

CH  
CAPSTONE  
HOMES



HIDDEN HILLS

# Hidden Hills

## COMMUNITY INFORMATION



### GENERAL INFORMATION

5611 Meridian Court, Prescott, AZ 86305

Total Homesites: 12

### SALES OFFICE HOURS

Wednesday - Sunday: 10am - 5pm

All Other Days: By Appointment Only

### HOA DUES

\$225/Quarter Hidden Hills Property Owners Association  
includes common area maintenance

### COMMUNITY INFO

Internet – Sparklight or Century Link

Trash – City of Prescott

Electric – APS

Gas – Unisource

Water – City of Prescott

### SCHOOLS

Abia Judd Elementary School (K-4)

Granite Mountain Upper Elementary School (5-6)

Mile High Middle High School (7-8)

Prescott High School (9-12)

### PREFERRED LENDING PARTNERS

InterCap Lending – Shyann Eckel

480-223-3273 | shyann@intercaplending.com

## UNIQUE FEATURES

- All Single-Level Homes
- 10' Ceilings with 8' Interior Doors
- Quartz Countertops Throughout
- Gas Appliances Include Tankless Water Heater

Renderings are conceptual and may show optional features. Plans, specs, features and community info subject to change without notice. All dimensions and square footage are approximate. Offered for sale by Valley Peaks Realty Arizona Broker #BR679355000 LIC #LC638308005 ROC #255594, #244985. 11.04.25

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### IMPRESSIVE INTERIORS

- Stain Grade or Iron Front Door (Per Elevation)
- 8' Solid Core Two-Panel Interior Doors
- Two-Tone Interior Paint
- 48" Gas Fireplace with Stone Facade and Mantle
- Kwikset® Black Front Door Hardware
- Kwikset® Satin Nickel Interior Lever-Style Door Hardware
- 5.25" Baseboards/3.25" Door Casings
- Engineered Wood Flooring at Entry, Halls, Dining Room and Kitchen
- 12"x24" Tile in Bathrooms and Laundry Room
- Laundry Room Lower Cabinets with Sink
- Semi-Smooth Drywall Finish with Square Corners
- Slim Recessed LED Lighting Throughout Entire Home
- Electrical Package with Two Cable Hookups and Two Cat 6 Hookups, Including Conduit for Future Solar
- Raised Outlets in the Great Room and Primary Suite for Future TV

### WELL-APPOINTED KITCHENS

- GE® Stainless Steel Appliances with 36" Cooktop with Hood, 30" Wall Oven and Built-In Convection Microwave and Dishwasher
- Shaker Cabinetry with 42" Uppers and Soft Close Doors and Drawers and Cabinet Hardware
- Quartz Countertops
- Stainless Steel Undermount Dual Bowl Kitchen Sink with Stainless Steel Pull-Down Faucet and 1/3 HP Garbage Disposal
- 12" Cabinetry on Back Side of Kitchen Island

### LUXURIOUS BATHROOMS

- Quartz Countertops with Rectangle Undermount Sink in All Bathrooms
- Executive Height Countertops in All Bathrooms
- Free Standing Tub in Primary Bathroom
- Tile Bath/Shower Surround to Ceiling in All Bathrooms
- Bathroom Fixtures and Accessories in Brushed Nickel
- Elongated, Comfort-Height Toilets

### DISTINCTIVE EXTERIORS

- Four Unique Elevations with Stucco, Stone or Brick, and Metal Accents (Per Plan/Elevation)
- Black Vinyl Low-E Windows
- Garage Coach Lights
- Paver Driveways, Porch and Patio
- Insulated Post Tension Foundation
- Two Hose Bibbs (Front/Back Per Plan)
- Low-Maintenance Front Yard Landscaping Package
- 8' Non-Insulated Garage Door (Style Per Plan/Elevation)
- Asphalt Shingle Roof with Gutters
- 5' Block Fencing with Side Gates

### ENERGY SAVING FEATURES

- Open Cell Spray Foam Insulation
- ERV (Energy Recovery Ventilator) for Energy Efficient Fresh Air Exchanges
- Tankless Water Heater
- Single-Stage Air Conditioning System with Gas Furnace
- 2-10 Home Buyers Warranty
- ENERGY STAR® and Department of Energy Compliant Home and Appliances
- Slim Recessed LED Lighting Throughout
- Low-VOC Paint
- AeroBarrier Air Seal
- 50 AMP Car Charger

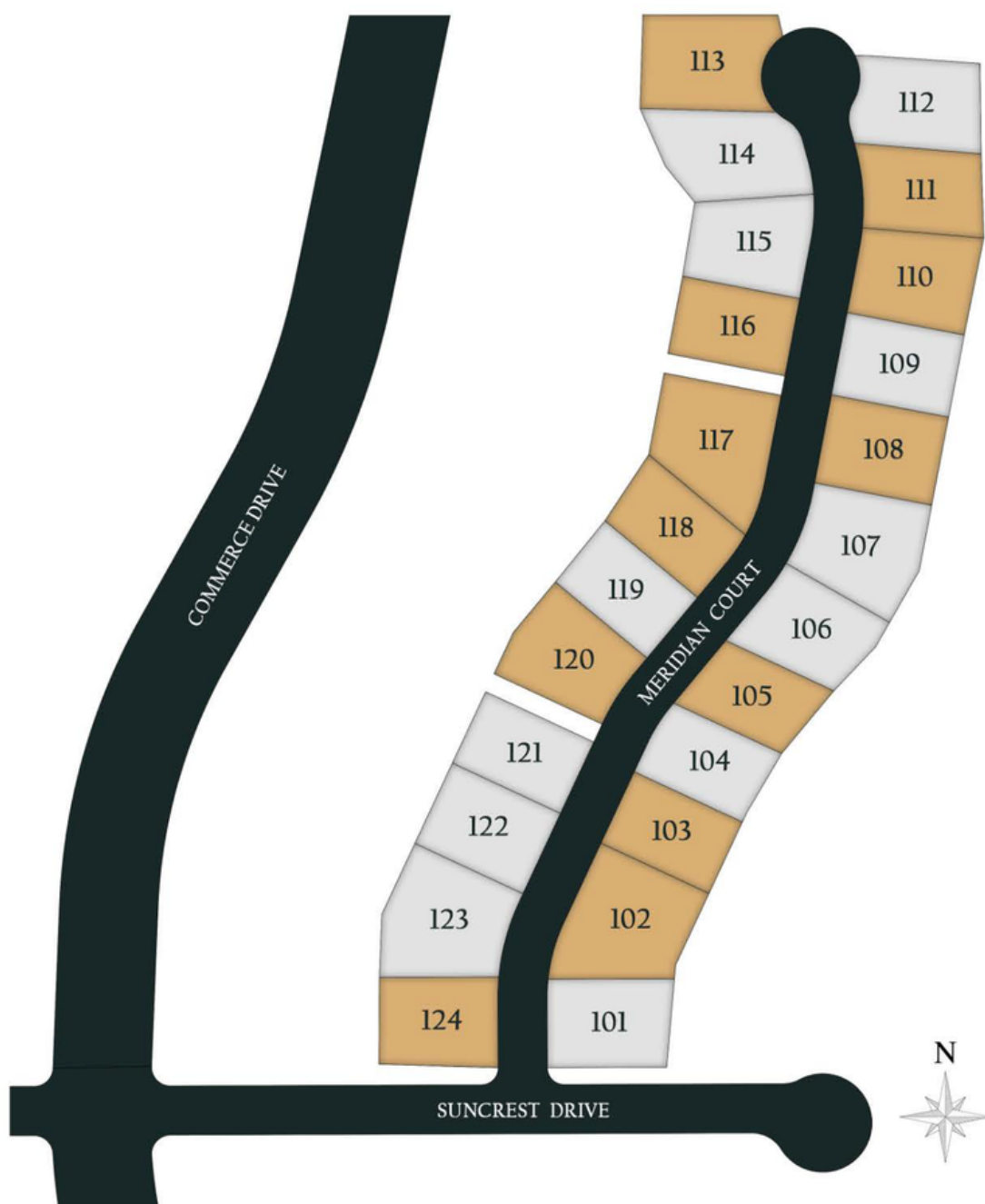
### SMART HOME FEATURES

- GE®Smart Appliances
- ecobee3 Smart Thermostat
- Liftmaster® 1/2 HP Belt Driven Wi-Fi Opener
- Halo® Touchscreen Smart Lock
- eero® Mesh Wireless Access Point

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## SITE PLAN



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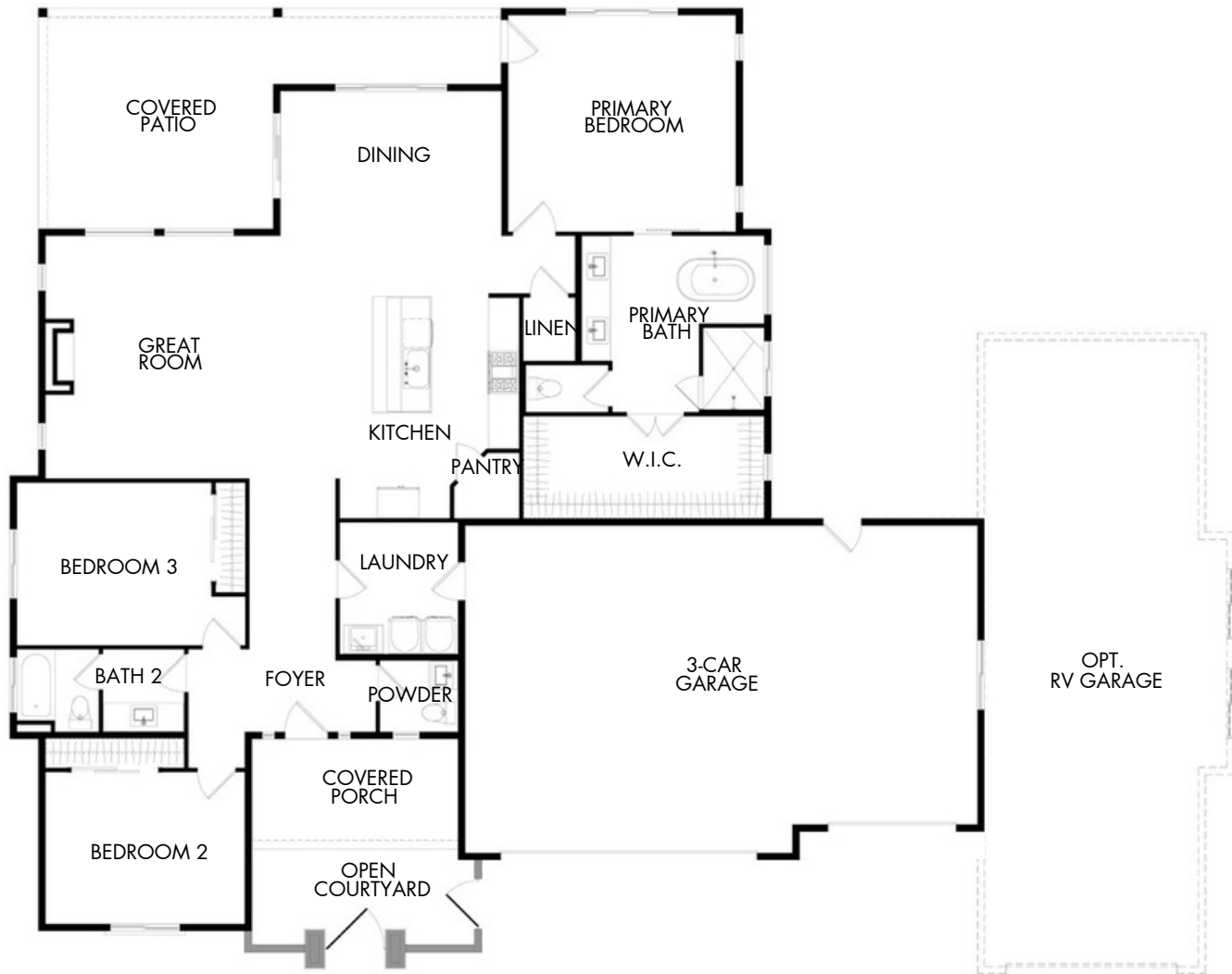


# Hidden Hills

PLAN 2189



2,189 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms | 3-Car Garage + Opt. RV Garage



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# Hidden Hills

PLAN 2189



2,189 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms | 3-Car Garage + Opt. RV Garage



Traditional Elevation



Farmhouse Elevation



Contemporary Elevation



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# Hidden Hills

PLAN 2734



2,734 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage



Wine/Butler Pantry  
ILO Storage



Center Meet Door At Dining Room

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PLAN 2734



2,734 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage



Traditional Elevation



Farmhouse Elevation



Contemporary Elevation

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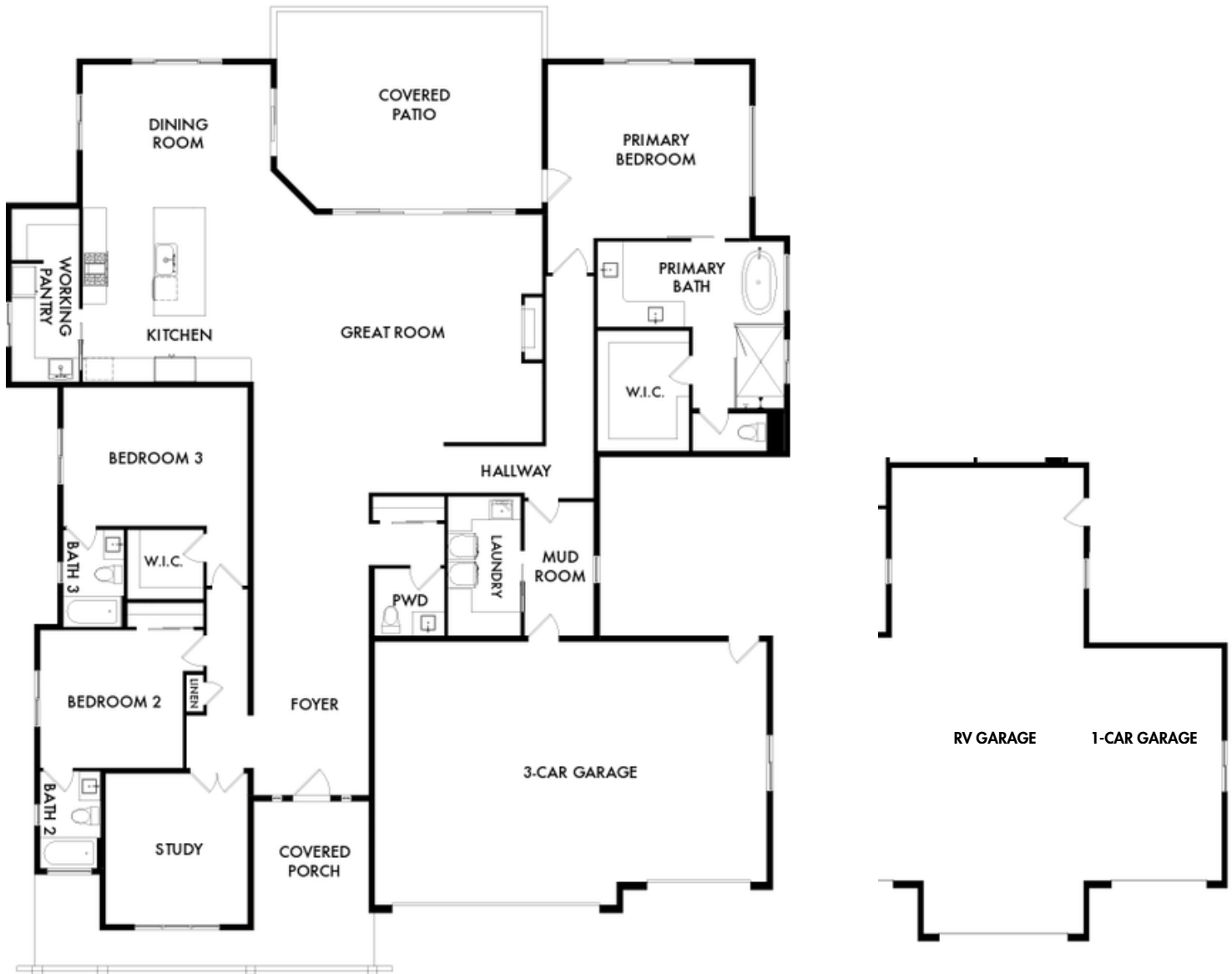


# Hidden Hills

PLAN 3251



3,251 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage  
2-Car + RV + 1-Car Garage



Opt RV Garage ILO Garage 3  
and Opt 2-Car + RV + 1-Car Garage

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# Hidden Hills

PLAN 3251



3,251 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage  
2-Car + RV + 1-Car Garage



Farmhouse Elevation



Optional RV Garage + Garage 3



Contemporary Elevation



Optional RV Garage + Garage 3



Modern Prairie Elevation



Optional RV Garage + Garage 3

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# Hidden Hills

PLAN 2585



2,585 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | Split 3-Car Garage + Opt. RV Garage



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Farmhouse Elevation



Contemporary Elevation



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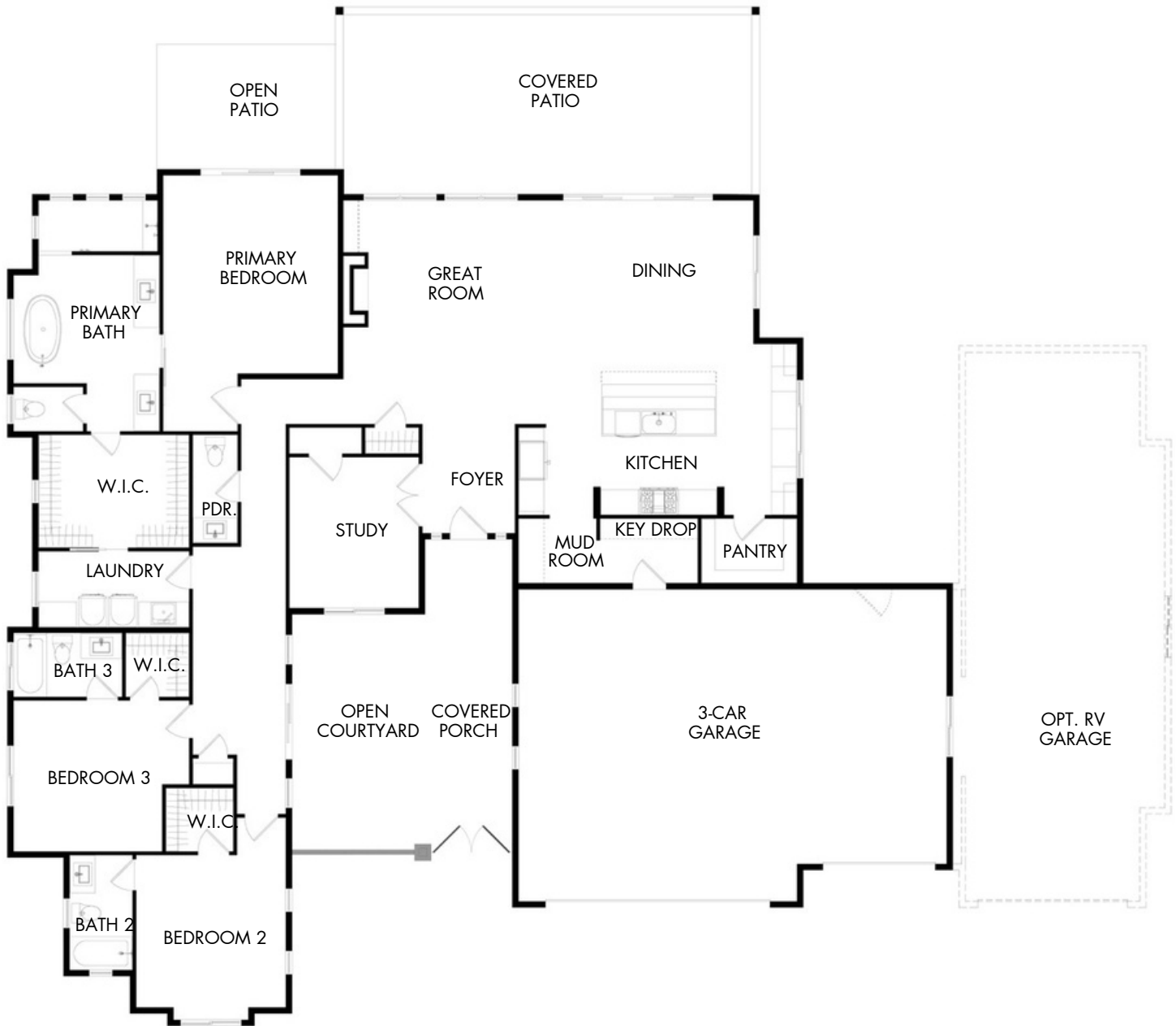


# Hidden Hills

PLAN 2672



2,672 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage + Opt. RV Garage



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# Hidden Hills

PLAN 2672



2,672 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage + Opt. RV Garage



Traditional Elevation



Farmhouse Elevation



Contemporary Elevation



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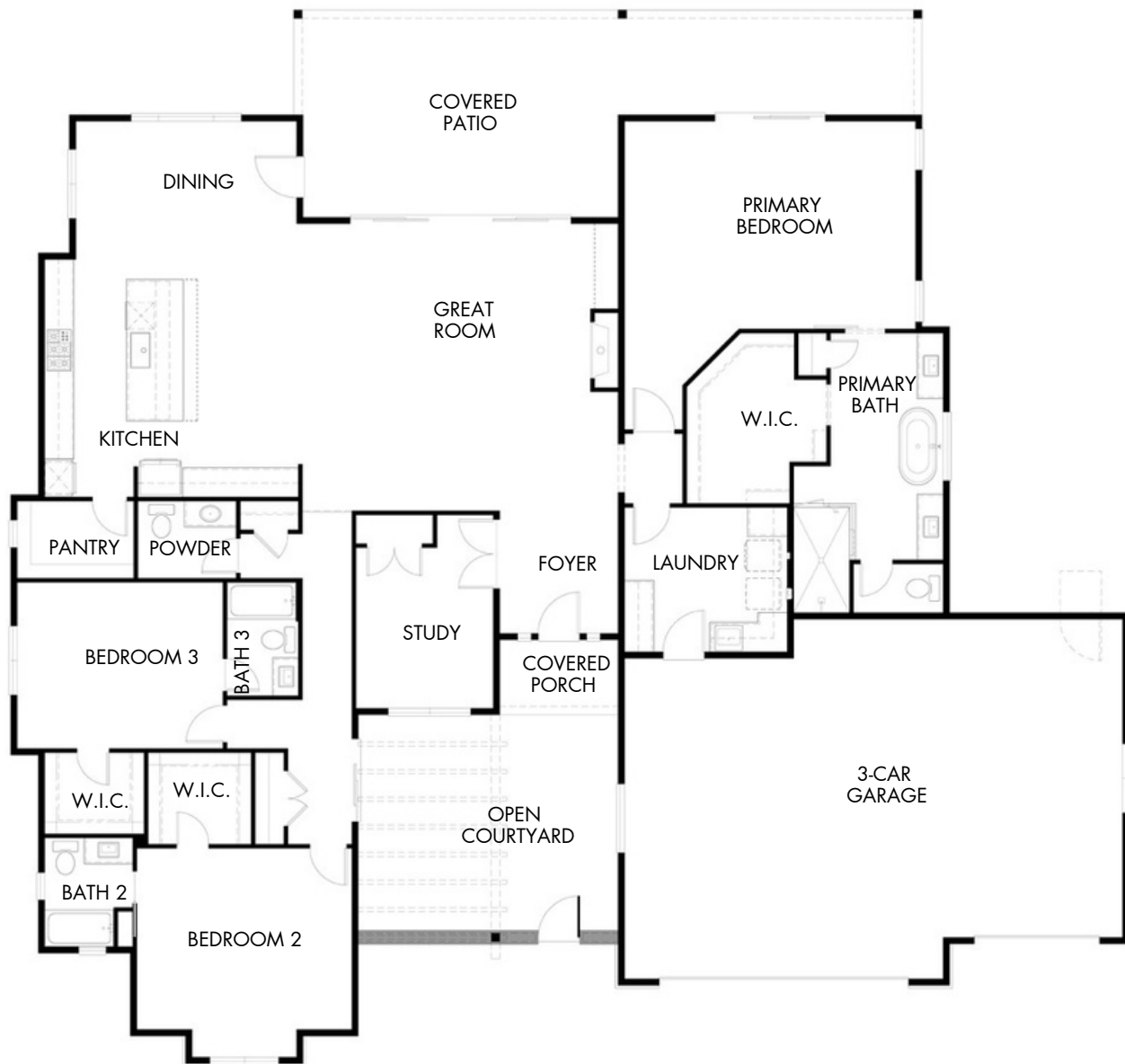


# Hidden Hills

PLAN 3020



3,020 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage



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# Hidden Hills

PLAN 3020



3,020 Sq. Ft. | 3 Bedrooms + Study | 3.5 Bathrooms | 3-Car Garage



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Farmhouse Elevation



Contemporary Elevation

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