

APPLE TREE SPOTLIGHT

Apple Tree Development Still Growing After 27 Years

Property Owners Are Adding Homes, Amenities Around Golf Course In West Valley

By Molly Allen

Since golfers first teed off at Apple Tree Golf Course in 1992, additional development has always been in the plans. This year, the West Valley community can expect even more residential growth at the property along Occidental Road.

Apple Tree Golf Course has received a number of regional and national accolades over the years, including being named one of Washington's top 10 best golf courses.

With its signature Apple Island Green and some of the best-manicured fairways in the Valley, it's no wonder prospective property owners are asking for more.

"This has always been a project meant to enhance the community and one that we could be proud of," said John Borton, who owns the property.

Apple Tree Construction, a division of Apple Tree Resort, began developing the property around the golf course in 2003 to establish a residential community. Sixteen years later, this feels like the perfect time to move on to the next phase, said Jon



Apple Tree Resort's construction division has been developing lots around the golf course in response to demand for the last 16 years. New developments in 2019 will soon offer lots on the South side of the property.

Kinloch, general manager of Apple Tree Resort.

"Developing a community has been in the plans since we first opened, and we've been successful so far as we've developed in multiple phases," he said. "Now it's time to expand, grow and offer more for our current and future residents."

Apple Tree Construction has now spent 16 years developing the land around the golf course, adding amenities along the way as they listen to their growing community of neighbors.



There are currently three developed phases that line the golf course, as well as two gated communities across the street, Golden Grove and Cameo Court, all

totaling 170 developed lots.

Of those 170 lots, only 20 are currently available for purchase, and more are on the way. When the project began, much of the building was focused on inventory homes, but as additional lots were developed, residents trended more toward custom homes. No matter what they choose, once a prospective resident decides they want to call Apple Tree home, they have a variety of options.

In addition to inventory homes and custom homes on expansive lots, Apple Tree Construction also developed a pair of 12-unit condominium buildings on the course. Of those 24 units at Braeburn Lodge Condominiums, just one is available, proving that the condo option is equally popular.

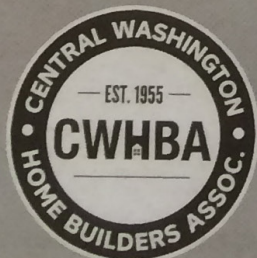
The majority of residents attracted to the Apple Tree community are executives or medical professionals

CONTINUED ON PAGE 21 >

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In addition to more residential development, Apple Tree Resort has added more amenities to their Pro Shop and Clubhouse in recent years.

Apple Tree

Continued from page 20

who are new to town and looking for a nice community, paired with a high-quality home.

Some are individuals moving back to the area after having grown up in Yakima and spending a few years away. Others have found the community appealing largely because of amenities such as a swimming pool, community parks and lawn care services.

"We really have a diversity of

residents from couples to families, and a wide range of ages," Kinloch said.

One of the main draws for residents has been the community's carefree nature. Those wishing to downsize from a five-acre plot of land needing mowing and landscaping find that they can enjoy life with ease with the option of utilizing on-site resident services at Apple Tree to

handle those tasks.

"A lot of the appeal is the lifestyle we create," Kinloch said. "You don't have to take care of maintaining a pool or a lawn if you don't want to. You can just enjoy, and our residents like that. All of the additional development has

been in response to our demand. We've had a successful run, and it's time to do more."

"All of the additional development has been in response to our demand. ... It's time to do more."

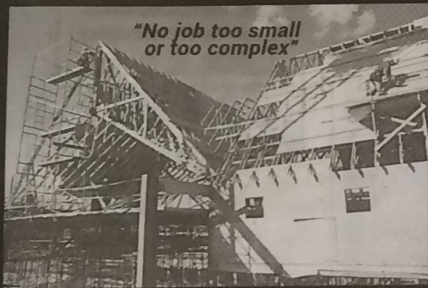
More Development, More Amenities

Kinloch said many potential residents have been asking when development will begin on the south side of the golf course. Fortunately, potential residents won't have to wait much longer.

Development is already underway for 30 lots on the south side, all with spectacular views. Once the initial 30 lots are developed, additional development will continue to allow for a total of 64 spots on the south

CONTINUED ON PAGE 22 >

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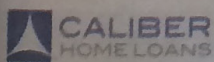
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Apple Tree Construction continues to develop expansive lots with beautiful views on the Apple Tree Golf Course. Residents have the option of bringing a completely custom home to reality on the course.

Apple Tree

Continued from page 21

side, including views of the famous Apple Island Green.

The Apple Tree Construction team will continue to work with Scott Irons and Traditional Designs,

Inc. for the majority of their custom home builds.

"We bring a custom home project to life for our residents," Kinloch said. "We're able to build great relationships with our homebuyers and bring their dreams to reality."

In addition, Apple Tree

Construction is in the design stages of another condominium project of 15 units, just west of the Braeburn Lodge Condos.

"We like to look at a variety of lots for single families to offer a lot of options," Kinloch said.

But new developments on the

housing side are not the only recent additions to Apple Tree. In 2018, Apple Tree's Pro Shop launched a golf membership product for the first time, allowing golfers to pay a monthly (or annual) fee, rather than on a per round basis. Apple Tree is still a daily fee golf course open to the public, but now golfers also have the option to swing by after work as a member and play just six or even three holes.

So far, Kinloch says the feedback has been positive.

"This has really catered to our growing base of residents," he said. "Not all of them golf, but a lot do, and now they don't have to pay by the round."

CONTINUED ON PAGE 23 >

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Continued from page 22

Apple Tree kicked off the new program last spring and plans to continue growing it in 2019.

In addition, Apple Tree expanded its clubhouse and restaurant three years ago, doubling their outdoor seating capacity.

Apple Tree also has started hosting concerts and other entertainment, all due to the beautiful setting and its exquisite views of the Valley.

"It's a great place to sit on the deck and enjoy the view," Kinloch said. "We're pleased with the growth and are continuing to evaluate what more we can do."

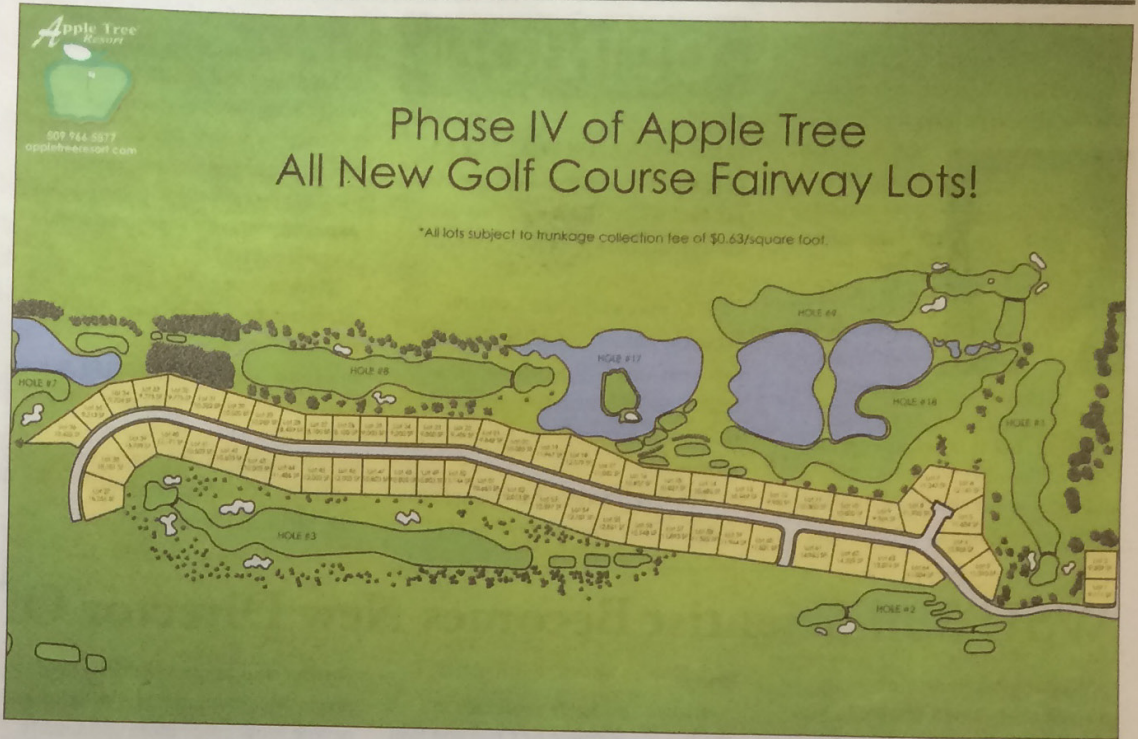
Offering more to their residents is the ultimate goal of Apple Tree Construction, and that means offering additional amenities for those who don't golf as much as their neighbors.

Including access to the course, residents can make use of Braeburn Park, a community park that features a pool, hot tub, cabana, sports court and playground. Management is currently evaluating the area for another pool, hoping to complete the design phase in 2019.

"We're excited to be evaluating for more," Kinloch said. "We want to make sure our amenities are proportionate to our growth for our residents. This is all part of the lifestyle we have created, and we continue to evolve and expand."

For John Borton, it's wonderful to see the master plan that he had first envisioned in 1990 continue to come to life. As it stands now, there's still quite a bit of land remaining for future development, so residents should expect to see Apple Tree keep growing as demand continues.

"We had a vision back in 1990 when we broke ground of bringing an upscale development with a golf course and other amenities to the West Valley area," he said. "The development's progress is tied to the local real estate market which has ebbed and flowed over time, but over the last two or three years we have really regained momentum for the development and that has allowed us to move forward with more of that vision. We continue to try and enhance the community and build out the property as the market demands."



Development is underway for lots on the South side of the golf course, some with great views of the famous Apple Island Green. The map above shows Apple Tree Construction's latest development plans.

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