Sun Groves	4984 E Bellerive Dr	3	2	2052	185000
	6340 S Black Hills Way	5	3.5	4106	358950
	41742 E Firestone Dr	4	2	2125	280000
	4213 E Gleneagle Dr	4	2	2232	220000
	4849 E Gleneagle Dr	5	3.5	3437	299000
	4548 E Palm Beach Ct	5	3	2631	257000
	4158 E Peach Tree Dr	3	2	2396	275000
	6533 S Topaz Dr	4	2.5	2554	229900
	6271 S Topaz Pl	4	2	2289	296000
	4580 E Westchester Dr	3	2	1746	209900
	4563 E Gleneagle Dr	3	2	1718	219000
	4522 E County Down Dr	5	3	2631	247200
	6543 S Onyx Dr	5	3	2480	265000
	2893 E Palm Beach Dr	4	3	3380	375000
Tristan	1393 S Apollo Ct	4	2.5	2046	245000
	1901 W Longhorn Dr	4	2	1963	223000

## QUESTIONS TO PONDER...

Why does a round pizza come in a square box?

What disease did cured ham actually have?

How is it that we put a man on the moon before we figured out it would be a good idea to put wheels on luggage?

Why is it that people say they "slept like a baby" when babies wake up like every two hours?

Why are you IN a movie, but you're ON TV?

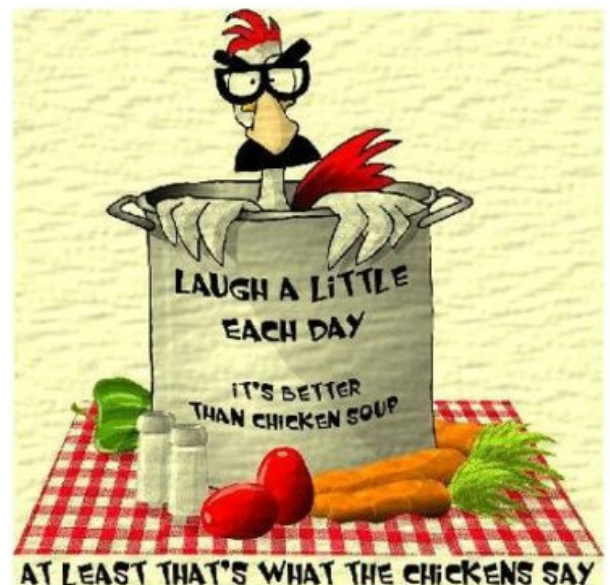
If Wile E. Coyote had enough money to buy all that ACME stuff, why didn't he just buy dinner?

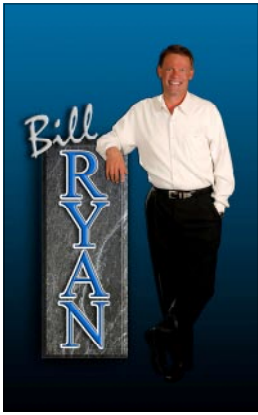
If corn oil is made from corn, and vegetable oil is made from vegetables, what is baby oil made from?

Do the Alphabet song and Twinkle Twinkle Little Star have the same tune?

Why did you just try singing the two songs above?

Did you ever notice that when you blow in a dog's face, he gets mad at you, but when you take him for a car ride, he sticks his head out the window?





**Bill Ryan**  
**RE/MAX Elite**

2450 S Arizona Ave #1  
Chandler AZ 85286

**Phone 480-726-7000**

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