SHADOW RIDGE
at PRONGHORN RANCH

PRICING

FLOOR PLAN / ELEVATION	SQ. FT.	BDRM	BATHS	GARAGE	PRICE
ASTER					
Prairie	1508	2 + Den	2	2	$287,400
Modern Farmhouse	1508	2 + Den	2	2	$287,400
LARKSPUR					
Prairie	1704	2 + Den	2	2	$296,400
Modern Farmhouse	1704	2 + Den	2	2	$295,900
MARIGOLD First Model					
Prairie	1905	2 + Den	2	2	$307,400
Modern Farmhouse	1905	2 + Den	2	2	$306,400
Craftsman	1905	2 + Den	2	2	$306,400
SUNRISE Second Model					
Prairie	2140	3 + Den	2	3	$326,400
Modern Farmhouse	2140	3 + Den	2	3	$326,400
Craftsman	2140	3 + Den	2	3	$327,400
VISTA					
Craftsman	2226	4	2 1/2	2	$330,900
Modern Farmhouse	2226	4	2 1/2	2	$331,400

* From time to time all lots available for sale may have additional premiums.
Base prices do not include lot premiums

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ROC 2041355.1 5.18.20

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SHADOW RIDGE
at PRONGHORN RANCH

FEATURES

CONSTRUCTION FEATURES
- Energy efficient natural gas furnace
- High efficiency 14 SEER air conditioner
- Efficient 40 gallon gas water heater
- Low E clear dual pane vinyl frame windows
- R13 blown cellulose wall insulation, R38 attic insulation
- Spacious 10’ ceiling height in one story, 9’ in two story plan
- Rain gutters
- Covered patio

EXTERIOR FEATURES
- Fully fenced backyard
- Weatherproof 110v exterior electrical outlets front and rear
- Asphalt shingle roof
- Elegant color paint schemes
- Choice of elevations per plan
- Low maintenance premium sand finish stucco
- Covered entry with recessed light
- Paver driveway and walkway
- Sleeve under drive for landscaping
- Garage door style per elevation with windows
- 1 hose bib at front; 1 hose bib at rear
- 8’ Therma-Tru classic craft front door
- Wi-Fi enabled garage door opener

NET ZERO ENERGY READY
- Prepared for grid-tied solar panels
- Dedicated electric vehicle charging outlet

KITCHEN FEATURES
- Fairfield Maple recessed panel cabinets (choice of stain), soft close
- Granite straight eased edge counter tops and backsplash
- Stainless steel self rimming kitchen sink, double bowl
- Single lever chrome pull out faucet
- Badger or In-Sink-Erator 1/3 HP garbage disposal
- Ice maker line
- Recessed can lights per plan (LED)
- Electric appliance package, black or white

INTERIOR FEATURES
- Phone jacks in owner’s suite, kitchen
- TV outlets in owner’s suite, great room
- Ceiling fan pre-wires in great room and owner’s suite
- Designer light fixture package, brushed nickel, per plan
- White decora switches
- Smoke and carbon monoxide detectors per plan
- Hand skip trowel drywall texture
- Rounded drywall corners
- Designer interior paint throughout
- Hot water recirculation system
- Choice of paneled hollow core interior door styles
- Chrome finish interior door hardware
- Ceramic tile in entry, kitchen, laundry, and bathrooms
- Carpet in all other livable areas

BATHROOM FEATURES
- Designer chrome bath fixtures
- Fiberglass shower pan and surrounds at master bath
- Tub with fiber glass surround in secondary bath
- Cultured marble vanity counter tops with bull nose edge and integral bowls
- Executive height vanity cabinet in master bath and secondary baths
- 42” tall mirrors, oval mirror at powder room per plan
- Mirrored medicine cabinets
- Low water use elongated toilets
- Exhaust fans
- China pedestal sink in powder room, per plan

UTILITY ROOM FEATURES
- Exhaust fan
- Fluorescent light

DORN BUILDING SCIENCE
- EnergyStar Certification
- Low E Windows
- Wi-Fi enabled thermostat

THE ORGANIC HOME®
- Non-Toxic, Low VOC building Materials
- Efficient Air Filtration
- Whole Home Ventilation
- EPA Indoor Air Plus Certification

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SHADOW RIDGE
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ASTER

1508 sq. ft. | 2 Bedrooms + Den | 2 Bathrooms | 2 Car Garage

Prairie

Modern Farmhouse

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SHADOW RIDGE
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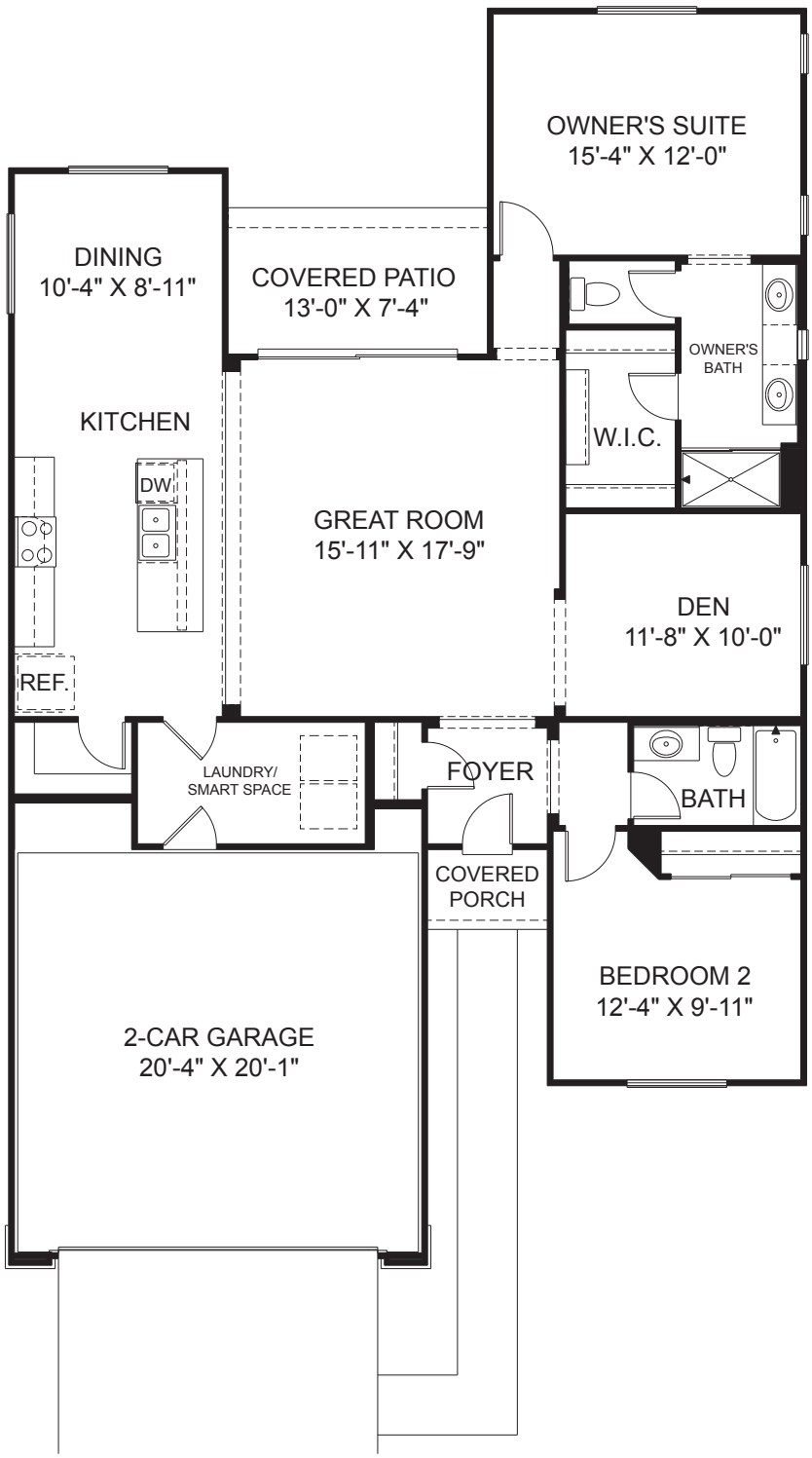
ASTER

1508 sq. ft. | 2 Bedrooms + Den | 2 Bathrooms | 2 Car Garage



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SHADOW RIDGE
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LARKSPUR

1704 sq. ft. | 2 Bedrooms + Den | 2 Bathrooms | 2 Car Garage

Prairie

Modern Farmhouse

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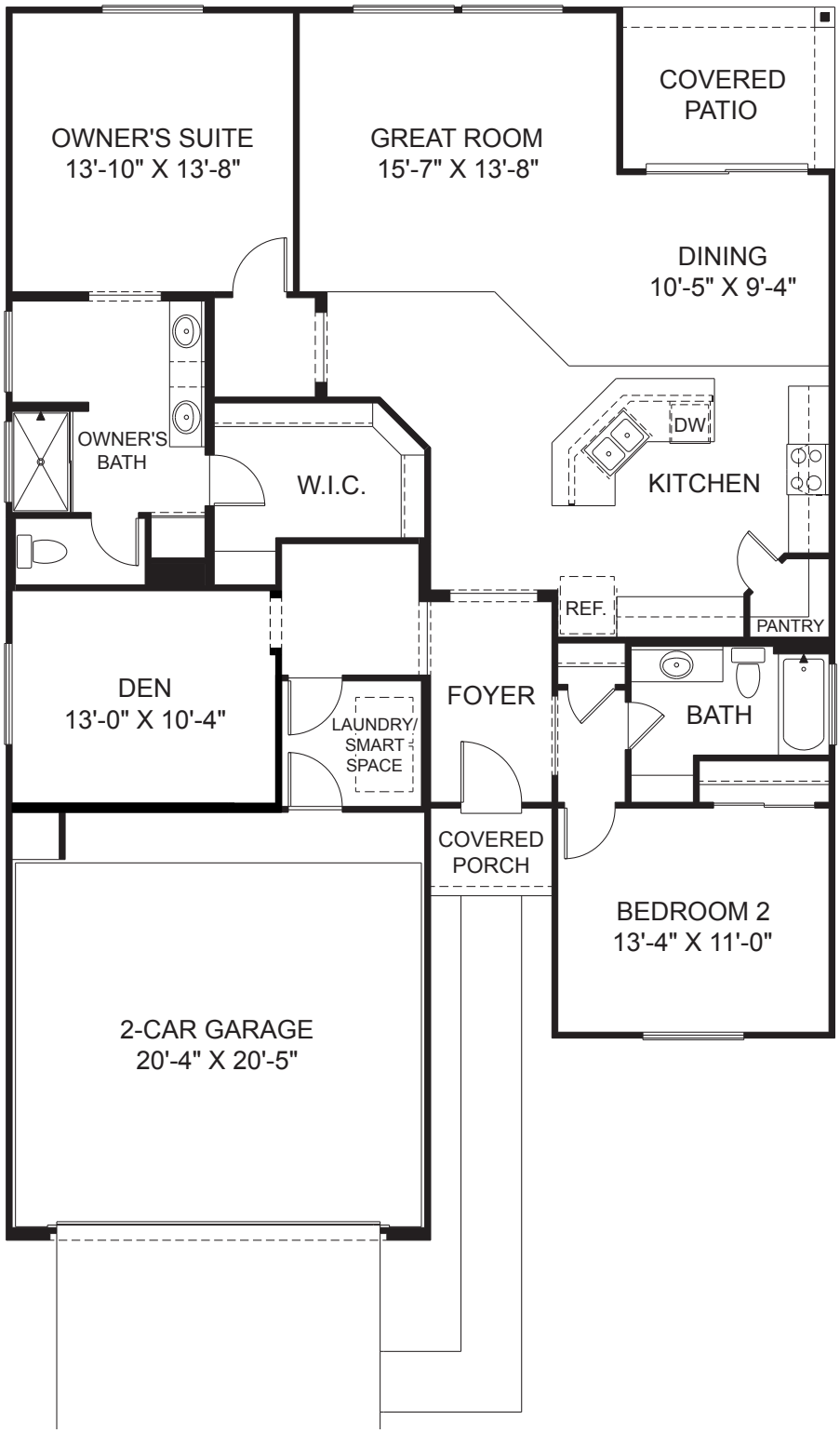
LARKSPUR

1704 sq. ft. | 2 Bedrooms + Den | 2 Bathrooms | 2 Car Garage



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SHADOW RIDGE
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MARIGOLD

1905 sq. ft. | 2 Bedrooms + Den | 2 Bathrooms | 2 Car Garage

Modern Farmhouse

Craftsman

Prairie

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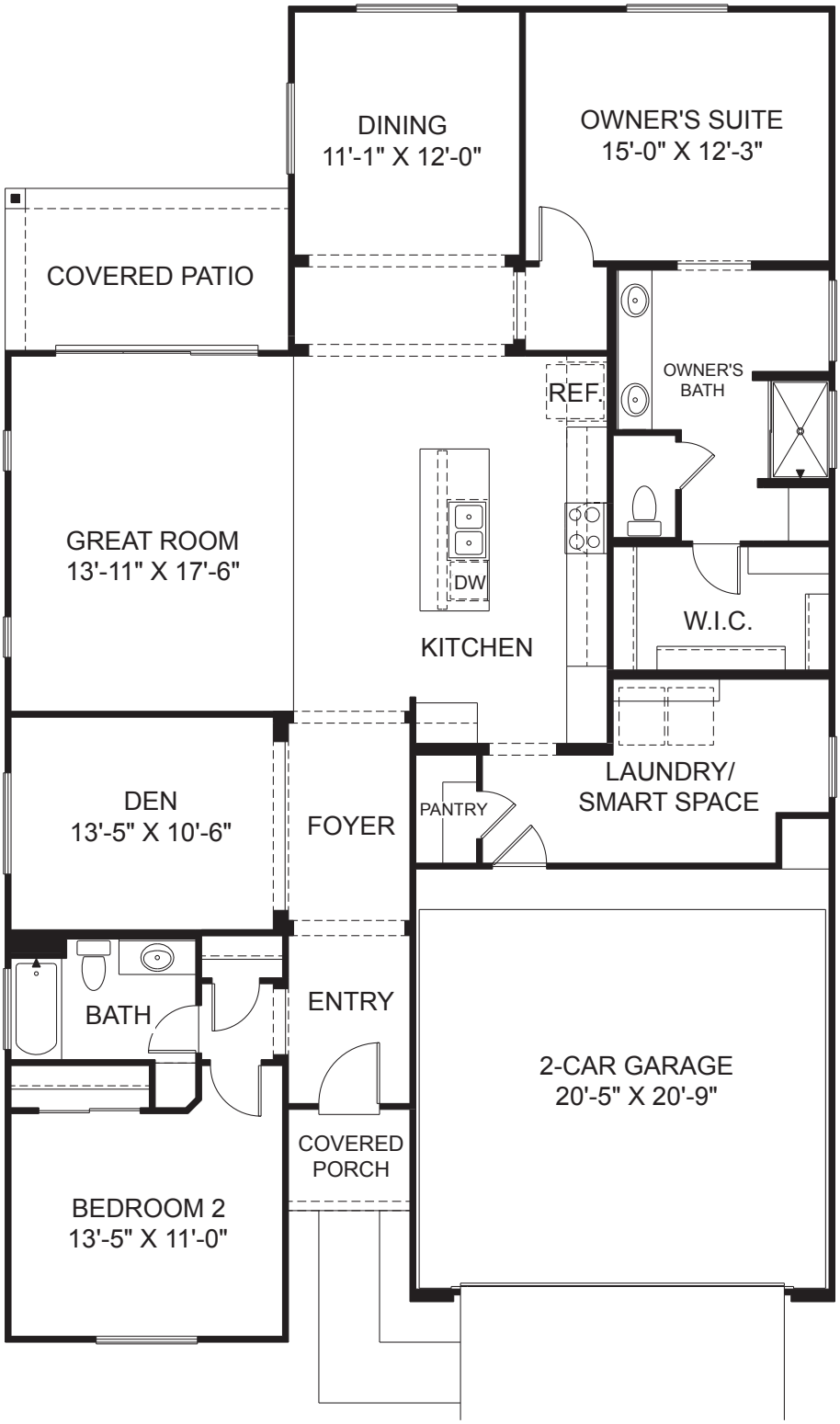
MARIGOLD

1905 sq. ft. | 2 Bedrooms + Den | 2 Bathrooms | 2 Car Garage



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SHADOW RIDGE
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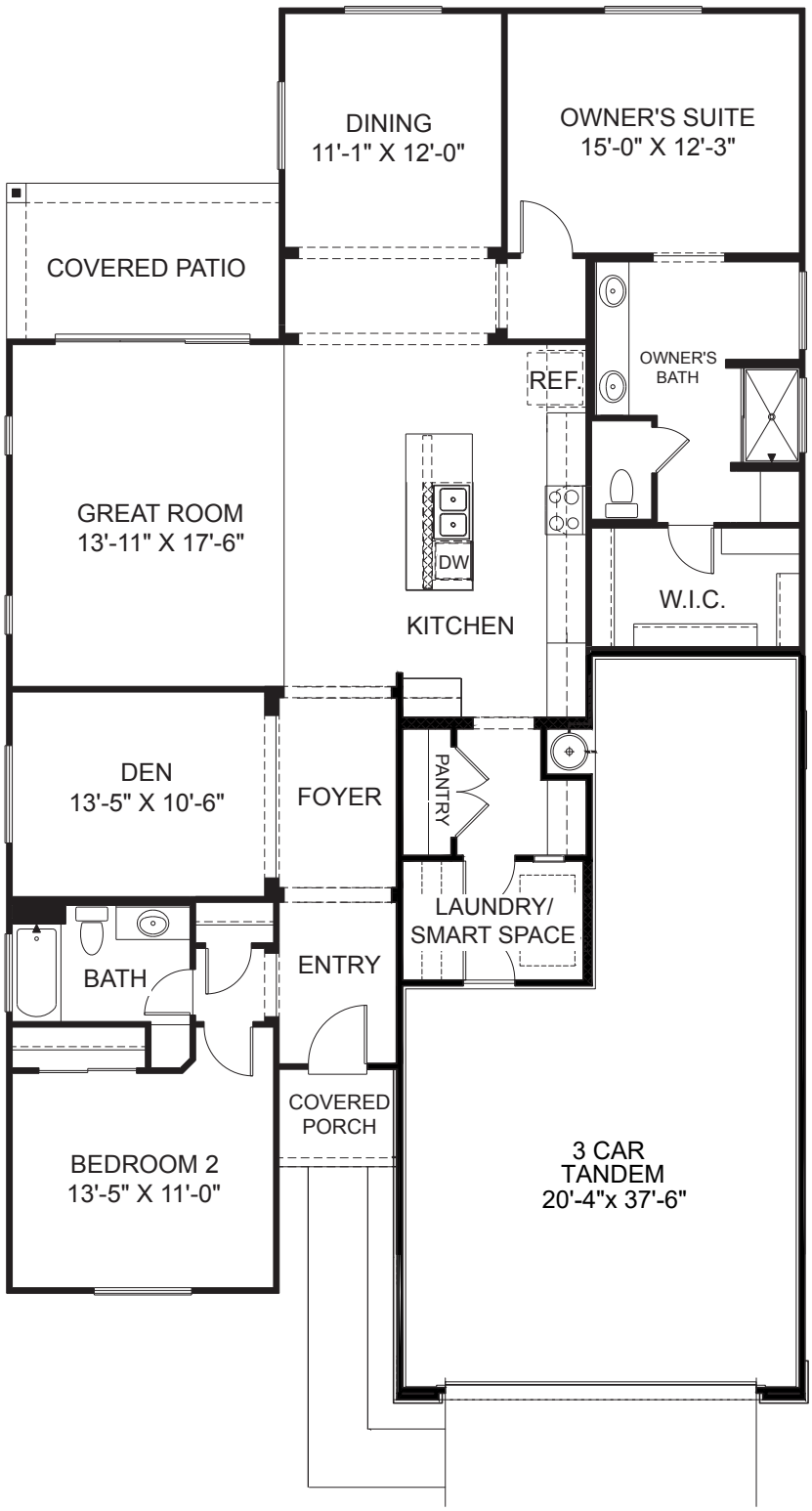
MARIGOLD

1905 sq. ft. | 2 Bedrooms + Den | 2 Bathrooms | **3-Car Tandem Garage Option Shown**



SHOWN WITH OPTIONAL
3-Car Tandem Garage

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SHADOW RIDGE
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SUNRISE

2140 sq. ft. | 3 Bedrooms + Den | 2 Bathrooms | 3 Car Tandem Garage

Prairie

Modern Farmhouse

Craftsman

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SHADOW RIDGE
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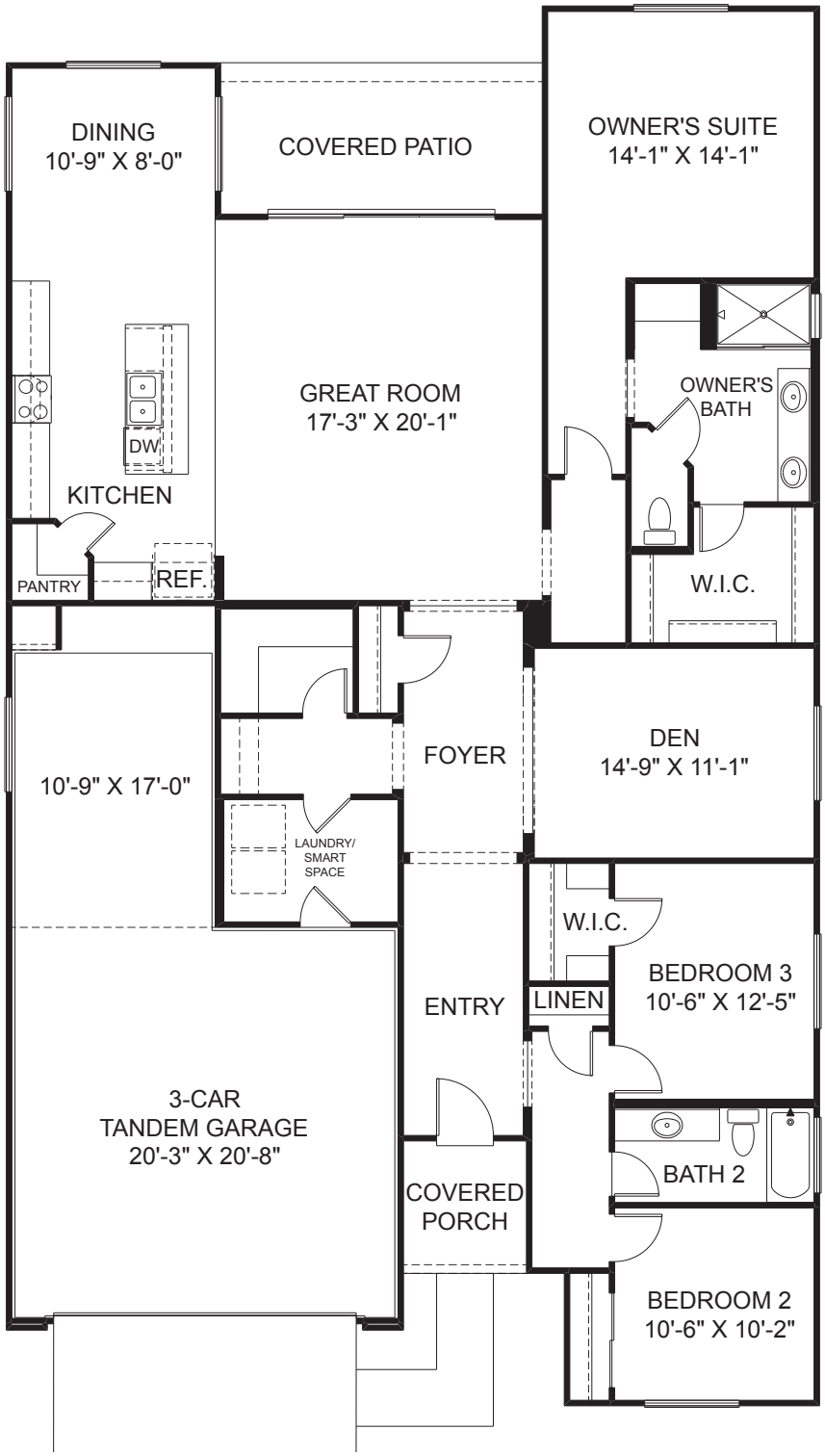
SUNRISE

2140 sq. ft. | 3 Bedrooms + Den | 2 Bathrooms | 3 Car Tandem Garage



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SHADOW RIDGE
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VISTA

2226 sq. ft. | 4 Bedrooms | 2 1/2 Bathrooms | 2 Car Garage

Craftsman

Modern Farmhouse

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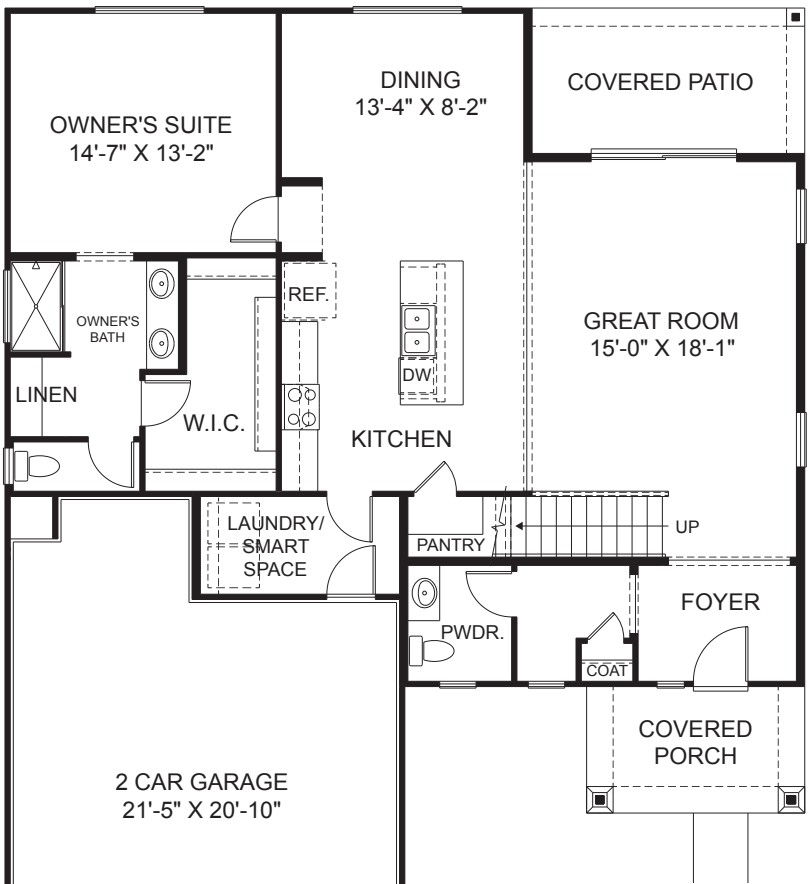
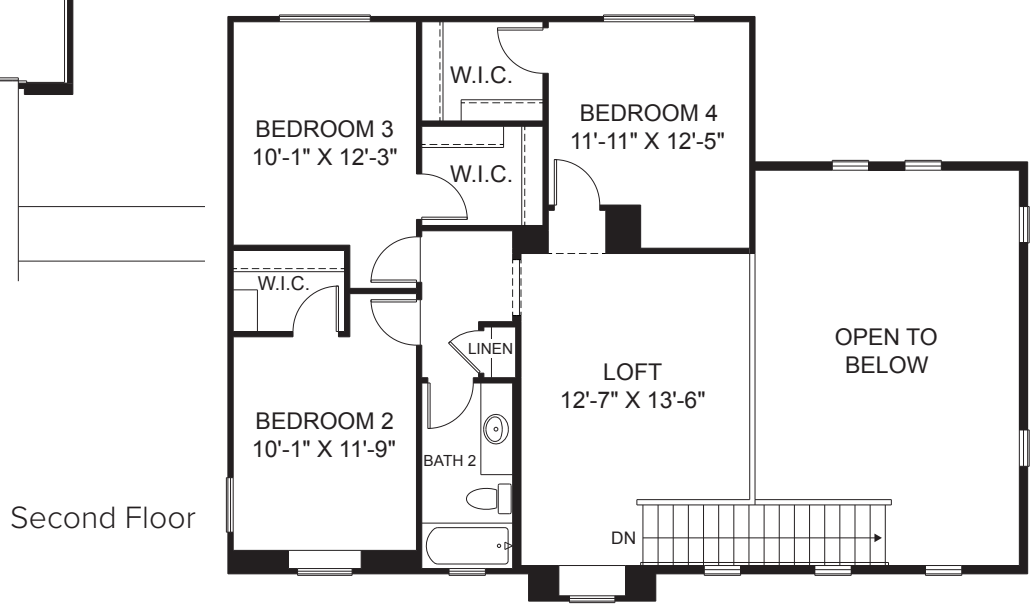
VISTA

2226 sq. ft. | 4 Bedrooms | 2 1/2 Bathrooms | 2 Car Garage



First Floor



Second Floor

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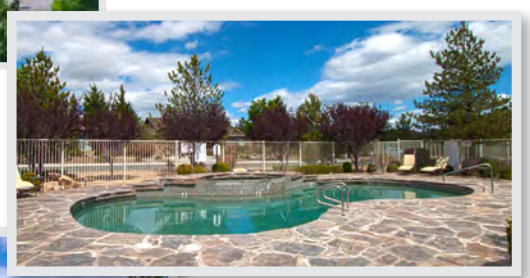
COMMUNITY

Located in the wide open spaces of Prescott Valley and surrounded by majestic mountain vistas, Pronghorn Ranch is a new kind of master-planned community which offers expansive lots and a rich array of amenities at a surprisingly affordable cost. A tremendous amount of care and thought has been put into the parks and trails which make up the extensive open space throughout this community.

AMENITIES

- 24-hr fitness center
- Banquet/meeting room
- Game room
- Library
- Lounge area
- Parks
- Hiking/biking trails
- Patio and BBQ area
- Pickleball courts
- Basketball hoops
- Putting green
- Swimming pools & spa
- Tennis court
- Community social events



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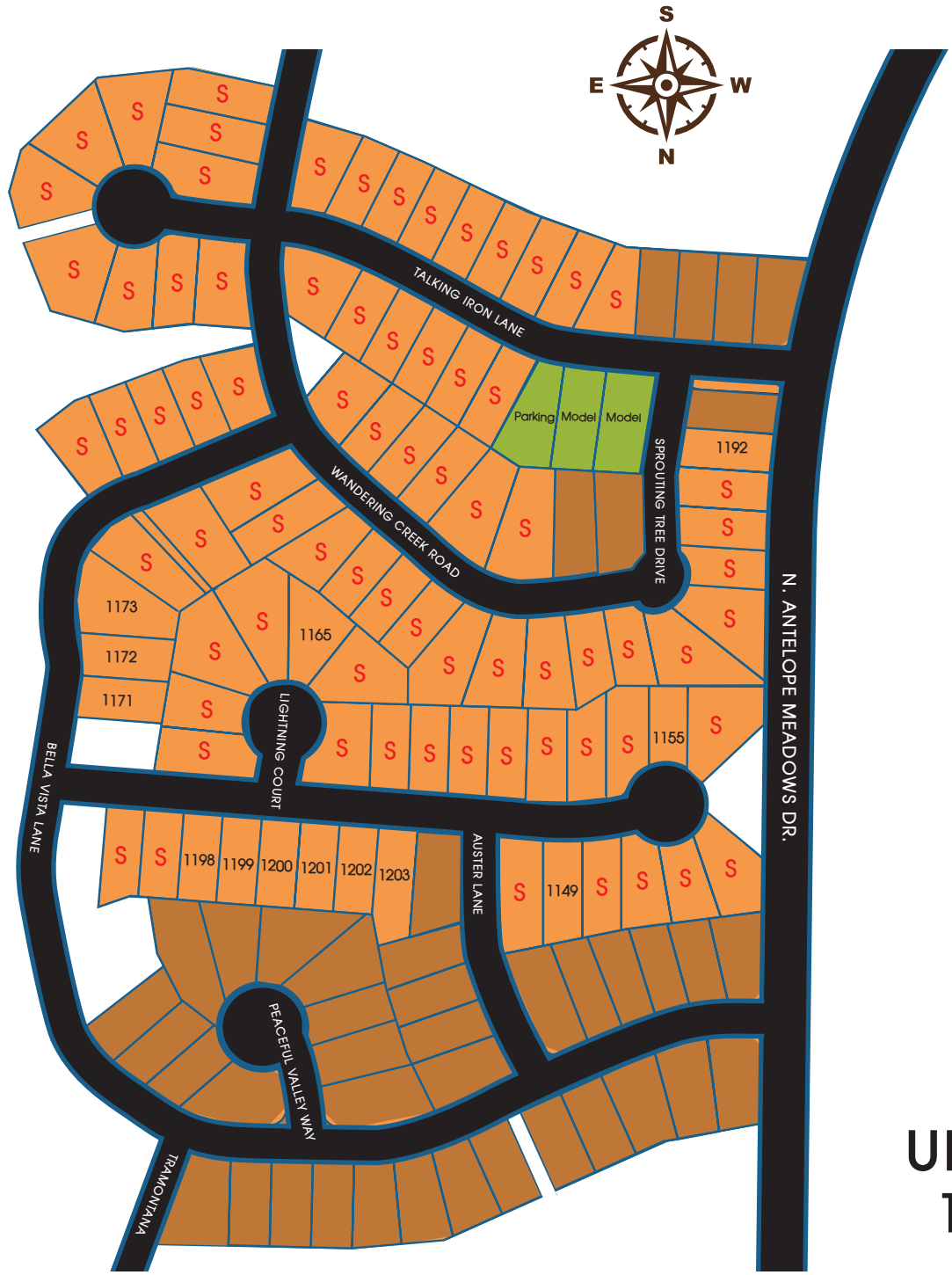
SITE PLAN



UNIT 18

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