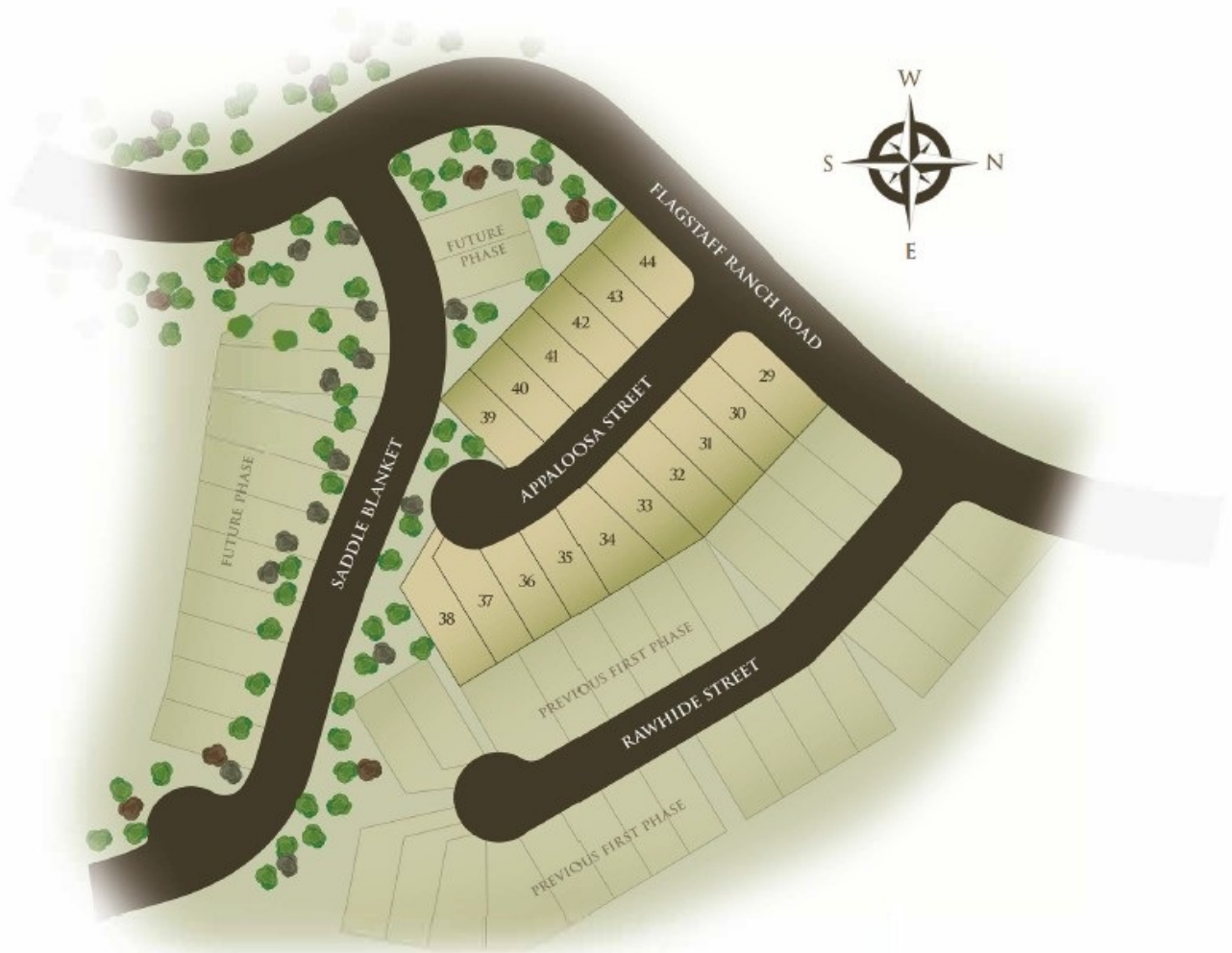




ASPEN RIDGE II

# Aspen Ridge II

## SITE PLAN



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Cross Streets: Flagstaff Ranch Rd & Appaloosa Street  
Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Aspen Ridge II

## INCLUDED FEATURES



### IMPRESSIVE INTERIORS

- 8' Two-Panel Hollow-Core Interior Doors
- 10' Ceilings on First and Second Floor
- Two-Tone Paint
- Kwikset® Interior Door Hardware in Brushed Nickel or Matte Black
- 5.25" Baseboards/3.25" Door Casings
- Engineered Wood at Entry, Kitchen, Main Living Room, Dining Room and Powder Room
- 12' x 24" Tile Flooring at Laundry and Full Bathrooms
- Shaw® Carpeting at All Bedrooms, Bedroom Closets, Stairs, Upstairs Hallway and Loft
- 50% Skip Trowel Drywall Finish with Square Corners
- Gas Fireplace with Tile Surround to Bottom of Mantle
- Lower Cabinetry with Sink at Laundry Room
- Electrical Package with 3 Cable Hookups, 2 Cat-6 Hookups, and Conduit for Future Solar

### WELL-APPOINTED KITCHENS

- Monogram® Stainless Steel Appliances with 36" Cooktop, Wall Hood, Built-in Wall Oven and Microwave and 24" Dishwasher
- 42" Full Overlay Shaker Style Cabinetry with Dovetail and Soft Close Drawers
- Quartz Countertops
- Stainless Steel Undermount Dual Bowl Kitchen Sink with Stainless Steel Pull-Down Faucet and 1/3 HP Garbage Disposal

### LUXURIOUS BATHROOMS

- Quartz Countertops with Rectangle Undermount Sink in All Bathrooms
- Executive Height (34.5") Countertops in All Bathrooms
- 12"x24" Tile Shower at Primary Bath and Tub/ Shower Surrounds at Secondary Bathrooms, Also Includes Niche
- Bathroom Fixtures and Accessories in Brushed Nickel or Matte Black

### DISTINCTIVE EXTERIORS

- Pella® Aluminum-Clad Wood Windows
- Malapais Stone Veneer
- Exposed Aggregate Driveway, Porch and Patio
- Two Frost-Proof Hose Bibbs (Front/Back Per Plan)
- Low-Maintenance Front and Rear Yard Landscaping Package with Irrigation System
- LiftMaster® 1/2 HP Belt-Driven Wi-Fi Opener
- 8' Carriage House Garage Door
- Asphalt Shingle Roof with Gutters

### ENERGY-SAVING FEATURES

- Open Cell Spray Foam Insulation
- Energy Recovery Ventilator (ERV) for Energy-Efficient Fresh Air Exchange
- Tankless Water Heater
- Honeywell® Wi-Fi Programmable Thermostat
- LED Lighting Throughout Entire Home
- 2-10 Home Buyers Warranty
- Low-VOC Paint
- 96% Efficient Furnace
- Energy Star V3 HVAC
- ENERGY STAR® Compliant Home and Appliances

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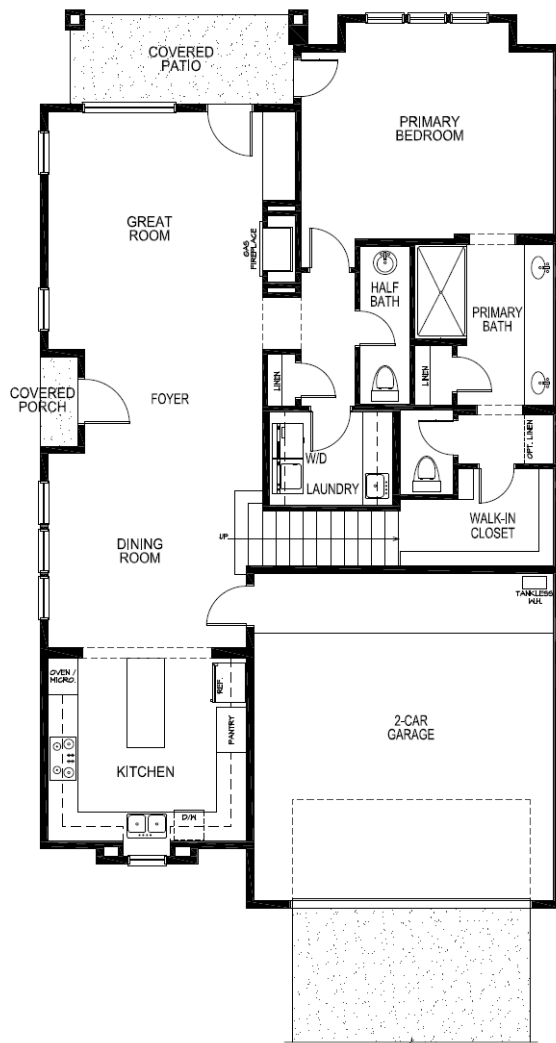
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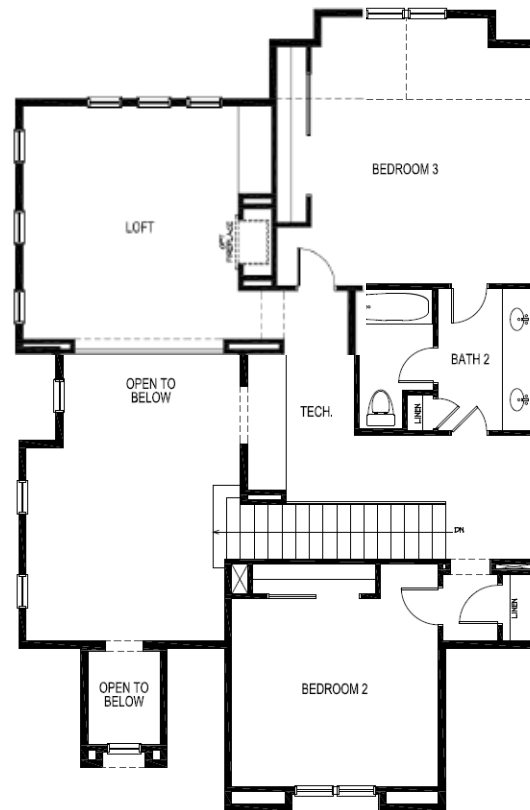
# Aspen Ridge II

## PLAN 2

2,642 Sq. Ft. | 3 Bedrooms + Loft | 2.5 Bathrooms | 2-Car Garage



First Floor



Second Floor

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# Aspen Ridge II

PLAN 2



2,642 Sq. Ft. | 3 Bedrooms + Loft | 2.5 Bathrooms | 2-Car Garage

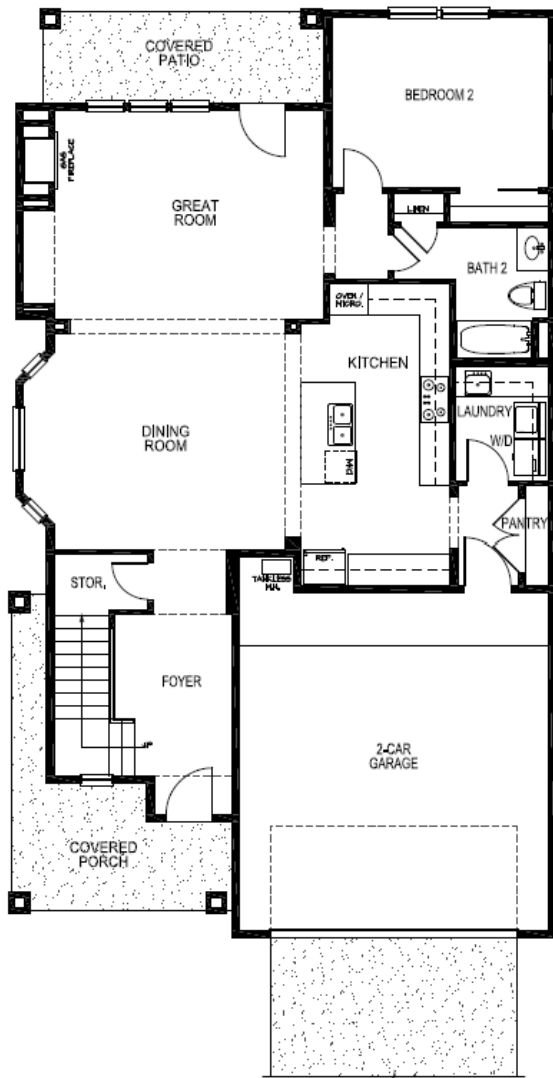


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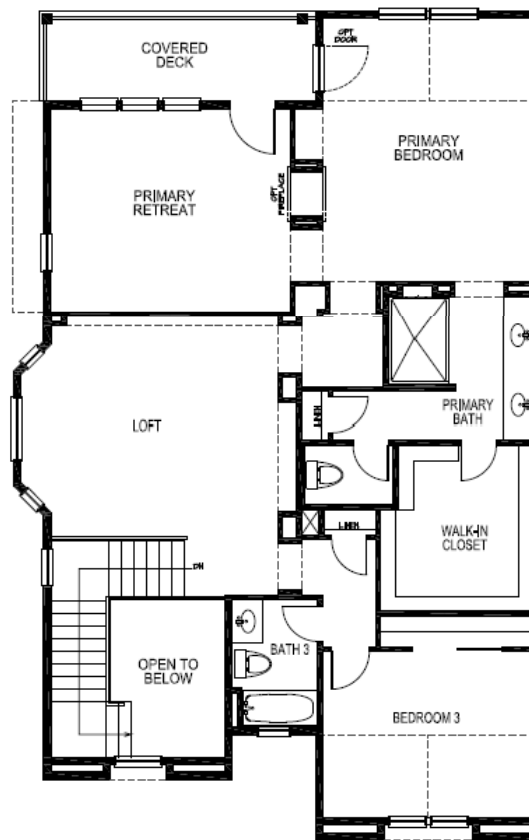
# Aspen Ridge II

## PLAN 3

2,759 Sq. Ft. | 3 Bedrooms + Primary Retreat + Loft | 3 Bathrooms | 2-Car Garage  
Option: 4 Bedrooms + Bonus Room

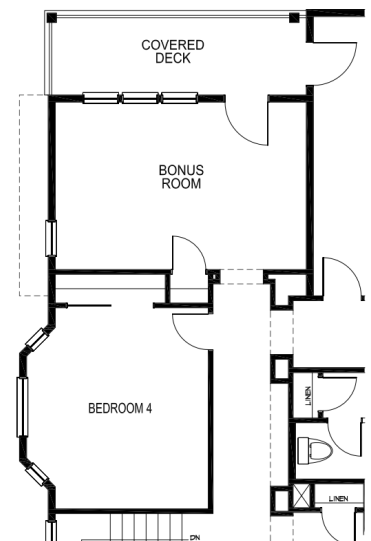


First Floor



Second Floor

Optional:  
Bonus Room I/O Primary Retreat  
Bedroom 4 I/O Loft



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# Aspen Ridge II

PLAN 3



2,759 Sq. Ft. | 3 Bedrooms + Primary Retreat – 4 Bedrooms + Bonus Room  
3 Bathrooms | 2-Car Garage



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