

CLOVER CREEK

A Once-in-a-Generation Peninsula Estate on Oak Creek

1225 N Willow Point Rd, Cornville, AZ 86325

Verde Valley Wine Country — 15 Minutes to Sedona

5 Private Acres	3 Residences	~4,300 Sq Ft
Peninsula Estate	Resort Amenities	Zero HOA

Confidential Information Package

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THE PROPERTY

Peninsula positioning unlike anything else in the Verde Valley. Oak Creek wraps the property on multiple sides — a natural moat ensuring no development will ever intrude. Directly across the water lies the 273-acre Page Springs Fish Hatchery: permanently protected open space guaranteeing these views and this serenity are eternal.

The Compound

The Main Residence — 3 BR / 3 BA / ~2,600 sqft. The heart of the estate — expansive, luminous, and oriented toward the creek. Extensively renovated with resort-caliber finishes: exposed timber beams, custom sage cabinetry, copper fixtures, quartz countertops, skylights, and designer tile.

The Guest House — 2 BR / ~1,200 sqft. An architect-grade barn conversion that stands as a residence in its own right. Sophisticated materiality. Complete independence. Uncompromised privacy.

The Studio — ~500 sqft of flexible living. Guest quarters, caretaker suite, or independent short-term rental. Adjacent shop built out for grounds maintenance and equipment storage.

Resort-Caliber Amenities

Heated swimming pool with mountain views • Stone fire pit • Outdoor kitchen with wood-fired pizza oven and built-in BBQ • Private sandy beach on Oak Creek • Established vineyard and manicured gardens • Airstream pad with full hookups • RV pad • Pickleball court • Private well plus Cornville Ditch Association irrigation rights • Winding garden paths through mature cottonwood and sycamore

Location

15 minutes to Sedona and world-class dining. Directly across from Page Springs Cellars — Arizona's premier winery. Seven wineries within 10 minutes. 273-acre protected fish hatchery buffer across the creek. RCU-2A zoning in unincorporated Yavapai County. STR rights protected under Arizona SB 1350.

THE OPPORTUNITY

No HOA. No STR restrictions. Protected under Arizona SB 1350 in unincorporated Yavapai County, Clover Creek operates with sovereign flexibility. Three independent income-generating units. One extraordinary asset.

Short-Term Rental Revenue Projections

Unit	Nightly Rate	Occupancy	Annual Revenue
Main Residence (3BR/3BA)	\$600	65%	\$142,350
Guest House (2BR)	\$375	70%	\$95,813
The Studio	\$225	70%	\$57,488
		Total:	\$295,651

Wellness & Corporate Retreat Potential

Licensed wellness retreat practitioners pay \$40,000–\$120,000/month for compounds of this caliber. Oak Creek, three private units, resort amenities, and wine country access create the perfect programming environment.

Corporate and executive retreats represent additional demand. Sedona draws Fortune 500 leadership offsites, board retreats, and high-end group bookings year-round. A private peninsula with three residences, pool, creek access, and full privacy commands premium group rates that single-unit rentals cannot touch.

Valuation Support

Method	Range
Comparable Sales (\$/sqft)	\$2,950,000 – \$4,150,000
Income Approach (4.8% Cap)	\$4,000,000
Replacement Cost	\$3,305,000 – \$4,385,000
Scarcity Premium	Peninsula parcels trade once per decade

NEXT STEPS

Peninsula parcels on Oak Creek do not come to market. Five private acres with senior water rights, no HOA, and three turnkey structures — this is not a property you find. It is a property you inherit the opportunity to own.

To schedule a private showing or request the full financial pro forma:

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