

. . . PRESCOTT AREA 55 + COMMUNITIES . . .

Four Key Communities in Prescott and Prescott Valley + The Cottages @ Prescott Lakes-a Del Webb Community

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



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, craftsroom 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

Owners are responsible for their exterior, roofs and landscape

Pet policy – domestic pets not to exceed three – verify

Rental Policy – info forthcoming

Managed by DHB Management

There is a disclosure and transfer fee

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

Owners are responsible for their exterior, roofs and landscape

Pet policy – domestic pets not to exceed three – verify

Rental Policy – info forthcoming

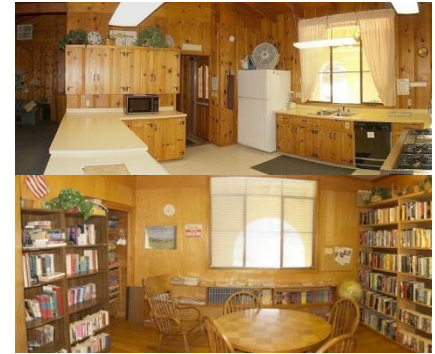
Managed by DHB Management

There is a disclosure and transfer fee

Information provided by: **KAREN WINTON** Realtor, CRS, SFR - cell: **928-308-0359** – KarenWinton@RealtyExecutives.com – www.KarenWinton.com

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

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 includes trash pickup, private streets, clubhouse and pool maintenance as well as common area upkeep

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

Managed by: HOAMCO

Pet Policy – no more than two domestic pets – shoulder height not to exceed 15” - verify

Rental Policy – info forthcoming

There is a disclosure and transfer fee and reserve capital contribution fee

Information provided by: **KAREN WINTON** Realtor, CRS, SFR - cell: **928-308-0359** – KarenWinton@RealtyExecutives.com – www.KarenWinton.com

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

VICTORIAN ESTATES – PRESCOTT VALLEY GATED COMMUNITY 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. It's 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) ... 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 & fireplace create a warm ambiance. The 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.

Age restriction: 55+ (20% may be between 42 and 55) - Single Family Residences: 1050-1900 SqFt - Majority of the homes are site-built, there are a few Modular homes

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

Owners are responsible for maintaining their homes and landscap

Managed by: HOAMCO Pet Policy: No more than two domestic pets – not to exceed 40#'s each – verify

Rental Policy – information forthcoming

There is a disclosure and transfer fee

Information provided by: **KAREN WINTON** Realtor, CRS, SFR - cell: **928-308-0359** – KarenWinton@RealtyExecutives.com – www.KarenWinton.com

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

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 1400–2000sqft all with 2 car attached garages.

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

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

Athletic Club; overall Prescott Lakes HOA; for Cottages

Owners are responsible for maintaining their homes and landscape

Managed by: HOAMCO Pet Policy: info forthcoming

Rental Policy – info forthcoming

There is a disclosure/ transfer fee, and Athletic Club Initiation Fee % of the sales price – verify