

Agritopia News

Upcoming Neighborhood Events

Farmers Market every Wednesday from 4-8 P.M. at the Farm Stand by the Coffee Shop.

- Support local merchants
- Share a meal with neighbors from alternating vendors
- Listen to Live Music

Epicenter Open House

- 4/17/14 (Thursday) from 4-7 P.M.
- Agritopia Community Center 2831 Agritopia Loop
- Meet the design team in an open house format

3rd Annual "Shaken not Stirred" Casino Night

- 4/26/14 from 6:00-10:00 P.M. at the tennis court.
- Food catered from SoCal Fish Tacos.
- Black Jack, Craps, Roulette, Texas Hold 'Em.
- Prize drawing at the end of the evening.
- Please RSVP to Lorettatolmachoff@gmail.com by 4/18.

HOA Information

- 4/24/14 Community Association Board Meeting @ 5:30 P.M.
- 5/6/14 Architectural Review Committee Meeting @ 6:30 P.M.
- All meetings are held in the Agritopia Community Center.
- For more information please sign on to the community website at www.agritopiaineighborhood.org

School Schedules

- Gilbert Christian Schools no school 4/18 (Good Friday).
- For more information go to www.gilbertchristianschools.org
- Higley Unified School District no school 4/18 (Good Friday).
- Higley Unified School District Early Release 4/30 (Professional Development Day).
- For more information go to www.husd.org

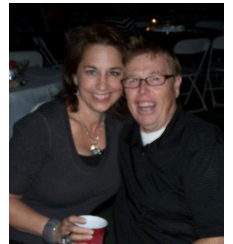
Camptopia

The second Camptopia event was a smashing success and enjoyed by many families throughout the community. Campers started setting up their tents as early as 12:00 on the 29th of March in anticipation of fun, games, food, fires and s'mores. There were sack races, melon rolls, a balloon toss and tug o' war pitting teams from different streets against one another. The culminating event was a rousing game of kickball that was a blast for both kids and adults. Dinner of pulled pork, grilled chicken breast and hot dogs, along with potato salad and beans was served while live music played. After dinner, the fires started to burn and many marshmallows were roasted. The next morning brought hot coffee, sausage and pancakes. Thanks to everyone who participated, we can't wait to see how this event can be bigger and better next year!



Lamar Studios

While Agritopia is known for its tree lined streets and friendly community atmosphere, one of the little known, yet founding concepts of the community is the ability to openly operate a home based business. Nowhere is this more evident than at Lamar Studios on Mulberry St. Jon and Bethany Lamar have embraced the home based business concept as one of the most visual and visible businesses in the neighborhood. If you haven't visited their studio you have certainly driven by it. Hop over to their website www.lamarstudios.com for a look and I'm sure you'll like what you see. Thanks to the Lamars for truly living the vision of Agritopia. If you have a home based business you'd like showcased here, please let us know and we'll be happy to include you in future issues of this newsletter.



For a free home evaluation why not contact a true neighborhood expert. A past HOA president currently involved on several committees with the HOA and over a 10 year resident of Agritopia is going to have your best interest at heart.



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Where In The World...

This month's "Where in the World" segment features Jill Shiefelbein as the winner of the contest question posed in the previous newsletters, as such, Jill is the worthy recipient of a \$25.00 gift card to The Coffee Shop. As a twist on this feature, instead of asking "Where in the World," we want you to guess "What in the World" is Jill drinking in the attached picture? Please take the time to go to our website at www.pivotalrealty.com and use the "contact us" feature to submit your best guess for a chance to win a \$25.00 gift card to The Farm Grill.



Active Listings

| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|----------------------|--------------|-----|------|-------|------|---------|---------|----|-----|-------------|------|------|
| 5082922 | 1446 S BLACKBERRY LN | 32.75R2G | 3 | 2.75 | 1,321 | 2006 | 189,000 | 184,900 | 0 | | 139.97 / NA | 30 | 30 |
| 5097816 | 1348 S HEARTLAND LN | 42.5RDO2G2S | 4 | 2.50 | 1,703 | 2005 | 220,000 | 220,000 | 0 | | 129.18 / NA | 1 | 1 |
| 5085373 | 3111 E HOBART ST | 43RL2G | 4 | 3 | 1,803 | 2008 | 224,900 | 224,900 | 0 | | 124.74 / NA | 26 | 26 |
| 5081178 | 1533 S MULBERRY ST | 32.5FRDO2G | 3 | 2.50 | 1,803 | 2005 | 235,000 | 229,000 | 0 | | 127.01 / NA | 34 | 34 |
| 5096086 | 2986 E Pistachio ST | 43FRDXO2G2S | 4 | 3 | 3,688 | 2005 | 320,000 | 320,000 | 0 | | 86.77 / NA | 14 | 5 |
| 5079077 | 1402 S MULBERRY ST | 74FRDXQO3G2S | 7 | 4 | 5,536 | 2004 | 599,000 | 599,000 | 0 | | 108.20 / NA | 37 | 37 |

UCB (Under Contract-Backups) Listings

| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|--------------------|----------|-----|------|-------|------|---------|---------|----|-----|-------------|------|------|
| 4999113 | 1320 S MINNEOLA LN | 32.75R2G | 3 | 2.75 | 1,321 | 2005 | 159,900 | 159,900 | 0 | | 121.04 / NA | 208 | 208 |

Pending Listings

| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|-------------------------|---------------|-----|------|-------|------|---------|---------|----|-----|-------------|------|------|
| 5061922 | 3116 E TAMARISK ST | 32.5RSO2G | 3 | 2.50 | 1,803 | 2008 | 235,000 | 235,000 | 0 | | 130.34 / NA | 51 | 49 |
| 5088133 | 2670 E TAMARISK ST | 42FRD3G | 4 | 2 | 2,416 | 2005 | 370,000 | 370,000 | 0 | | 153.15 / NA | 8 | 8 |
| 5089249 | 3074 E Agritopia LOOP N | 52.5FRDXO2.5G | 5 | 2.50 | 4,217 | 2006 | 500,000 | 500,000 | 0 | | 118.57 / NA | 12 | 2 |
| 5045708 | 2699 E TAMARISK ST | 65FRDXPSO3G | 6 | 5 | 5,220 | 2004 | 670,000 | 599,900 | 0 | | 114.92 / NA | 72 | 72 |

Closed Listings

| MLS # | Address | FE | Bed | Bth | SqFt | YR | OLP | LP | SP | COE | LP/SP/\$/SF | ADOM | CDOM |
|---------|-------------------------|---------------|-----|------|-------|------|---------|---------|---------|------------|-----------------|------|------|
| 5077653 | 2742 E TAMARISK ST | 32FRDXP2G | 3 | 2 | 1,930 | 2004 | 289,000 | 289,000 | 289,000 | 4/4/2014 | 149.74 / 149.74 | 4 | 4 |
| 4892911 | 2867 E VIRGINIA ST | 32.5FR2G | 3 | 2.50 | 1,464 | 2005 | 145,000 | 180,000 | 177,000 | 4/2/2014 | 122.95 / 120.90 | 257 | 256 |
| 5052383 | 3041 E AGRITOPIA LOOP N | 43RPO2G | 4 | 3 | 3,136 | 2007 | 429,000 | 419,000 | 385,000 | 2/11/2014 | 133.61 / 122.77 | 27 | 27 |
| 5052864 | 3031 E AGRITOPIA LOOP N | 74.5FRDXO3G3S | 7 | 4.50 | 5,330 | 2007 | 549,000 | 549,000 | 525,000 | 2/7/2014 | 103.00 / 98.50 | 3 | 0 |
| 5043611 | 2795 E TAMARISK ST | 42.5FRDO3G2S | 4 | 2.50 | 2,416 | 2004 | 350,000 | 350,000 | 355,000 | 1/29/2014 | 144.87 / 146.94 | 2 | 1 |
| 5012530 | 1488 S Banning ST | 32.5RD2G | 3 | 2.50 | 1,617 | 2007 | 216,900 | 216,900 | 217,900 | 12/27/2013 | 134.14 / 134.76 | 26 | 26 |
| 5023134 | 3081 E CAMELLIA DR | 33RO2G | 3 | 3 | 1,321 | 2006 | 169,900 | 169,900 | 174,000 | 12/24/2013 | 128.61 / 131.72 | 26 | 26 |



If your home is currently listed with a licensed real estate broker, this is not intended as a solicitation.

If you're planning on selling, please consider using a true local expert in Agritopia. Call Kurt with Pivotal Realty.

- Actively involved in helping plan and carry out community events.
- Currently serving on several committees for the neighborhood HOA.
- Past board member of the neighborhood association.
- 10 year resident of Agritopia.

If you're considering selling your home please contact us for a **free** home evaluation.



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