



Completed Projects

Flagstaff, Arizona

- Stoneridge at Switzer Mesa Town home subdivision
- Forest on the Green Duplex town home subdivision
- Hutton Ranch Road and Campbell Road Lots 5 to 12 acre lots
- Sinclair Springs Town home subdivision
- Majestic View Estates Two acre lots
- 50 Custom Homes 1,200 to 2,200 square feet

Camp Verde, Arizona

- Millwood Estates Two acre lots in an irrigated community
- Zane Grey Mini storage and commercial space

Lake Montezuma, Arizona

- Beaver Creek Inn Hotel/Resort across from Beaver Creek Golf Club



Stoneridge At Switzer Mesa Flagstaff, Arizona



- Project Description:** Town home style condominium subdivision with a homeowner's association.
- Location:** East of the Flagstaff Medical Center and North of Route 66.
- Parcel Size:** 3.45 acres split into town home size lots.
- Number of Units:** 45 town homes.
- Square Footage:** 1200 to 1300 square feet.
- Pricing:** \$119,000 to \$134,000.
- Performance:** Presales began in 1999 and all units were sold by 2000.



Stoneridge Homes At Switzer Mesa

Never has so much been available for such an affordable price from a company that keeps your satisfaction as their chief concern. Whether you are looking for an inexpensive summer getaway or dreaming of the first home you can call your own, your search can find the perfect end in Flagstaff - with "Stoneridge Homes" Townhome style condominium at Switzer Mesa

- Standard Construction Features:
- * 10 Year Warranty on every Home
 - * 25 Year Warranty on Architectural Roof
 - * 50 Year Warranty on Hardi-Plank Fiber
 - * Spacious Closets
 - * 2 x 6 Exterior Walls
 - * R-30 Ceiling Insulation
 - * Silent Floor Systems

Starting at \$119,900 - 2 and 3 Bedrooms

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Forest on the Green Town Homes Flagstaff, Arizona



- Project Description:** Duplex style town home subdivision with a homeowner's association.
- Location:** Within the southeast section of the City of Flagstaff with two units bordering the Aspen Valley Golf Club.
- Parcel Size:** 1.92 acres split into town home size lots.
- Number of Units:** 12 duplex town homes.
- Square Footage:** 1500 to 2000 square feet.
- Pricing:** \$189,900 to \$240,000.
- Performance:** Phase One presales began in 1998 and all units were sold by 2001.

Forest on the Green

The 12th hole of the Aspen Valley Golf Club serves as a luxurious back drop to these homes with stately ponderosa pines scattered throughout the home sites.

MLS #'s



SOLD
SOLD
101332
101551
105027
SOLES



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Hutton Ranch Road & Campbell Road Land Lots Flagstaff, Arizona

Equestrian Properties



Project Description: Dry lots with road improvements, utility access, and equestrian easements.

Location: In Coconino County on Hutton Road and Campbell Road.

Parcel Size: The original Hutton Ranch Road parcel was 57 acres, which was split into five 10-12 acre lots. The original Campbell Road parcel was 40 acres, which was split into three 10 acre and two 5 acre lots.

Pricing: \$250,000 to \$400,000.

Performance: Presales began in the summer of 2002 and all lots were sold by Fall of 2003.

ENJOY THE PEACE AND SERENITY
CAMPBELL &
HUTTON RANCH



There are just a few peaceful, picturesque properties remaining around Flagstaff. These rare, exclusive properties have amazing views of the San Francisco Peaks to the West and a great panoramic view of rolling hills and forest to the East. They all boast of beautiful meadows filled with wild flowers in the summer. They are easily accessible from Hwy. 89N and are just a short drive from town.

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Water, electricity and telephone are on site (underground) and the road will be chip sealed.
Zoned for 2.5 acres

Beat the race for space and buy before properties like this are no longer available.

Prices range from \$250,00 to \$400,00
CALL 928-774-6637
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Sinclair Springs Town Homes Flagstaff, Arizona



- Project Description:** Town home development with a homeowner's association, 4 bedroom plans, and detached two car garages.
- Location:** South of I-17 and I-40 overpass in the City of Flagstaff close to Northern Arizona University.
- Parcel Size:** Four acres split into town home size lots.
- Number of Units:** 40 town homes.
- Square Footage:** 1450 to 1800 square feet.
- Pricing:** \$170,000 to \$210,000.
- Construction Schedule:** Construction began in spring 2002 and was completed by fall 2003.
- Performance:** Presales began in spring 2002 and all units were sold by the end of 2003.



Carefree living comes with these fashionable townhomes. Enjoy 9 foot ceiling, private courtyards, interior arches and many other exquisite features.

Whether you are dreaming of the first home you can call your own, or thinking of an inexpensive summer getaway, Sinclair Springs Townhomes is the perfect answer to your search.

This prime location between University Heights Drive North and University Heights Drive South, is close to all conveniences as well as NAU.



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Majestic View Estates Flagstaff, Arizona

**Land Lot Subdivision
County Water District
HOA with CC&R's**



- Project Description:** Land lot subdivision with a homeowner's association located at the base of the Arizona Snowbowl with expansive views of the San Francisco Peaks. There are Covenants, Conditions, and Restrictions (CC&R's), architectural guidelines, and utilities that have been brought to the lots lines. All of the lots are included in a community water district and have rights to a high producing well. Roads have been paved and dedicated to Coconino County.
- Location:** 14 miles from the northwest boundary of the City of Flagstaff.
- Parcel Size:** 37 acres split into 1.2 to 1.8 acre lots.
- Number of Units:** 18 lots.
- Pricing:** \$179,000 to \$220,000.
- Construction Schedule:** Construction began in late 2004 and was completed by July 2005.
- Performance:** Presales began in spring 2004 and all lots were sold out by fall 2005.

Majestic View



Build Your Dream

At the base of the San Francisco Peaks,
yet only minutes from town.

Great location for star gazers,
skiers, and outdoor enthusiasts.

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All sales contingent upon the Buyer's acceptance of the Public Report.





**Millwood Estates
Camp Verde, Arizona
Land Lot Subdivision
Irrigated Custom Home
Community**



Project Description:

Irrigated custom home community with paved roads, concrete curbs, landscaped open areas, equestrian and pedestrian trails, and a ramada for owner use. The Diamond S Ditch provides underground irrigation. There are Covenants, Conditions, and Restrictions (CC&R'S) and architectural design guidelines.

Location:

Quarterhorse Lane in Camp Verde.

Parcel Size:

The original parcel was 50.36 acres, which was divided into one and two acre lots.

Number of Units:

30 lots.

Pricing:

\$170,000 to \$270,000.

Construction Schedule:

Construction of the infrastructure started in mid 2006 and was completed by the end of 2007.

Performance:

All 30 lots have been sold.



Millwood Estates

Custom Irrigated Home Community



Camp Verde's Newest Planned Community on Over 50 Acres

Custom homesites offering extraordinary features and amenities while preserving the integrity of the land.

Millwood Estates provides a naturally serene, scenic, custom home opportunity. Discover home.

Sales contingent upon Buyers receipt and acceptance of the Arizona Public Report.

- 1+ and 2+ acre parcels
- Irrigated Homesites
- Equestrian & Pedestrian Trails
- CC&Rs and Architectural Guidelines
- Recorded Water Rights Held by the HOA
- Landscaped Open Spaces

Special Improvements Include:

- Paved & Curbed Streets
- Exterior Welded Pipe Fencing
- Underground Utilities
- Open Spaces with Ramadas

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Verde Valley Realty



661 E Howards Road Suite A
Camp Verde, AZ 86322
928-567-2964
www.AZNORTH.com



Zane Grey Mini Storage & Commercial Space Camp Verde, Arizona

“Where the West Stores Its Best”



Project Description:

180 mini storage units (10x10, 10x15, 10x20 and 10x30) and 21,000 square feet of commercial space.

Location:

661 Howards Road, Camp Verde, Arizona.

Parcel Size:

2.5 acres.

Construction Schedule:

Completed in 2006.

Performance:

All commercial space is leased. 76 mini storage units are leased on average.



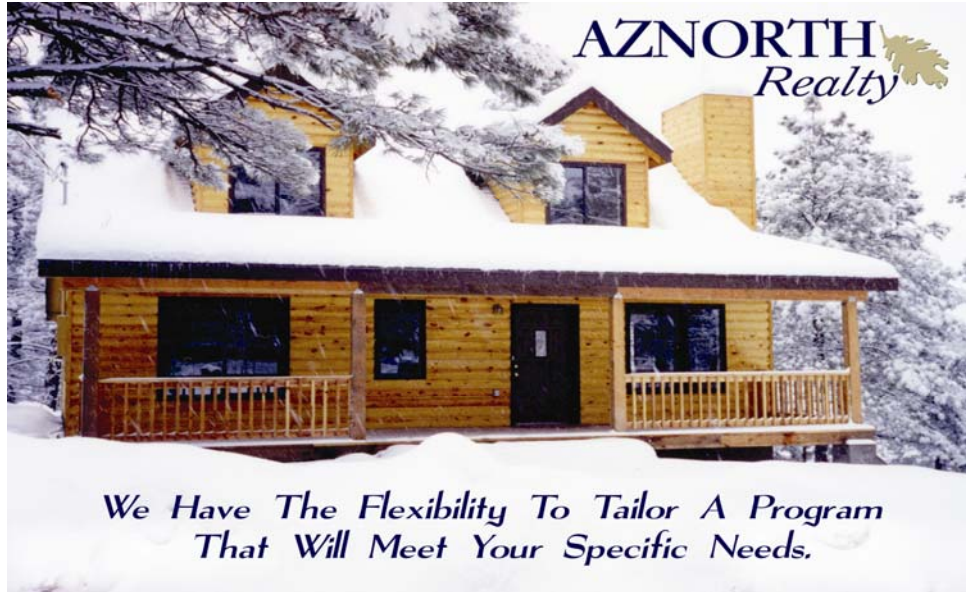
**Beaver Creek Inn
Lake Montezuma,
Arizona**



- Project Description:** Renovation of 21 room hotel on the banks of Wet Beaver Creek.
- Location:** 4225 Montezuma Ave., Rimrock, Arizona.
- Parcel Size:** One acre.
- Renovation Schedule:** Renovation began in November 2007 and was completed in early April 2008.



Custom Homes



1650 square foot log home



2200 square foot home