



Mark Phillips
Construction



Introduction to PHASE 10

- Overview
- Lots - Availability and Pricing
- SV Master Site Plan and Plat Map
- Mark Phillips Construction
- FAQ's



PHASE 10 OVERVIEW

- Lot purchasing & building started in August 2020.
- Total of 117 single-family home lots.
- 63 lots of the 117 are scenic golf course lots.
- 16 lots of the 63 are scenic golf course Garden Home lots.
- Private gated entry off of soon to be opened W. Pleasant Grove Road.



PHASE 10 OVERVIEW



One of the things that make it so unique is out of the 117 lots 63 of them have scenic golf course views.

- All utilities are provided; city water, city sewer, underground electric, natural gas, Cox and internet.
- Lots are now being purchased for custom home clients and speculative homes to be built by Mark Phillips Construction. Contact Mark Phillips (or me) for more information

PHASE 10 OVERVIEW



- Like the rest of Shadow Valley, Phase 10 is in Bentonville School District and 9th - 12th grade attend Bentonville High School.

- Expansion of Osage Creek Park & construction of multi-use athletic fields and walking trails coming soon in Shadow Valley.



- Approximately 13 minute, 7.5 mile drive to XNA.

- Quick connection to the Northwest Arkansas Bike Trail system.



- Minutes away from Pinnacle Parkway shopping and dining district.

- Pricing:

Single family home lots range from
\$77,500 to \$200,000

Call Mark Phillips at 479-877-0176

or

Click here to see current lot availability & pricing on
Shadow Valley's Website:

www.shadowvalleyinfo.com

Click here to print the current lot availability and pricing:

Print

LOTS AVAILABLE AND PRICING

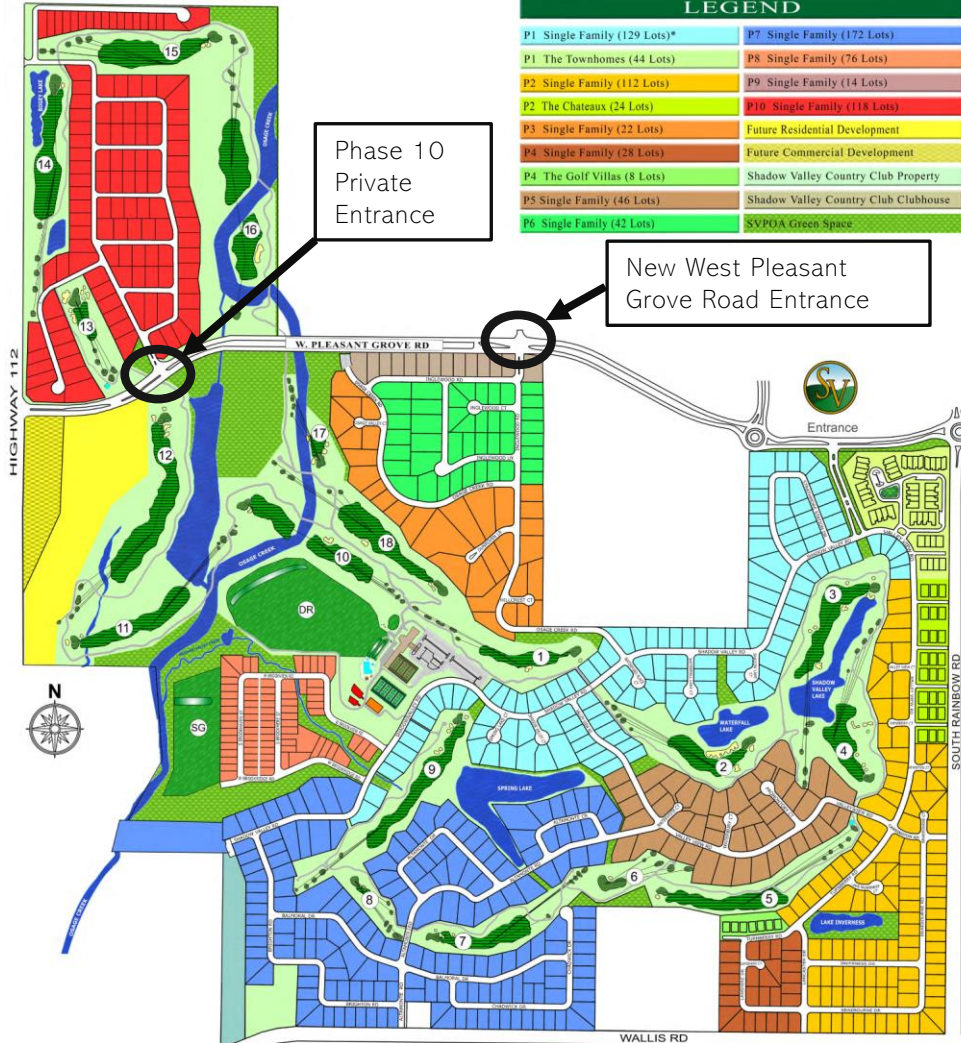


SHADOW VALLEY MASTER SITE PLAN

MASTER SITE PLAN

www.shadowvalleyinfo.com

LEGEND	
P1 Single Family (129 Lots)*	P7 Single Family (172 Lots)
P1 The Townhomes (44 Lots)	P8 Single Family (76 Lots)
P2 Single Family (112 Lots)	P9 Single Family (14 Lots)
P2 The Chateaux (24 Lots)	P10 Single Family (118 Lots)
P3 Single Family (22 Lots)	Future Residential Development
P4 Single Family (28 Lots)	Future Commercial Development
P4 The Golf Villas (8 Lots)	Shadow Valley Country Club Property
P5 Single Family (46 Lots)	Shadow Valley Country Club Clubhouse
P6 Single Family (42 Lots)	SVPOA Green Space



Download
SV Master
Site Plan

Click here
for Master
Site Plan &
current lot
availability
and pricing

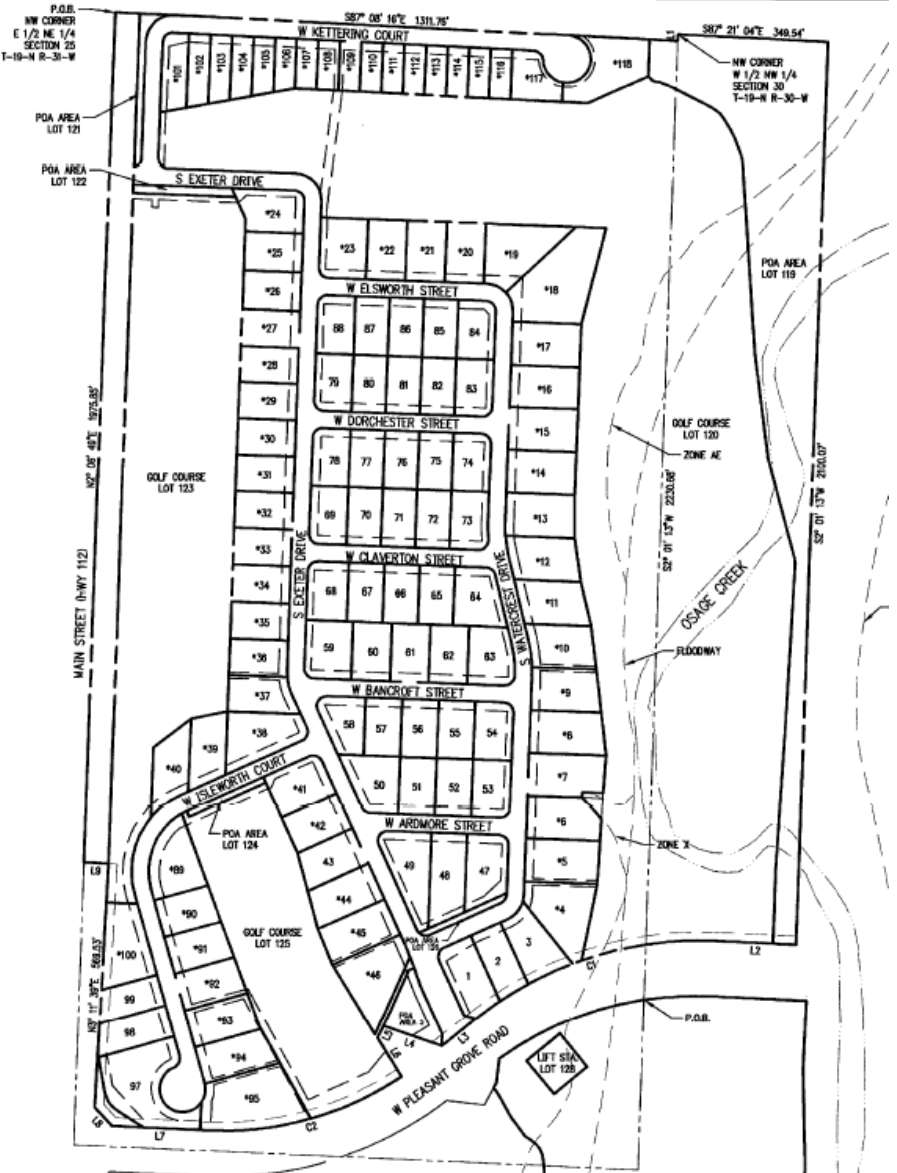
Phase 10 Master Site Plan

LEGEND
P8 Single Family (76 Lots)
P9 Single Family (14 Lots)
P10 Single Family (118 Lots)
Future Residential Development
Future Commercial Development
Shadow Valley Country Club Property
Shadow Valley Country Club Clubhouse
SVPOA Green Space



PHASE 10 PLAT MAP

Download
Plat





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www.markphillipsconstruction.com

About Mark Phillips Construction



I have been building and living in Shadow Valley since we opened the subdivision. Shadow Valley is such a great place to call home.

To learn more about my company and the building process please visit my web site at

www.markphillipsconstruction.com

About Mark Phillips Construction

I offer access to custom floor plan designs through a very talented local home designer and/or a local architect. I also have access to excellent interior decorators that can do as little as pick out one rooms paint color or can interior design an entire house.

If you would like to tour Shadow Valley, tour phase 10, or just have questions I am available to meet at a time that is convenient for you.

I also offer drone video footage of any lot and its surrounding views if you would like to see it from that perspective.



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PHASE 10 FREQUENTLY ASKED QUESTIONS



1. When will building start in phase 10?

As soon as the final plat is filed with the City of Rogers. I expect that to be mid to late April of 2020.

2. Is phase 10 gated?

Yes, all of Shadow Valley is a private gated community.

3. How can I tour Phase 10 and SVCC?

I am available to give tours of SVCC and phase 10. I will discuss the attributes of each lot to make sure we are picking the best one for you.

4. How do I purchase a lot or have one held?

At present lots are being purchased by clients for custom homes. Once we find a lot for you, I will make the arrangements to have the lot held while we work towards a start date. The lot can only be held for a few days before it would need to go under contract, but you will have ample time to decide.

5. Are there POA dues?

Yes, the same as the rest of Shadow Valley. At this time, POA dues are currently \$55.00, paid monthly.

6. Do you have to become a member at Shadow Valley Country Club?

Yes, you get to choose from 1 of 3 types of memberships: Social, Tennis, or Golf. Initiation fees and monthly dues for all memberships can be found at www.shadowvalleyinfo.com or just ask me and I will get you the information.

7. Do you have to pay an initiation fee for your membership?

Yes, the one-time initiation fee is paid when you close on your lot and at that time your membership to Shadow Valley Country Club begins and POA dues are collected each month. For monthly dues & POA information, please visit www.shadowvalleyinfo.com

8. Are there any food minimum charges or assessments?

Members only pay their dues for their particular membership each month.

PHASE 10 FREQUENTLY ASKED QUESTIONS

9. Are there covenants and architectural control committee requirements?

Yes, and I can answer any questions you might have and/or provide copies of that information.

10. If I purchase a lot, how long can I wait to build?

There is not a timeline on when you have to build after you purchase a lot. You do have to join the country club and pay POA dues once you close on the lot.

11. How do you get to the clubhouse from phase 10?

- A. You can drive and enter from the new private RFID gate off W. Pleasant Grove Road to enter Shadow Valley, which is a very short distance from the phase 10 entrance.
- B. If you lease a community cart from Shadow Valley Country Club there will be access to the clubhouse without getting on a public road.

12. Will there be a subdivision pool in phase 10?

No, but residents will have full access to the pool and all other amenities throughout the existing subdivision. Of course building a pool at your home is allowed.

13. Is phase 10 in Bentonville School district and what high school would my kids attend?

Yes, and Bentonville High School is where your children would attend.

14. Is there square footage minimum to build?

No, we do not have minimums but plans have to be reviewed and approved by the SVMPC Architectural Control Committee.

PHASE 10 FREQUENTLY ASKED QUESTIONS

16. Are you set up to be able to help clients who can't be there in person to look at lots?

Yes, I can send just about all printed material electronically. I also can provide drone footage and pictures of lots, views, and surrounding areas for you and your clients.

17. When folks move into their new home in phase 10 are there daily time frames on when construction can take place?

Yes, SVMPC has daily timeframes that construction can be done along with guidelines on job site cleanliness.





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www.markphillipsconstruction.com

Thank you so much for taking the time to review this information. If you have any questions or comments please reach out to me. If you would like to set up a personal tour of Shadow Valley and/or phase 10 just let me know and we can arrange that at your convenience.

Stay well, Stay safe.

Respectfully,

Mark Phillips

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www.markphillipsconstruction.com