

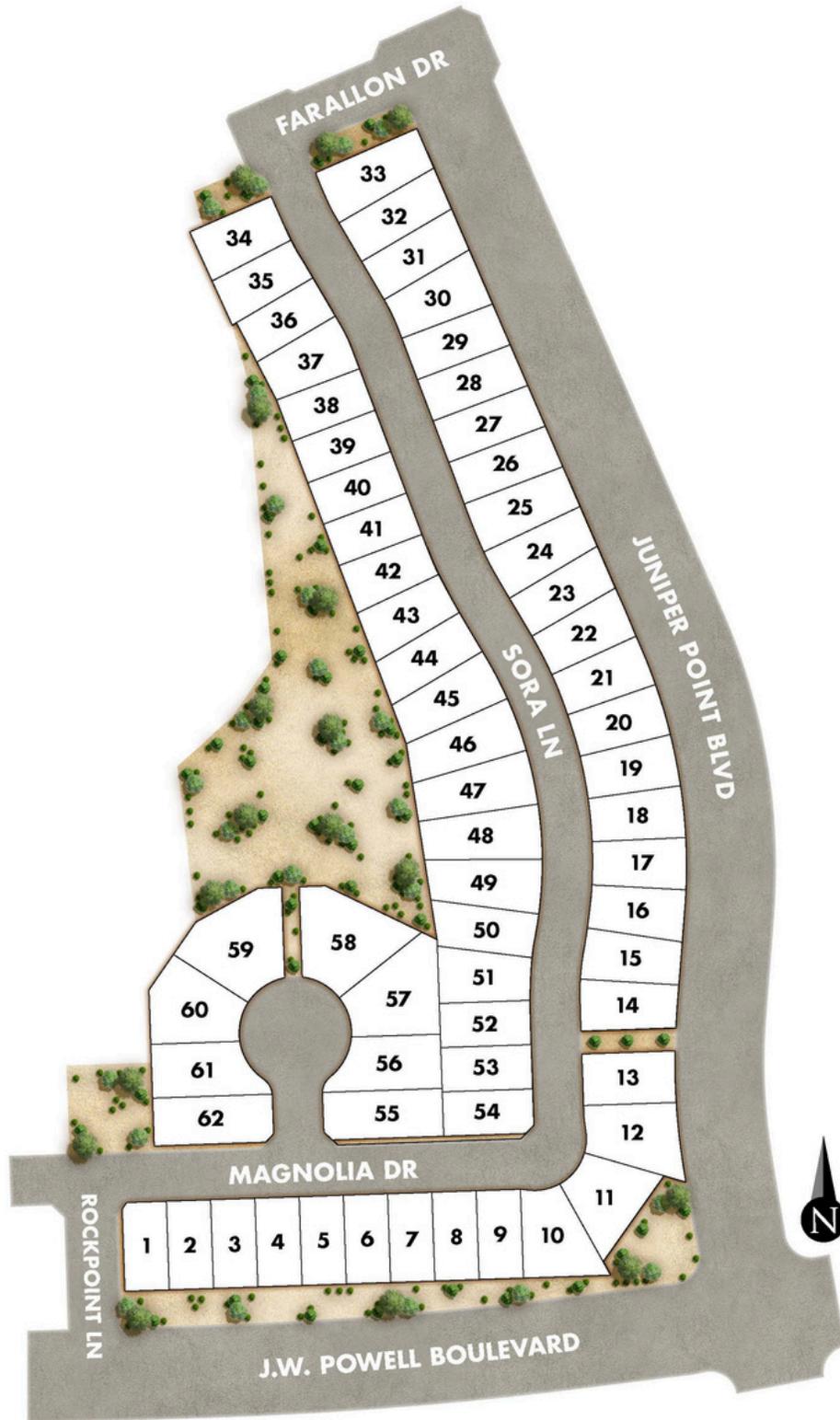
CH
CAPSTONE
HOMES



JUNIPER POINT II

Juniper Point 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. 11.26.25

1905 E Magnolia Drive, Flagstaff, AZ 86005 | (855) 928-1100

Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



Juniper Point II

INCLUDED FEATURES



IMPRESSIVE INTERIORS

- 8' Two-Panel Hollow-Core Interior Doors
- 10' Ceilings on First Floor / 9' Ceiling on Second Floor
- Kwikset® Interior Door Hardware, Lever Style in Matte Black or Brushed Nickel
- 5.25" Baseboards/3.25" Door Casings
- Vinyl Plank Flooring at Entry and Main Floor Hallways, Kitchen and Pantry, Main Living Room, Dining Room, Powder Room
- 12" x 24" Tile Flooring at Laundry and Full Bathrooms
- Carpeting at All Bedrooms, Bedroom Closets, Stairs, Upstairs Hallway, Lofts and Bonus Rooms
- Fireplace with Tile Surround and Mantle
- 50% Skip Trowel Drywall Finish with Square Corners
- Lower Cabinetry at Laundry Room
- Kichler® Lighting Fixtures in Brushed Nickel or Black
- Electrical Package with 1 RG6, 2 Cat-6 Hookups, and Conduit to Attic for Future Solar

WELL-APPOINTED KITCHENS

- KitchenAid® Stainless Steel Appliances with 36" Smart 6-Burner Gas Range with Convection Oven, Canopy Hood and 24" Dishwasher
- Shaker Style Cabinetry with 36" Upper Cabinets, Soft Close Doors and Drawers, and Cabinet Hardware
- Quartz Countertops with 4" Backsplash
- Stainless Steel Undermount Dual Bowl Kitchen Sink with Stainless Steel Pull-Down Faucet and 1/3 HP Garbage Disposal

LUXURIOUS BATHROOMS

- Quartz Countertops with 4" Backsplash and Rectangle Undermount Sink in All Bathrooms
- Executive Height (34.5") Countertops in All Bathrooms
- 12"x 24" Tile to 8' at Primary Bathroom Shower and Semi-Frameless 3/8" Glass Enclosure
- 12" x 24" Tile to 8' at Tub/Shower Surrounds at Secondary Bathrooms
- Bathroom Fixtures and Accessories in Matte Black or Brushed Nickel

DISTINCTIVE EXTERIORS

- Iron Front Door with 4 Panel Glass Inset
- Low-E Black Vinyl Windows
- Paver Driveway, Porch and Patio
- Two Frost-Proof Hose Bibbs (Front/Back Per Plan)
- Low-Maintenance Front Yard Landscaping Package with Irrigation System
- LiftMaster® 1/2 HP Belt-Driven Wi-Fi Opener
- 8' Garage Door with Window Insets
- Asphalt Shingle Roof with Gutters
- 6' Corrugated Metal Fencing with 4' Wide Side Gate

ENERGY SAVING FEATURES

- Open Cell Spray Foam Insulation
- Energy Recovery Ventilator (ERV) for Energy-Efficient Fresh Air Exchange
- Tankless Water Heater with Recirculation Pump
- 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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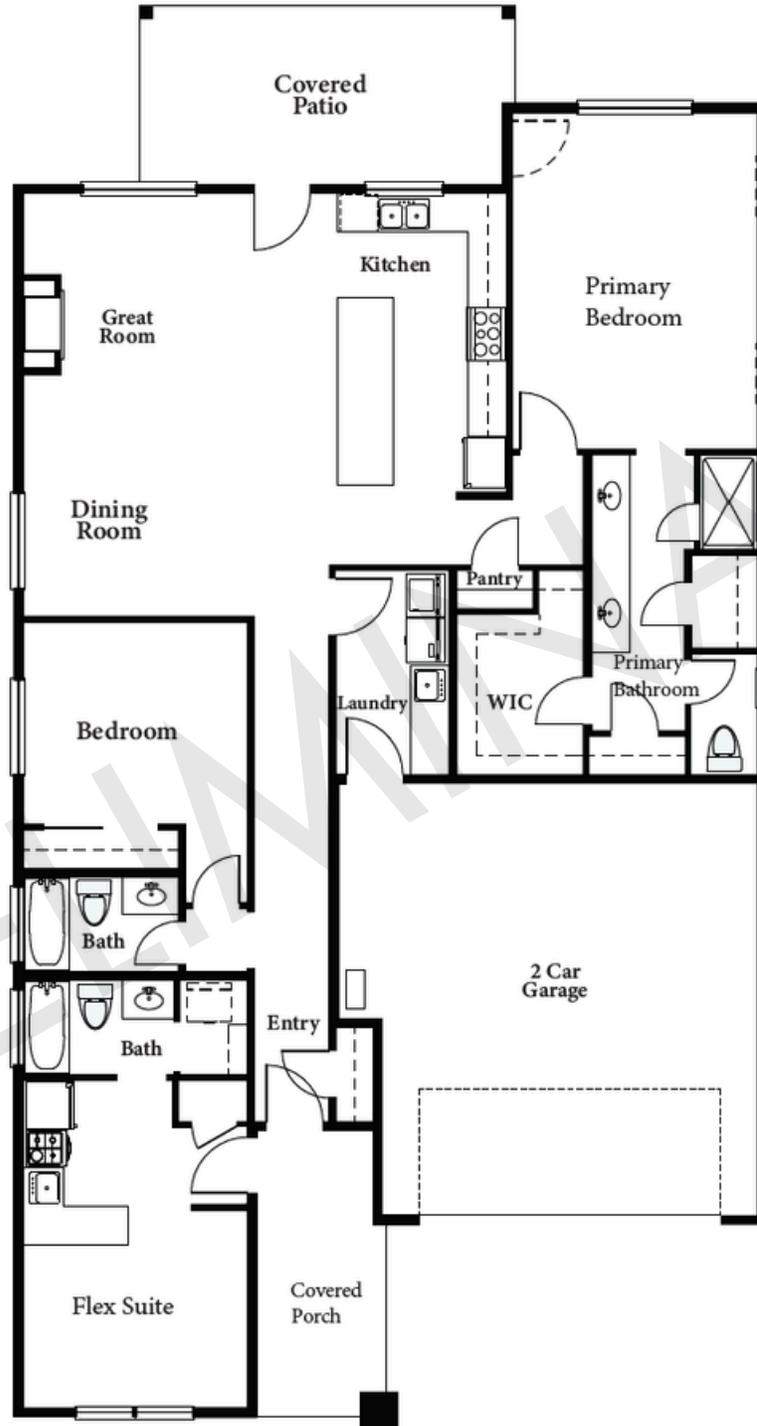


Juniper Point II

PLAN 1874



1,874 Sq. Ft. | 2 Bedrooms | 3 Bathrooms | 2-Car Garage
FLEX SUITE



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Juniper Point II

PLAN 1874



1,874 Sq. Ft. | 2 Bedrooms | 3 Bathrooms | 2-Car Garage
FLEX SUITE

Elevation A



Elevation B



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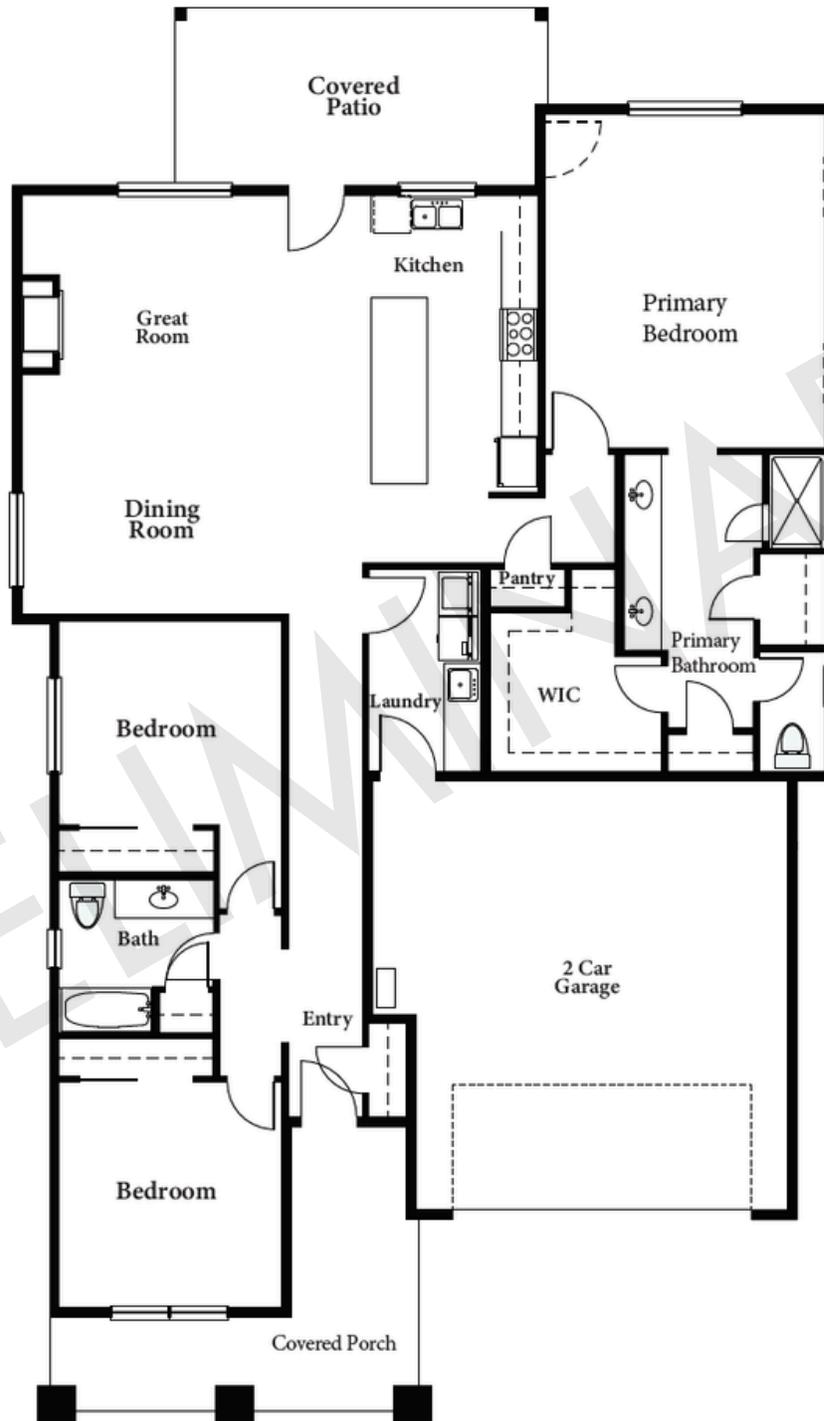


Juniper Point II

PLAN 1924



1,924 Sq. Ft. | 3 Bedrooms | 2 Bathrooms | 2-Car Garage



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Juniper Point II

PLAN 1924



1,924 Sq. Ft. | 3 Bedrooms | 2 Bathrooms | 2-Car Garage

Elevation A



Elevation B



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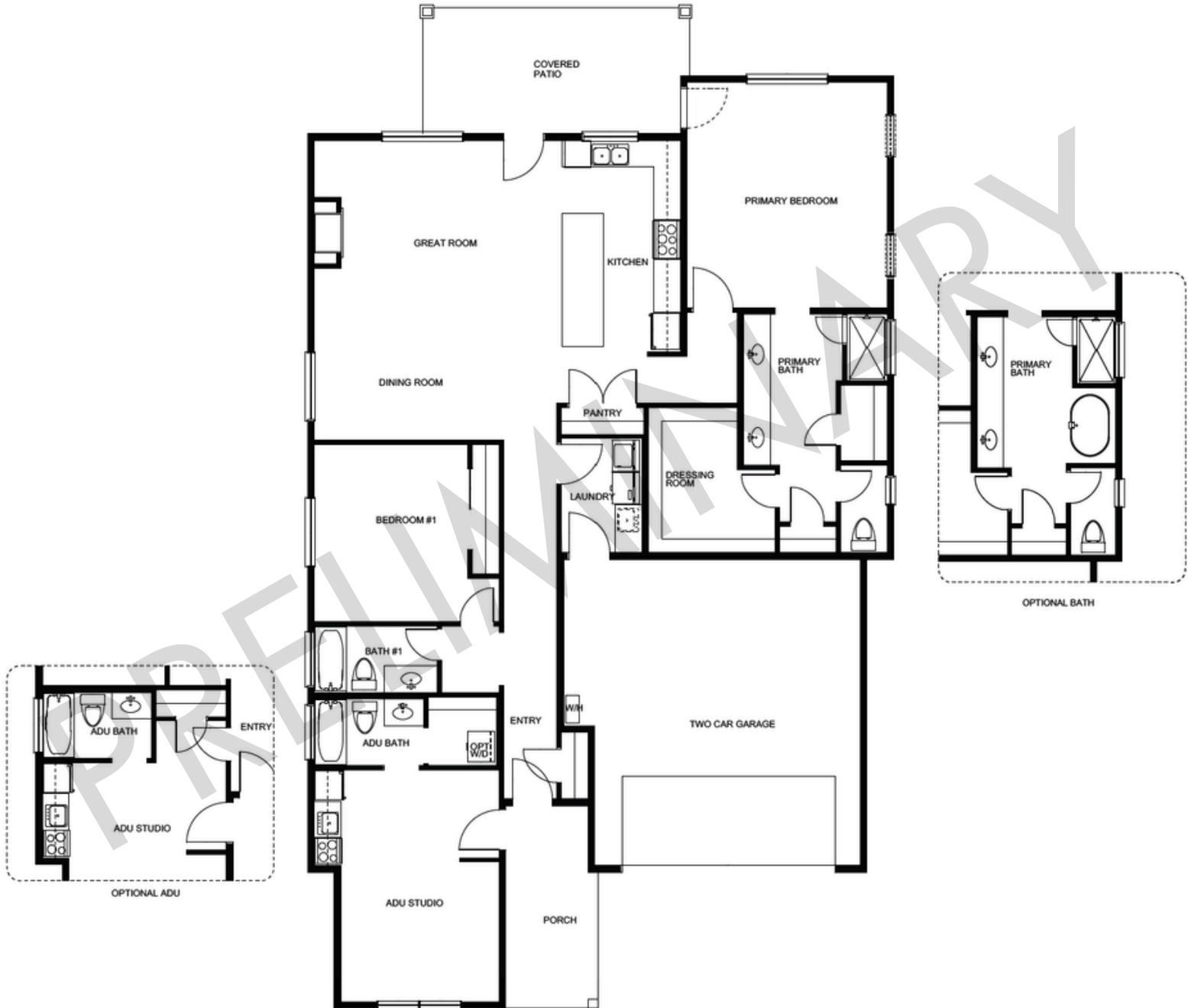


Juniper Point II

PLAN 2057



2,057 Sq. Ft. | 2 Bedrooms | 3 Bathrooms | 2-Car Garage
FLEX SUITE



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Juniper Point II

PLAN 2057



2,057 Sq. Ft. | 2 Bedrooms | 3 Bathrooms | 2-Car Garage
FLEX SUITE

Elevation A



Elevation B



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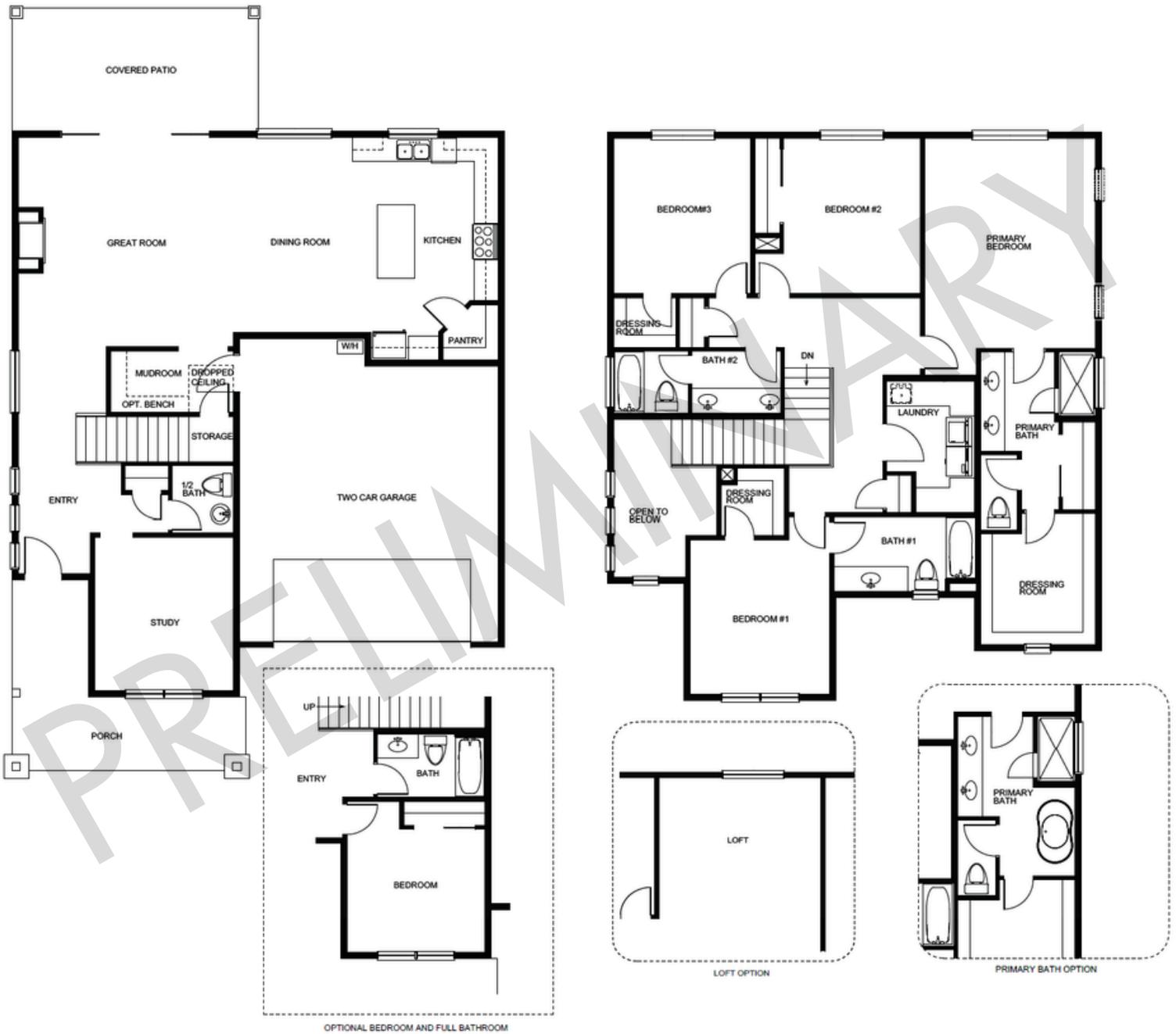


Juniper Point II

PLAN 2672



Garage



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Juniper Point II

PLAN 2672



2,672 Sq. Ft. | 4 Bedrooms + Study – 5 Bedrooms | 3.5 – 4 Bathrooms
2-Car Garage

Elevation A



Elevation B



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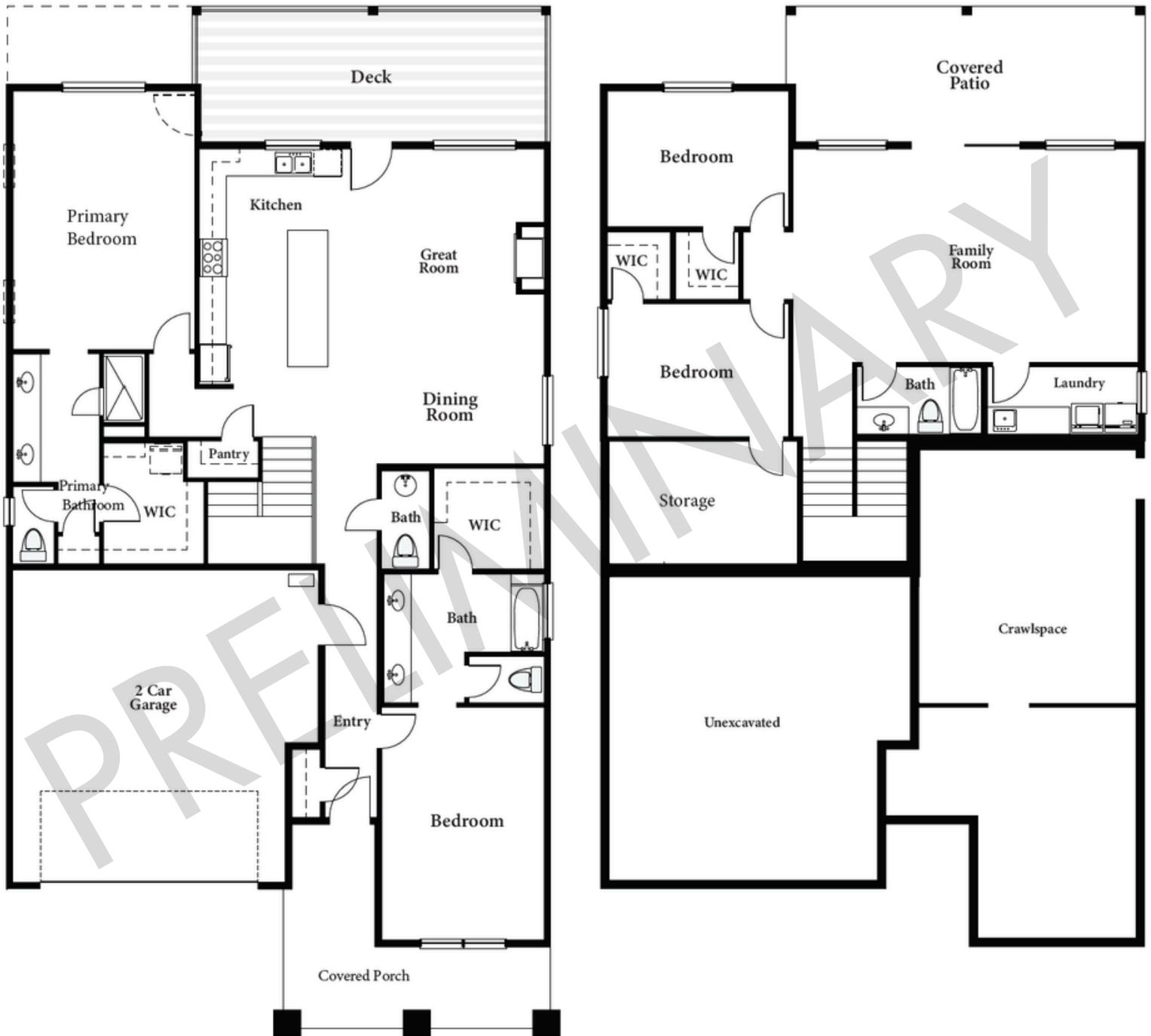


Juniper Point II

PLAN 2917



2,917 Sq. Ft. | 4 Bedrooms + Family Room+ Storage – 5 Bedrooms
3.5 – 4.5 Bathrooms | 2-Car Garage



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Juniper Point II

PLAN 2917



2,917 Sq. Ft. | 4 Bedrooms + Family Room+ Storage – 5 Bedrooms
3.5 – 4.5 Bathrooms | 2-Car Garage

Elevation A



Elevation B



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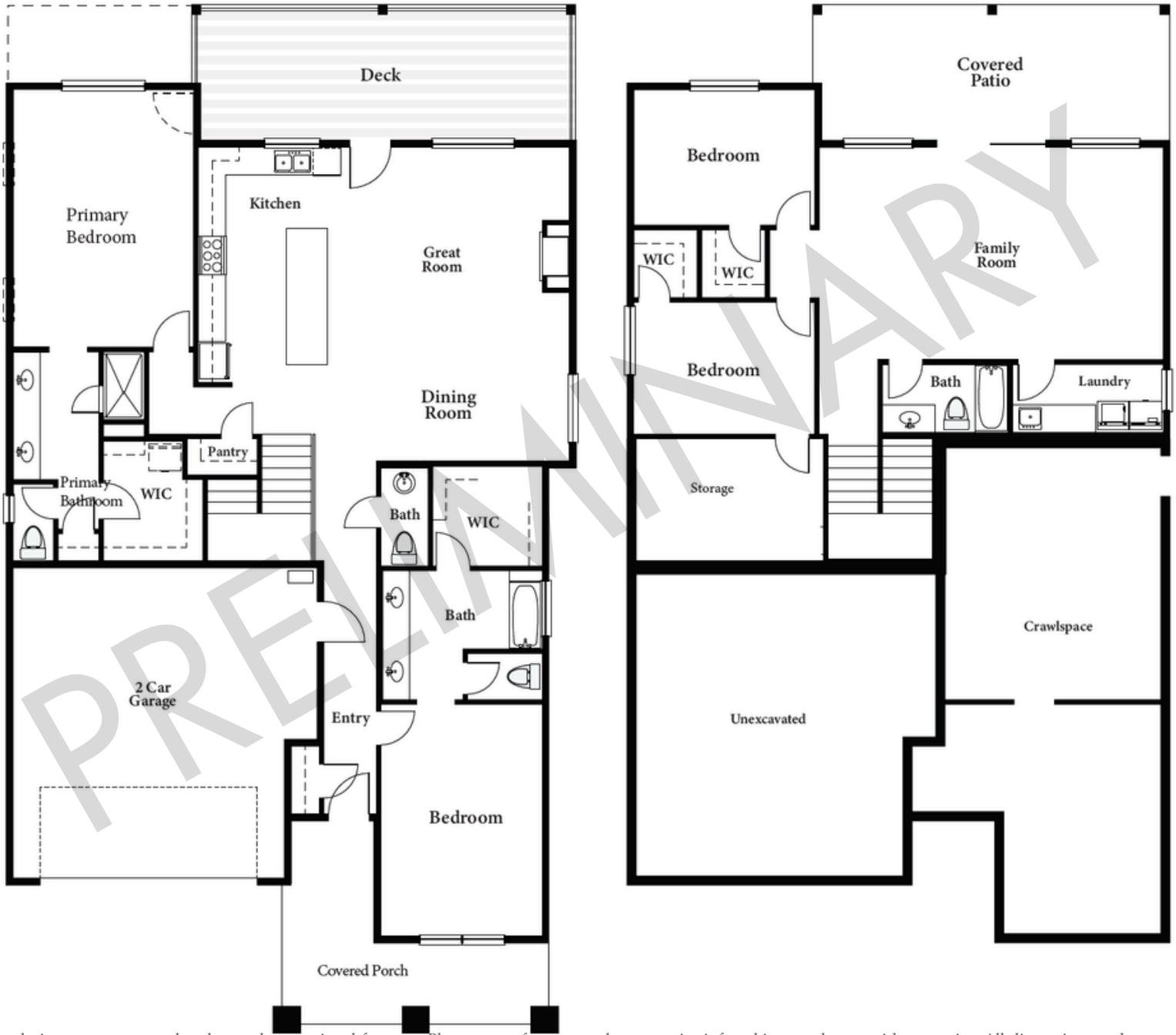


Juniper Point II

PLAN 2965



2,965 Sq. Ft. | 4 Bedrooms + Family Room+ Storage – 5 Bedrooms
3.5 – 4.5 Bathrooms | 2-Car Garage



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Juniper Point II

PLAN 2965



2,965 Sq. Ft. | 4 Bedrooms + Family Room+ Storage – 5 Bedrooms
3.5 – 4.5 Bathrooms | 2-Car Garage

Elevation A



Elevation B



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Juniper Point II

PLAN 2994



2,994 Sq. Ft. | 4 Bedrooms + Family Room | 4.5 Bathrooms | 2-Car Garage
FLEX SUITE



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Juniper Point II

PLAN 2994



2,994 Sq. Ft. | 4 Bedrooms + Family Room | 4.5 Bathrooms | 2-Car Garage
FLEX SUITE

Elevation A



Elevation B



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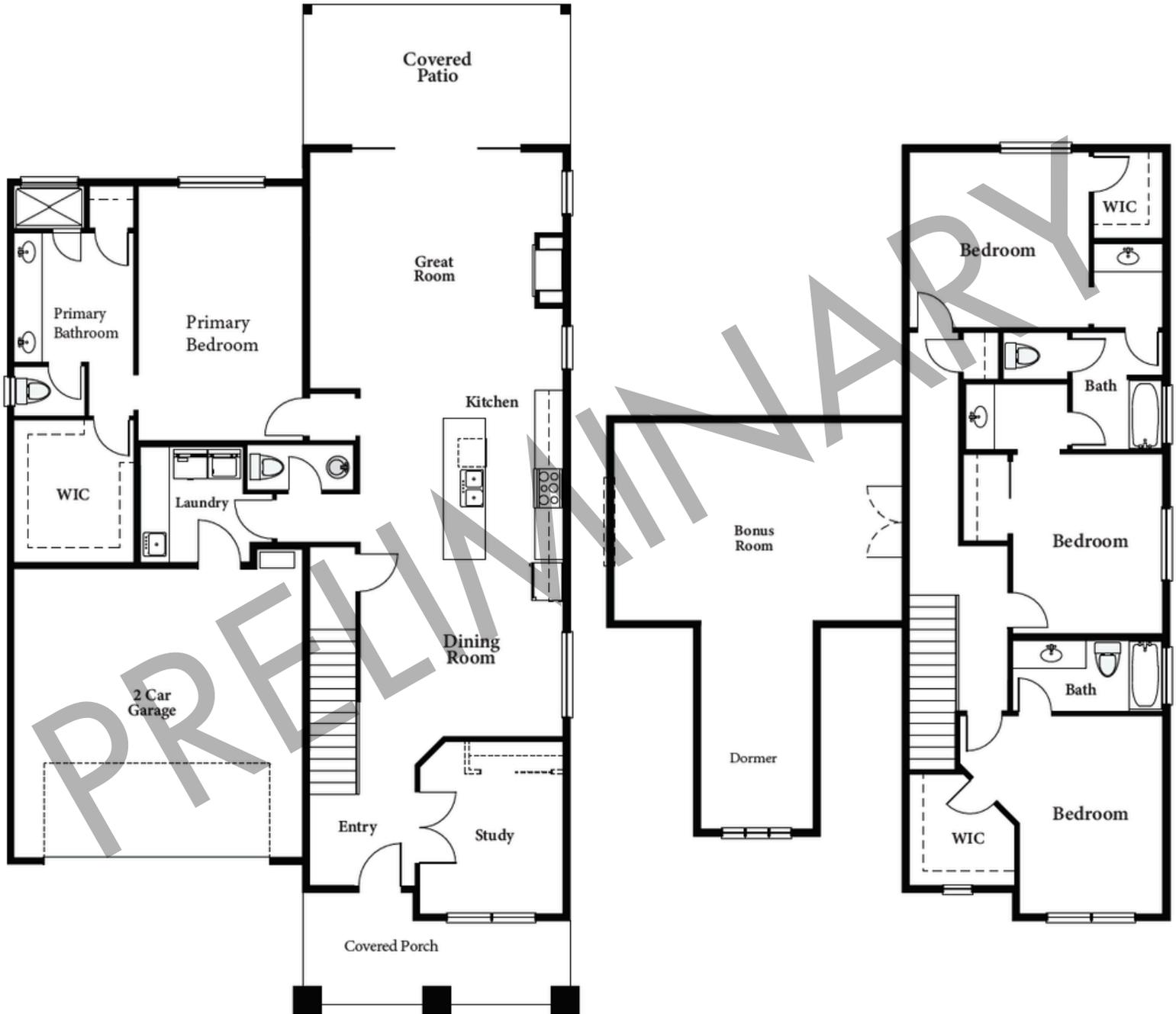


Juniper Point II

PLAN 3043



3,043 Sq. Ft. | 4 Bedrooms + Study + Bonus Room | 3.5 Bathrooms
2-Car Garage



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Juniper Point II

PLAN 3043



3,043 Sq. Ft. | 4 Bedrooms + Study + Bonus Room | 3.5 Bathrooms
2-Car Garage

Elevation A



Elevation B



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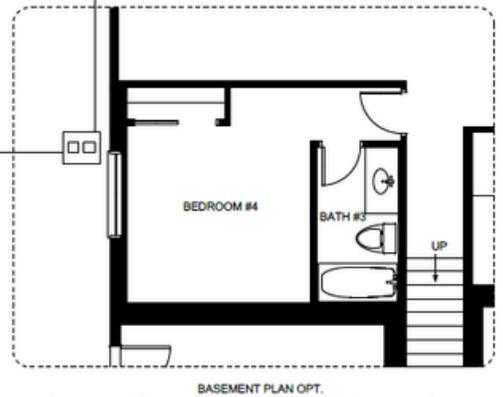
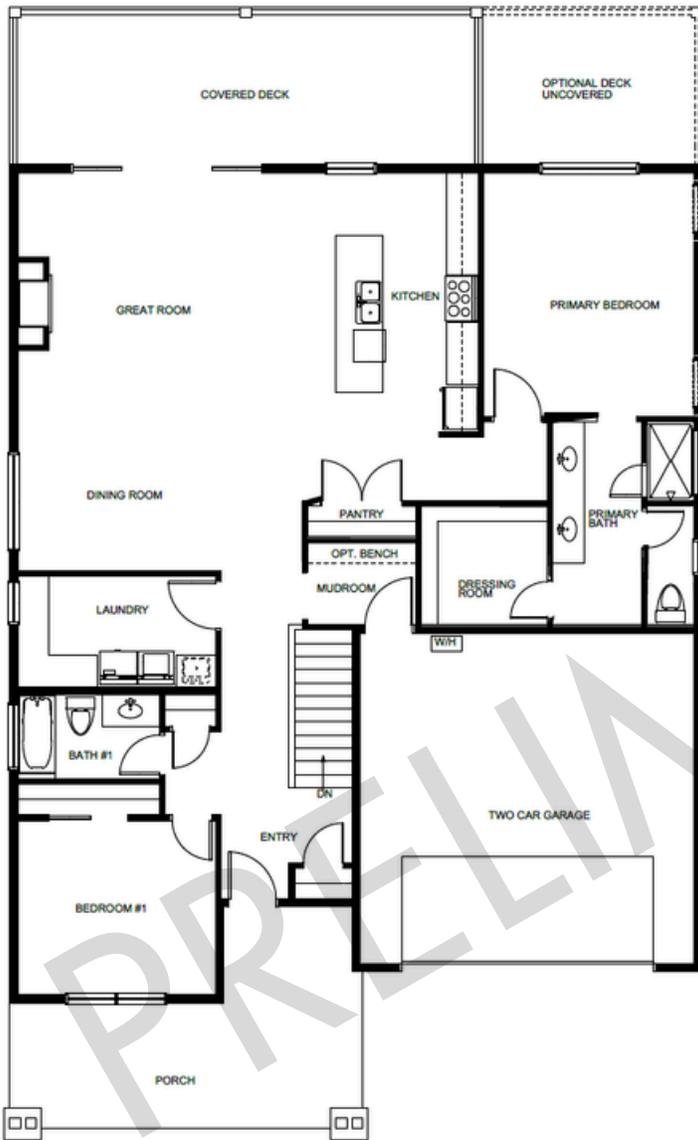


Juniper Point II

PLAN 3168



3,168 Sq. Ft. | 4 Bedrooms + Family Room + Storage – 5 Bedrooms
3 – 4 Bathrooms | 2-Car Garage



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Juniper Point II

PLAN 3168



3,168 Sq. Ft. | 4 Bedrooms + Family Room + Storage – 5 Bedrooms
3 – 4 Bathrooms | 2-Car Garage

Elevation A



Elevation B



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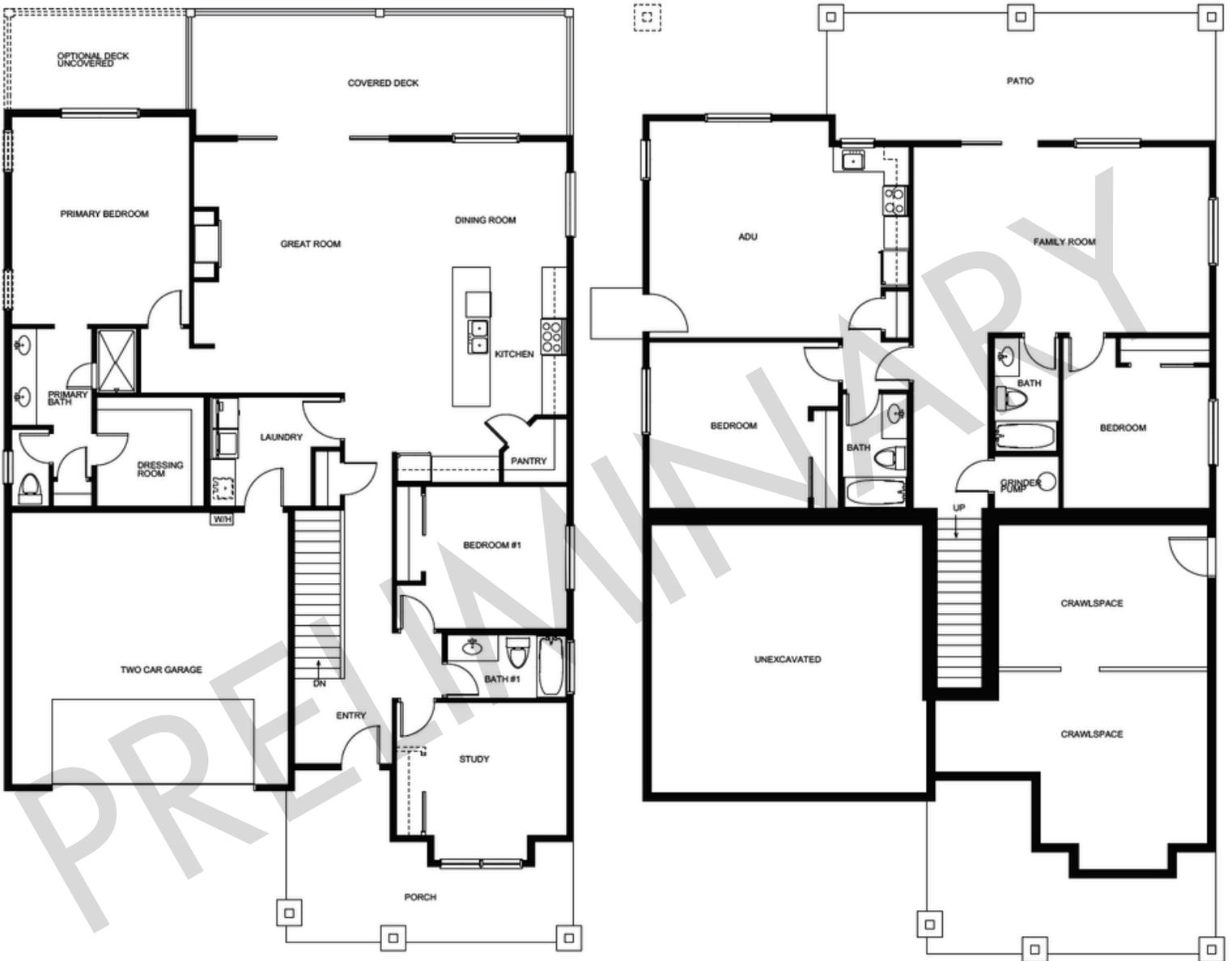


Juniper Point II

PLAN 3375



3,375 Sq. Ft. | 4 Bedrooms + Study + Family Room | 4 Bathrooms | 2-Car Garage
FLEX SUITE



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Juniper Point II

PLAN 3375



3,375 Sq. Ft. | 4 Bedrooms + Study + Family Room | 4 Bathrooms | 2-Car Garage
FLEX SUITE

Elevation A



Elevation B



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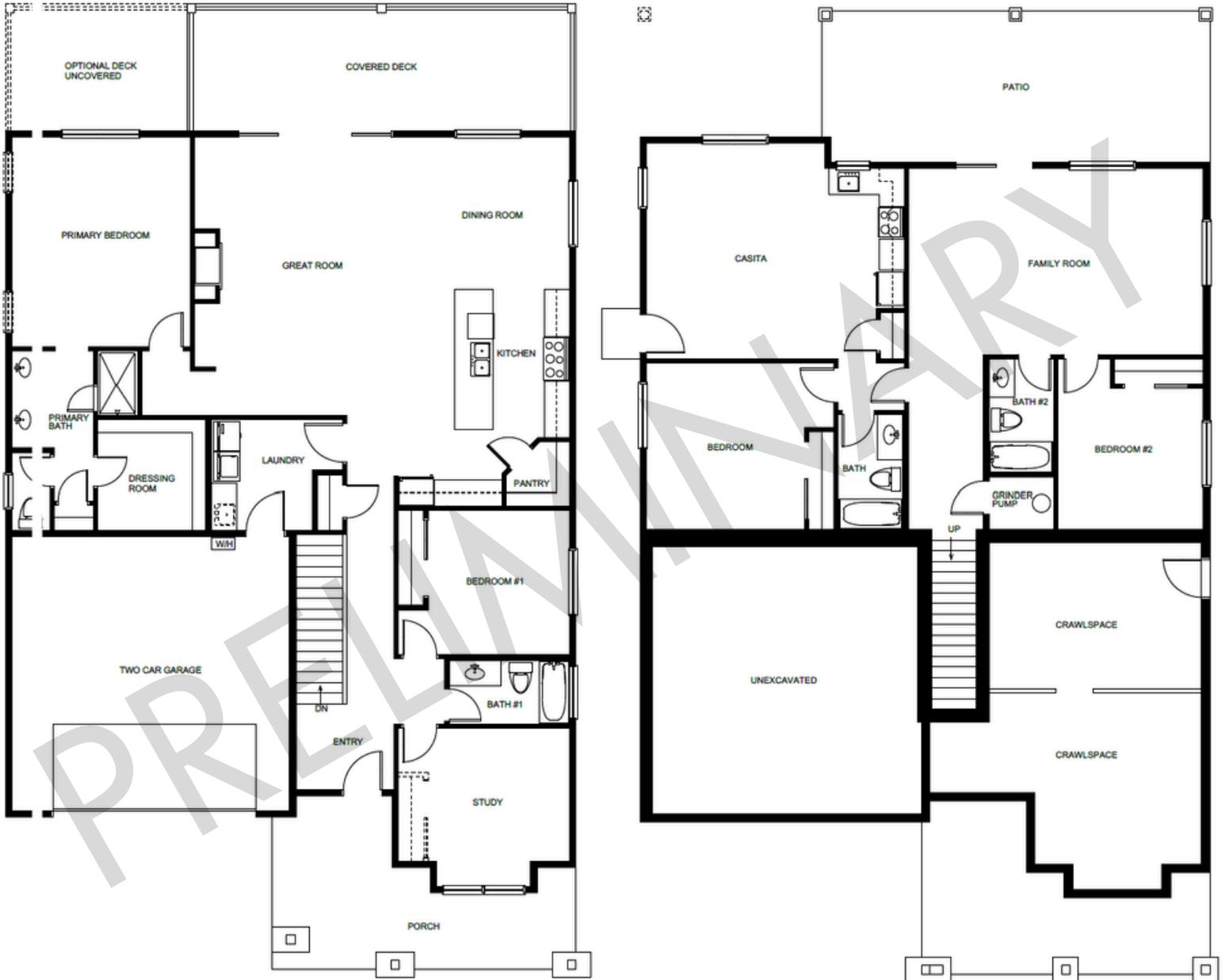


Juniper Point II

PLAN 3433



3,433 Sq. Ft. | 4 Bedrooms + Study + Family Room | 4 Bathrooms | 2-Car Garage
FLEX SUITE



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Juniper Point II

PLAN 3433



3,433 Sq. Ft. | 4 Bedrooms + Study + Family Room | 4 Bathrooms | 2-Car Garage
FLEX SUITE

Elevation A



Elevation B



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