

THE ENCLAVE AT HIGHLANDS RANCH

EXCLUSIVE LISTING | 22 FINISHED LOTS | CHINO VALLEY, ARIZONA



LOCATION The property is located on Bainbridge Lane north of Road 1 North in Chino Valley, Arizona

SIZE ±5.35 acres

LOT DESCRIPTION 22 Finished Lots (Typical Lot Size 75' x 120')

PRICE \$990,000 (\$45,000 per lot)

PARCELS 306-59-592 thru 306-59-613

2016 PROPERTY TAXES \$5,456 (Average \$238 per lot)

UTILITIES

Electric: Arizona Public Service

Telephone: CenturyLink

Natural Gas: UniSource Energy Services

Water & Sewer: Town of Chino Valley

HOA ASSESSMENTS \$77.76 per quarter per lot

PROPERTY DESCRIPTION This offering is for 22 finished lots within Unit 2 of the 150 acre Highlands Ranch master planned community in the charming central Arizona town of Chino Valley. The available lots are easy-build, flat lots, 75 feet wide or greater, and will easily accommodate a spacious ranch home with a three-car garage. The lots are nestled in the northeast corner of Highlands Ranch Unit 2 and are separated by a natural wash and roadways to create a secluded upscale Enclave at Highlands Ranch. The master planned community offers a traditional neighborhood feel with natural green spaces and parks located throughout the subdivision.

AREA INFORMATION Chino Valley is part of the Quad City area (including Prescott, Prescott Valley & Dewey-Humboldt), with a total population of just over 120,000. Chino Valley has maintained its rural feel while being within minutes of shopping, restaurants, medical facilities, and the many outdoor recreational activities offered by the Prescott National Forest. The community offers a perfect setting for residents to get out and enjoy the mild four season climate of the town that sits at an elevation of approximately 4,750 feet.

MARKET INFORMATION

Median Home Price: \$208,750

Typical New Home Pricing: \$250,000 to \$300,000

Seller's Market with only 4 months of inventory

Capri Barney | cbarney@landadvisors.com

4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 928.445.4457 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZYV37420-2.15.17

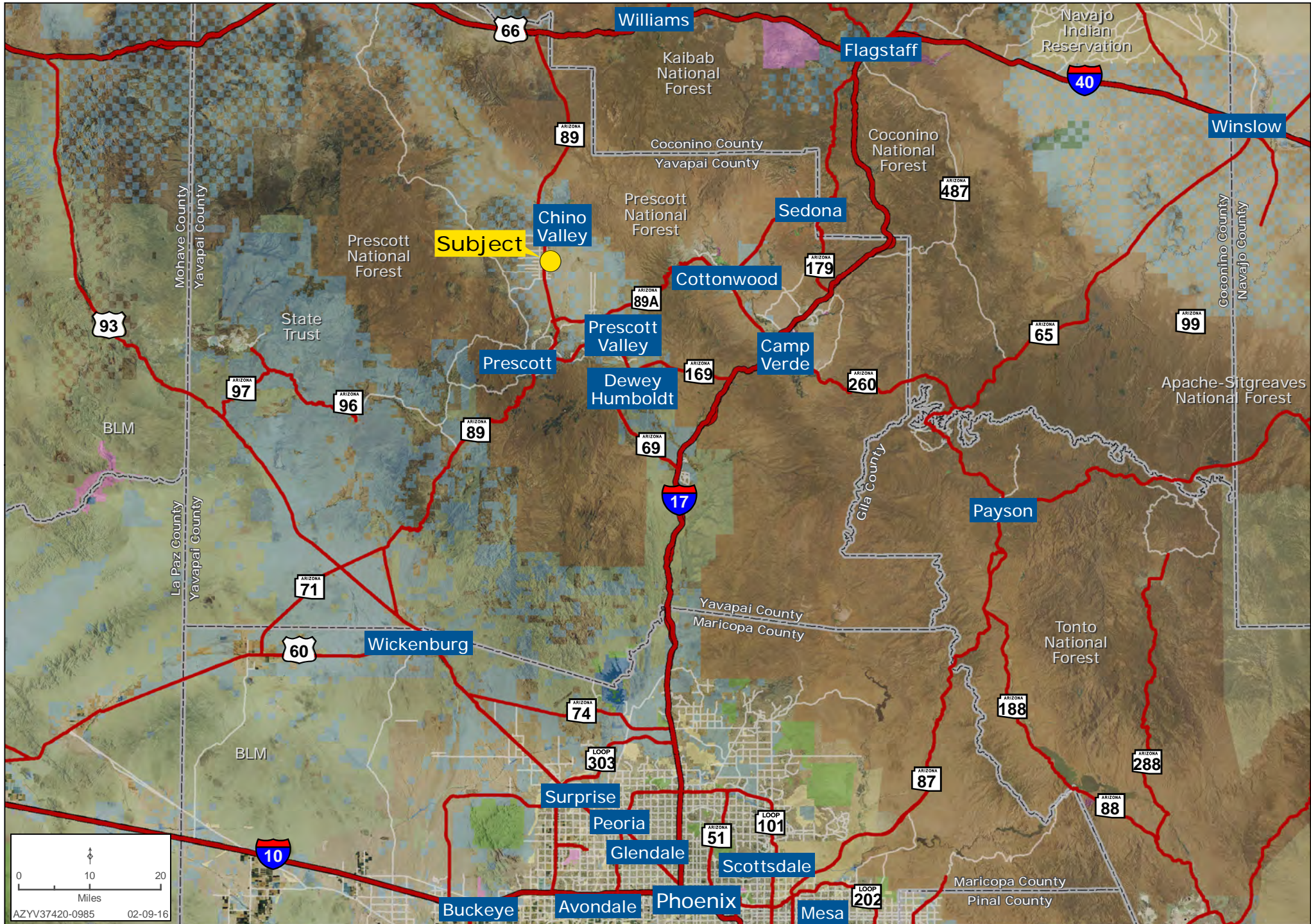


HIGHLANDS RANCH PROPERTY PHOTOS



LOCALITY MAP

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REGIONAL MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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