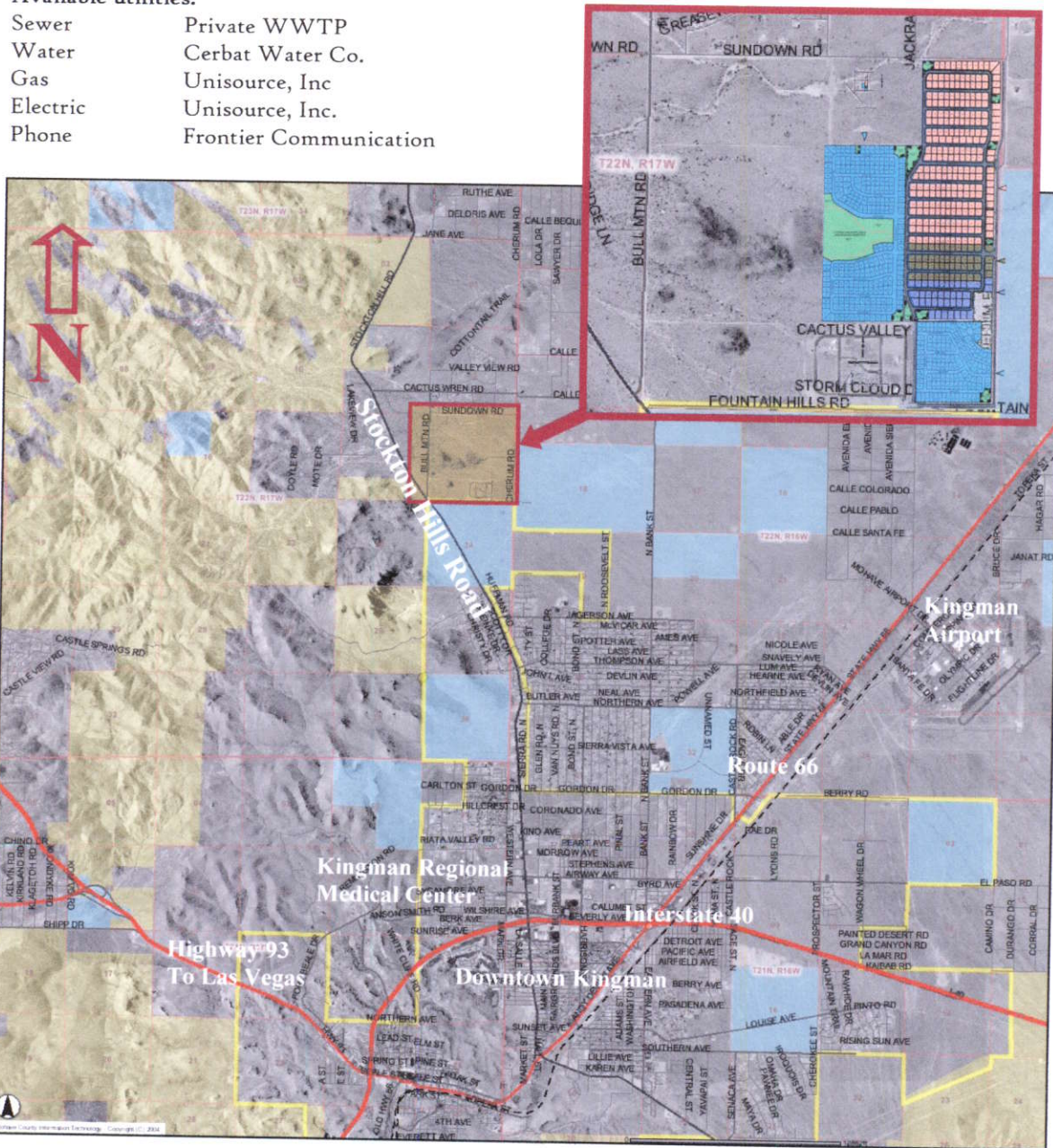


# BLACKHAWK

KINGMAN ARIZONA

Available utilities:

- |          |                        |
|----------|------------------------|
| Sewer    | Private WWTP           |
| Water    | Cerbat Water Co.       |
| Gas      | Unisource, Inc         |
| Electric | Unisource, Inc.        |
| Phone    | Frontier Communication |



For more information, contact: ANDERSON LAND and DEVELOPMENT at (480) 361-8627 or Jeff Dana at (480) 577-5966 or visit [www.summitatblackhawk.com](http://www.summitatblackhawk.com)



# **A Brief Project Summary**

**The Original Fountain Hills Development** which, is next door, is considered the nicest area of Kingman and a highly desirable place to live. There are about 50 or 60 lots and a separate HOA.

## **Desert Fountain Subdivision**

### **Tract 3051 Parcel A:**

39 fully improved lots – sold out and homes are built

### **Tract 3051 Parcel B: - *The Summit***

52 fully improved lots – 3 builders currently own or have options on all the lots – the large majority of which are owned by Stonegate Communities. Average lot size is 9,000 SF. Stringent Architectural guidelines have been established for this parcel and all of the succeeding phases. This parcel is the first phase of the newly-branded Blackhawk and is called “The Summit at Blackhawk”.

Stonegate offers 5 different floor plans ranging between 2100 SF to 2700 SF. The list of standard features is impressive including solid granite kitchen counter tops, fireplaces, high end appliance packages, 8 foot doors, 10 foot ceilings, and large Low-E windows. The pricing of the homes ranges between \$350,000 and \$450,000 with some current homes being ordered in the \$500,000 range with options.

**A short editorial on Blackhawk** - Over the past 18 months, we have spent an inordinate amount of time in the “branding” process of Blackhawk. We have brought in a high quality architect/builder (Stonegate) into the project to insure that the type of homes that we had in Blackhawk would set a new standard for the Kingman and Mohave market. Many hours have been spent perfecting the floor plans and details of each home to insure their quality feel, good livability, and general appeal. We hired Larry Lake, an award winning interior designer and Interplan to space plan the houses and furnish the model homes. This is something very new to this market and has been very well received.

### **Tract 3051 Parcel C: - *The Enclave***

Parcel C consists of 273 Final Platted lots and is referred to as “The Enclave at Blackhawk”. These lots also average about 9,000 SF and also have great views of the city lights and the mountains surrounding the valley. Development on these lots is anticipated to start within the next 9 to 12 months.

**Tract 3072 Parcel A: - *The Sanctuary***

Parcel A consists of 212 lots that are currently at the County for Preliminary Plat. These lots are nestled up against and around the foothills of the Cerbat Mountains to the west and have elevated views of the city below to the south and east. The lot sizes range between 9,000 SF to 14,000 SF. There is a large open space tract for recreation through the middle of this parcel. Preliminary Plat approval is expected in the next 4 months.

**Tract 3072 Parcel B: - *Del Oro***

Parcel B consists of 110 lots that are also currently at the County for Preliminary Plat. This Parcel is adjacent to State Trust Land and has excellent valley and mountain views from an elevated perspective. Average lot size in Del Oro is 8,500 SF.

Blackhawk has a 100 year assured water commitment on all of its lots from Cerbat Water Co. which is one of the very few private water companies in the state with that designation available. It also has sewer service provided by the HOA owned facility on site. There is a level 4 operator employed by the management of the HOA to look after the facility. Expanded capacity is approved from the current 30,000 GPD up to 120,000 GPD through an ADEQ "other amendment" to the APP. Work is currently underway to expand the plant even further to 170,000 GPD to accommodate future phases of the Blackhawk Project.

Parker-Finch, a well known and established HOA management firm, has been retained to manage the HOA for the project.

You can learn more about Blackhawk by visiting the website at [www.summitatblackhawk.com](http://www.summitatblackhawk.com).

