



Charlie & Ellen Fahr
Anthem Country Club Homeowners
Since 1999!
Founding Golf Members!

Prudential
 Americana Group REALTORS®
 871 Coronado Center Dr., #100
 Henderson, NV 89052

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Search Homes in the Entire Anthem Area at www.EllenFahr.com

*Do You Know Someone Who
 May Be Needing Real Estate Assistance?
 Give us a call... "We Would Love to Help Them!"*

Return Service Requested

NEW LISTING!

17 Cedar Chase Dr

- ★ Innovative Modern Custom!
- ★ Courtyard Fire Pit, BBQ & Fountain
- ★ Poggenpohl Kitchen Cabinetry
- ★ Open Metal Truss Ceilings
- ★ Radiant Heated Flooring
- ★ Detached Casita, Exercise Rm
- ★ Serenity Spa Master Bath
- ★ 8 Car Gar/ RV Indoor Space
- ★ 9½' Deep Pool, Spa w/ Fountains
- ★ Over ½ Acre, 6754sf, \$2.8 Million



If your property is currently listed with another agent,
 this newsletter is not intended as a solicitation.

Current Real Estate Activity - At A Glance

ANTHEM COUNTRY CLUB		89052 SINGLE FAMILY		LV/HENDERSON SINGLE FAMILY	
CURRENTLY AVAILABLE	40	CURRENTLY AVAILABLE	283	CURRENTLY AVAILABLE	5546
PENDING ESCROW	19	PENDING ESCROW	210	PENDING ESCROW	6808
AVAIL PRICED OVER \$1 MIL	18	AVAIL PRICED OVER \$1 MIL	44	AVAIL PRICED OVER \$1 MIL	197

All information is based on GVAR MLS records as of 10/15/2013. It is believed to be accurate, but is not guaranteed.

ONE OF A KIND 1 STORY NEWPORT MODEL!

8 Pine Hollow Dr

- ★ Semi-Custom Home- Phenomenal Upgrades!
- ★ Sensational Curb Appeal- Almost 1/2 Acre Lot!
- ★ Oversized Great Room w/ Built-ins & Fireplace
- ★ Granite Island Kitchen & Stainless Stl Appliances
- ★ Customized Office- Built-In Desk/Bookshelves
- ★ Master Jacuzzi Tub & Shower w/ Body Jets
- ★ 10-Person Waterfall Spa, BBQ, Putting Green
- ★ 4 Bed, 3374sf, 3 Car Garage, \$875,000



ANTHEM COUNTRY CLUB REAL ESTATE NEIGHBORHOOD NEWS



Oct. / Nov. 2013



Prudential Americana Group REALTORS®

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This Information is Being Provided To You By
Charlie & Ellen Fahr
Your Lifelong Real Estate Consultants!

28 HOMES AVAILABLE FOR SALE

Property Address	Model	Sq Ft	List Price	LP/SqFt	Bed	Gar	Pool	Spa	Lot SF	Sale Type
120 EMERALD DUNES CR	Allegretto w/ Casita	1833	\$354,999	\$194	3	2	N	N	6534	Regular
75 EMERALD DUNES CR	Allegretto w/ Casita	1833	\$359,500	\$196	2	2	N	Y	8712	Regular
4 HAMMOCK DUNES CT	Andante w/ Casita	1683	\$405,000	\$241	3	2	Y	Y	6098	Regular
4 ANNADALE CT	Allegretto w/ Casita	1833	\$415,000	\$226	3	2	N	Y	7841	Regular
19 MOHANSIC RD	Arietta 1 Story	2010	\$439,000	\$218	3	2	N	N	10890	Regular
41 BRAELINN DR	Vivace w/ Casita	2162	\$449,900	\$208	3	2	N	N	7405	Regular
65 EMERALD DUNES CR	Vivace w/ Casita	2162	\$449,999	\$208	3	2	N	N	6534	Regular
48 STONEMARK DR	Summerwind 1 Story	2172	\$499,950	\$230	3	2	N	N	9148	Regular
23 LEVAN HILLS TR	Summerwind w/ Casita	2460	\$515,000	\$209	4	2	N	N	10454	Regular
1 WINDING RD	Compass Rose 1 Story	2614	\$539,000	\$206	3	2	Y	N	11326	Regular
57 FOUNTAINHEAD CR	Fantasia 1 Story	2678	\$576,000	\$215	4	2	N	N	8276	Regular
19 CLEAR CROSSING TR	Sonata w/ Casita	3062	\$629,000	\$205	4	3	N	N	11326	Regular
32 MORAIN DR	Alto w/ Casita	3677	\$649,900	\$177	6	3	Y	Y	7841	Regular
54 FOUNTAINHEAD CR	Fantasia 1 Story	2678	\$649,900	\$243	4	2	Y	Y	8712	Regular
19 SUMMIT WALK TR	Hampton 1 Story	3421	\$699,900	\$205	3	3	N	N	13068	Regular
22 HOLSTON HILLS RD	Toccata w/ Casita	3000	\$699,900	\$233	3	2	N	Y	10454	Regular
17 CLUB VISTA DR	Aria 2 Story	4607	\$750,000	\$163	5	4	Y	N	15682	Short Sale
11 MORNINGLOW PS	Meadowglen 2 Story	3848	\$759,900	\$197	4	3	N	N	8712	Regular
30 CHALET HILLS TE	Newport w/ Casita	4086	\$849,900	\$208	5	3	N	N	19602	Regular
8 PINE HOLLOW DR	Newport 1 Story	3374	\$875,000	\$259	4	3	N	Y	19166	Regular
20 STARBROOK DR	Aria 1 Story	3962	\$900,000	\$227	4	4	N	N	14810	Regular
7 IBIS CT	Overture w/Basement	5092	\$950,000	\$187	5	3	Y	Y	10960	Regular
38 ISLEWORTH DR	Cantata 1 Story	5084	\$1,025,000	\$202	4	3	Y	Y	16117	Regular
15 MALLARD CREEK TR	Windsor 2 Story	5695	\$1,085,000	\$191	5	4	Y	Y	15682	Regular
12 DRY BROOK TR	Aria 2 Story w/Basement	5624	\$1,150,000	\$204	5	4	N	Y	20473	Regular
11 BELFAIR CT	Aria 2 Story w/Basement	5624	\$1,199,900	\$213	5	4	Y	Y	17424	Regular
21 GOLF CREST CT	Madrigal 2 Story	5847	\$1,300,000	\$222	5	3	Y	Y	15246	Regular
21 HASSAYAMPA TR	Aria 2 Story w/Basement	7291	\$1,458,200	\$200	6	4	Y	Y	16988	Regular

12 CUSTOM HOMES AVAILABLE FOR SALE

Property Address	Model	Sq Ft	List Price	LP/SqFt	Bed	Gar	Pool	Spa	Lot SF	Sale Type
12 GREELEY CLUB TR	2 Story- Mountain View	6610	\$1,999,999	\$303	4	4	Y	Y	16553	Regular
6 HAZELHURST PS	2 Story- Hawaiian Inspired	5220	\$2,250,000	\$431	5	4	Y	Y	22651	Regular
12 HIGHLAND CREEK DR	2 Story- Strip View	9070	\$2,799,999	\$309	6	5	Y	Y	49223	Regular
17 CEDAR CHASE DR	2 Story- Modern Design	6754	\$2,800,000	\$415	6	8	Y	Y	27443	Regular
9 MOUNTAIN COVE CT	2 Story- Golf View	8416	\$2,875,000	\$342	5	3	Y	Y	22216	Regular
38 SANKATY CR	2 Story- Golf View	7502	\$2,950,000	\$393	5	4	Y	Y	20909	Regular
1 HAZELHURST PS	2 Story- Strip View	7683	\$2,999,000	\$390	5	4	Y	Y	21344	Regular
4 PARADISE VALLEY CT	3 Story- Golf/Strip View	10683	\$3,295,000	\$308	6	4	Y	Y	23522	Regular
2 AYDEN DR	2 Story- Golf View	9920	\$3,499,900	\$353	6	5	Y	Y	26572	Regular
1 MOUNTAIN COVE CT	2 Story- Golf/Strip View	9123	\$4,499,900	\$493	5	4	Y	Y	24394	Regular
2 AWBREY CT	3 Story- Strip View	15087	\$5,999,999	\$398	7	6	Y	Y	25700	Regular
45 CLUB VISTA DR	2 Story- Strip View	11132	\$9,975,000	\$896	7	6	Y	Y	52272	Regular

19 PENDING SALES IN ESCROW

Property Address	Model	Sq Ft	List Price	LP/SqFt	Bed	Gar	Pool	Spa	Lot SF	Sale Type
16 WESTON HILLS RD	Shelton w/ Casita	1905	\$278,000	\$146	3	2	Y	Y	6970	Short Sale
102 EMERALD DUNES CR	Vivace 1 Story	2005	\$350,000	\$175	2	2	Y	Y	6098	Short Sale
2 WOODSHOLE CT	Toccata 1 Story	2295	\$358,000	\$156	2	2	N	N	9148	Regular
26 CAPRINGTON RD	Shelton w/ Casita	1905	\$459,900	\$241	3	2	Y	Y	8276	Regular
4 CONTRA COSTA PL	Compass Rose 1 Story	2614	\$495,000	\$189	3	2	N	N	11761	Regular
12 DESERT HIGHLANDS DR	Sonata 2 Story- Casita	3684	\$510,000	\$138	6	3	Y	Y	13504	Short Sale
14 FEATHER SOUND DR	Fantasia 1 Story	2678	\$525,000	\$196	4	2	N	N	8712	Regular
1 PLUM HOLLOW	Overture 1 Story	3216	\$615,000	\$191	3	3	N	N	11761	Regular
6 GOLF CREST CT	Cantata 1 Story	3943	\$630,000	\$160	4	3	Y	Y	18295	Short Sale
33 KITTANSETT LP	Hampton 1 Story	3421	\$750,000	\$219	3	3	Y	Y	16117	Regular
10 CONTRA COSTA PL	Brighton w/ Casita	4301	\$829,000	\$193	6	2	Y	Y	11326	Regular
54 BRANDERMILL DR	Brighton 2 Story	4163	\$848,888	\$204	5	3	Y	N	11326	Regular
14 HASSAYAMPA TR	Elington w/ Casita	4155	\$849,000	\$204	6	3	Y	Y	14810	Regular
18 CHALET HILLS TE	Pembroke 2 Story	5756	\$1,199,000	\$208	6	3	Y	Y	20909	Regular
5 MOSS SPRING CT	Custom- City View	6620	\$1,400,000	\$211	5	4	Y	Y	28750	Regular
27 SANKATY CR	Custom- Strip View	6025	\$1,785,000	\$296	5	3	Y	Y	16117	Regular
1 AWBREY CT	Custom- Strip View	10313	\$1,800,000	\$175	7	4	N	N	22216	Short Sale
8 MOUNTAIN COVE CT	Custom- Strip View	5795	\$2,495,000	\$431	4	3	Y	Y	23087	Regular
4 MOSS SPRING CT	Custom- Strip View	7478	\$2,999,999	\$401	6	5	Y	Y	30928	Regular

33 HOMES SOLD SINCE JULY 2013

Property Address	Model	Sq Ft	List Price	Sold Price	SP/SF	Close Date	Bed	Pool	Lot SF	Sale Type
3 ANNADALE CT	Andante 1 Story	1393	\$305,000	\$290,000	\$208	09/30/13	2	Spa	8276	Regular
48 FOUNTAINHEAD CR	Allegro 1 Story	1720	\$325,000	\$318,000	\$185	08/15/13	2	N	6098	Regular
1 HAMMOCK DUNES CT	Vivace w/ Casita	2162	\$375,000	\$345,000	\$160	07/16/13	3	N	6534	Regular
21 GLADEWATER DR	Shelton w/ Casita	1905	\$369,900	\$370,000	\$194	08/29/13	3	N	6970	Regular
8 MOHANSIC RD	Shelton w/ Casita	1905	\$399,900	\$390,000	\$205	07/10/13	2	Y	6534	Regular
61 STONEMARK DR	Summervind 1 Story	2172	\$425,000	\$425,000	\$196	07/05/13	3	N	9583	Regular
6 HUNT VALLEY TR	Vivace w/ Casita	2162	\$449,900	\$437,500	\$202	08/21/13	3	N	6534	Regular
27 PLUM HOLLOW DR	Concerto 1 Story	2872	\$525,500	\$500,000	\$174	07/10/13	3	N	10454	Regular

33 HOMES SOLD SINCE JULY 2013, continued

Property Address	Model	Sq Ft	List Price	Sold Price	SP/SF	Close Date	Bed	Pool	Lot SF	Sale Type
39 MORAIN DR	Rhapsody 2 Stry/Bsmt	3776	\$549,900	\$549,900	\$146	08/07/13	5	Y	8712	Regular
15 HOLLY TREE CT	Overture 2 Story	3843	\$480,000	\$550,000	\$143	07/30/13	5	Y	15682	Short Sale
1 FIRCREST CT	Sonata 1 Story	2725	\$578,000	\$578,000	\$212	08/05/13	3	N	12197	Regular
14 CONTRA COSTA PL	Manchester 2 Story	3680	\$624,500	\$610,000	\$166	08/05/13	4	N	10890	Regular
26 PLUM HOLLOW DR	Cadenza 2 Story	3537	\$620,000	\$620,000	\$175	08/13/13	3	N	12197	Regular
31 DESERT HIGHLANDS DR	Overture 1 Story	3216	\$630,000	\$630,000	\$196	07/31/13	3	Y	10019	Regular
16 CONTRA COSTA PL	Manchester 2 Story	4040	\$659,000	\$632,000	\$156	08/30/13	4	N	10454	Regular
36 CANDLEWYCK DR	Overture 1 Story	3216	\$710,000	\$635,000	\$197	09/06/13	3	Y	10454	Short Sale
23 PLUM HOLLOW DR	Cadenza 2 Story	3693	\$675,000	\$665,000	\$180	07/22/13	3	Y	13504	Regular
21 SUMMIT WALK TR	Newport 1 Story	3374	\$649,000	\$675,000	\$200	07/22/13	4	Y	11326	Regular
12 ISLEWORTH DR	Cantata 1 Story	3600	\$692,800	\$700,000	\$194	08/27/13	3	Y	13939	Short Sale
9 CANDLEWYCK DR	Newport 1 Story	3374	\$700,000	\$702,000	\$208	09/30/13	4	Y	16117	Regular
41 DESERT HIGHLANDS DR	Soprano 2 Story	3772	\$739,000	\$710,000	\$188	10/03/13	5	Y	10454	Regular
11 CLEAR CROSSING TR	Cadenza w/ Basement	4738	\$799,900	\$799,900	\$169	09/20/13	4	N	12632	Regular
63 ISLEWORTH DR	Cantata w/ Casita	3876	\$850,000	\$801,000	\$207	09/27/13	4	Y	13939	Regular
14 SUMMIT WALK TR	Brighton 2 Story	4163	\$825,000	\$810,000	\$195	08/13/13	5	Y	16117	Regular
5 MARSH LANDING CT	Acapella w/ Casita	3557	\$899,900	\$825,000	\$232	08/22/13	4	Y	20473	Regular
32 GOLF CREST CT	Cantata w/ Casita	4490	\$850,000	\$850,000	\$189	08/19/13	4	Y	13068	Regular
29 PINE HOLLOW DR	Windsor 2 Story	5695	\$900,000	\$880,000	\$155	08/23/13	5	Y	17860	Regular
10 HASSAYAMPA TR	Pembroke 2 Story	5756	\$999,900	\$935,000	\$162	09/03/13	6	Y	15246	Regular
12 WADE HAMPTON TR	Overture w/Basement	5092	\$975,000	\$945,000	\$186	09/19/13	5	Y	13939	Regular
48 HASSAYAMPA TR	Pembroke 2 Story	5756	\$960,000	\$963,000	\$167	10/01/13	6	Y	22216	Short Sale
28 CLUB VISTA DR	Cantata 1 Story	3942	\$977,600	\$977,600	\$248	08/02/13	4	Y	18295	Regular
8 ANTHEM POINTE CT	Custom- Golf View	5439	\$1,095,000	\$1,057,000	\$194	09/06/13	4	Y	18295	Regular
17 YORKRIDGE CT	Custom- 3 Story	9469	\$3,699,000	\$3,500,000	\$370	09/30/13	5	Y	23522	Regular

2 AVAILABLE CUSTOM HOME LOTS

Property Address	Lot Size	Acres	List Price
5 CRYSTAL TREE PS	21344	0.49	\$424,900
3 CRYSTAL TREE PS	35284	0.81	\$895,000



27 Plum Hollow Dr
BACKS TO ARROYO!
Concerto Model
Sold for \$500,000



1 Fircrest Ct
GOLF COURSE VIEWS!
Sonata Model
Sold for \$578,000



23 Plum Hollow Dr
1/3 ACRE LOT!
Cadenza Model
Sold for \$665,000