

Millwood Estates



Millwood Estates, Custom Irrigated Home Community Camp Verde, Arizona 86322

- Legal(s)** Lots 1 through 30 MILLWOOD ESTATES SUBDIVISION, according to the plat of record, recorded in Book 56 of Maps, Page 73, 74, & 75 records of Yavapai County, Arizona.
- Zoning** Town of Camp Verde, www.cvaz.org, R1-35 Zoning (single family residential) Yavapai.
- Parcels** Refer to Yavapai County Parcel and flood zone map (page 8).
- Lot Sizes** Lots 1 through 30 range from 1.0 to 2.17 acres. Refer to Record of Survey Map (page 7).
- Taxes** An estimated tax rate per lot of \$847.18 for 2007. The Yavapai County web site provides an online estimator; www.yavapai.az.us.
- Terms** Cash or terms of a new loan.
- Encumbrance** Due on Sale (each individual lot has a release price).

AZNORTH
Verde Valley Realty
661 E Howards Road Suite A
Camp Verde, AZ 86322
928-567-2964



AZNORTH
Realty
2410 E Route 66
Flagstaff AZ 86004
928-774-6637



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Utilities

Electricity Arizona Public Service, PH 928-646-8412 www.aps.com. Subdivider has completed the facilities to the lot lines underground. (The property owner will be responsible from the lot line to the house.)

Gas (Unisource) There is no natural gas in this area yet. Bottled gas is available, several local providers are available, and some are referenced below. Flame Propane PH 928-567-4099 Ferrell gas 928-567-5263.

Cable Cable Vision of Sedona PH 800-674-1800 www.evaz.org. Subdivider has completed facilities to the lot lines. Underground to each lot line.

Telephone Qwest Communications PH 800-244-1111 www.qwest.com. Subdivider has completed facilities to the lot lines.

Street Lighting Subdivider has completed the facilities. Costs to lot purchasers for electricity will be included in the property taxes.

Water No city water available. It is the responsibility of the lot purchaser to install individual wells. (KM Drilling Co Camp Verde, AZ 928-567-3633 is one company that will provide service. Cost for a well by KM Drilling would be approximate \$2,817 for drilling casing and capping. Additional cost for the pump, controller, pressure tank and pump cable would bring the cost of the well to approximately \$5,655. This is only an approximate cost.

Subdivision

Improvements

- o Paved city streets
- o 6" rolled concrete curbs
- o Underground utilities as referenced above and on the public report.
- o There will be a Ramada in the common area Tracts A, B & C.
- o A garden area is proposed for these common area tracts
- o Pipe fencing on the front boundary line and lot boundaries
- o Landscaped entries
- o Millwood Estates signage
- o Trees will be planted to enhance the entire development.

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Assessments HOA Assessments \$900.00 annually for individual lots which include the Irrigation Assessments on the Diamond S. Ditch. This amount can change from time to time.

Irrigation Water Rights There is underground piping in Millwood Subdivision for irrigation water from the Diamond S. Ditch. Frank Geminden is the Treasurer and contact person for the Ditch 928-567-5383 Cell 928-300-7589, P.O. Box 1836 Camp Verde, AZ 86322. Diamond S Ditch fees are (\$30.00 membership plus \$25./ac/yr. Any additional over one acre is considered an additional acre.) This is handled out of the HOA assessments listed above.

Water Rights Shares There are 2 shares that go with Millwood Estates (126 acre feet per year off the Diamond S. Ditch.

Recorded Water Rights In 1891 there were irrigation water rights recorded on Millwood lands. Pre-1919 Kent Decree and 1940 Haden Report associated recordation based on these filings. You may request these documents.

Transfer of Water Rights AZNORTH will be transferring whatever water rights exist to the HOA and the property owners will be part of the HOA Association that will own their appropriate share.

Disclosure A large amount of AZ water rights are being adjudicated in the courts. Both surface rights and well rights are part of this process. It is not yet determined in the courts the final outcome of the definition of (ground/surface) rights as it relates to the wells as of July 07. Title Companies do not insure water rights.

Appraisal Recent appraisal is available upon request.

Listing

Brokerage

AZNORTH Verde Valley Realty (Sedona, Verde Valley and Prescott Valley)

Al Rise, Realtor

Cell 928-301-4819

Email Al@aznorth.com

AZNORTH Realty (Flagstaff)

Stefan Nikolai, Associate Broker

Cell 928-853-3896

Email Stefan@aznorth.com

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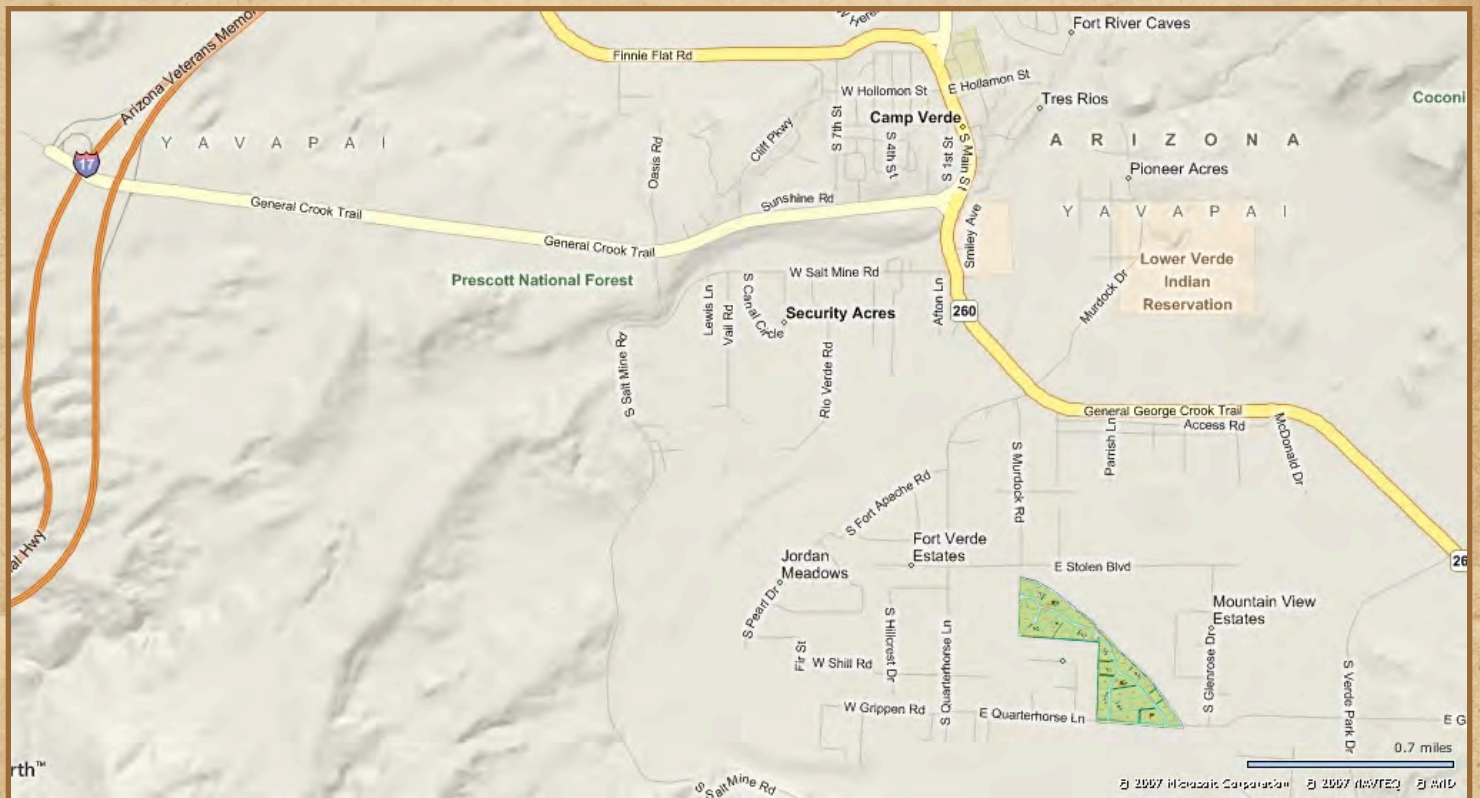
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Directions From Interstate-17 turn on General Crook Trail to State Route 260 to Quarterhorse Lane, Millwood Estates is on the left side, look for the Millwood Estates Entrances, Kynlee Dr or Cole Blvd.



Disclosures Prior to signing a purchase contract, the Buyer disclosure documents need to be approved by the Buyer(s). They will be sent to you upon request, by email or hard mail or through the link www.AZNORTH.com/millwood. These disclosure documents include the Public Report, CC&R's, site soil evaluations, flood status and well drilling estimates.

All sales conditional upon Buyers receipt and acceptance of the Arizona Public Report.

Information herein is obtained from sources deemed reliable, public records, physical measurements, research and the owner; however, buyer is cautioned to check for themselves as to the accuracy thereof. All measurements are approximate.

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Answers to frequently asked questions regarding the subdivision

New Site Built Only

- o Minimum living area of 2,300 sq. ft., out building 1,600 sq. ft.
- o Guest quarters/in-law quarters, allowed, but must be attached to the main residence.
- o Dwelling height not to exceed 35 ft., out buildings 20 ft.
- o A 2-car garage is required with no less than 400 sq. ft. floor area.

Color & Design

- o No non-conventional architectural design shall be constructed.
- o House colors must be earth tones (ie) subtle browns, grays, soft greens etc. No reflective or white roofing shall be allowed.
- o If two or more lots are combined they will be considered as one vote in the HOA.
- o None of the lots shall be split smaller.

Sanitation Systems

- o Only designed alternative anaerobic septic systems are allowed.
- o Cost of the systems estimated at \$15,000 by Verde Underground.

Setbacks & Building Envelope

- o Shall be 40 ft. from front and back of lot line and 20 ft. from both side lot lines.
- o Homes must be built in building envelope per final plot as depicted.

Established Fencing Guidelines

- o Referenced on page number 5 item R on the CC&R's.

Water Wells

- o All lot owners shall drill their own wells and must be with all appropriate permits.
- o Estimated costs approx. \$3,500 per KM Drilling Company 928-567-3633.

Farm Animals

- o No farm animals, except horses may be kept on any lots.
- o No more than two horses may be kept on any lot, excepting that a mare w/foal, shall be considered one animal, until the foal is six months old & weaned.
- o HOA Assessment fees Shall be annual payments of \$900. per lot. These fees shall be adjusted from time to time.

Architectural Review Committee

- o There shall be an Architectural Review Committee. Referenced details: CC&R's Article IV, pages 14-17.

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