

SUNDANCE SPRINGS COMMUNITY DESCRIPTION

Sundance Springs Community is located eight-tenths of a mile East of the stoplight on State Hwy. 277.

The first phase consists of 49 units with the ultimate development being approximately 600 units. An eight acre lake and park has been completed and a 300' x 300' common area is included in the first phase.

Minimum lot size is 68' x 80' and each unit will include low maintenance front yard landscaping with drip irrigation, a concrete driveway and 6' privacy fence.

Water and sewer is provided by the Town of Snowflake. Electricity is provided by Arizona Public Service (APS). Wireless phone service and Internet is provided by Cellular One. Each unit will have its own 250 gallon underground propane tank with your choice of providers since you will own the tank.

The developer and general contractor have created four modern, economical designs ranging from 1,344 square feet to 1,908 square feet of living area in addition to a finished 2 car garage. All plans feature an open floor plan with a minimum of 3 bedrooms, 2 full baths and abundant storage. An emphasis has been placed on quality, energy efficient construction. On site models are available for viewing.

In addition to the standard features, options will include upgrades to flooring, lighting, appliances, counter tops and cabinets, as well as the choice of 8' or 10' ceilings, front and back porches, fireplaces, and media packages.

CC&R's have been developed to maintain the integrity and value of the Community. The overall design includes a 300' deep commercial area along East Snowflake Blvd. This area is to provide convenient services to the development and to act as a buffer zone to maintain the tranquil nature of the property. The development is surrounded by active, irrigated farms and ranches and is located near the Silver Creek with its abundant old growth trees.

Situated at 5,600 feet elevation, we have a mild four season climate allowing for year round golf and other outdoor activities. Spring and Fall seasons provide ideal temperatures. Air conditioning is a luxury rather than a necessity due to the Summer monsoons and cool evening temperatures throughout the Summer.

Show Low, 18 miles to the South, provides regional shopping and medical services including Super Wal-Mart, Home Depot, J.C.Penneys & Big K-Mart. Show Low is also the gateway to the White Mountain recreational area including Sunrise Ski Park, Hon-Dah Casino and the 2 million acre Sitgreaves Apache National Forest.

Metropolitan Phoenix is less than a 3 hour drive to the Southwest offering several shopping centers, cultural opportunities and Sky Harbor International Airport. Interstate 40 is 30 miles to the North allowing access to the full Interstate system with Flagstaff 90 miles to the West and the Petrified Forest, Navajo Reservation and Four Corners to the East.

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