

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

11.1.2024 Seller reserves the right to change plans, specifications, and pricing at any time without notice or obligation in its sole discretion. Floorplans, rendering, color schemes and maps are artist's conceptions and are not to scale. All square footages, window sizes and dimensions are approximate and may vary by elevation. Illustrations and specifications are believed to be correct at time of publication and are not intended to create any warranty or contract rights. No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to the issuance of the final Arizona Public Subdivision report. Prices shown do not reflect premiums associated with individual homesites. Any and all incentives will apply only if the Buyer obtains financing through Seller's approved Mortgage Company or pays cash.

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

Buyer

Date:

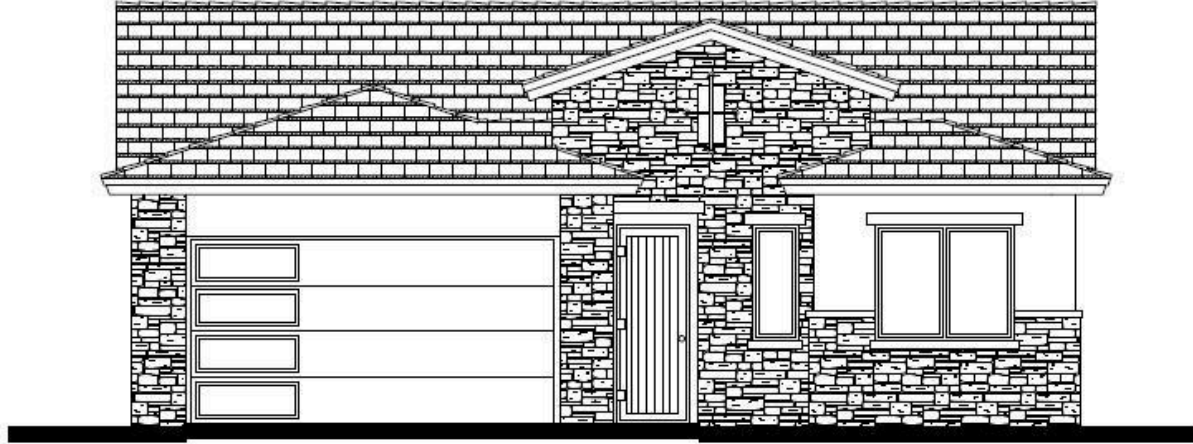
Buyer

Date:

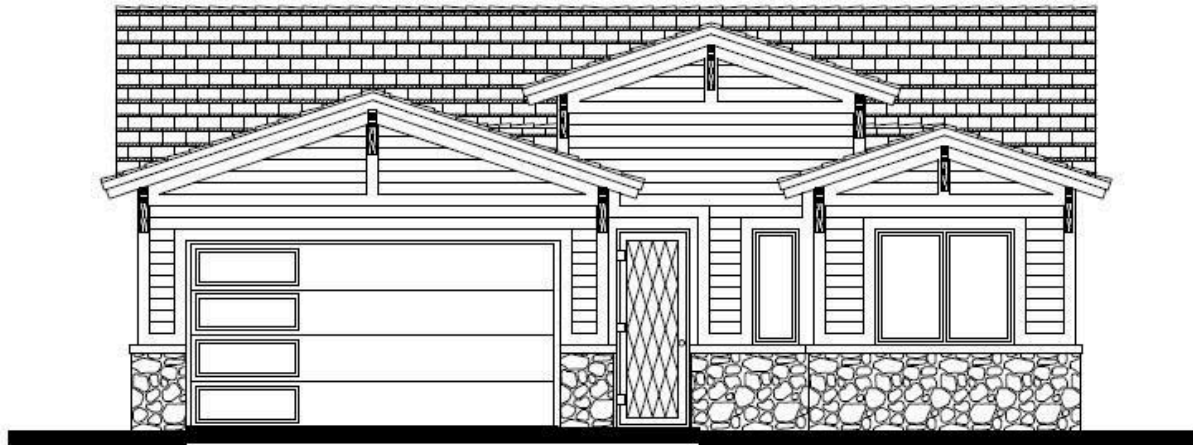
Builder/Developer has the right to substitute items with the same or equal material at their discretion. Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Granite Floor Plan

1,780 Livable Square Feet



FRONT ELEVATION "A"
PLAN 1780

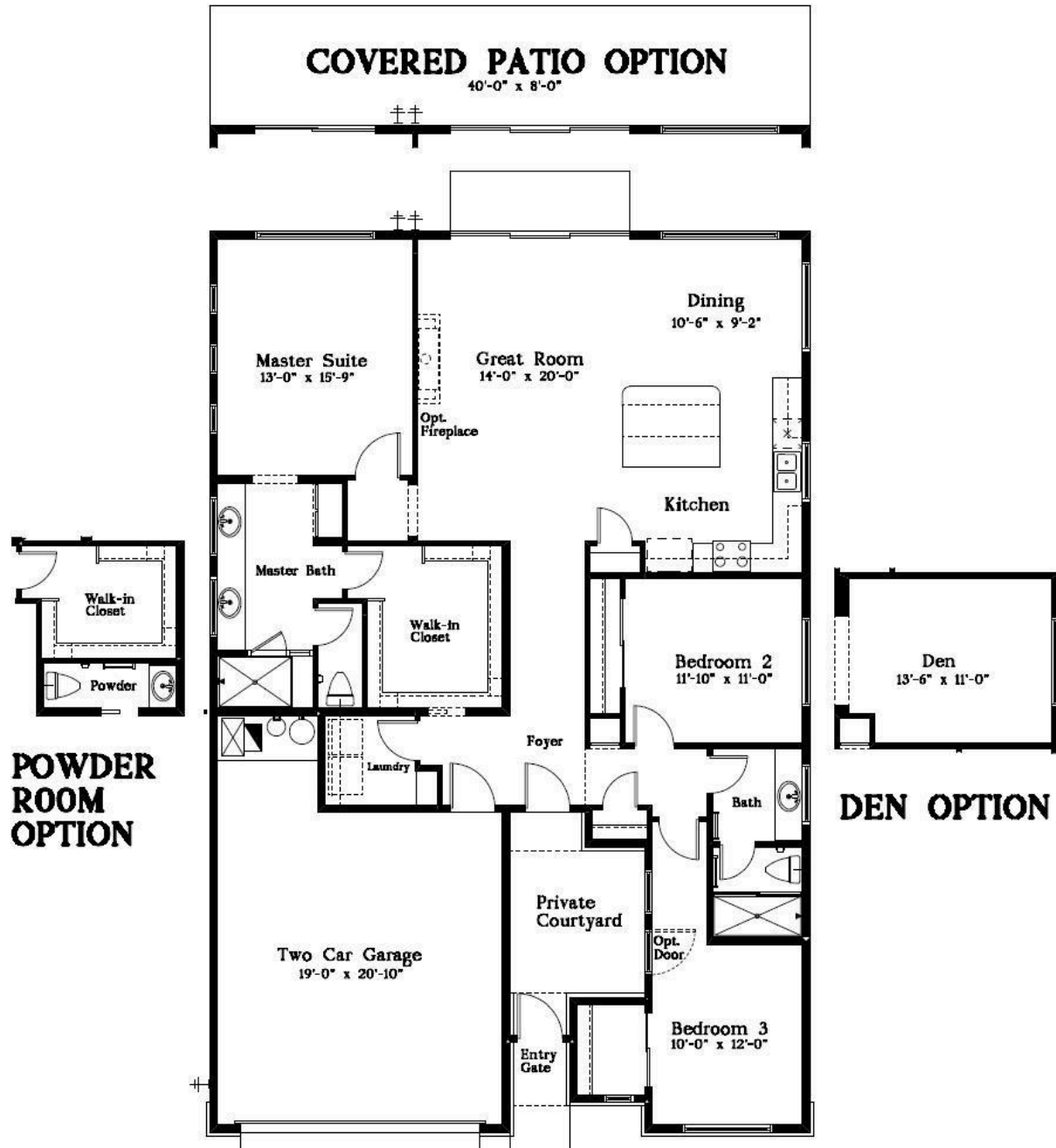


FRONT ELEVATION "B"
PLAN 1780

Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly. 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



Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly. Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Humphreys Floor Plan

1,533 Livable Square Feet



Elevation A

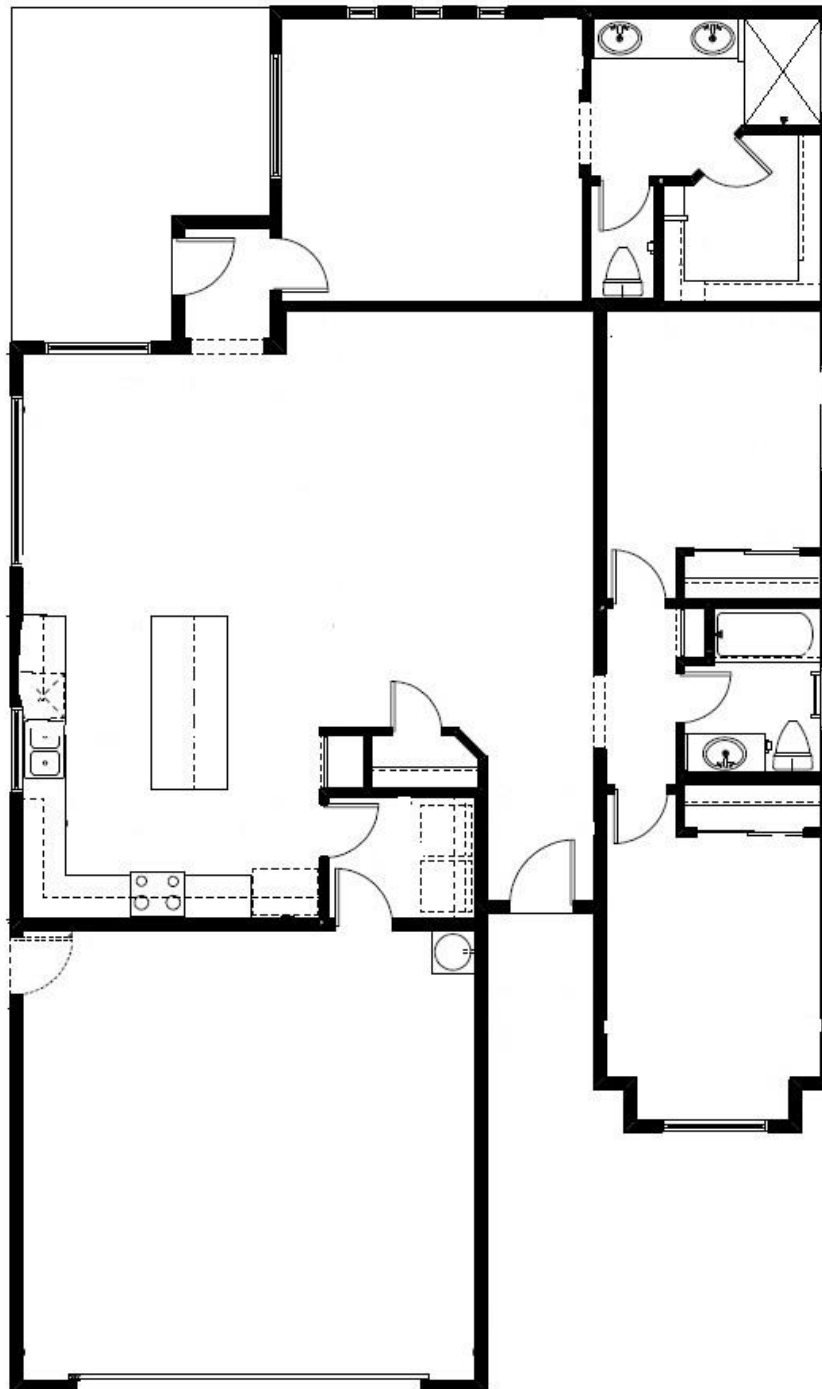


Elevation B

Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly. Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Humphreys Floor Plan

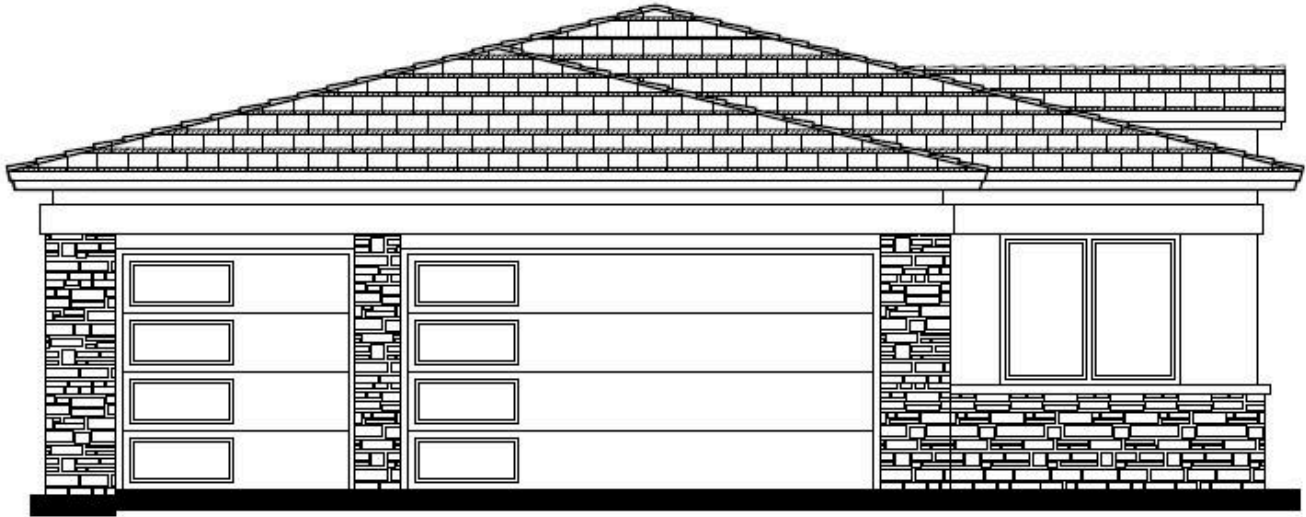
1,533 Livable Square Feet



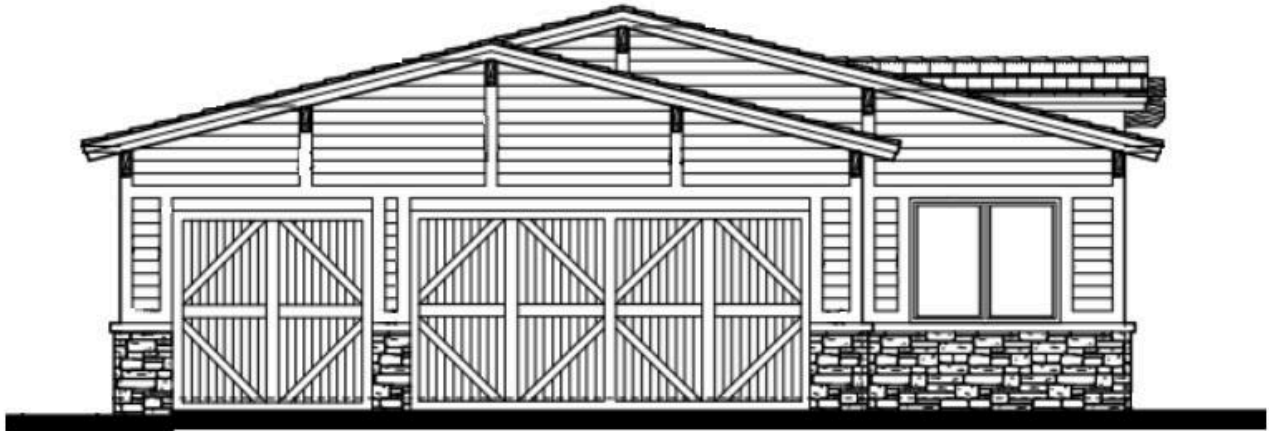
Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly. Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Thumb Butte Floor Plan

1,467 Livable Square Feet



Elevation A

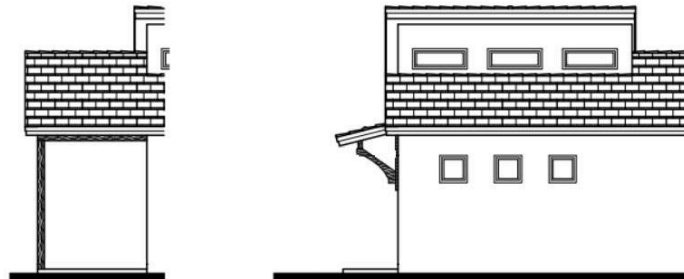
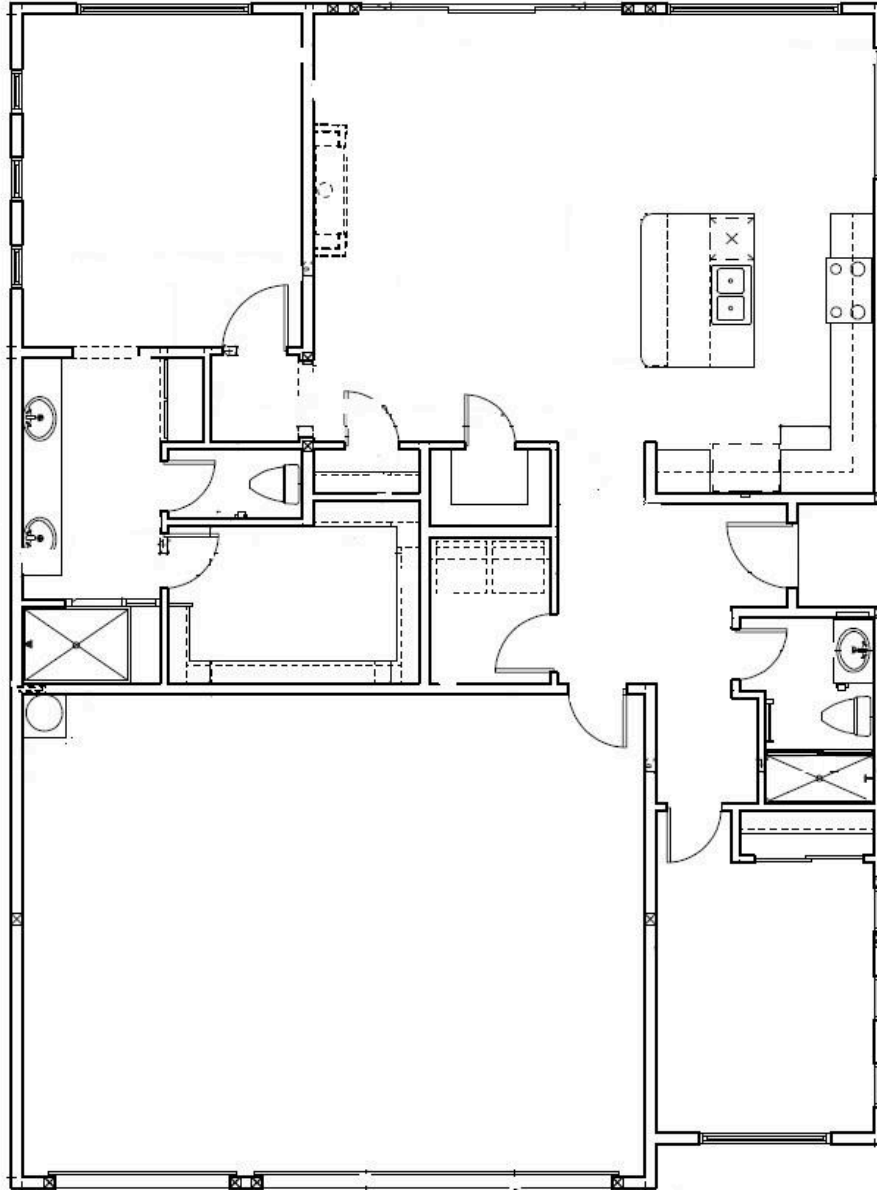


Elevation B

Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly. Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Thumb Butte Floor Plan

1,467 Livable Square Feet



Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly.
Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Dells Floor Plan

1,372 Livable Square Feet



Elevation A

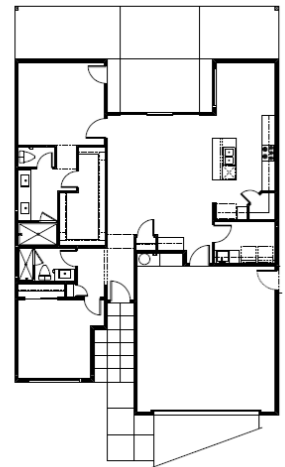
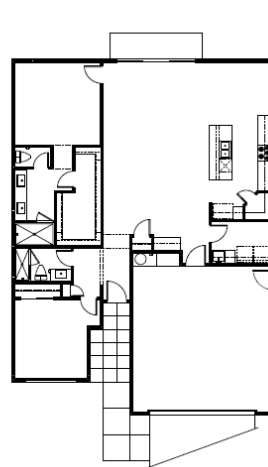
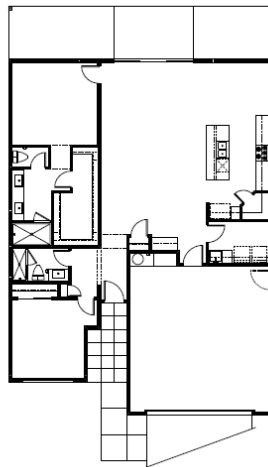
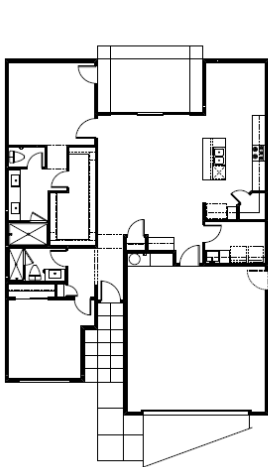
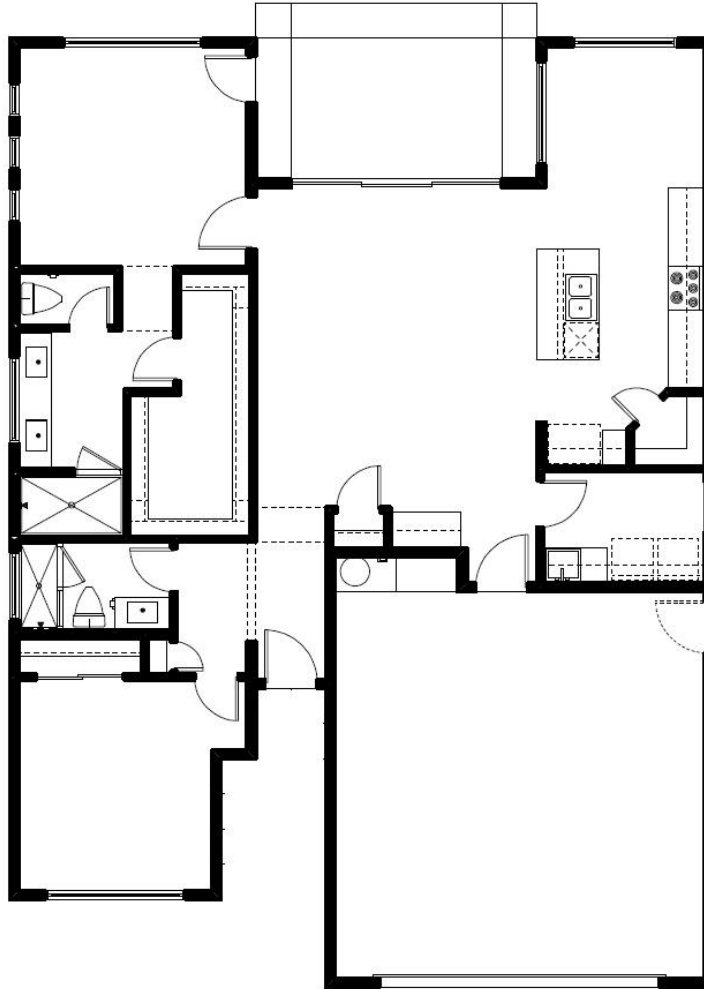


Elevation B

Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly. Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Dells Floor Plan

1,372 Livable Square Feet



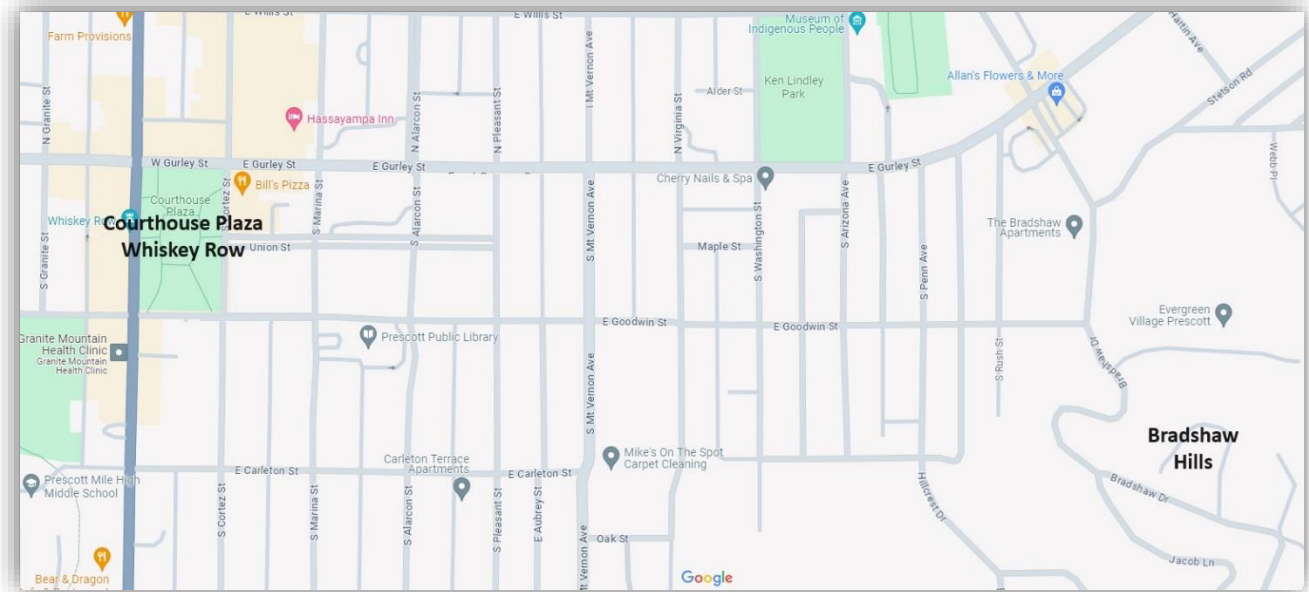
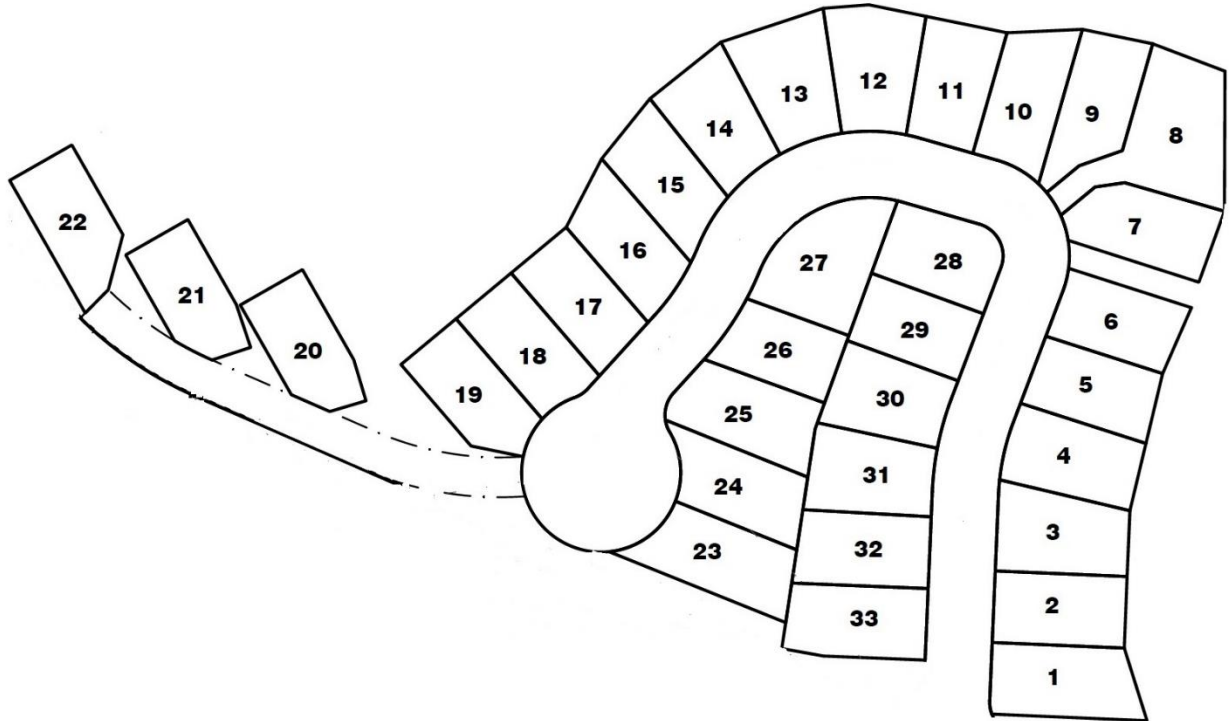
Builder/Developer has the right to substitute items with the same or equal material at their discretion. Some selections shown are not included in the base price of the home. These are representations and actual homes may vary slightly.
Bradshaw Hills is developed by Bear Creek Holdings, LLC, 100 E Sheldon St Suite 200, Prescott, AZ 86301

Bradshaw Hills Lot Price List
2/3/2025

	Dells	Thumb Butte	Humphreys	Granite	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	\$0			110-04-195A	283 Looking Glass	
Lot 3	XP	XP	X	XP	\$0			110-04-196A	279 Looking Glass	
Lot 4	XP	XP	X	P	\$0		hold	110-04-197A	275 looking Glass	
Lot 5	XP	XP	X	XP	\$9,000			110-04-198A	271 Looking Glass	
Lot 6	XP	XP	X	X	\$19,000			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			\$135,000			110-04-205A	243 Looking Glass	
Lot 13	X	X		X	\$135,000			110-04-206A	239 Looking Glass	
Lot 14	XP	X		X	\$137,000			110-04-207	235 Looking Glass	
Lot 15	XP	X			\$135,000			110-04-208	231 Looking Glass	
Lot 16	XP	X			\$135,000			110-04-209	227 looking Glass	
Lot 17	XP	XP	X	X	\$127,000			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	\$599,709	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			\$4,500			110-04-217	224 Looking Glass	
Lot 25	XP	XP	X	XP	\$0		hold	110-04-218A	230 Looking Glass	
Lot 26	X				\$0			110-04-219A	236 Looking Glass	
Lot 27	X		X		\$0			110-04-220	242 Looking Glass	
Lot 28	X	X			\$14,500			110-04-221	250 Looking Glass	
Lot 29	X	X			\$24,000			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	SOLD	A, GL	X	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	

Seller reserves the right to change plans, specifications and pricing at any time without notice or obligation in its sole discretion. Floorplans, rendering, color schemes and maps are artist's conceptions and are not to scale. All square footages, window sizes and dimensions are approximate and may vary by elevation. Illustrations and specifications are believed to be correct at time of publication and are not intended to create any warranty or contract rights. No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to the issuance of the final Arizona Public Subdivision report. Prices shown do not reflect premiums associated with individual homesites. Any and all incentives will apply only if Buyer obtains financing through seller's approved Mortgage Company or pays cash.

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.



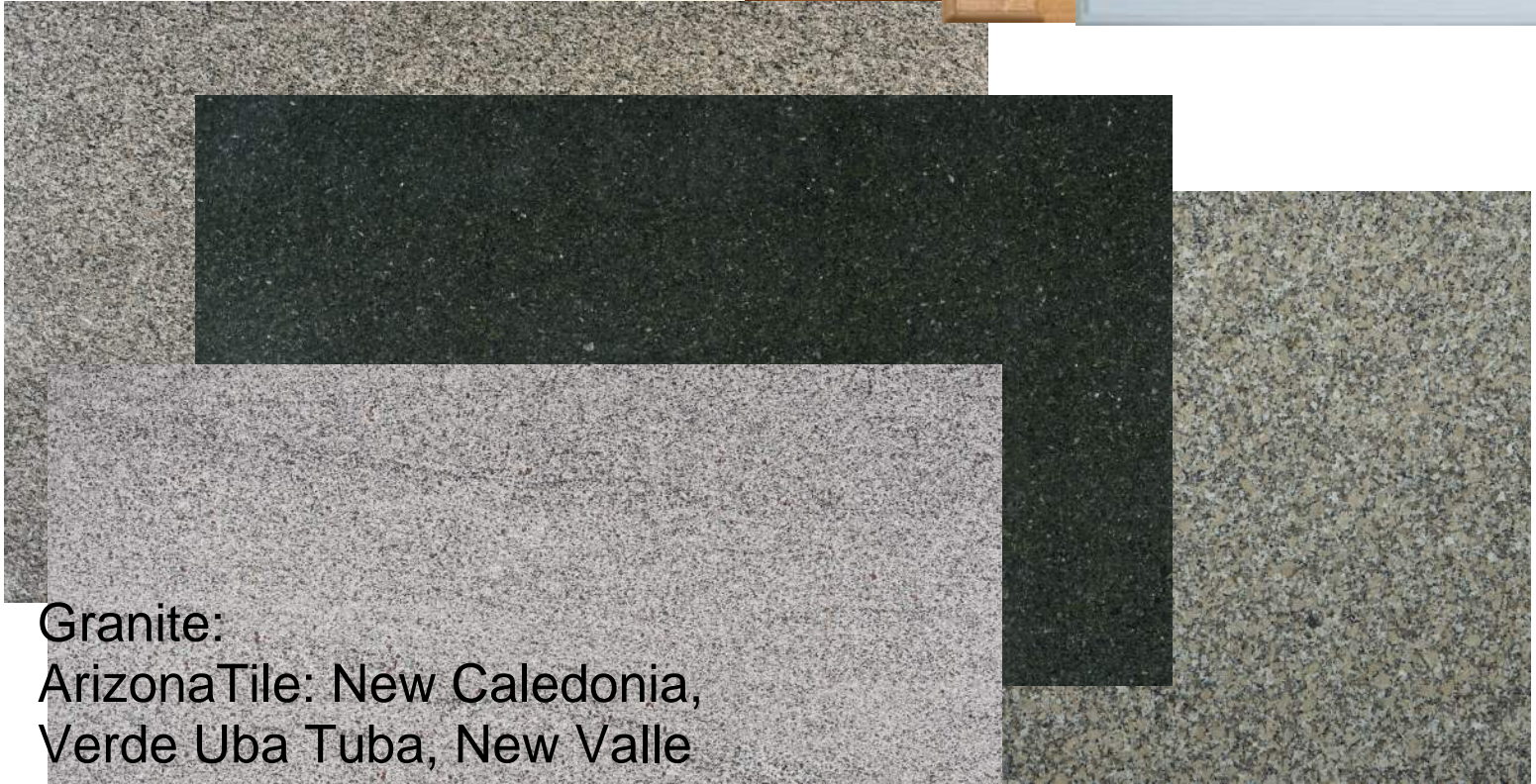


Floor and Wall Tile:
DalTile: Linden Point- 12"x24"
Grigio, Bianco or Beige

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

Prescott Package subject to change without notice. Expires December 31, 2024. 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.