

## Base Price Sheet

Granite 1,780 Floor Plan	Elevation A	\$637,680
3 bed, 2 bath, 2 car garage	Elevation B	\$624,780
Humphreys 1,533 Floor Plan	Elevation A	\$575,470
3 bed, 2 bath, 2 car garage	Elevation B	\$569,570
Thumb Butte 1,467 Floor Plan	Elevation A	\$575,650
2 bed, 2 bath, 3 car garage	Elevation B	\$569,190
Dells 1,372 Floor Plan	Elevation A	\$554,560
2 bed, 2 bath, 2 car garage	Elevation B	\$548,870

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# Bradshaw Hills by Axberg Homes

## Standard Features

### **CONSTRUCTION FEATURES**

Dual pane windows with screens  
R-19 batts wall insulation  
Exterior finish per plan  
High efficiency heat pump system  
Electric A/C  
Electric hot water heater  
Recirculating hot water pump  
Soft close cabinets throughout  
10 ft inter ceiling height  
Garage Opener with camera

### **KITCHEN FEATURES**

Granite slab countertops  
Painted or stained cabinets optional  
Garbage disposal  
Brushed Nickel pull out faucet  
Water line at kitchen sink to refrigerator  
Recessed lighting per plan  
Stainless steel undermount 50/50 sink  
30" electric range  
Dishwasher  
Mirco-hood  
42" upper soft close cabinets

### **EXTERIOR FEATURES**

3 Color exterior paint - Body, trim, accent  
2 Frost free hose bibs per plan  
Front yard landscaping included per builder design(s); to 5' from front corner of house  
Composite shingle roof  
Covered patios per plan  
½ HP garage door openers on all doors  
Rain gutters  
Coach lights per plan, dark sky compliant

### **INTERIOR FEATURES**

Open kitchen with island per plan  
8' Tall sliding glass door per plan  
Cat6 Internet drop for modem  
TV jack in living room & master bedroom at 5'  
White decora style switches and outlets  
Ceiling fan pre-wire in great room  
Tile in Entry, Kitchen, Laundry, and Baths per plan  
Carpet in living room and Bedrooms per plan  
4 ½" baseboards throughout  
Interior paint - 1 body color(ceiling and walls) and 1 trim color(doors and trim)  
Brushed Nickel lever door hardware  
Hand applied skip trowel wall texture  
Bullnose drywall corners  
8' interior doors

### **BATHROOM FEATURES**

36" tall vanities with plate glass mirrors  
Granite countertops w/undermount rectangle sinks  
Brushed Nickel faucets  
  
8' tiled master shower  
Cast-iron tub and 8' tiled guest bath

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Buyer

Date:

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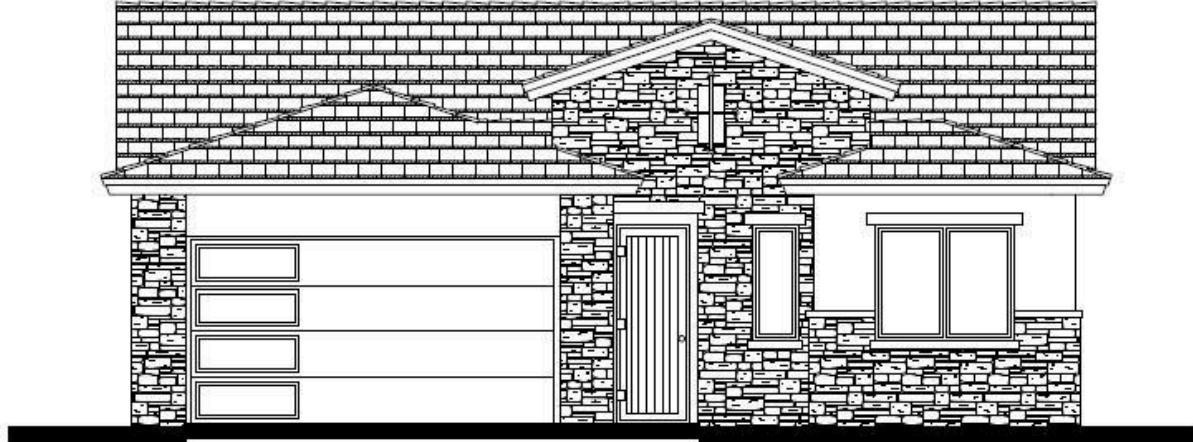
Buyer

Date:

Builder/Developer has the right to substitute items with the same or equal material at their discretion. Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

## Granite Floor Plan

1,780 Livable Square Feet



**FRONT ELEVATION "A"**  
PLAN 1780

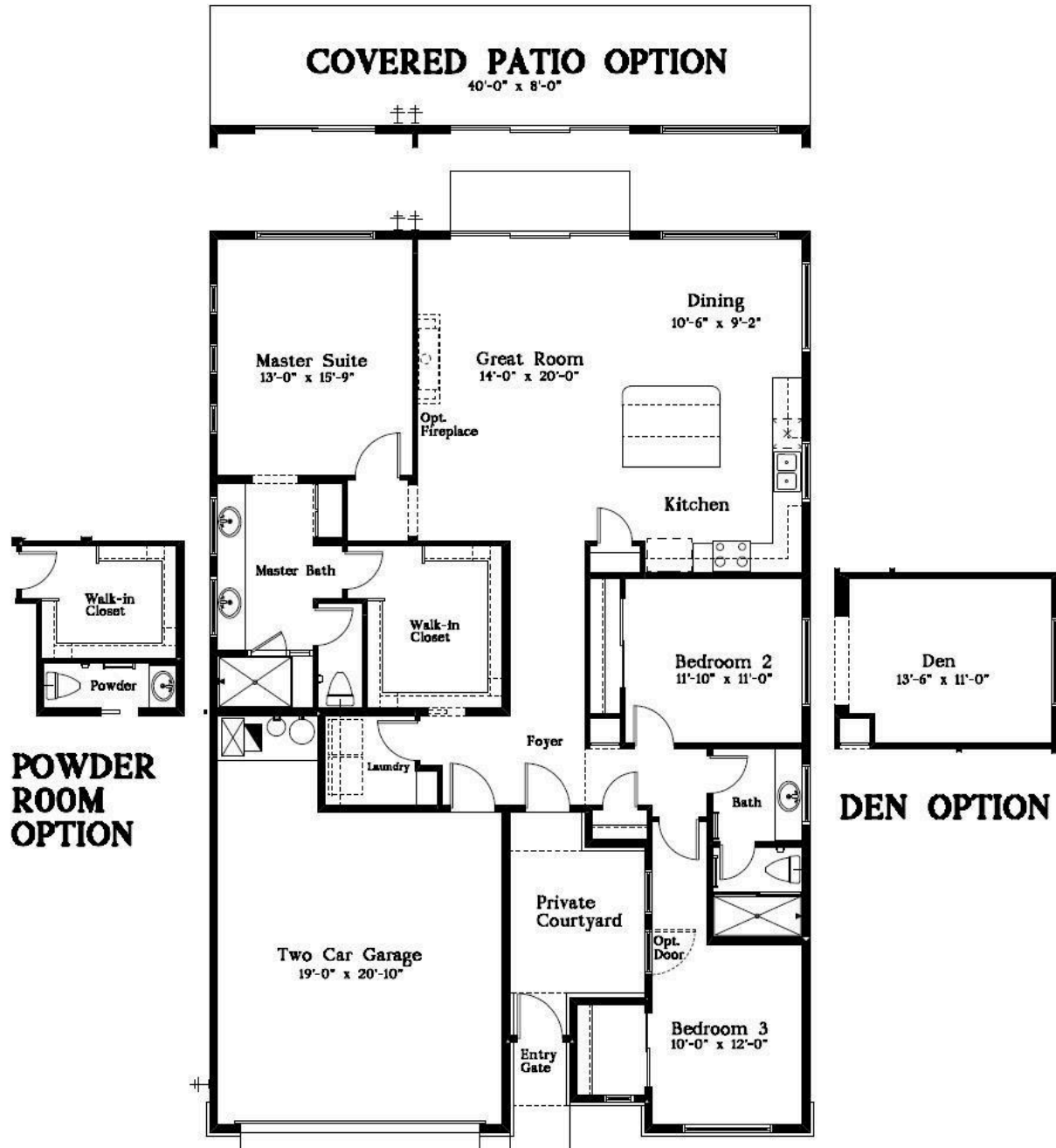


**FRONT ELEVATION "B"**  
PLAN 1780

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## Humphreys Floor Plan

1,533 Livable Square Feet



**Elevation A**

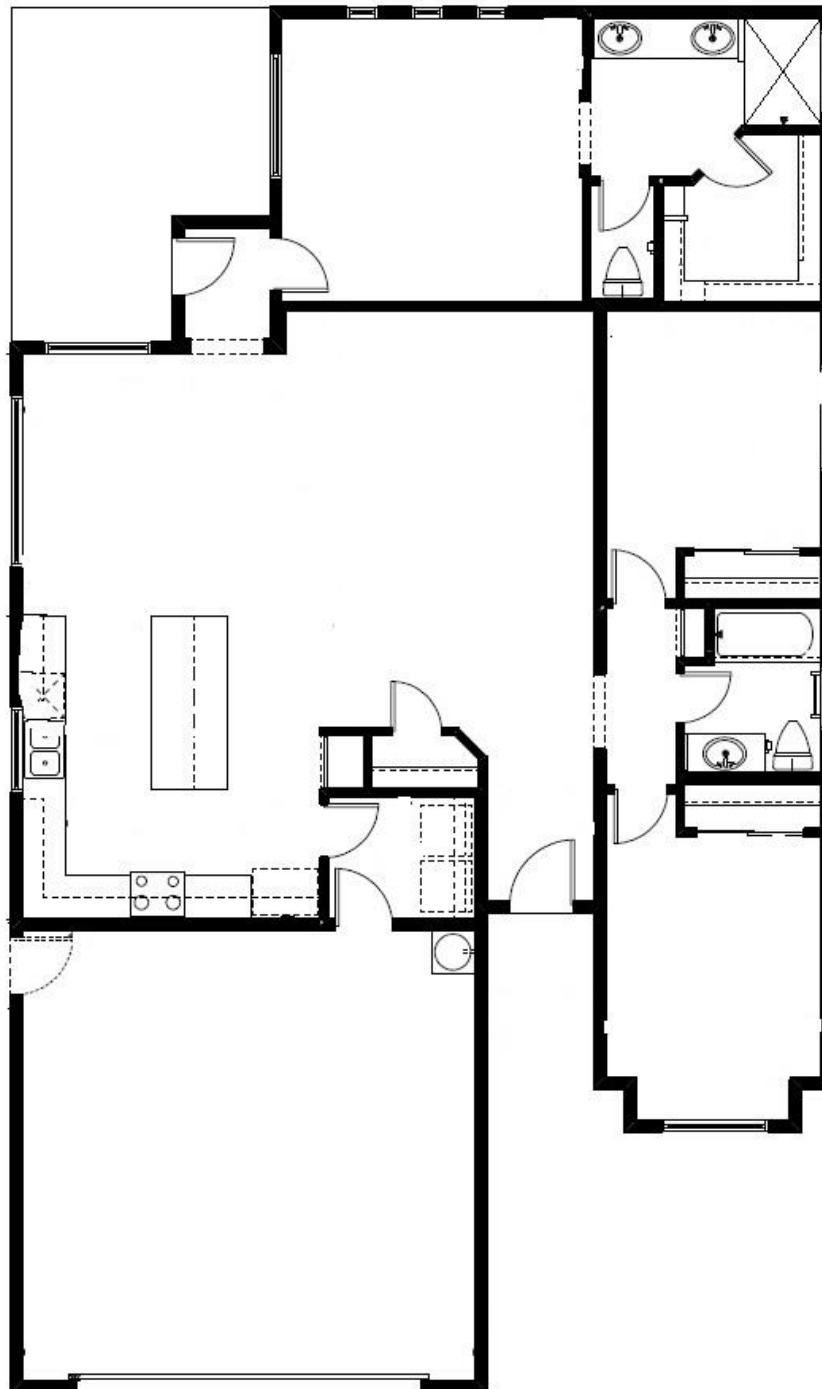


**Elevation B**

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## Humphreys Floor Plan

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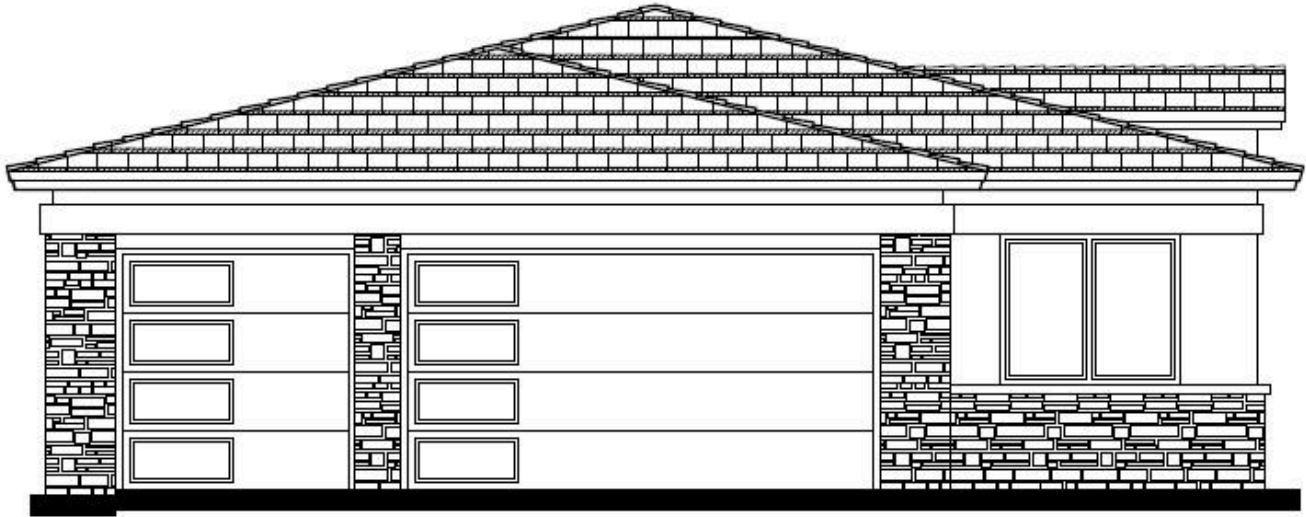


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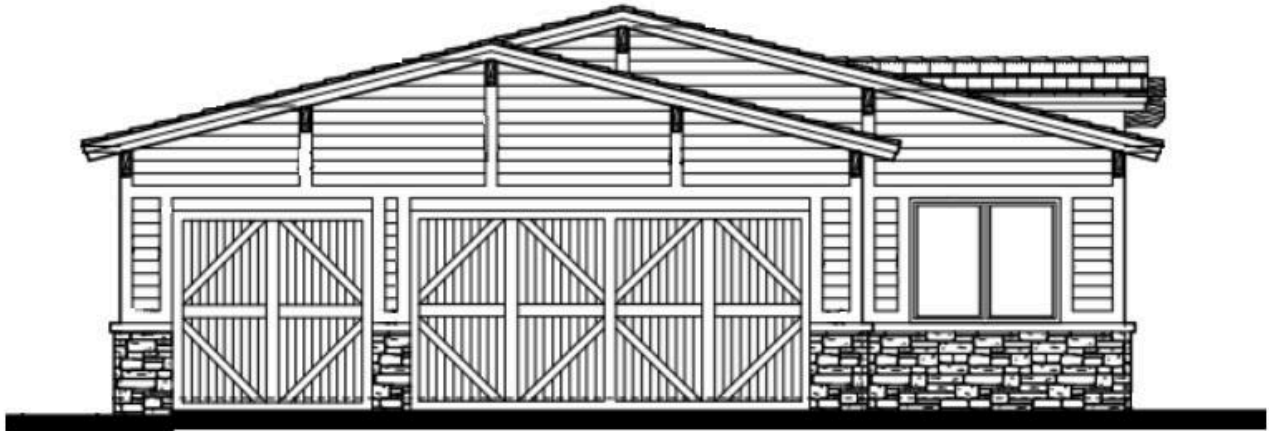


## Thumb Butte Floor Plan

1,467 Livable Square Feet



Elevation A

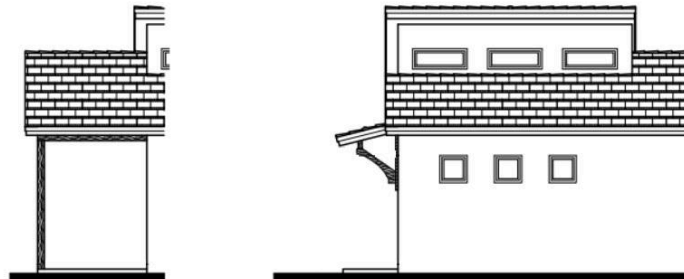
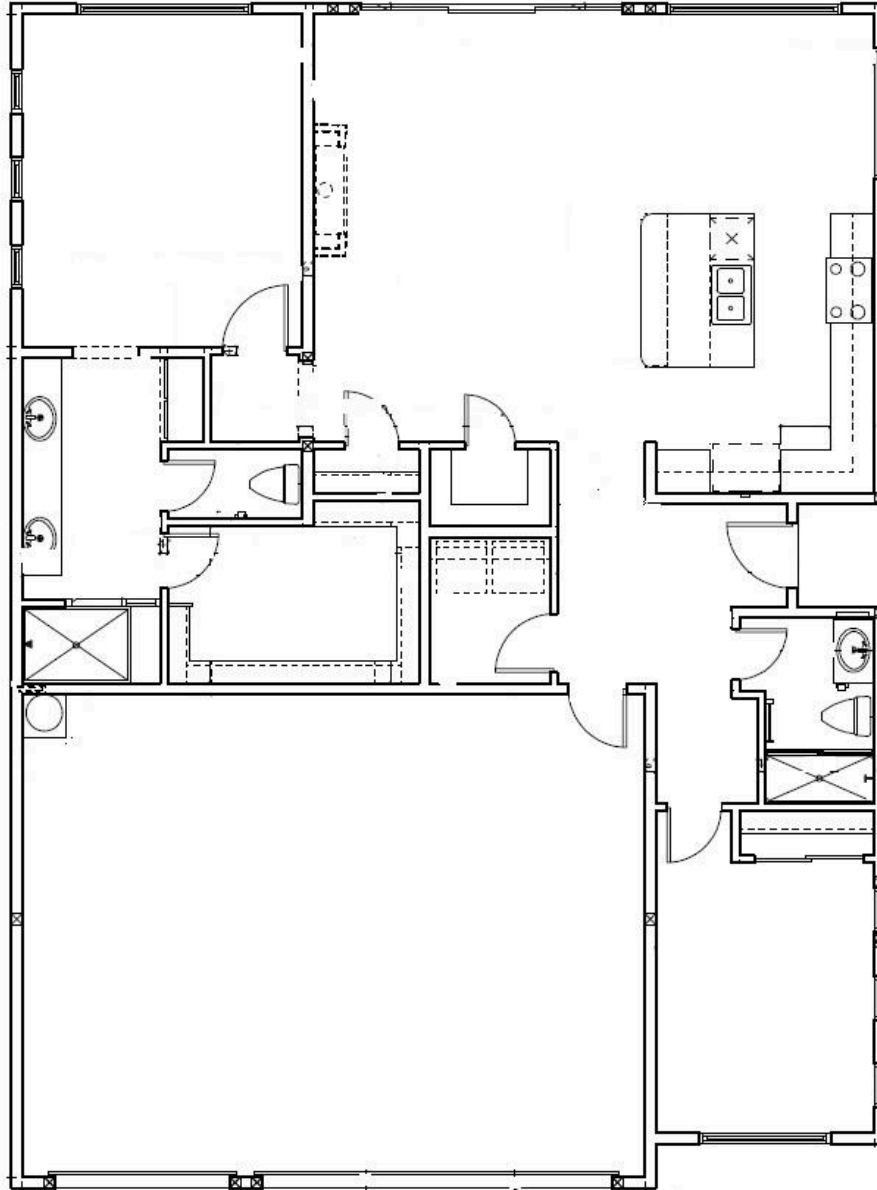


Elevation B

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## Dells Floor Plan

1,372 Livable Square Feet



**Elevation A**

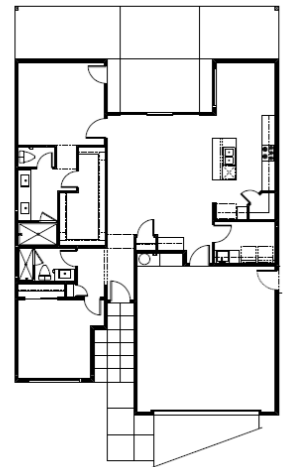
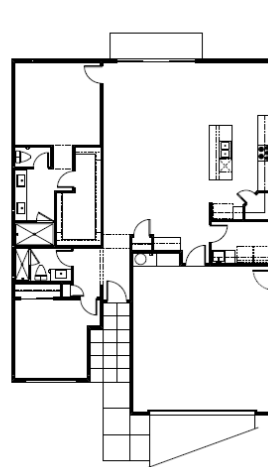
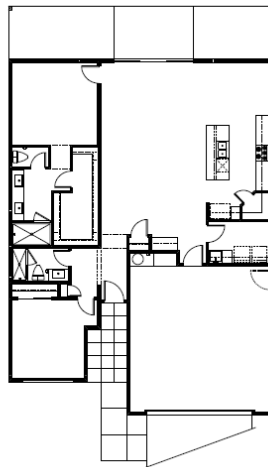
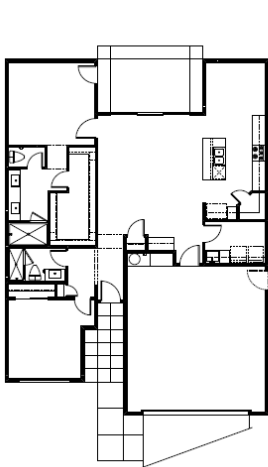
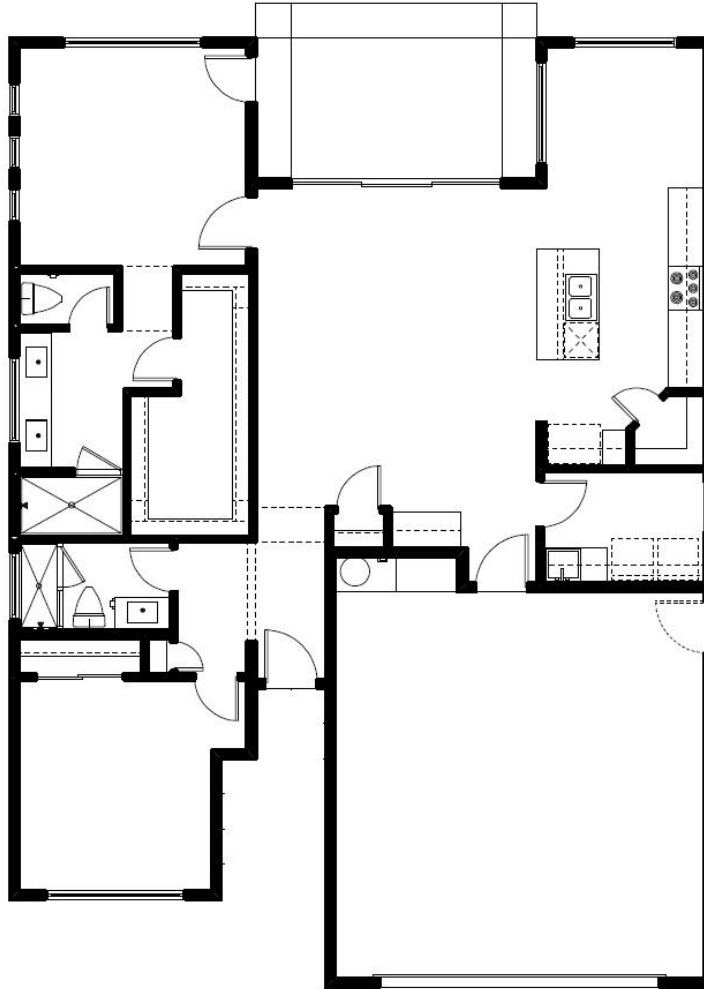


**Elevation B**

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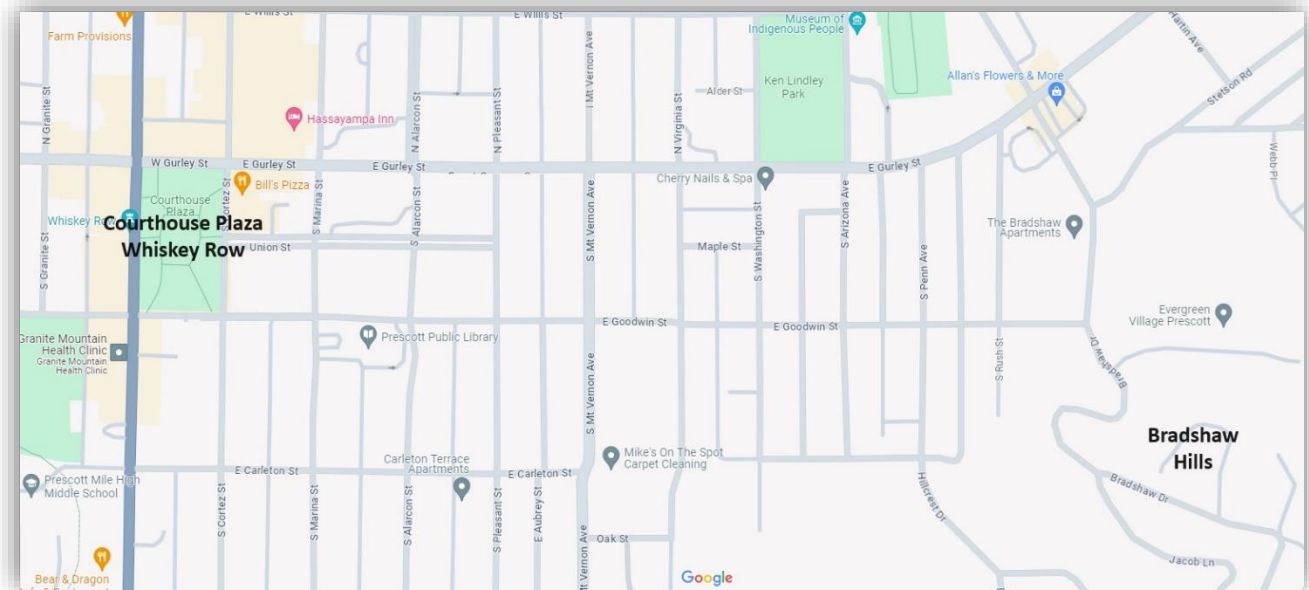
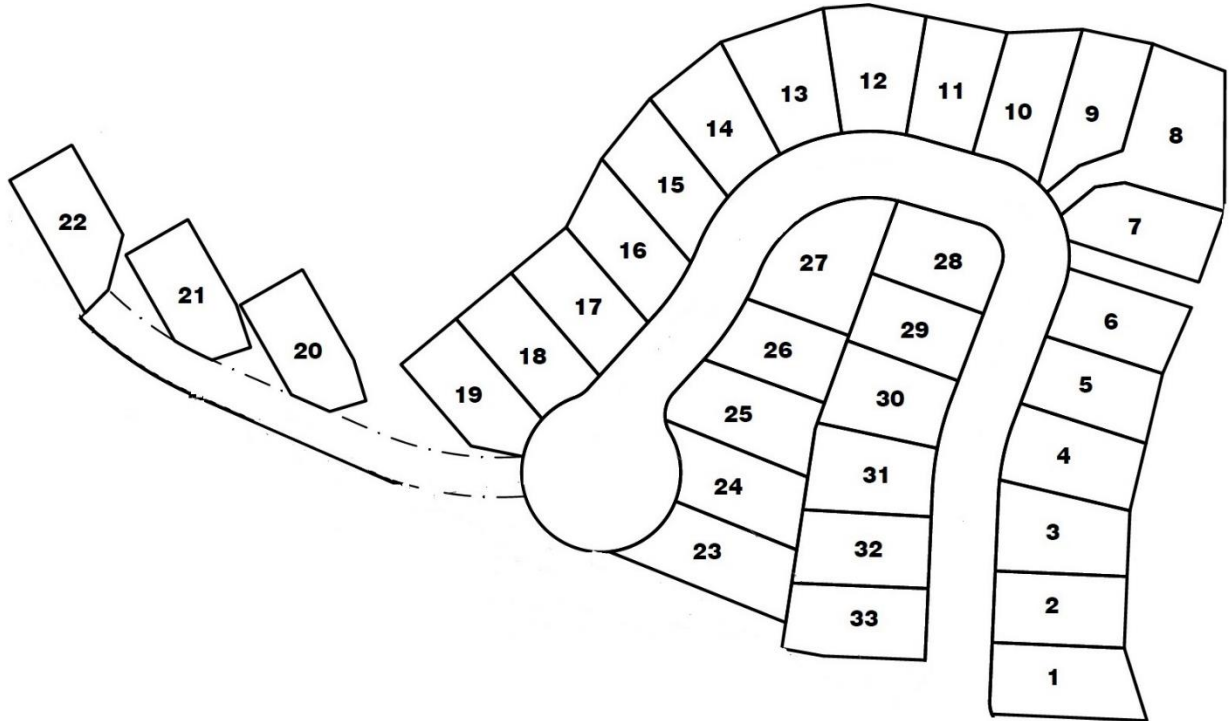
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1,372 Livable Square Feet



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Living in the Bradshaw Hills community offers residents a unique and unparalleled experience, making it a truly fortunate location. The breathtaking landscape provides an extraordinary backdrop, allowing residents to enjoy not only the scenic beauty of downtown, but also expansive mountain views that stretch into the distance. Residents can revel in the convenient proximity to entertainment, dining, shopping and more while Prescott's mountains stand as timeless sentinels on the horizon. The elevated vantage point of Bradshaw Hills provides a panoramic perspective, showcasing the natural beauty of Northern Arizona in all its glory.



Bradshaw Hills Lot Price List

3/1/2025

	<i>Dells</i>	<i>Thumb Butte</i>	<i>Humphreys</i>	<i>Granite</i>	Premium/Price	Color	Sold	APN	Address	Garage
	1372	1467	1533	1780						
Lot 1	XP	xP	X	XP	\$9,000			110-04-194A	287 Looking Glass	
Lot 2	XP	XP	X	XP	Incentivized			110-04-195A	283 Looking Glass	
Lot 3	XP	XP	X	XP	Incentivized			110-04-196A	279 Looking Glass	
Lot 4	XP	XP	X	P		Phase 2	hold	110-04-197A	275 looking Glass	
Lot 5	XP	XP	X	XP		Phase 2		110-04-198A	271 Looking Glass	
Lot 6	XP	XP	X	X		Phase 2		110-04-199A	267 Looking Glass	
Lot 7	XP	XP	X	X	\$647,295	B, GR	spec	110-04-200A	263 Looking Glass	
Lot 8	XP	XP	X	XP	\$145,000		hold	110-04-201A	259 Looking Glass	
Lot 9	XP	XP	X	XP	SOLD	B GL	X	110-04-202A	255 looking Glass	
Lot 10	XP	XP	X	X	\$114,000			110-04-203A	251 Looking Glass	
Lot 11	X	X		X	\$124,000			110-04-204A	247 Looking Glass	
Lot 12	X	X				Phase 2		110-04-205A	243 Looking Glass	
Lot 13	X	X		X		Phase 2		110-04-206A	239 Looking Glass	
Lot 14	XP	X		X		Phase 2	hold	110-04-207	235 Looking Glass	
Lot 15	XP	X				Phase 2		110-04-208	231 Looking Glass	
Lot 16	XP	X				Phase 2		110-04-209	227 looking Glass	
Lot 17	XP	XP	X	X		Phase 2		110-04-210	223 Looking Glass	
Lot 18	XP	XP	X	XP	\$119,000			110-04-211	219 Looking Glass	
Lot 19	XP	XP	X	XP	SOLD	XLM, XP, A, GR	X	110-04-212A	215 Looking Glass	
Lot 20	X	XP	X	XP	\$598,709	B, GL,	spec	110-04-213A	211 Looking Glass	
Lot 21	X	xP	X	XP	\$641,551	A, GL, XP	spec	110-04-214A	207 Looking Glass	
Lot 22	XP	XP	X	XP	SOLD	B, GL, XP	X	110-04-215A	203 Looking Glass	
Lot 23	XP	XP	X	XP	\$14,000			110-04-216	218 Looking Glass	
Lot 24	X	X			Incentivized			110-04-217	224 Looking Glass	
Lot 25	XP	XP	X	XP	Incentivized		hold	110-04-218A	230 Looking Glass	
Lot 26	X					Phase 2		110-04-219A	236 Looking Glass	
Lot 27	X		X			Phase 2		110-04-220	242 Looking Glass	
Lot 28	X	X				Phase 2		110-04-221	250 Looking Glass	
Lot 29	X	X				Phase 2		110-04-222	256 Looking Glass	
Lot 30	X	X			SOLD	B, GL	X	110-04-223	262 Looking Glass	
Lot 31	XP	X		X	\$75,000			110-04-224	268 Looking Glass	
Lot 32	XP	XP	X	X	\$667,331	A, GL	spec	110-04-225	274 looking Glass	
Lot 33	XP	XP	X	XP	SOLD	A, GL	X	110-04-226A	280 looking Glass	

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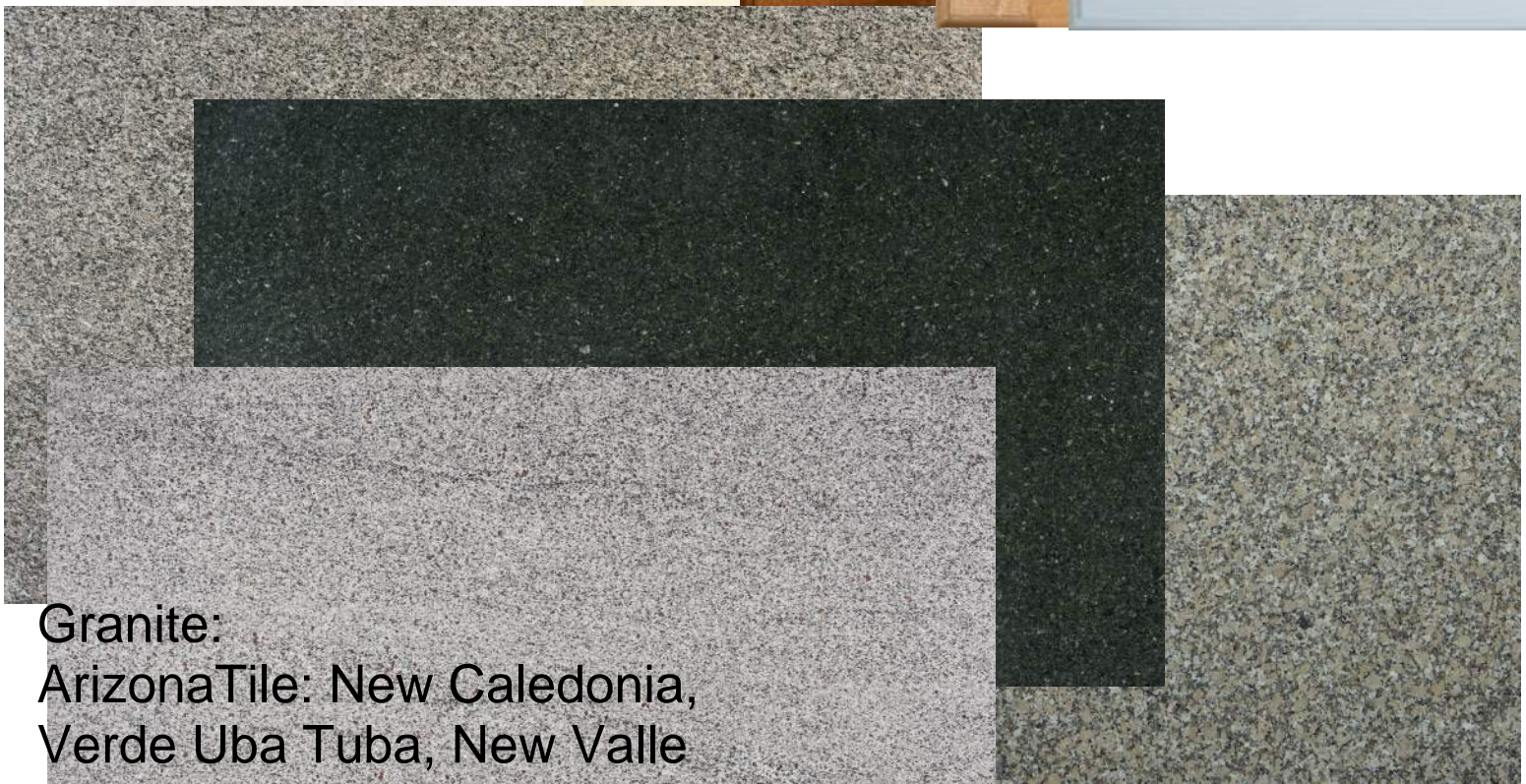


Floor and Wall Tile:  
DalTile: Linden Point- 12"x24"  
Grigio, Bianco or Beige

Carpet:  
Shaw: Graceful Finesse  
All Colors  
1/2" 6lb Pad



Cabinet:  
Koch: Express- Hartford950  
Birch Briarwood or Sienna or  
Paint Grade White



Granite:  
ArizonaTile: New Caledonia,  
Verde Uba Tuba, New Valle  
Nevado or Barcelona-  
2cm/4cm Straight Eased Edge  
4" Splash



## Prescott Package



Kitchen-Aid Appliance Package	<b>\$4,500</b>
Paver driveway and walkway per plan	<b>\$3,500</b>
Elongated, comfort height toilets	<b>\$300</b>
Attic spray foam insulation	<b>\$4,000</b>
Insulated garage door	<b>\$2,500</b>
Cat6 Coax wiring to living room and master bedroom	<b>\$1,100</b>
Ceiling fan pre-wires in bedrooms	<b>\$600</b>
Soft Water Loop	<b>\$900</b>
<b>Prescott Package Total</b>	<b>\$17,400</b>

Prescott Package subject to change without notice. Expires April 1, 2025. Package only offered at Bradshaw Hills by Axberg Homes. Prescott Package only available if you use Steve Zieser for financing or using cash for the purchase.