

# GREENSIDE AT PRESCOTT LAKES

EXCLUSIVE LISTING | ±1.72 ACRES | PRESCOTT, ARIZONA



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# GREENSIDE AT PRESCOTT LAKES

**PROPERTY OVERVIEW** Land Advisors Organization is pleased to offer approximately ±1.72 acres of land within the master planned golf community of Prescott Lakes. The property has conceptual plans for either 7 custom lots or 22 multi-family units with potential for either deeded or rented units. The property is adjacent to the Prescott Lakes Golf Course with a portion overlooking the 13th Fairway. It also offers views of the Granite Dells, Willow Lake, and the surrounding mountains.

The property is ideally situated in the beautiful master planned community of Prescott Lakes located in the heart of Prescott, Arizona. Development of this richly landscaped community started in 2001 and has several distinct neighborhoods. The community features a private 18-hole golf course, athletic club with indoor and outdoor pools, spa, fitness center, tennis courts, meeting rooms and a restaurant.

The community of Prescott Lakes is known as an active lifestyle community where residents enjoy many natural open spaces and scenic views of the golf course and stunning red rocks of Granite Dells and Watson Lake.

The location is only a few minutes north of historic downtown Prescott just off Highway 89, Prescott Lakes with easy access to many top local activities and attributes well known to the city of Prescott. Sitting at approximately a mile high in elevation, Prescott is recognized for its clean air, seasonably mild climate and is a quaint historic city that offers residents and visitors with an abundance of outdoor activities, restaurants, entertainment and shopping.

**LOCATION** East side of Prescott Lakes Parkway at Smoke Tree Lane, Prescott, Arizona

**SIZE** ±1.72 Acres

**PRICE** \$450,000

**PARCEL** 105-04-002Q, 106-18-352F

**ZONING** BG AND MF-M (PAD)

**TAXES** \$1,061.76 (2025)

**COMMENTS** Paved Roads and all utilities are to the property



PRESCOTT LAKES  
COMMUNITY ASSOCIATION

# GREENSIDE AT PRESCOTT LAKES PROPERTY PHOTOS



# GREENSIDE AT PRESCOTT LAKES PROPERTY PHOTOS



# GREENSIDE AT PRESCOTT LAKES COMMUNITY AMENITIES

## COMMUNITY AMENITIES

The Club at Prescott Lakes is a 14,000 square foot clubhouse and is at the center of all community activities. Featuring a beautiful river rock fireplace, residents can socialize with other neighbors or relax and enjoy a good book from the library.

Swimming Pools and Spa – Both an indoor and outdoor pool are available. The outdoor pool is heated and is open from late spring through early fall. Water aerobics and exercise classes are held at the indoor pool.

Prescott Lakes Athletic Club provides residents with state of the art equipment and features an array of classes. There are also two tennis courts, basketball, sand volleyball and snack bar.

Prescott Lakes Golf Course – the Prescott Lakes Golf Course is a private 18-hole course designed by PGA Hall of Famer Hale Irwin. Surrounded by the gorgeous views of the red rocks of Granite Dells and nearby lakes, the course is both stunning and challenging for residents and their guests.

Other amenities include several parks, a gardening area, playground for kids and several scenic walking and biking trails.

**OTHER FEES** Current owner is assessed HOA dues based upon a builder rate of \$93.60 per parcel each quarter and does not pay dues to the Athletic Club. Buyer to verify HOA and Athletic Club dues based upon their intended use.

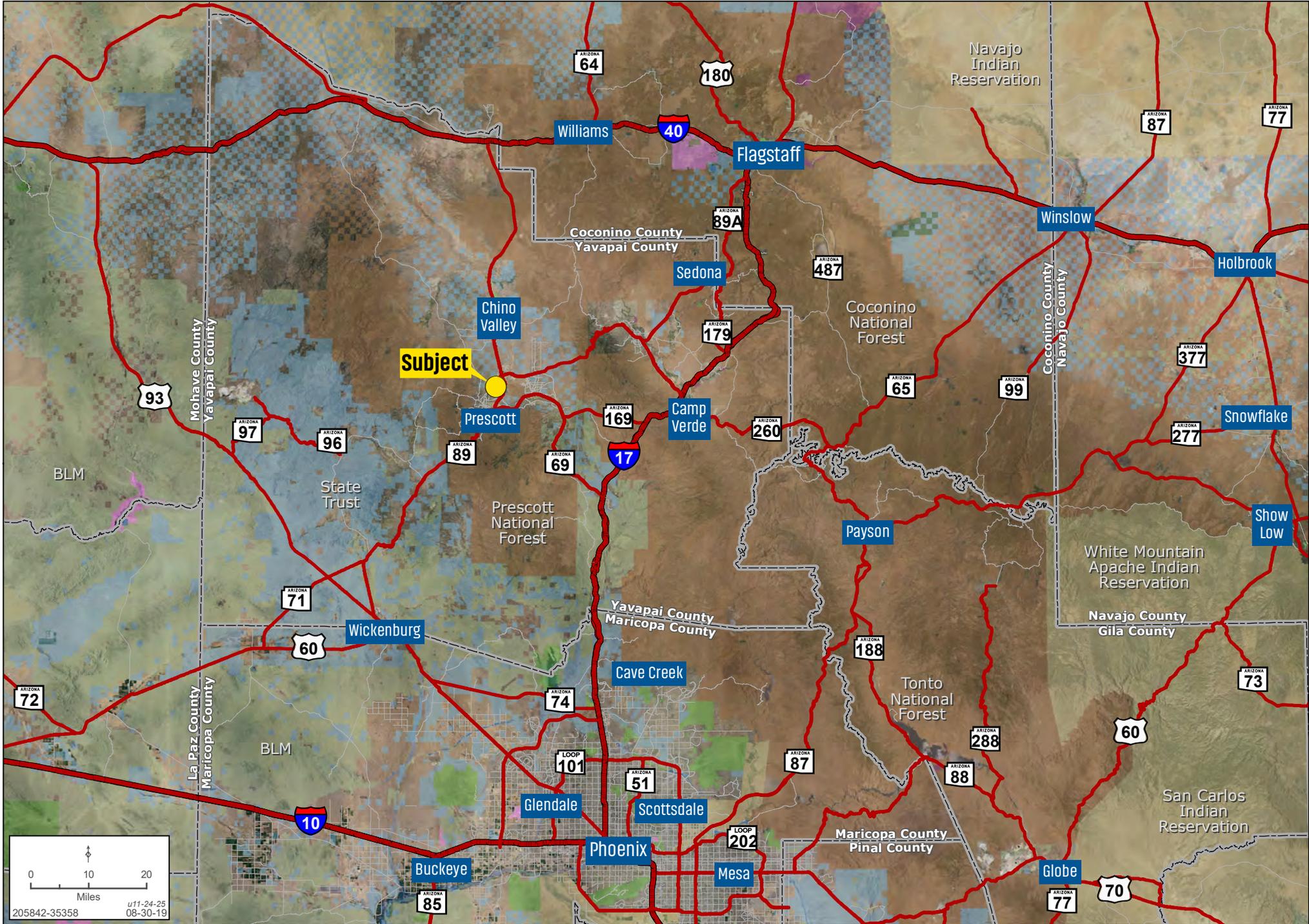


# PRESCOTT SURROUNDING AREA ATTRACTIONS



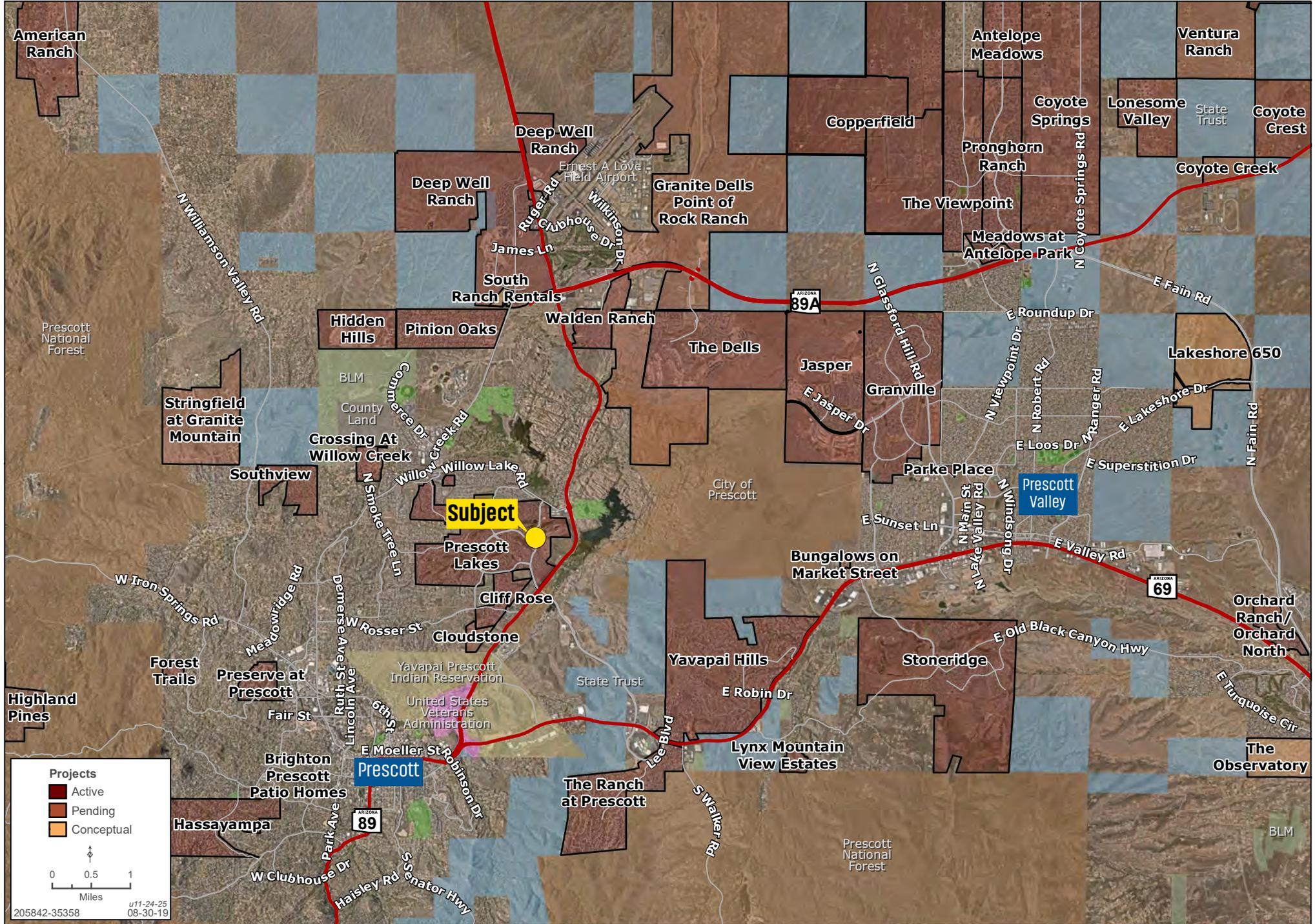
# LOCALITY

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# DEVELOPMENT

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# DETAIL

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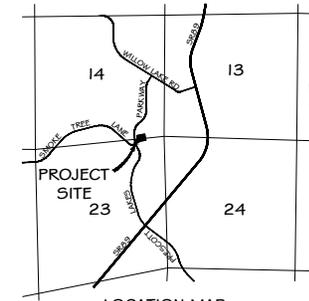
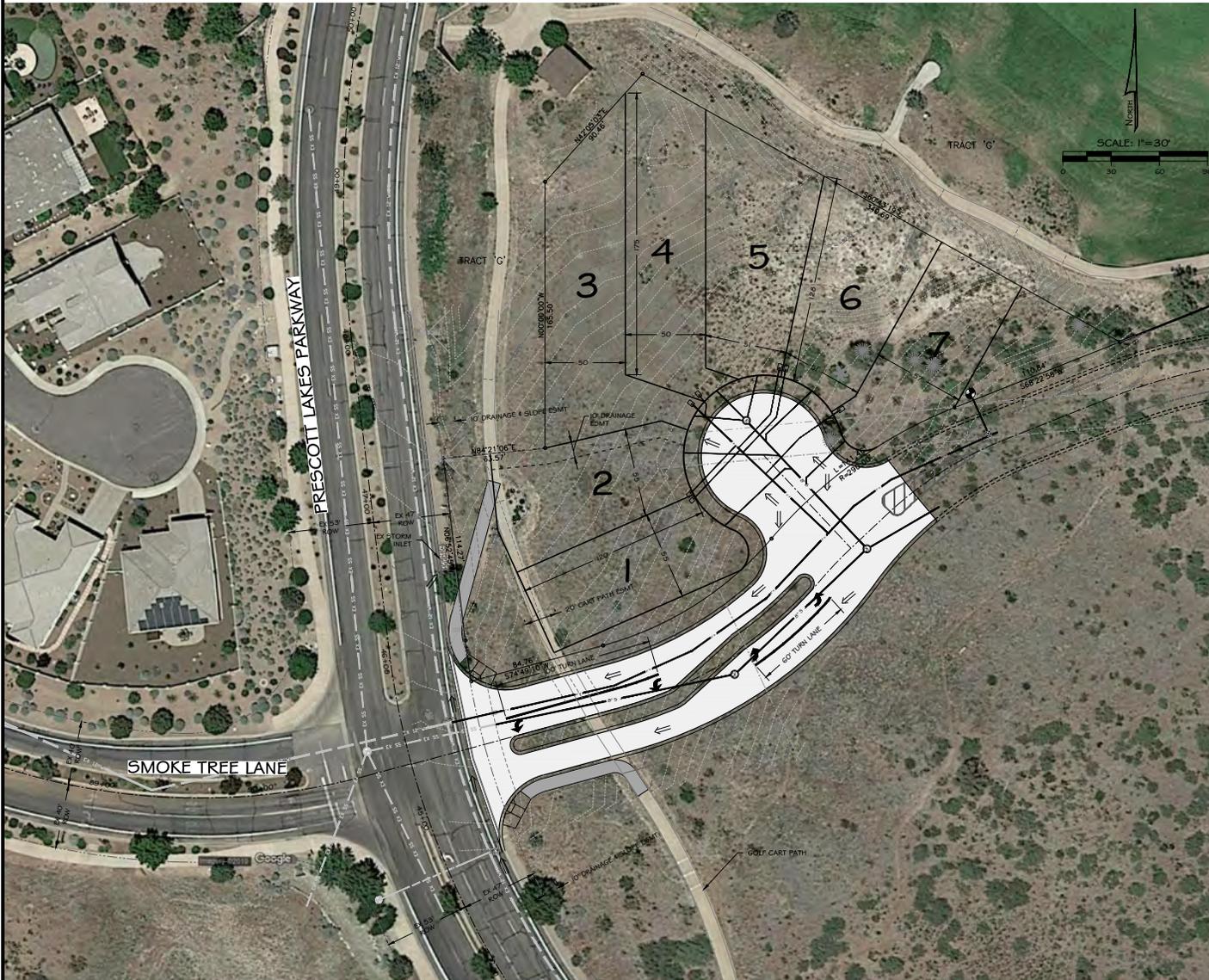


# DETAIL

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## GREENSIDES AT PRESCOTT LAKES PRESCOTT, ARIZONA



**OWNER/  
DEVELOPER**

BRACKEN PROPERTIES, INC.  
8390 E VIA DE VENTURA  
APT F102-232  
SCOTTSDALE, ARIZONA 85258

**ENGINEER**

LAND DEVELOPMENT TEAM, LLC  
3420 EAST SHEA BLVD SUITE 156  
PHOENIX, AZ 85028  
PH: (602) 350-3018  
FAX: (602) 396-3701  
CONTACT: GORDON WARK, P.E.  
EMAIL: GWark@LD-Team.com

**SURVEYOR**

NEXUS SOUTHWEST, LLC  
212 S MARINA STREET  
PRESCOTT, ARIZONA 86303  
PH: (928) 778-3101

COMMUNITY NUMBER	PANEL	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEV. (IN AD ZONE, USE DEPTH)
040098	2058	H	MARCH 6, 2018	X	NA

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.

3420 East Shea Blvd, Suite 156, Phoenix, Arizona 85028  
PH: (602) 396-3700, FAX: (602) 396-3701, www.LD-Team.com

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**ARIZONA**  
Professional Engineer  
No. 111-01-0001-000001

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**GREENSIDES  
AT PRESCOTT LAKES  
T14N, R02W, S14&23  
PRELIMINARY SITE PLAN**

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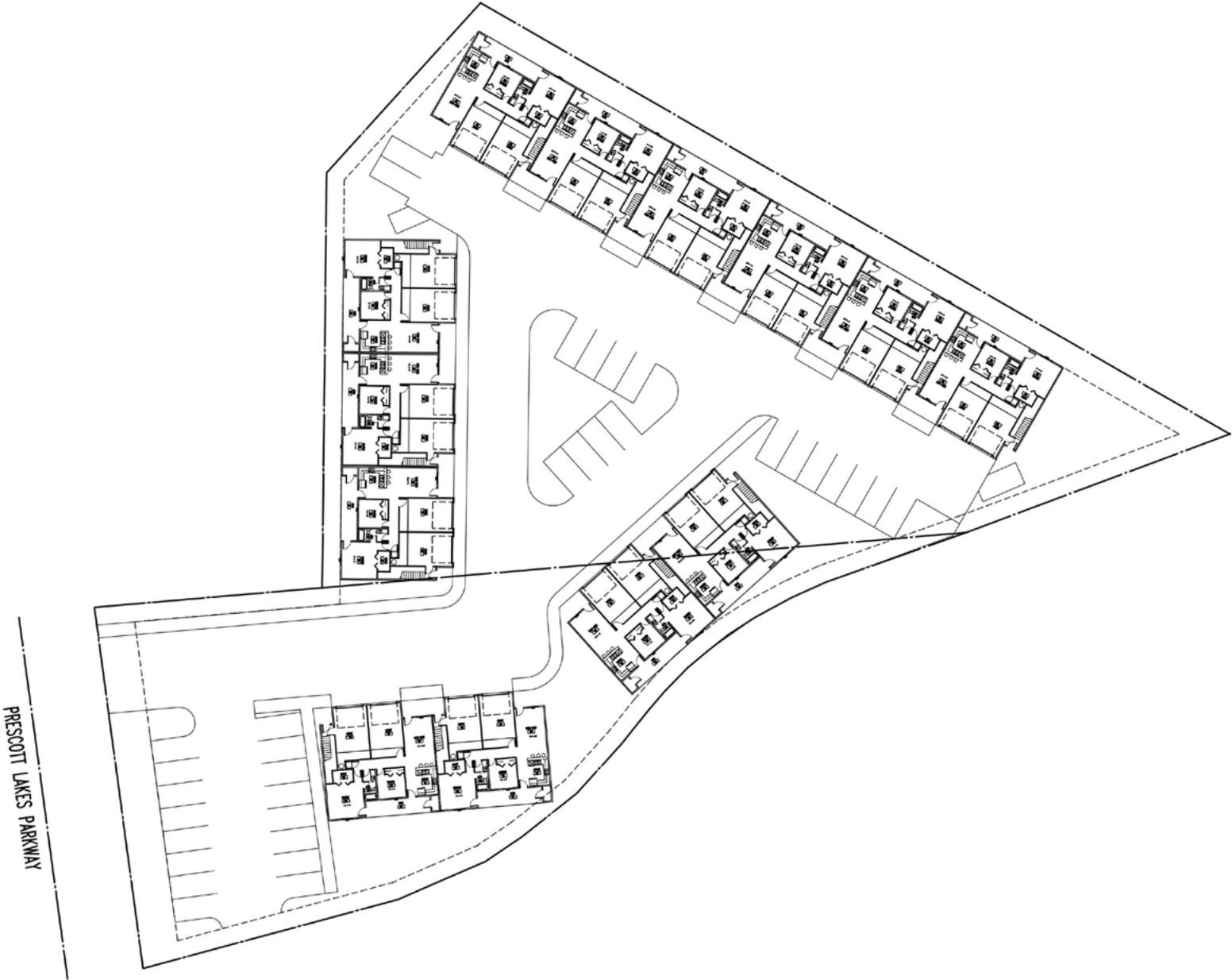
**NOT APPROVED  
FOR  
CONSTRUCTION  
OR RECORDING**

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Date: 02/27/2019  
Project: 17CAN200  
File: 17CAN200\_PRES  
Scale: AS NOTED

**SHEET  
OF 1**

# GREENSIDE AT PRESCOTT LAKES SITE PLAN



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