

CH  
CAPSTONE  
HOMES



TIMBER SKY  
CORVUS

# Timber Sky - Corvus

## 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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Timber Sky - Corvus



## 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 Satin Nickel or Matte Black
- 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 12" Tile Flooring at Laundry and Full Bathrooms
- Mohawk® Carpeting at All Bedrooms, Bedroom Closets, Stairs, Upstairs Hallway, Lofts and Bonus Rooms
- 50% Skip Trowel Drywall Finish with Square Corners
- Lower Cabinetry at Laundry Room
- 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

- Frigidaire® Stainless Steel Appliances with 30" 5-Burner Gas Range, Microwave Hood and 24" Dishwasher
- Shaker Style Cabinetry with 36" Upper Cabinets
- 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 12" Tile to 8' at Primary Bathroom Shower and Semi-Frameless 3/8" Glass Enclosure
- Fiberglass Tub/Shower Surrounds at Secondary Bathrooms
- Bathroom Fixtures and Accessories in Brushed Nickel or Matte Black

### DISTINCTIVE EXTERIORS

- Fiberglass Front Door with Glass Inset
- Low-E Vinyl Windows (Black Exterior/White Interior)
- 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' Wayne Dalton® Steel Garage Door with foamed-in-place insulation
- 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

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. 04.20.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com

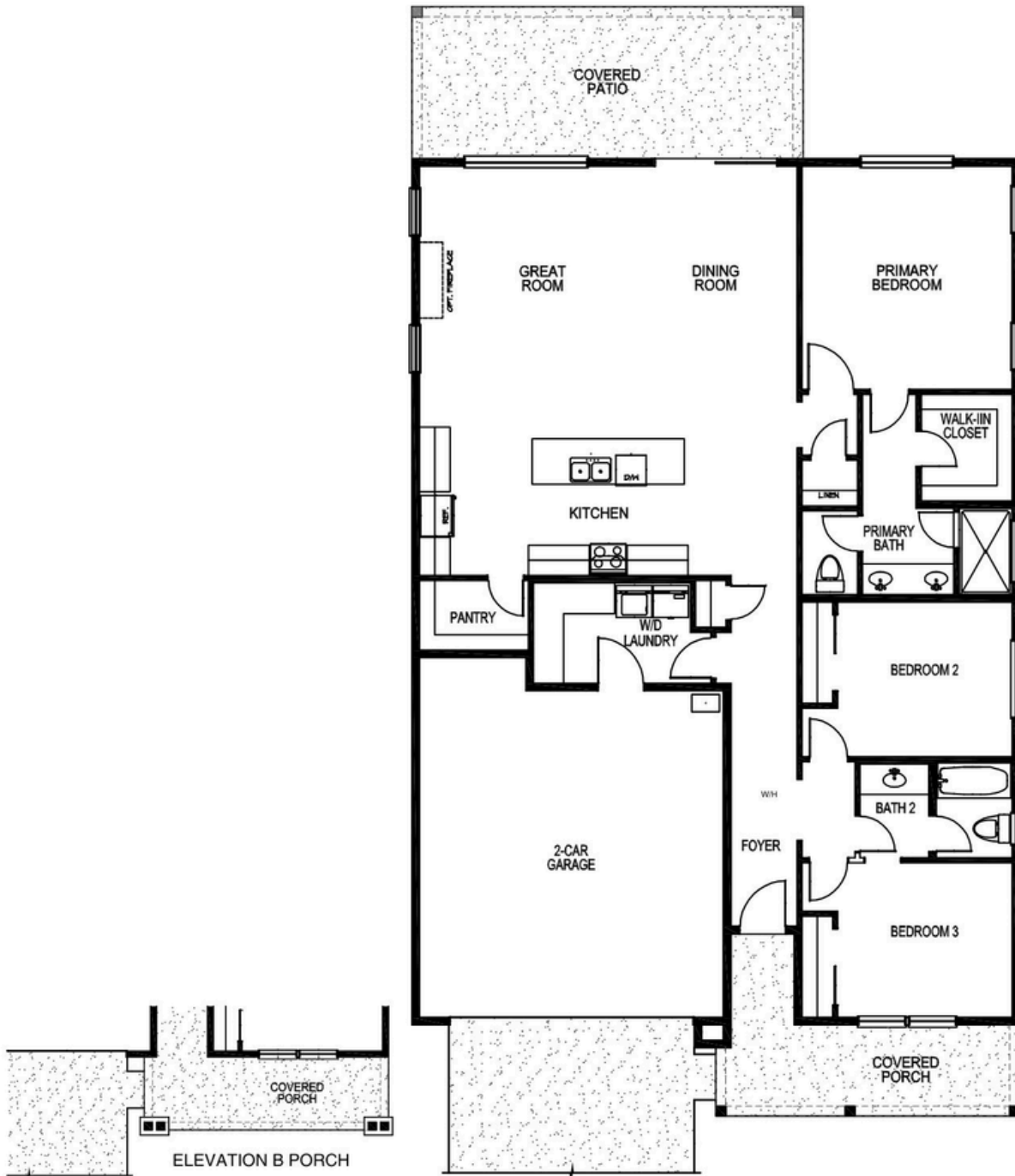


# Timber Sky - Corvus

PLAN 1793



1,793 Sq. Ft. | 3 Bedrooms | 2 Bathrooms | 2-Car Garage



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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Timber Sky - Corvus

PLAN 1793



1,793 Sq. Ft. | 3 Bedrooms | 2 Bathrooms | 2-Car Garage



Elevation A



Elevation B

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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com

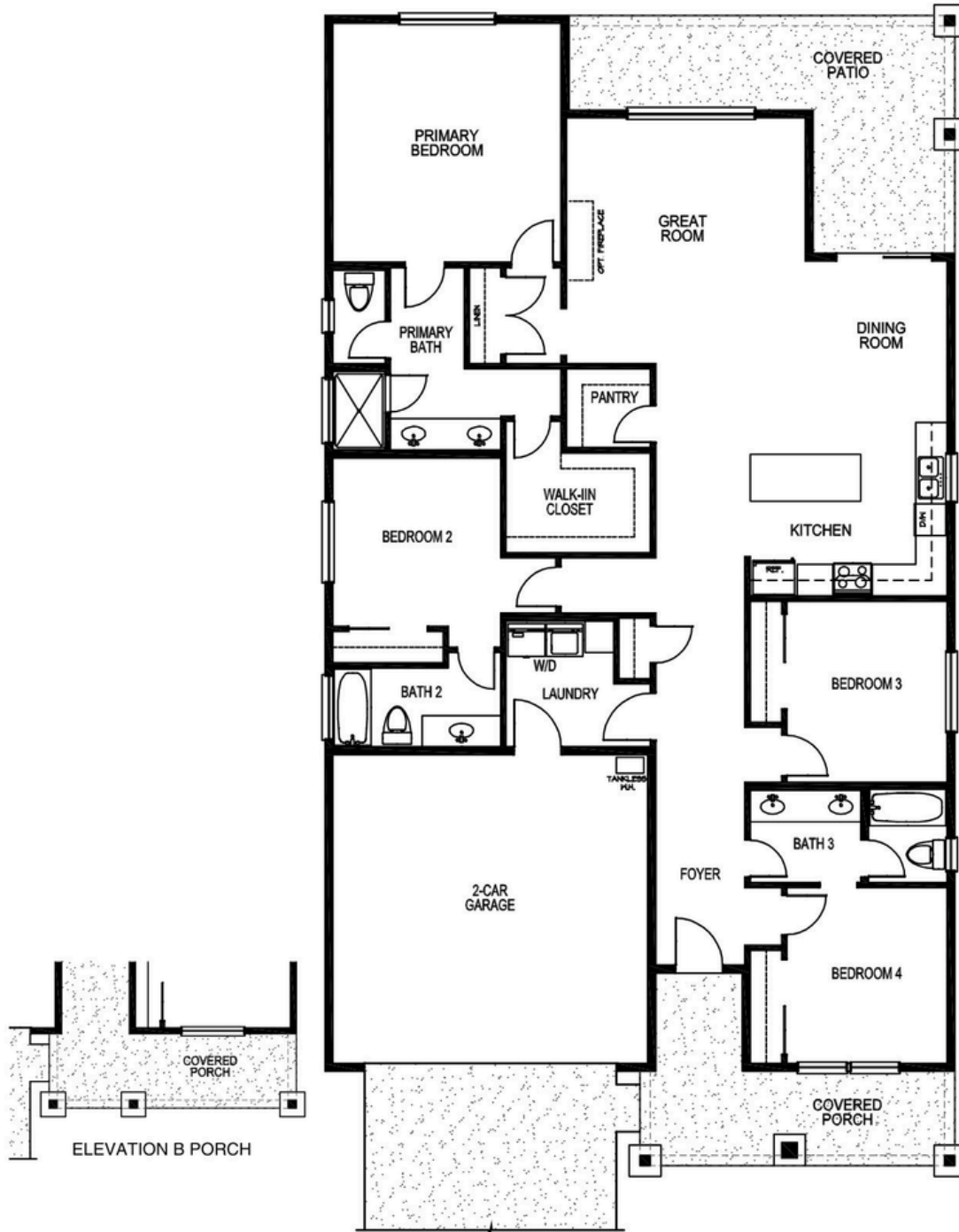


# Timber Sky - Corvus

PLAN 1985



1,985 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Car Garage



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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Timber Sky - Corvus

PLAN 1985



1,985 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Car Garage



Elevation A



Elevation B

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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com

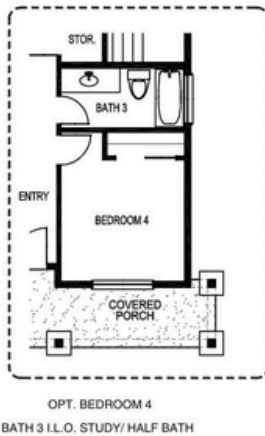
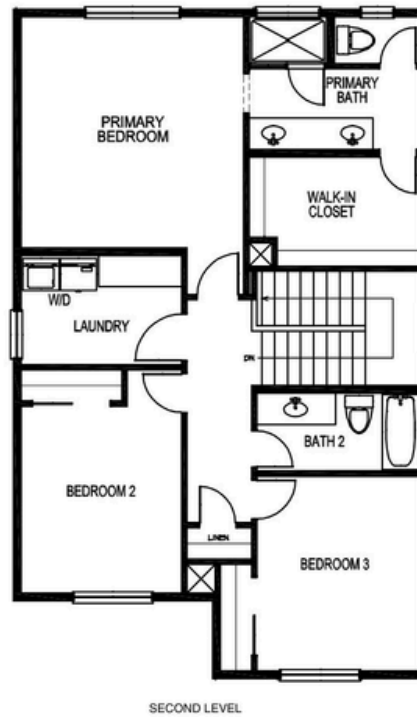
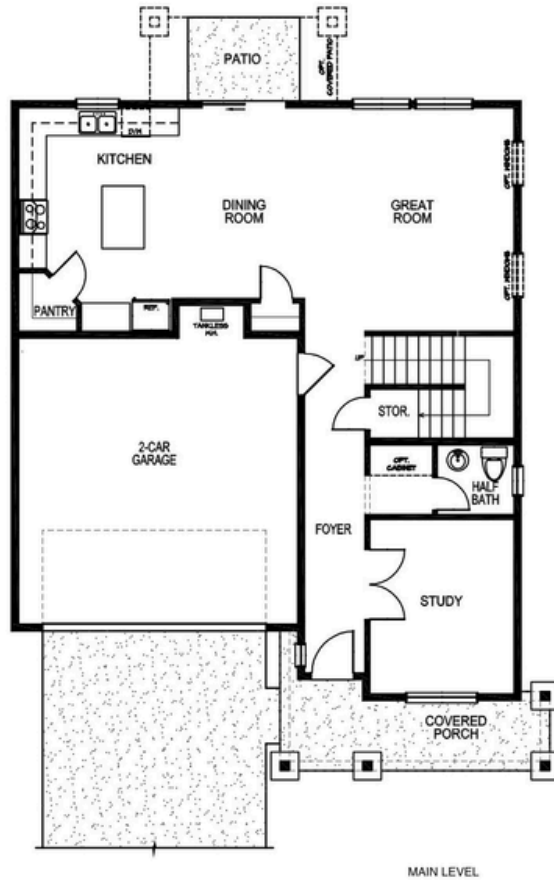


# Timber Sky - Corvus

PLAN 2013



2,013 Sq. Ft. | 3 Bedrooms + Study – 4 Bedrooms  
2.5 – 3 Bathrooms | 2-Car Garage



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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Timber Sky - Corvus

PLAN 2013



2,013 Sq. Ft. | 3 Bedrooms + Study – 4 Bedrooms  
2.5 – 3 Bathrooms | 2-Car Garage



Elevation B



Elevation C

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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com

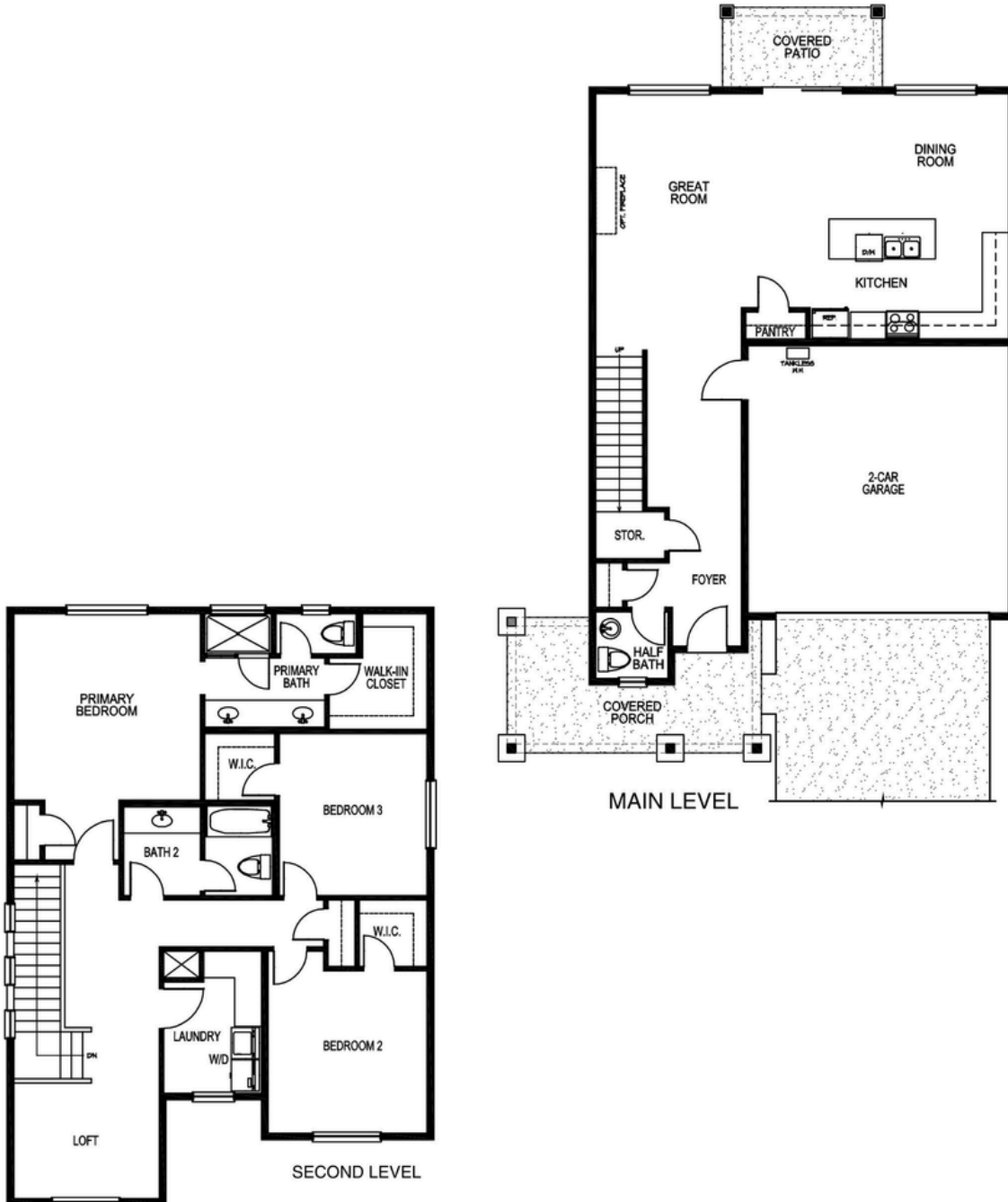


# Timber Sky - Corvus

PLAN 2150



2,150 Sq. Ft. | 3 Bedrooms + Loft | 2.5 Bathrooms | 2-Car Garage



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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Timber Sky - Corvus

PLAN 2150



2,150 Sq. Ft. | 3 Bedrooms + Loft | 2.5 Bathrooms | 2-Car Garage



Elevation A



Elevation B

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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Timber Sky - Corvus

PLAN 2488



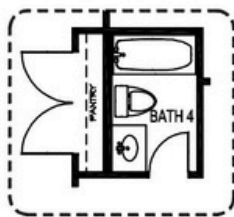
2,488 Sq. Ft. | 4 Bedrooms + Study | 3.5 – 4 Bathrooms | 2-Car Garage



MAIN LEVEL



SECOND LEVEL



OPT. FULL BATH

I.L.O. HALF BATH AND LINEN

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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com



# Timber Sky - Corvus

PLAN 2488



2,488 Sq. Ft. | 4 Bedrooms + Study | 3.5 – 4 Bathrooms | 2-Car Garage



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. 02.06.2026

2604 S. Gamma Loop, Flagstaff, AZ 86001 | (855) 928-1100  
Offered for sale by Valley Peaks Realty | CapstoneHomesAZ.com

