

GENERAL OVERVIEW of THE PRESCOTT LAKES MASTER PLANNED COMMUNITY

Here is a short insight into each of the 16 neighborhoods located within the Prescott area's very best MASTER PLANNED RESIDENTIAL and RECREATIONAL COMMUNITY, PRESCOTT LAKES, completely situated within the city limits of Prescott, Arizona. Each and every lot—and, of course, home—has all city services such as sewer, water, trash service and police and fire protection. There is natural gas, electricity, telephone, hi-speed internet and cable TV (all underground) to all properties.

There are no special assessments for any of the above such as the CFD's (Community Facility Districts) found in some other area communities.

Gated communities are served by their own paved roads and the non-gated areas are serviced by city-maintained paved roads. Conditions, Covenants and Restrictions (CC&R's) and Architectural Guidelines (AG) are applicable in all neighborhoods. The master association for Prescott Lakes maintains beautiful and extensive landscaping along most all the roads, be they city owned or in the gated areas. Each and every property owner, whether it's a home or a lot, is a member of The Athletic Club at Prescott Lakes with dining privileges and has the right to join the Golf Club as private memberships are available. Finally, the phenomenal Prescott Lakes Country Club Golf Course is irrigated with recycled water that has been treated by the city to eliminate all odors and impurities – no new ground water is used.

Prescott Lakes is where YOU CAN GET BACK TO LIVING!



THE ESTATES AT PRESCOTT LAKES

***A GATED COMMUNITY OF LARGER HOME SITES
AND EXISTING HOMES***

THE ESTATES is a gated neighborhood of 165 home sites. There are generally vacant building sites and resale homes on the market. Lot sizes may range from about ½ acre to nearly 2 acres. Many are on the Hale Irwin-designed Championship golf course, some are not, some are flat and some are on hillsides. Many offer stunning views. Homes on lots of ¾ acre or larger or on the golf course are to be a minimum of 2500 square feet of livable space. All others need be only 2000 square feet or more. ***If elegance, exclusivity and pride of ownership are in your plans, take a tour through The Estates at Prescott Lakes.***



PARKSIDE

***A GATED COMMUNITY OF
PLUS SIZED HOME SITES AND EXISTING HOMES***

PARKSIDE is a gated neighborhood with a grassy entryway park and beautiful gazebo available to the residents who live within Parkside. Home sites range between .33 acre and .65 acre. Homes on lots on the golf course are to be a minimum of 2500 square feet of livable space. All others need only contain 2000 square feet or more. Most of the home sites in Parkside are flat – but there are a few hillside locations. Some lots and homes are on the golf course but most of the 100 properties are interior and flat. ***Parkside is truly an upscale custom home neighborhood with special common areas.***



STONEY CREEK

***A NON-GATED COMMUNITY OF
PLUS SIZED HOME SITES AND EXISTING HOMES***

STONEY CREEK I and II is where it all started for Prescott Lakes. Some of the most mature landscaping is found in this beautiful community; a few of the 94 home sites are located along the golf course. Lot sizes range from about .30 acre to .80 acre. The minimum house size is 1600 square feet of livable space but most are larger with several homes over 3000 square feet. Golf course locations are to be 2500 square feet or more. Most all homes and sites in Stoney Creek are conveniently located near The Club and the golf facilities. ***Value and convenience are easily found in Stoney Creek.***



CREEKSIDE

*A GATED COMMUNITY OF SMALLER HOME SITES
AND EXISTING HOMES*

CREEKSIDE is an enclave of 77 lots and appealing single family homes within the larger gated ESTATES neighborhood. Most of the existing homes are single level ranging from about 1800 square feet to over 3000 square feet for the few homes on the sloped lots. The majority of the homes are around 2000 square feet. There are a few vacant lots available and, again, most are for one level homes. Some homes and lots are located along the 1st green of the beautifully maintained golf course. The homes have granite countertops, large floor tiles, stone facades and concrete tile roofs. As the lots are more compact, yard maintenance is minimal. ***The distinctive Creekside community is an easy stroll to the Grill and Athletic Club along a babbling brook with small waterfalls.***



SUMMIT I, II AND III

*A NON-GATED COMMUNITY OF NICE SIZED
HOME SITES AND EXISTING HOMES*

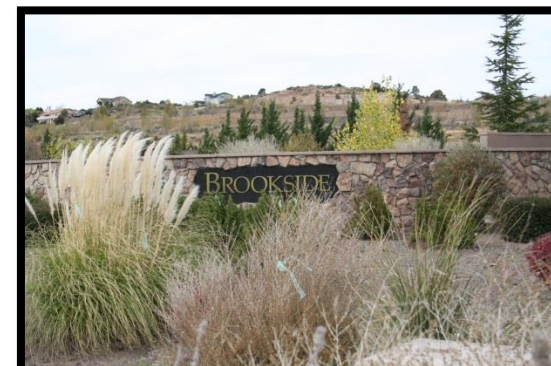
SUMMIT I, II and III offer some home sites around .25 acre, but most generally range from .30 acre to as large as .80 acre. The minimum house size in this community can be as small as 1500 square feet of livable space. Many of the 206 homes and home sites have wonderful long-distance views and several represent excellent prices and opportunity for the owner seeking genuine value. Properties range from nearly flat to sloped sites accommodating 'walkout' type structures in excess of 3000 square feet. A wider range of style and uniqueness is found here than in any other Prescott Lakes neighborhood. The 3 home sites in Pinnacle 1 also follow the same guidelines as the Summit. ***For lower Homeowner Association fees explore The Summit and all it has to offer.***



LAKESIDE AND BROOKSIDE

*NON-GATED (LAKESIDE) AND GATED (BROOKSIDE)
SINGLE FAMILY HOMES*

The LAKESIDE and BROOKSIDE communities are single family home neighborhoods totaling around 380 residences. The homes in these communities were constructed by either SunCor or Dorn Homes. 'Semi-custom' and attractively enhanced with stone paver driveways, entries and patios, stucco and rock exteriors and concrete tile roofs. With just a few exceptions, most all homes are on level sites and offer easy and minimal maintenance. Many of the homes are located along the golf course and several have very nice long distance views. There are no vacant lots. ***If you seek a newer quality resale home between 1800 and 3000 square feet consider these two special neighborhoods.***





THE COTTAGES

*GATED HOMES RANGING FROM
1400 TO 2009 SQUARE FEET*

THE COTTAGES was the first place that the renowned builder, Del Webb, ever constructed a neighborhood in an area they did not actually develop. While Del Webb was synonymous with age-restricted communities, The Cottages is not so restricted; all ages are welcome to reside here. There are 216 homes, built between 2001 and 2005, many on the golf course or providing Willow Lake or Granite Dells views. Home sizes (there are no vacant lots) range from 1400 square feet to 2009 square feet in 10 different floor plans. All homes are one level with an attached two car garage. The lot sizes are more compact so there is a minimum of yard work. These homes make excellent primary or secondary residences. *If you are looking for ease of upkeep check out these great homes in The Cottages.*



WILLOW PARK ESTATES

*TOWNHOMES WITHIN THE GATED ESTATES
NEIGHBORHOOD*

WILLOW PARK is a very unique self-contained neighborhood of 46 Townhomes built in a duplex configuration. One floor plan has an upstairs but most of the units are one story with clerestory windows and a few units have casitas. Each unit shares one common wall with its neighbor and that wall is not on the bedroom side of either dwelling. Each home has an attached two car garage and some even have a golf cart garage. The homes also provide a covered rear patio, tile roofs and enclosed courtyard. You own the land under your home as well as the front, side and rear yards but the Homeowners Association maintains all that ground for you. *This creates a true 'lock-and-leave' ownership situation and makes these homes perfect as a secondary or primary residence.*



THE VILLAGES

*TRADITIONAL TWO & THREE BEDROOM
CONDOMINIUMS*

THE VILLAGES are 40 traditional condominiums located in their own separate gated neighborhood. There are 3 different models; a 2 bedroom, 2 bath home of 1190 square feet, a 3 bedroom, 2 bath unit of 1360 square feet and a 3 bedroom, 3 bath home of 1540 square feet. Units have insulation in all adjoining walls and in the ceiling/floors between them. There are 5 buildings of 8 units but each unit is 1 level whether it is upstairs or downstairs. All the homes have a natural gas fireplace, laundry room and a detached one-car garage plus one assigned parking space. The homeowners' dues cover water, sewer, trash, exterior insurance and all exterior maintenance. *If you are looking for easy-care living or lock n' leave, check out The Villages.*

DORN HOMES COMMUNITIES WITHIN PRESCOTT LAKES



PINNACLE VIEWS

PINNACLE VIEWS (Pinnacle 3 and 4) is a non-gated community of semi-custom single family homes ranging in size from around 1713 square feet to 2578 square feet and there are some walk-out homes that are even larger. Model names are REDBUD, SILVER OAK, CLAISTOGA, SONOMA, and SILVERADO. They offer from 2 bedrooms with a den to 3+ bedrooms and 2 to 3 baths. A casita is available on some lots as extra living space or as a golf-cart garage. A few have walk-out basements and a few have 3 car garages. All homes are constructed with energy efficiency as a foremost consideration. These homes date from 2013. ***Consider Pinnacle Views if you are looking for a newer home?***

THE RETREAT

THE RETREAT is a small enclave that is non-gated but with private streets and offers just 27 home sites. There are two floor plans and many have special options. The CYPRESS POINT is a single-level home of 1550 square feet with 2 bedrooms, 2 baths and a den with a 2-car garage. The ST. ANDREWS is a two-story, 3 bedroom, 3 bath home with a den plus bonus room and a two car garage. These homes reside on smaller lots for minimum landscaping and upkeep. They were built between 2015 and 2017. ***Like all DORN HOMES they are highly energy efficient.***

ASTORIA

ASTORIA is a gated area with 5 different models ranging from the two modest-sized homes named the KATHERINE at 1660 square feet and the ELIZABETH of 1695 square feet to the CHARLOTTE of 1924 square feet. All three of these models have 2 bedrooms plus a den, 2 baths and a 2-car garage. All three are single level homes. The 2 story CHARLES is the newest addition with 1789 square feet, 2 bedrooms + bonus room and 2 baths. The VICTORIA is 2479 square feet with 3 bedrooms, a den plus a bonus room, 3 baths and a standard 2-car garage. The bonus room, a bedroom (and an optional 4th bedroom) plus a full bath are located on the 2nd level. Most homes are offered with 3 different elevations. These homes sit on smaller lots for less maintenance. Many homes within the community have outstanding views and residents can enjoy their own gazebo park. ***Construction in the neighborhood started in 2015 and all homes have a great energy efficiency rating.***

SOLSTICE RIDGE

SOLSTICE RIDGE is a gated community located just to the north of the 8th hole along a hill side. There are two models, the SONOMA of 2205 square feet with 2 bedrooms plus a den, 2.5 baths and 2-car garage. The SILVERADO of 2578 square feet with 3 bedrooms, a den, 3 baths and a 3-car garage. Many of the lots will accommodate much larger homes with walkout basements. Like all DORN HOME communities these homes offered scores of options and were built to DORN'S high energy standards. The first 5 homes were not built by DORN. ***Practically all homes have views of the 8th hole and some distance views.***

Remember that when dealing with ANY builder directly, their salesperson represents ONLY that builder. I'll represent ONLY YOU and it will not cost you one dime more. Please see me before you visit any builder or you may lose the representation I can provide.