

... PRESCOTT AREA 55 + COMMUNITIES ...

Four Key Communities in Prescott and Prescott Valley . . . The Courtyards, The Gardens, Prescott Canyon Estates & Victorian Estates
The Cottages-a Del Webb Community & Willow Park Golf Villas, Astoria –A Dorn Homes Community + The Retreat- an almost completed Dorn Homes Community – 3 of these communities are gated & all located within the Master Planned Community of Prescott Lakes = Active Adult Neighborhoods ... not true 55+

GATED COMMUNITIES IN PRESCOTT - THE GARDENS @ WILLOW CREEK SHARE THE SAME AMENITIES – CLUBHOUSE, POOL +++ as THE COURTYARDS



The Gardens at Willow Creek is a gated 55+ community just 4 miles from downtown Prescott. These single-family homes offer all the amenities of modern life in a setting that evokes the graceful living of the past. The neighborhood features tree lined streets with sidewalks. The Community amenities include a Clubhouse with great room, rock surround fireplace, kitchen, billiards, craft room and media center. A fitness center, heated spa and outdoor swimming pool offer healthful options. Easy walking to shopping and dining.

The Gardens consist of **105 single family**, single level craftsman style homes. Constructed by Malouff and Co. between 1999 and 2004. Multiple floor plans range in size from 1400-2100 square feet with two to three bedrooms, two baths and two car garages. Most homes feature a fireplace, laundry room, fenced back yard and covered patios. Individual taste dictates the finishes and options in each home.

Home Owner Association [HOA] fee includes gate, private street, clubhouse and pool maintenance as well as common area upkeep

Billed @ \$248/quarter [\$82.67/month]

Transfer fee = \$200 ... Disclosure + Website fees = \$180 + \$20

Owners are responsible for their exterior, roofs and landscape Pet Policy – unofficially no more than three – verify

Rental Cap Policy [very close to cap] **be sure to verify availability & requirements**

Managed by: HOAMCO – 928-776-4479

ACTIVITY-CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SQFT AVERAGE
2021 YTD 9-19-2021	4	\$425,000	\$349,900	\$351,633	\$250.19 / 1408 SF
2020	7	\$360,000	\$292,500	\$326,000	\$238.14 / 1383 SF
2019	9	\$327,000	\$289,000	\$309,111	\$209.97 / 1474 SF
2018	7	\$367,000	\$287,500	\$346,000	\$205.35 / 1692 SF
2017	13	\$306,000	\$240,000	\$279,269	\$195.27 / 1435 SF
2016	3	\$265,000	\$252,000	\$258,667	\$178.64 / 1448 SF

Information provided by: **KAREN WINTON** Realtor, Certified Residential Specialist - cell: **928-308-0359** – KarenWinton@RealtyExecutives.com

GardensAtWillowCreekResidents.com - CourtyardsAtTheGardensResidents.com - www.KarenWinton.com

REALTY EXECUTIVES ARIZONA TERRITORY - Information obtained from sources deemed reliable, but not guaranteed

GATED COMMUNITIES IN PRESCOTT - THE COURTYARDS @ WILLOW CREEK SHARE THE SAME AMENITIES – CLUBHOUSE, POOL +++ W/THE GARDENS



The Courtyards is a gated 55+ community located on Willow Creek, just 4 miles from downtown Prescott. Townhome living... ideal for full or part-time residency.

Lifestyle amenities are shared with The Gardens at Willow Creek and include a Clubhouse with great room, kitchen, billiards, craft's room and media center. Beautiful outdoor pool and spa. The neighborhood features tree lined streets with sidewalks. Easy walk to shopping and dining.

The Courtyards at The Gardens consist of **56 townhomes**. These patio style townhomes were constructed by Malouff and Co. between 2000 and 2005. Multiple floorplans range in size from 1050-1650 square feet with two-three bedrooms, 1.75 baths and two car garages. Most homes feature a fireplace, laundry room, fenced back yard, covered patios and front courtyards. Individual taste dictates the finishes and options in each home.

Home Owner Association [HOA] fee includes gate, private street, clubhouse and pool maintenance as well as common area upkeep

Billed @ \$248/quarter [\$82.67/month]

Transfer fee = \$200 ... Disclosure + Website fees = \$180 + \$20

Owners are responsible for their exterior, roofs and landscape Pet Policy – unofficially no more than three – verify

Rental Cap Policy [very close to cap] **be sure to verify availability & requirements**

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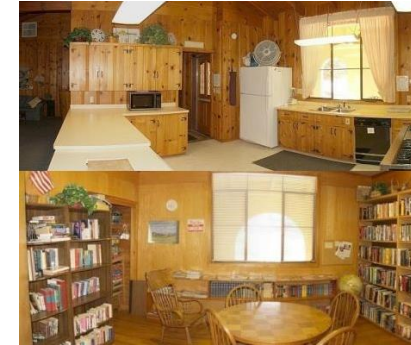
ACTIVITY-CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SF AVG
2021 YTD 9-18-2021	2	\$344,900	\$327,000	\$335,950	\$250.19 / 1408 SF
2020	7	\$284,500	\$250,000	\$265,629	\$228.25 / 1170 SF
2019	6	\$270,000	\$230,000	\$255,400	\$226.36 / 1129 SF
2018	8	\$290,500	\$245,000	\$256,738	\$212.98 / 1210 SF
2017	7	\$251,000	\$200,000	\$229,971	\$192.54 / 1205 SF
2016	9	\$229,000	\$187,000	\$206,756	\$170.96 / 1223 SF

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PRESCOTT CANYON ESTATES – PRESCOTT COMMUNITY OF MANUFACTURED HOMES - CLUBHOUSE, POOL, TENNIS, RV COMMUNITY PARKING +++



Prescott Canyon Estates is a 55+ community and features about **255 modular homes**. Beautiful views from most homesites. The community has a clubhouse, fitness center, indoor pool, tennis court, billiards, spa, RV community parking [extra fee of \$10/month] and much more.

Located close to downtown Prescott, shopping, medical, and the Gateway mall, with quick access to I-17. This 55+ community is one of Prescott's finest locations and priced right. Easy retirement living with an active lifestyle!

Home Owner Association [HOA] fee is billed \$273/quarter = \$91/month & includes trash pickup, private streets, clubhouse and pool maintenance as well as common area upkeep

Transfer fee = \$200 Disclosure + Website fees = \$180 + \$20 Required Reserve Contribution on all sales = \$900

This community has a Prescott mailing address and is located within the County – although surrounded by the city limits of Prescott

Owners are responsible for their manufactured homes and landscape

Pet Policy – domestic pets not to exceed four – no weight restriction; height restriction of 15" or less at shoulders

Rental Policy [BE SURE TO CHECK WITH THE HOA SPECIFICALLY REGARDING YOUR EXPECTATIONS]

Short Term Rentals allowed [verify minimum periods] – Renters must be 55+ & pre-approved by Management [note there is a 10% rental cap in place]

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ACTIVITY- CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SQFT AVERAGE
2021 YTD – 9-18-2021	22	\$380,000	\$207,000	\$286,794	\$219.64 / 1322 SF
2020	21	\$279,900	\$139,900	\$212,238	\$181.00 / 1181 SF
2019	31	\$304,500	\$110,000	\$200,720	\$166.36 / 1219 SF
2018	22	\$254,000	\$128,000	\$185,191	\$162.65 / 1173 SF
2017	30	\$195,000	\$100,000	\$155,169	\$135.46 / 1178 SF
2016	29	\$182,900	\$75,000	\$146,129	\$123.76 / 1204 SF

Information provided by: **KAREN WINTON** Realtor, Certified Residential Specialist - cell: **928-308-0359** – KarenWinton@RealtyExecutives.com

www.PrescottCanyonEstatesResidents.com - www.KarenWinton.com

REALTY EXECUTIVES ARIZONA TERRITORY - Information obtained from sources deemed reliable, but not guaranteed

VICTORIAN ESTATES – PRESCOTT VALLEY GATED COMMUNITY W/CLUBHOUSE, POOL, GAZEBO PARK, NEARBY WALKING TRAILS +++



Victorian Estates established 1996 in Prescott Valley. All 178 homes in this gated 55+ community have Victorian exteriors with open, contemporary floor plans.

The outdoor pool adjoining the clubhouse, exercise room, showers, hot tub, sauna, billiards and a library are part of the active lifestyle enjoyed by those who live in this private community. Hiking trails and 2 gazebo parks enhance the common areas.

The clubhouse hosts many daily activities from bingo, Red Hat Society meetings to social gatherings. Formerly a ranch house on the site, the handsome residence is now the community clubhouse. Beautiful open beam, knotty pine ceiling and fireplace create a warm ambiance. Its wide veranda with comfortable seating is an inviting place to gather. A full kitchen is available for residents at a nominal fee for large parties.

Close to golf, shopping, restaurants and easy access to Interstate 17. Medical facilities are also close by.

Age restriction: 55+ (20% may be between 42 and 55-confirm w/HOA)

Single Family Residences: 1050-1900 square feet - Majority of the homes are site-built, there are a few Modular homes, also referred to by Town of Prescott Valley as FBB's or Factory Built Buildings

Home Owner Association [HOA] fee includes trash pickup, private streets, clubhouse and pool maintenance as well as common area upkeep

HOA fees are \$300/quarter [\$100/month] – includes trash pick-up

Transfer fee = \$200 Disclosure + Website fees = \$180 + \$20

Owners are responsible for maintaining their homes and landscape

Pet Policy – No more than two domestic pets – not to exceed 40 lbs. each

Rental Policy – Rentals allowed – Renters must be pre-approved by Management [BE SURE TO VERIFY WITH MANAGEMENT COMPANY ANY REQUIREMENTS]

Managed by: HOAMCO – 928-776-4479

ACTIVITY-CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SQFT AVERAGE
2021 – 9-18-21	14	\$460,000	\$300,000	\$392,429	\$261.37 / 1537 SF
2020	16	\$440,000	\$263,000	\$322,619	\$210.16 / 1552 SF
2019	27	\$366,000	\$240,000	\$284,167	\$194.60 / 1482 SF
2018	19	\$383,000	\$228,000	\$306,579	\$191.51 / 1565 SF
2017	11	\$351,250	\$235,000	\$282,386	\$184.25 / 1538 SF
2016	21	\$313,500	\$185,000	\$239,810	\$161.61 / 1495 SF

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THE COTTAGES @ PRESCOTT LAKES - GATED COMMUNITY W/ATHLETIC CLUB + PRIVATE MEMBERSHIP GOLF COURSE

[Del Webb Community **WHILE NOT A 55+ COMMUNITY** works well for full or part-time living]



The Cottages @ Prescott Lakes established early 2000's in Prescott. A gated patio home community within the Master Planned Community of Prescott Lakes.

A neighborhood of just 216 residences, elevated above the 11th hole of the golf course with views of Granite Mountain, the dramatic red rock of Granite Dells + Willow Lake ... Just outside of the West gate is a 10 acre city park.

Single Family Residences - Ten Floorplans – 2, 2 + den and 3 bedrooms ranging in size from approximately 1400–2000 square feet all with 2 car attached garages.

Approximately 14,000sqft Athletic Club with Indoor and Outdoor Pools ... State of the Art Fitness/Workout Area ... Tennis, Pickleball ... Spa, Volley and Basketball ...

Social Activities — everyone who owns in a Prescott Lakes Community is a member. The Athletic Club facilities plus a premier, private 18 hole championship golf course [The CLUB at Prescott Lakes] are both managed by Arnold Palmer Golf [Private Golf Memberships are available]

Prescott's Premier Master Planned Community with over 1100 acres ... All underground services & utilities – in and paid for.

12 acres of man-made lakes; located near Watson and Willow Lakes, City Park,
7 Petroglyph parks, walking paths, beautifully landscaped and maintained parkways +++

Convenient location to shopping, dining, downtown Prescott, medical facilities, Highway's 69 & 89

Home Owner Association [HOA] gated community with private streets, maintenance of the common areas

Owners are responsible for maintaining their homes and landscape

HOA Fee = \$208.41/mo [billed quarterly]... \$32.00 Master, \$33.00 Cottages, \$143.41 Athletic Club- mandatory – Private Golf-optional - Pet Policy – domestic

Transfer fee = \$200 Disclosure + Website fees = \$180 + \$20 +.5% of gross sales price Club Initiation fee [Athletic Club + Dining]

Rental Policy – Minimum one year w/rental agreement provided to Management Company [Be sure to verify w/HOA regarding your specifics]

Managed by: HOAMCO – 928-776-4479

ACTIVITY-CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SQFT AVERAGE
2020	13	\$413,700	\$340,000	\$378,850	\$222 / 1714 SF
2019	18	\$379,900	\$305,000	\$347,633	\$209 / 1672 SF
2018	26	\$396,000	\$258,000	\$342,883	\$191 / 1689 SF
2017	19	\$360,000	\$263,000	\$319,462	\$191 / 1689 SF
2016	14	\$344,350	\$263,250	\$304,182	\$172 / 1771 SF

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WILLOW PARK GOLF VILLAS @ PRESCOTT LAKES - GATED COMMUNITY W/ATHLETIC CLUB + PRIVATE MEMBERSHIP GOLF COURSE

[Easy Care Townhouse Community - 2 units attached like a duplex-each privately owned] **WHILE NOT A 55+ COMMUNITY** works well for full or part-time living]



Willow Park Golf Villas @ Prescott Lakes established in 2003+ in Prescott.

A gated duplex-condo community within the Master Planned Community of Prescott Lakes.

A neighborhood of just 46 residences, within the gates of The Estates at Prescott Lakes and a short walk to the CLUB.

Some of the homes offer Prescott Lakes Golf Course, Granite Mountain, Pond and Waterfall VIEWS ...

Townhomes - Six Floorplans – 2, 2 + den and 3 bedrooms ranging in size from approximately 1600–2200 square feet all with 2 car attached garages
+ some homes offer a 3rd bay / side-load golf cart garage.

Approximately 14,000sqft Athletic Club with Indoor and Outdoor Pools ... State of the Art Fitness/Workout Area ... Tennis, Pickleball ... Spa, Volley and Basketball ...

Social Activities — everyone who owns in a Prescott Lakes Community is a member. The Athletic Club facilities plus a premier, private

18 hole championship golf course [The CLUB at Prescott Lakes] are both managed by Arnold Palmer Golf [Private Golf Memberships are available]

Prescott's Premier Master Planned Community with over 1100 acres ... All underground services & utilities – in and paid for.

12 acres of man-made lakes; located near Watson and Willow Lakes, City Park,

7 Petroglyph parks, walking paths, beautifully landscaped and maintained parkways +++

Convenient location to shopping, dining, downtown Prescott, medical facilities, Highway's 69 & 89

Home Owner Association [HOA] gated community with private streets, maintenance of the common areas, landscape, exterior and roof,

maintenance of the exterior & roof, surrounding landscape w/the exception of the front courtyard, w/in gated Estates community, private streets

HOA Fee = \$323.41/mo [billed quarterly] ... \$32.00 Master, \$148.00 Willow Park, \$143.41 Athletic Club- mandatory – Private Golf-optional - Pet Policy – domestic

Transfer fee = \$200 Disclosure + website fees = \$180 + \$20 Capital Contribution = \$420/sale + .5% of gross sales price Club Initiation fee [Athletic Club + Dining]

Rental Policy – Minimum one year w/rental agreement provided to Management Company [Be sure to verify w/HOA regarding your specifics]

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ACTIVITY-CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SQFT AVERAGE
2020	6	\$440,000	\$320,000	\$380,667	\$214 / 1786 SF
2019	6	\$418,000	\$360,000	\$384,233	\$212 / 1813 SF
2018	6	\$380,000	\$298,500	\$327,083	\$155 / 1765 SF
2017	7	\$379,000	\$295,000	\$319,500	\$173 / 1865 SF
2016	7	\$310,000	\$232,500	\$268,071	\$162 / 1660 SF

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ASTORIA @ PRESCOTT LAKES - GATED COMMUNITY W/ATHLETIC CLUB + PRIVATE MEMBERSHIP GOLF COURSE

[New Builds on Patio Home Sized Lots **WHILE NOT A 55+ COMMUNITY** works well for full or part-time living]



ASTORIA @ PRESCOTT LAKES established in 2015 in Prescott – mostly built out at this point.

A gated patio home community within the Master Planned Community of Prescott Lakes.

A NEW timeless inspired neighborhood of just 118 residences ... Astoria captures the essence of a nostalgic era reminiscent of Prescott in the early 1900's with wrap-around greeting porches and sprinkled with Victorian light posts ... Wonderful gazebo neighborhood park

Some of the homes offer Prescott Lakes Golf Course, Granite Mountain, Watson Lake, Glassford Hills & Bradshaw Mountain views ...

Patio Homes - 4 Floorplans – 2+ den and 3+ bedrooms ranging in size from approximately 1660–2500 square feet all with 2 car attached garages ... mostly one story or two story with master on main and the ability to live on one level

Approximately 14,000sqft Athletic Club with Indoor and Outdoor Pools ... State of the Art Fitness/Workout Area ... Tennis, Pickleball ... Spa, Volley and Basketball ...

Social Activities — everyone who owns in a Prescott Lakes Community is a member. The Athletic Club facilities plus a premier, private

18 hole championship golf course [The CLUB at Prescott Lakes] are both managed by Arnold Palmer Golf [Private Golf Memberships are available]

Prescott's Premier Master Planned Community with over 1100 acres ... All underground services & utilities – in and paid for.

12 acres of man-made lakes; located near Watson and Willow Lakes, City Park,

7 Petroglyph parks, walking paths, beautifully landscaped and maintained parkways +++

Convenient location to shopping, dining, downtown Prescott, medical facilities, Highway's 69 & 89

Home Owner Association [HOA] gated community with private streets and gazebo park, maintenance of the common areas

HOA Fee = \$208.41/mo [billed quarterly] ... \$32.00 Master, \$33.00 Astoria, \$143.41 Athletic Club- mandatory – Private Golf-optional - Pet Policy – domestic

Transfer fee = \$200 Disclosure + Website fees = \$180 + \$20 Contribution = \$85.33 first sale by builder + .5% Club Initiation fee [Athletic Club + Dining]

Rental Policy – Minimum one year w/rental agreement provided to Management Company [Be sure to check w/HOA regarding your specifics]

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ACTIVITY-CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SQFT AVERAGE
2020	21	\$575,000	\$375,000	\$453,729	\$218 / 2134 SF
2019	10	\$493,956	\$349,000	\$399,384	\$206 / 1970 SF
2018	8	\$462,500	\$333,216	\$386,740	\$202 / 1916 SF
2017	9	\$499,000	\$323,000	\$397,124	\$171 / 2358 SF
2016	6	\$406,800	\$309,500	\$342,417	\$166 / 2110 SF

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THE RETREAT @ PRESCOTT LAKES - ATHLETIC CLUB + PRIVATE MEMBERSHIP GOLF COURSE

[New Builds on Patio Home Sized Lots WHILE NOT A 55+ COMMUNITY works well for full or part-time living]



THE RETREAT@ PRESCOTT LAKES established in 2014+ in Prescott.

A gated patio home community within the Master Planned Community of Prescott Lakes.

An almost complete - intimate neighborhood of just 27 residences ... one and two-story homes within walking distance of The Club at Prescott Lakes ...

Patio Homes - 2 Floorplans – 2+ den and 3+ bedrooms ranging in size from approximately 1550–2400 square feet all with 2 car attached garages

Approximately 14,000sqft Athletic Club with Indoor and Outdoor Pools ... State of the Art Fitness/Workout Area ... Tennis, Pickleball ... Spa, Volley and Basketball ...

Social Activities — everyone who owns in a Prescott Lakes Community is a member. The Athletic Club facilities plus a premier, private

18 hole championship golf course [The CLUB at Prescott Lakes] are both managed by Arnold Palmer Golf [Private Golf Memberships are available]

Prescott's Premier Master Planned Community with over 1100 acres ... All underground services & utilities – in and paid for.

12 acres of man-made lakes; located near Watson and Willow Lakes, City Park,

7 Petroglyph parks, walking paths, beautifully landscaped and maintained parkways +++

Convenient location to shopping, dining, downtown Prescott, medical facilities, Highway's 69 & 89

Home Owner Association [HOA] not a gated community, however, the streets are private, maintenance of the common areas

HOA Fee = \$235.41/mo [billed quarterly] ... \$32.00 Master, \$60.00 Retreat, \$143.41 Athletic Club- mandatory – Private Golf-optional - Pet Policy – domestic

Transfer fee = \$200 Disclosure + Website fees = \$180 + \$20 + .5% of gross sales price Club Initiation Fee [Athletic Club + Dining]

Rental Policy – Minimum one year w/rental agreement provided to Management Company [Be sure to check w/HOA regarding your specifics]

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ACTIVITY-CLOSED	QUANTITY	HIGH	LOW	AVERAGE	\$/SQFT / SQFT AVERAGE
2020	2	\$550,000	\$509,900	\$510,000	\$170 / 2360 SF
2019	1	\$510,000	\$510,000	\$510,000	\$215 / 2374 SF
2018	4	\$425,000	\$363,000	\$399,338	\$170 / 2360 SF
2017	3	\$304,169	\$276,326	\$290,119	\$186 / 1563 SF
2016	5	\$377,000	\$291,300	\$325,933	\$161 / 2070 SF

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