



HIDDEN HILLS

Hidden Hills

COMMUNITY INFORMATION



GENERAL INFORMATION

5611 Meridian Court, Prescott, AZ 86305

Total Homesites: 12

SALES OFFICE HOURS

By Appointment Only

HOA DUES

\$225/Quarter Hidden Hills Property Owners Association
includes common area maintenance

COMMUNITY INFO

Internet – Sparklight or Century Link

Trash – City of Prescott

Electric – APS

Gas – Unisource

Water – City of Prescott

SCHOOLS

Abia Judd Elementary School (K-4)

Granite Mountain Upper Elementary School (5-6)

Mile High Middle High School (7-8)

Prescott High School (9-12)

LENDING PARTNERS

InterCap Lending – Shyann Eckel

480-223-3273 | shyann@intercaplending.com

VIP Mortgage – Austin Bates

480-529-6254 | austinb@vipmtginc.com

The Pastorino Team – Gene Pastorino

480-227-9177 | hello@thepastorinoteam.com

UNIQUE FEATURES

- All Single-Level Homes
- 10' Ceilings with 8' Interior Doors
- Quartz Countertops Throughout
- Gas Appliances Include Tankless Water Heater

Renderings are conceptual and may show optional features. Plans, specs, features and community info subject to change without notice. All dimensions and square footage are approximate. Offered for sale by Valley Peaks Realty Arizona Broker #BR679355000 LIC #LC638308005 ROC #255594, #244985. 10.01.25

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IMPRESSIVE INTERIORS

- Stain Grade or Iron Front Door (Per Elevation)
- 8' Solid Core Two-Panel Interior Doors
- Two-Tone Interior Paint
- 48" Gas Fireplace with Stone Facade and Mantle
- Kwikset® Lever-Style Door Hardware in Brushed Nickel
- 5.25" Baseboards/3.25" Door Casings
- Engineered Wood at Entry, Halls, Dining Room and Kitchen
- 12"x24" Tile in Bathrooms and Laundry Room
- Laundry Room Cabinets with Sink
- 80% Smooth Drywall Finish with Square Corners
- Recessed LED Lighting Throughout Entire Home
- Electrical Package with Two Cable Hookups and Two Cat 5 Hookups, Including Conduit for Future Solar
- Raised Outlets at 72" in the Great Room and Primary Bedroom for Future TV

WELL-APPOINTED KITCHENS

- GE® Stainless Steel Appliances with 36" Cooktop with Hood, 30" Wall Oven and Built-In Convection Microwave and Dishwasher
- Shaker Cabinetry with 42" Uppers and Soft Close Doors and Drawers and Cabinet Hardware
- Quartz Countertops
- Stainless Steel Undermount Dual Bowl Kitchen Sink with Stainless Steel Pull-Down Faucet and 1/3 HP Garbage Disposal

LUXURIOUS BATHROOMS

- Quartz Countertops with Rectangle Undermount Sink in All Bathrooms
- Executive Height (34.5") Countertops in All Bathrooms
- Free Standing Tub in Primary Bathroom
- Tile Bath/Shower Surround to Ceiling in All Bathrooms
- Bathroom Fixtures and Accessories in Brushed Nickel
- Elongated, Comfort-Height Toilets

DISTINCTIVE EXTERIORS

- Three Unique Elevations with Acrylic Stucco, Stone or Brick, and Metal Accents (Per Plan/Elevation)
- Black Vinyl Low-E Windows
- Garage Coach Lights
- Paver Driveways, Porch and Patio
- Insulated Post Tension Foundation
- Two Hose Bibbs (Front/Back Per Plan)
- Low-Maintenance Front Yard Landscaping Package
- 8' Non-Insulated Garage Door (Style Per Plan/Elevation)
- Asphalt Shingle Roof with Gutters
- 5' Block Fencing with Side Gate

ENERGY SAVING FEATURES

- Open Cell Spray Foam Insulation
- ERV (Energy Recovery Ventilator) for Energy Efficient Fresh Air Exchanges
- Tankless Water Heater
- 14.3 SEER2 Heat Pump System
- 2-10 Home Buyers Warranty
- ENERGY STAR® and Department of Energy Compliant Home and Appliances
- Recessed LED Lighting Throughout
- Low-VOC Paint
- AeroBrier Air Seal
- 50 AMP Car Charger

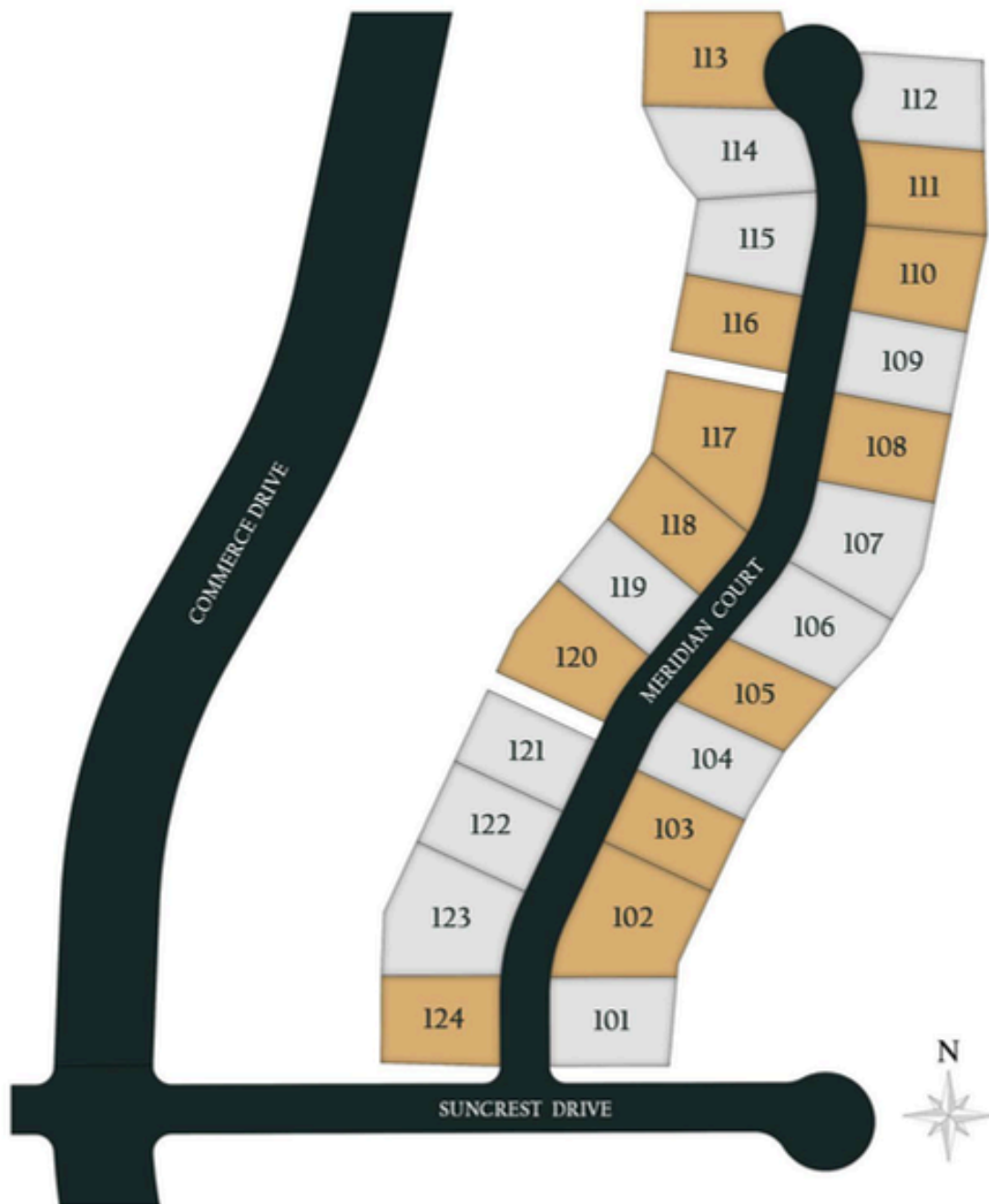
SMART HOME FEATURES

- GE® Smart Appliances
- ecobee3 Smart Thermostat
- Genie® 1/2 HP Belt Driven Wi-Fi Opener
- Halo® Touchscreen Smart Lock
- Nest® Video Doorbell
- Nest® Hub Smart Display (2nd Gen)
- Nest® Wi-Fi Router and Extender

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SITE PLAN



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PLAN 2189



2,189 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms | 3-Car Garage + Opt. RV Garage



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PLAN 2189



2,189 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms | 3-Car Garage + Opt. RV Garage



Traditional Elevation



Farmhouse Elevation



Contemporary Elevation



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Hidden Hills

PLAN 2585



2,585 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | Split 3-Car Garage + Opt. RV Garage



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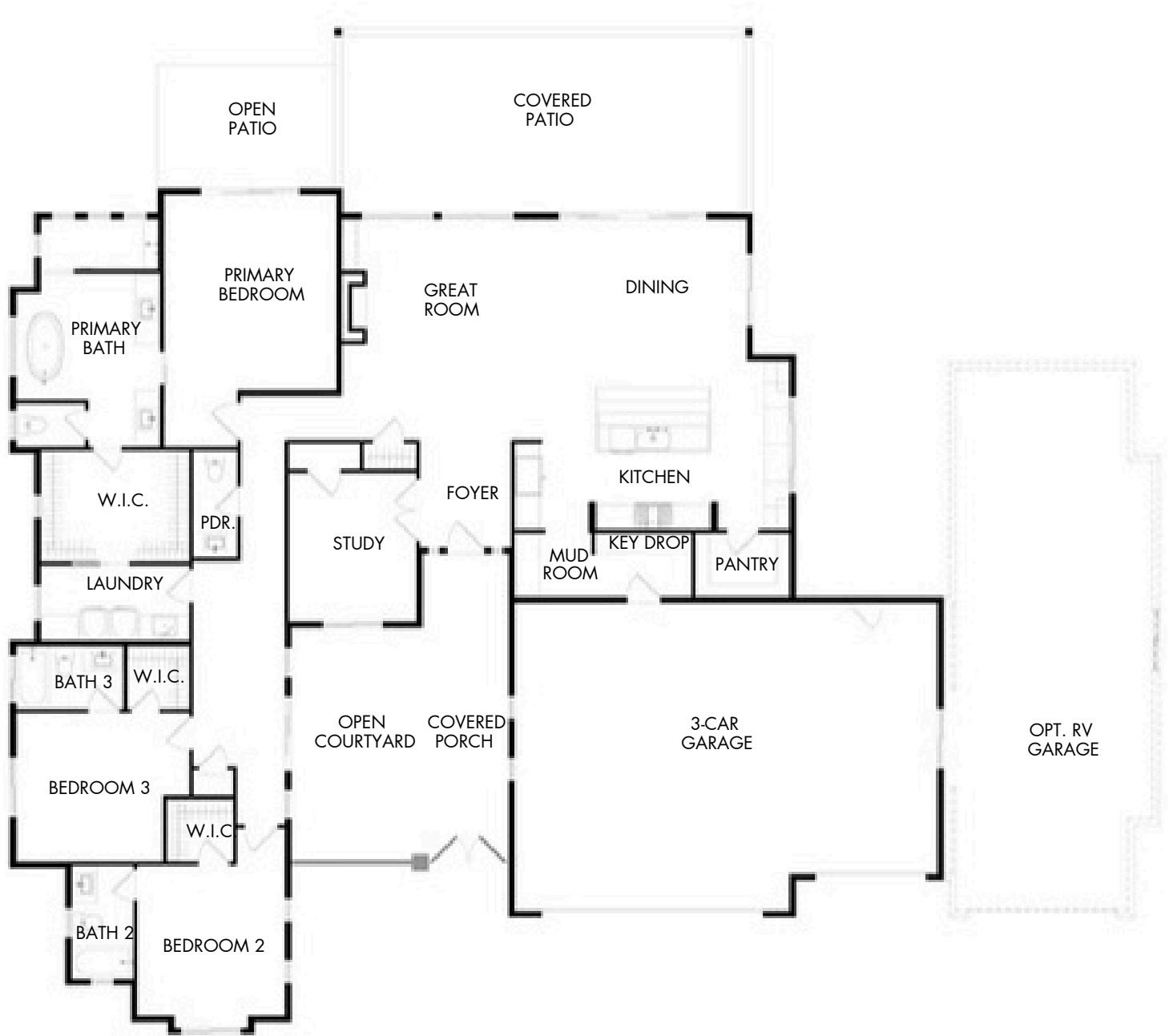


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PLAN 2672



2,672 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage + Opt. RV Garage



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PLAN 2672



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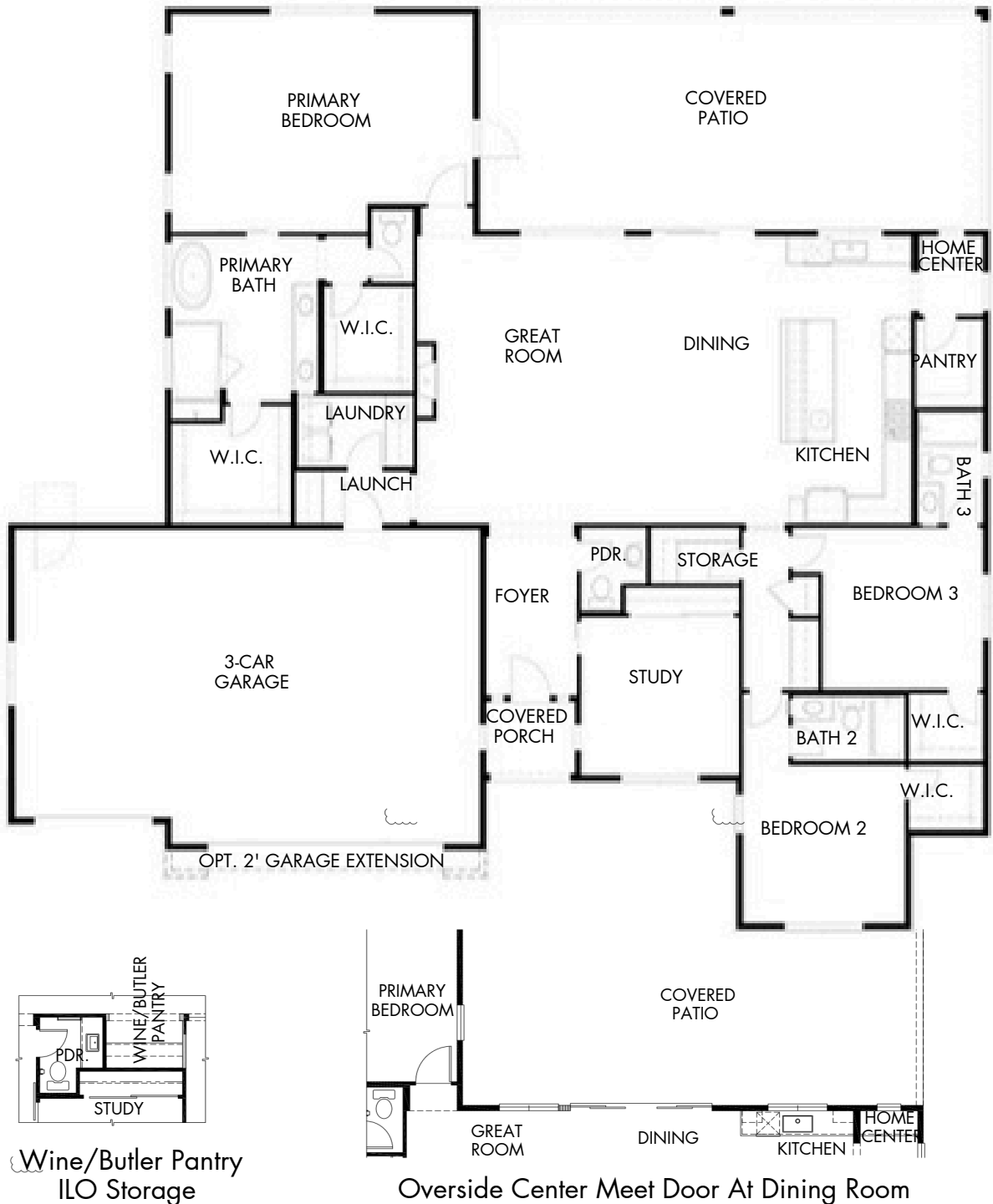


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PLAN 2734



2,734 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage



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Farmhouse Elevation



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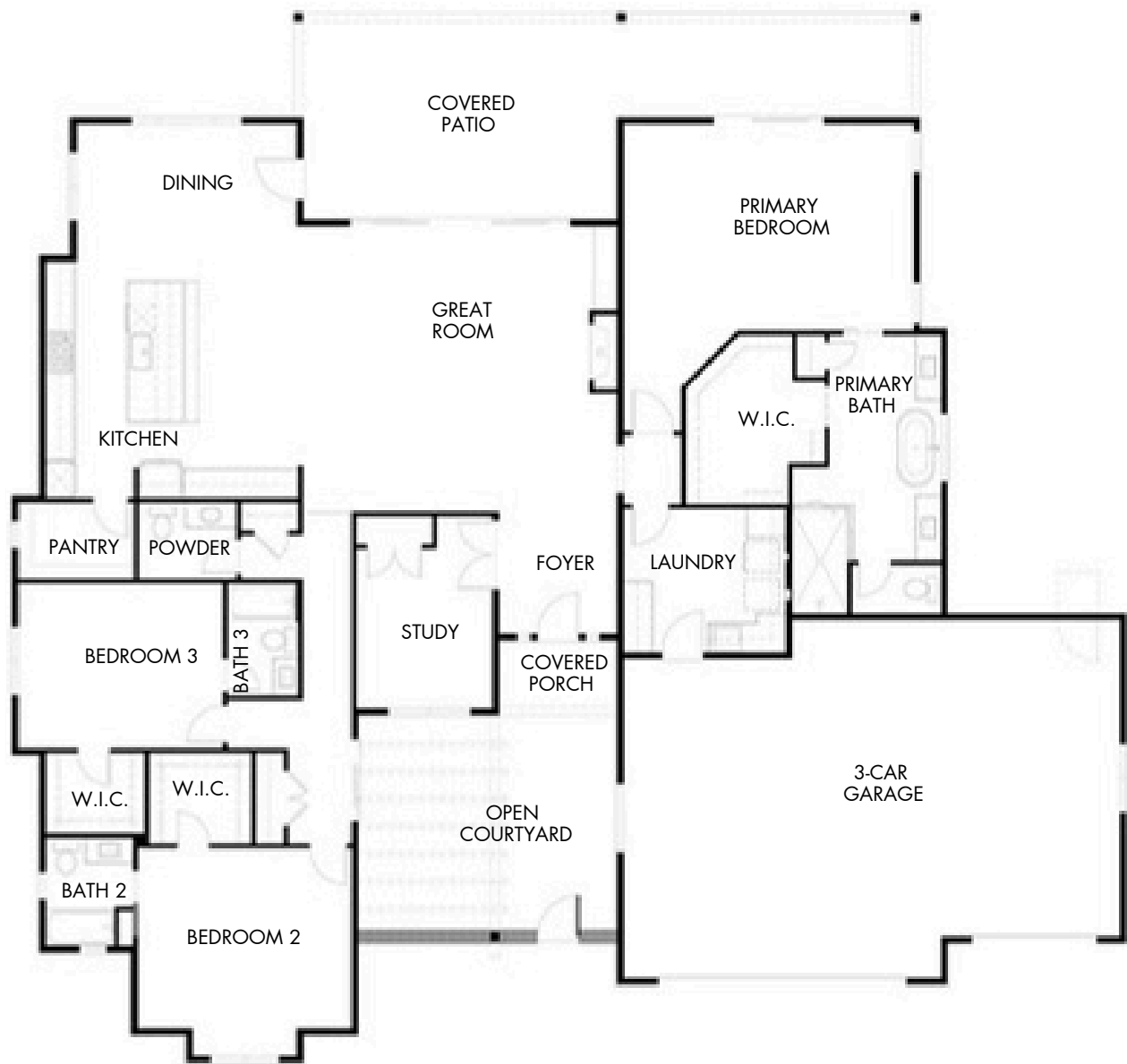


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PLAN 3020



3,020 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage



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PLAN 3020



3,020 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage



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