



ASPEN RIDGE II

Aspen Ridge II

SITE PLAN



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. 10.06.25

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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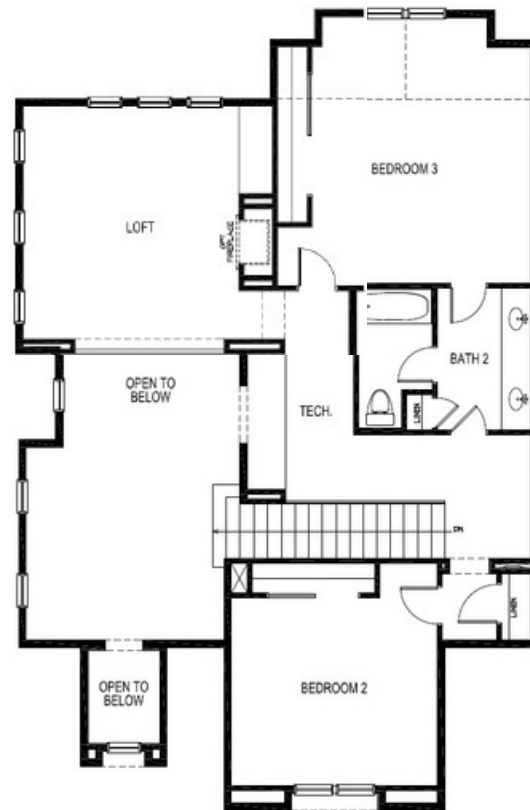
PLAN 2



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



First Floor



Second Floor

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PLAN 2



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

Elevation A



Elevation B



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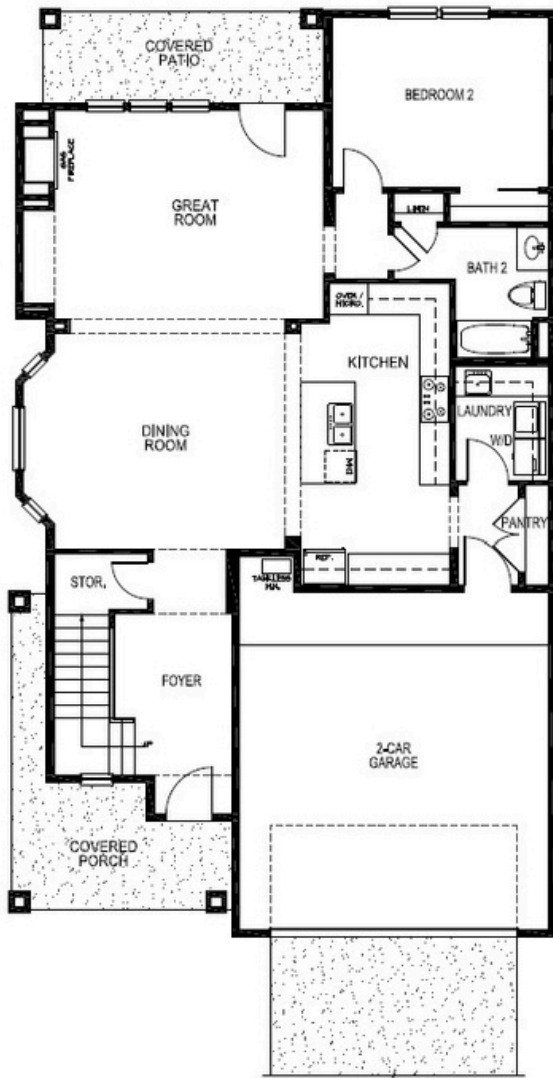


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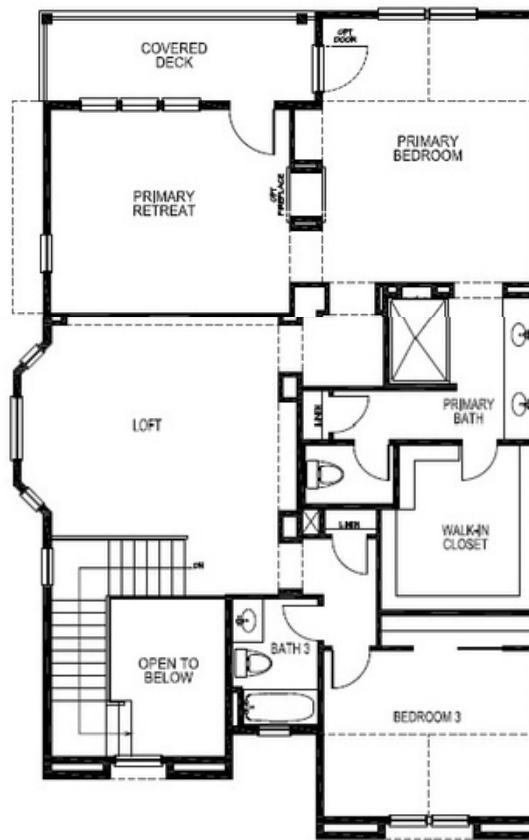
PLAN 3



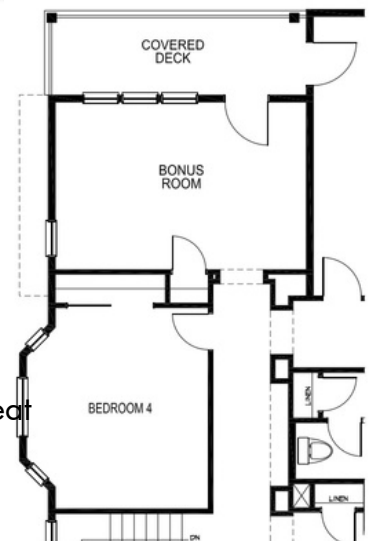
2,759 Sq. Ft. | 3 Bedrooms + Primary Retreat | 3 Bathrooms | 2-Car Garage
– 4 Bedrooms + Bonus Room



First Floor



Second Floor



Optional:
Bonus Room ILO Primary Retreat
Bedroom 4 ILO Loft

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PLAN 3



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Elevation A



Elevation B



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