



Buck Springs Resort
6126 Buck Springs Road
P.O. Box 130
Pinetop, AZ 85935

Phone: (928) 369-3554

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info@buckspringsresort.com

LOCATION: Buck Springs Resort is located on 20 acres of dense, tall pines in an exclusive residential area near Pinetop, between Pinetop Lakes Country Club and Pinetop Country Club, approximately 1.8 miles from Hwy 260 -away from the traffic of Hwy 260, but close to Pinetop, restaurants, and activities. As you head south on Hwy 260, turn left at the stoplight where Buck Springs Road takes off from Hwy 260. We are located at 6126 Buck Springs Road, about 2 miles from the city limits of Pinetop Arizona.

DESCRIPTION: Select from 20 one-bedroom cottages and/or 4 three-bedroom two story townhouses. The bedrooms are separate from the living room and kitchen areas. All are furnished housekeeping units with fully equipped kitchens, complete with stoves, refrigerators, dishware, silverware, cookware, microwaves, toasters, coffee makers and complimentary coffee. Bath and bed Linens are also provided. You may enjoy cable TV in each living room, as well as a wood burning fireplace (locally cut firewood is available for a nominal fee). *Most units also have a pullout sofa in each living room, which is great for kids or additional guests.

QUEEN BED UNITS: 12 cottages have one queen bed in the bedroom, as well as the pull-out sofa in the living room. (Exception: #12 & #3 = 2 people (no pull out sofas in these units). Eight of these cottages are built "Duplex Style" with some open area between each set of duplexes. Each of these 8 queen units has a 9 X 12 private covered front porch, and is approximately 542 square feet. The other 4 queen units adjoin the 3 bedroom townhouses and share a common front porch, and have a slightly different floor plan than the duplex type of units.

DOUBLE BED UNITS: 8 cottages have two double beds, as well as the pull-out sofa in the living room. These cottages are built "Duplex Style" with some open area between each set of duplexes. Each set of double bed duplex units share a common 4 X 22 covered front porch, with separate steps leading up to the door of each unit. These units are approximately 590 square feet.

3 BEDROOM, 2-STORY TOWNHOUSES: The three-bedroom townhouses have a queen bed in the downstairs bedroom, which lies across the hallway from a half bath downstairs. The other two bedrooms are upstairs - one of which has a queen bed, the other has two full beds. A full bath upstairs is separate from, and accessible to, both upstairs bedrooms. In addition to the pull-out sofa which is found in the living room downstairs, a single twin bed is located under the stairwell downstairs. These townhouses easily sleep six people, and can accommodate 8-10 people, depending on your sleeping arrangements. The roomy kitchen is located down stairs, and has a sliding glass door which leads to a back porch. These units also share a common covered front porch. These townhouses are really spacious, containing approximately 1,200 square feet, with a vaulted ceiling in the living room.

RESORT ACTIVITIES/SETTING: Buck Springs Resort has a lovely central outdoor "courtyard" area which contains a central barbeque facility, with both a large brick wood/briquette and gas barbeque situated on a grassy area, complete with picnic benches. This central "courtyard" area is located in the middle of the Circular drive which leads to the one bedroom units. Some small individual grills are also available for briquette grilling on the premises. A horseshoe pit and basketball hoop is also on the grounds. There is plenty of room to walk your pet, and board games, balls and frisbees etc. are available for the kids (or adults!) to play with.

NEARBY ACTIVITIES:

- **GOLF:** 1/2 mile from Pinetop Lakes Country Club Golf Course -a gorgeous PGA course open to the public. It is also located on Buck Springs Road, on your right as you head towards our Resort.
- **HORSEBACK RIDING:** 1/4 mile from Pinetop Lakes Activity Center and Stables (928-369-1000), also on Buck Springs Road, on your right as you head towards us, in season.
- **HIKING, BIKING, RIDING TRAILS:** Just a few minutes and miles away from many of the White Mt. Trail System trailheads. You will pass a road called "Sky Hi" on your left as you head towards us on Buck Springs Road. This road leads to a forest road which in turn leads to many of the trailheads, the closest one being the "Springs Trail". Maps of the trail system are available at our office.
- **CASINO:** 4 miles from Hon-Dah Casino, for those of you who need a little of the "City life" to balance out your secluded stay at our resort. Entertainment and great buffets are just a few minutes away!
- **SKIING / SNOWBOARDING:** We are the closest Resort near Pinetop to the Sunrise Ski Resort approx. 22 miles (about a 30 minute drive) away. Opens usually in December to first week in April.
- **FISHING / HUNTING:** Many lakes and streams (trout especially) are nearby. There are some excellent deer, turkey and elk hunting areas (or photo opportunities!) found in the nearby National Forest also.
- **DISCOUNTS AVAILABLE: (Group)** 10% off for groups renting 10 or more units. **(Extended Stay)** Stay for 7 nights, get the 7th night free. **(Monthly Specials)** Check our website at www.buckspringsresort.com



Rate Schedule, 2018

Premium Rates

Weekend of Memorial through Labor Day, Holidays, Special Events
(7-day cancellation notice required. One night charged for untimely cancellations.)

	Daily	Weekly	Monthly
1-bedroom Cottage	\$115.00	\$690.00	\$1,680.00
3-bedroom Cottage	\$220.00	\$1,260.00	\$3,330.00

Standard Rates

Begins after Labor Day weekend and ends before Memorial Day weekend
(48 hour cancellation notice. One night charged for untimely cancellations.)

	Daily	Weekly	Monthly
1-bedroom Cottage	\$105.00	\$630.00	\$1,500.00
3-bedroom Cottage	\$200.00	\$1,200.00	\$3,150.00

RATES are based on single/double occupancy for 1-bedroom units, or 6-persons for 3-bedroom units. Maximum Occupancy: 1 bedroom Queen bed units = 4 people (exception: #12 & #3 = 2 people, no pull out sofas in these units); 1 bedroom Double bed units = 6 people; 3 bedroom Townhouse units = 11 people. Please add \$10.00 per person for any additional guest ages 5 and over. Pets welcome. **\$10.00 cleaning fee per pet per night**, maximum of two pets per cabin. *Rates do not include state sales tax. * Rates are subject to change without notice.

RESERVATION AND DEPOSIT POLICIES: To hold your cottage, make a prepaid deposit of one night's stay with a valid major credit card. Deposits are refundable if timely cancelled (7 days notice for Premium Rate Times and 48 hours for Standard Rate Times). **EXCEPTION:** A one night non-refundable deposit required for large groups booking 10 or more cabins.

CHECK IN/ CHECK OUT TIME: Check in time is 2:00 PM. Payment in full for your entire reserved stay is expected upon registration. Check out time is 11:00 AM. **Extended check out time:** Allowed only with management approval, with an extra fee of \$10.00 per hour for one bedroom cottages and \$20.00 per hour for 3-bedroom townhouse units, past 11:00 AM up to time approved by management, but no later than 4:00 PM. *Early check in time: Allowed only with management approval as to time and if allowed, with the same hourly fee applied for late check outs.

MINIMUM STAY *A two night minimum stay applies to Premium Rate times and most Holidays, though we sometimes require additional nights for certain Holidays. A one night stay is allowed during Standard Rate times.

HOUSEKEEPING: No daily housekeeping, as our units are "housekeeping units", with basic cleaning amenities provided in each unit for our guests. *Weekly housekeeping is provided at no charge for monthly stays. *If daily housekeeping is desired, please let management know this ahead of time. A cleaning fee of \$25.00 per one bedroom unit and a fee of \$50.00 per 3-bedroom townhouse will be charged if this service is desired.

CLEANING DEPOSIT: No cleaning deposit is required. However, ALL guests are expected to wash dishes well, and put them away as you found them, and to pick up all garbage in the unit and empty the trash into containers provided. If this is not done, guests will be charged a minimum of \$25.00/one bedroom unit and \$50.00 per 3 bedroom unit.

NON-SMOKING POLICY: No smoking is allowed in any of our units! A \$100.00 fee will be charged if this non-smoking policy is violated. Please use ashtrays provided on porches and picnic tables. NEVER smoke on grounds where loose pine needles are present! Always use ashtrays to extinguish your cigarettes!

YOUR PET IS WELCOME. We are pet friendly. Maximum of two pets per cabin. There is an additional **pet cleaning fee of \$10 per pet / per night** and management approval is required prior to making your reservation, no exceptions. Pets must be on leash at all times when outside. Do not let pets "do their business" on our center courtyard lawn and barbeque area! Please walk pets on outer edge of our large perimeter driveway (on the forest side of the drive), or on our walk path located near the dumpster on the south side of outer perimeter driveway. For those who are able, you are welcome to walk your pet on the entire undeveloped forest portion of our property (about 17 acres to walk on and explore)!

*Pets must never be left in units unattended. Uncrated, unattended pets left in units will be charged \$20.00 per pet per unit. Pets can be crated for short periods of time in the unit, but not if they are noisy and disturb your neighbors! Take pets with you when you leave! A discounted rate of \$125.00/month, per pet will be given to monthly stays. This will allow us to hire a professional cleaning company to shampoo the carpet after your departure for the benefit of future guests.

FIREWOOD: generous bundles of good quality firewood are available for \$5.00 per bundle. Please do not bring firewood, as we can not be assured of its quality, which could compromise the chimney flues if not "up to par".



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Entrance to Resort at 6126 Buck Springs Road



The

Office next to Manager's



Entrance to Circular Driveway



Residence



Three Bedroom Town Homes

#18, 19, 22 & 23 are the 2-story, 3-bedroom condos. They have an adjoining deck that extends out the back patio door of each set. The other cabins are 1-bedrooms with a queen or 2-double beds in the bedroom. All have full kitchens, fireplaces and cable TV. There is also a pull-out couch in the living room in most units.

Typical one bedroom units (built Duplex Style)

One E

