



HISTORIC. PRISTINE. EXCLUSIVE.

LINCOLN DRIVE AT 32ND STREET

One of the last remaining large parcels
of untouched desert land in the Town of

Paradise Valley is now available.

Only eleven magnificent one-acre
homesites are awaiting you.

Come select your own private retreat.



S P E C T A C U L A R S E T T I N G

The Preserve At Lincoln is an exclusive walled enclave of only eleven private one-acre homesites, each designed to accommodate the residence of your choice. Built on a 15 acre property with rolling terrain and natural washes, The Preserve captures the essence of Arizona's beautiful Sonoran desert while providing spectacular views of the city below, Camelback Mountain to the east and the Phoenix Mountain Preserve to the north. It is conveniently located near the luxurious Arizona Biltmore Resort and Biltmore Fashion Park, plus it's just minutes from central Scottsdale and downtown Phoenix.

The Preserve is truly one of the most prestigious addresses in the Town of Paradise Valley, an impressive place to call home... a place where you can use your imagination and design to create the home that suits you best.

Build your own or have Zacher Homes produce a masterpiece for you.

AERIAL LOOKING SOUTH



All photos shown were taken on site or near site and are representative of the area.
All illustrations are artist's conceptions and final designs and specifications are subject to change.

THE PRESERVE AT LINCOLN

AERIAL LOOKING EAST



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THE PRESERVE AT LINCOLN



AVAILABILITIES

LOT #	ACRES	SQ. FOOTAGE	PRICE
1	1.01	43,968.04	
2	1.13	49,405.02	
3	1.12	48,839.92	Contact Your Sales Associate For Current Pricing And Remaining Available Lots.
4	1.02	44,320.11	
5	1.06	46,200.10	
6	1.05	45,665.74	
7	1.11	48,215.18	
8	1.10	47,816.70	
9	1.01	44,049.27	
10	1.02	44,417.12	
11	1.05	45,757.96	

Sales are conditional and may be rescinded by the purchaser until receipt and acceptance of the Arizona Subdivision Public Report.
Prices and conditions are subject to change without notice.

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S I T E D A T A

Water - City of Phoenix

Sewer - Individual Alternative Septic Systems

Electric - SRP

Telephone - Qwest

Gas - Southwest Gas Company

Cable - Cox Communications

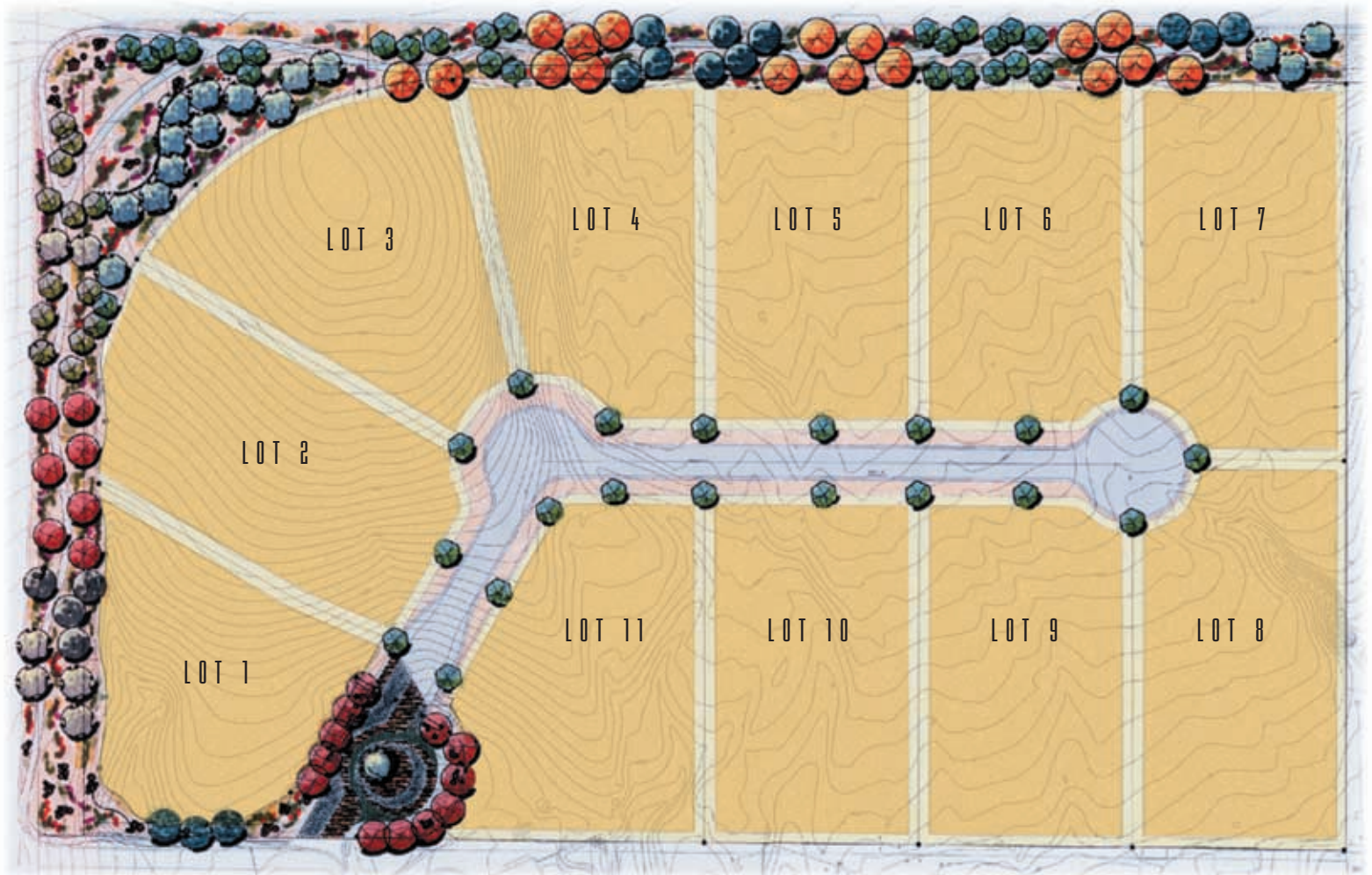
Police - Town of Paradise Valley

Fire Protection - Rural Metro F.D.

Town of Paradise Valley Existing Zoning - R-43

Gross Area - 15.32 Acres

S I T E P L A N





DEVELOPMENT CONDITIONS

FINAL PLAT

1. The applicant shall form a homeowners association for the subdivision, including a declaration of covenants, conditions and restrictions ("CC&R's") recorded with the Maricopa County Recorder's office that shall include a specific provision that the homeowners association be responsible for the maintenance of the private road, all landscape tracts, and related improvements within the subdivision. The CC&R's must also list all stipulated development restrictions otherwise contained in the remaining stipulations pertaining to heights, setbacks, number of stories, and/or prohibition of all structures including, but not limited to the main residence, accessory structures, and walls/fences, and gates. In addition, the applicant shall record with the Maricopa County Recorder's office a restrictive covenant held in favor of the town setting forth the above described CC&R's provisions and restrictions, said restrictive covenant to be in a form approved by the town and to run with the land in perpetuity.
2. The maximum height of the house on lot 3 (excluding chimneys) shall not exceed the lesser of (1) the height allowed by the town's zoning ordinance and building codes, or (2) 14 feet from the highest natural elevation on the lot.
3. The houses on lots 8, 9, 10, and 11 shall not be two stories in height.

SPECIAL USE PERMIT FOR PRIVATE ROAD (SUP-03-02)

1. As to lots 1, 8, 9, 10, and 11, no walls or fences over 3 feet in height may be placed in front of the main residence on the lot. The only exception may be given to a required pool barrier, and lineal footage and height necessary to meet code.
2. As to lots 2, 3, 4, 5, 6, and 7, the amount of required front yard open space shall be increased by 100% by way of illustration, if the required front yard is 40' x 165' – 6800 square feet, then the front yard open space shall be 13,200 square feet (6,800 x 2 – 13,200). Within the front yard open space, no wall of any kind above three feet shall be allowed.

F I N A L P L A T



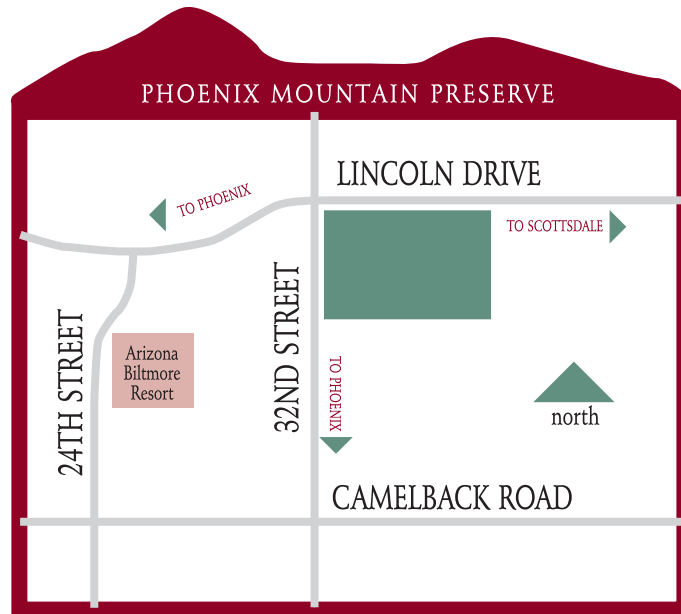


The Preserve at Lincoln is being developed by Richard Zacher II, President of Zacher Homes, a premier Phoenix area builder/developer since 1994 that has been creating distinctive and attractive neighborhoods...beautiful enclaves where pride of ownership is a way of life.

The Preserve at Lincoln is just another fine example of the exceptional properties found in Zacher's highly-regarded inventory of exclusive neighborhoods and private estates. It's what sets Zacher Homes apart from the others. Backed by our high standards of excellence, it's our commitment to make Zacher Homes the preferred choice of discerning home and property buyers throughout the Valley of the Sun.



T H E P R E S E R V E
AT LINCOLN



Located at the corner of Lincoln Drive
and 32nd Street in the Town of Paradise
Valley and convenient to all areas of
the Valley of the Sun.



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