



# CANYON del RIO

1882

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SUSTAINABLE FAMILY LIVING

## The Canyon del Rio Village Center



### The Village Center

Canyon del Rio is a planned 270+/- acre community that is located on the southeast side of Flagstaff with access to all that High Country Life has to offer. Canyon del Rio will be the perfect complement to the highly desirable Flagstaff area.

Here The Village Center with Shopping, Dining, Business Offices and More will accompany Residential Villages featuring Luxurious Single-Family Detached, Single-Family Attached, Multi-Family (Apartments) and "Flagstaff Home" creating Flagstaff's newest Total Community Lifestyle!



## The Canyon del Rio Village Center

  
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### *The Village Center*

Shopping opportunities at The Village Center at Canyon del Rio will include upscale grocery centers, as well as exceptional restaurants, gourmet food shops, groceries and we promise your favorite coffee shop.

The perfect place to enjoy the High Life at Canyon del Rio - The Village Center!



# The Canyon del Rio Village Center

  
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## The Village Center

Imagine, just footsteps from the front door of your new home at Canyon del Rio, you can Shop, Dine and more.

All of your favorite shops, grocery stores, clothing shops, gourmet coffee shop, fine dining restaurants, beauty shops, barbers and more.

These are all part of the life and lifestyle at Canyon del Rio!



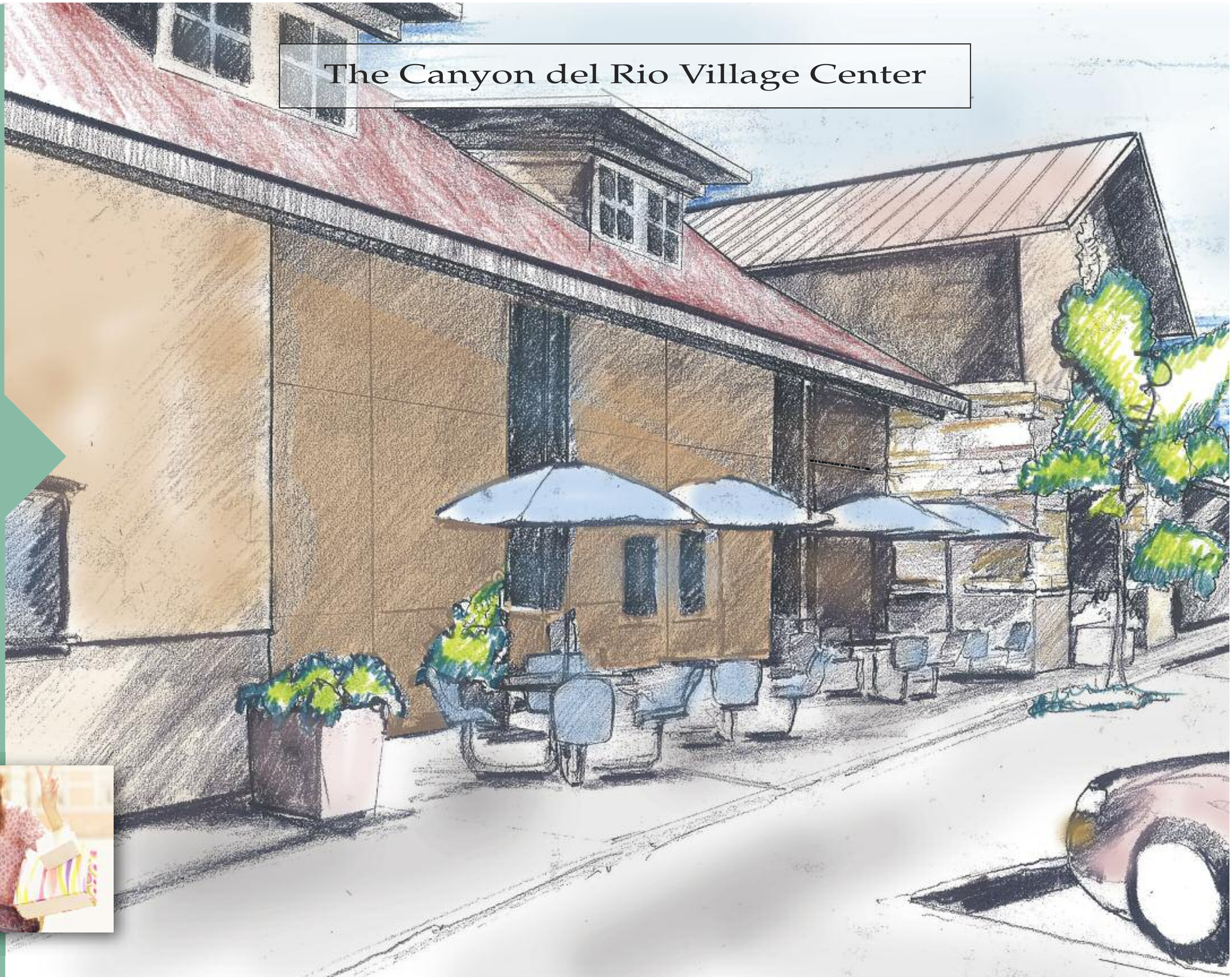
# The Canyon del Rio Village Center

  
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## The Village Center

After you find that perfect outfit, enjoy the great outdoors at the Village Center maybe with a gourmet coffee or your favorite libation at one of the bistro's or outdoor patio cafe's along with friends and family.

A simply perfect way to spend the day!



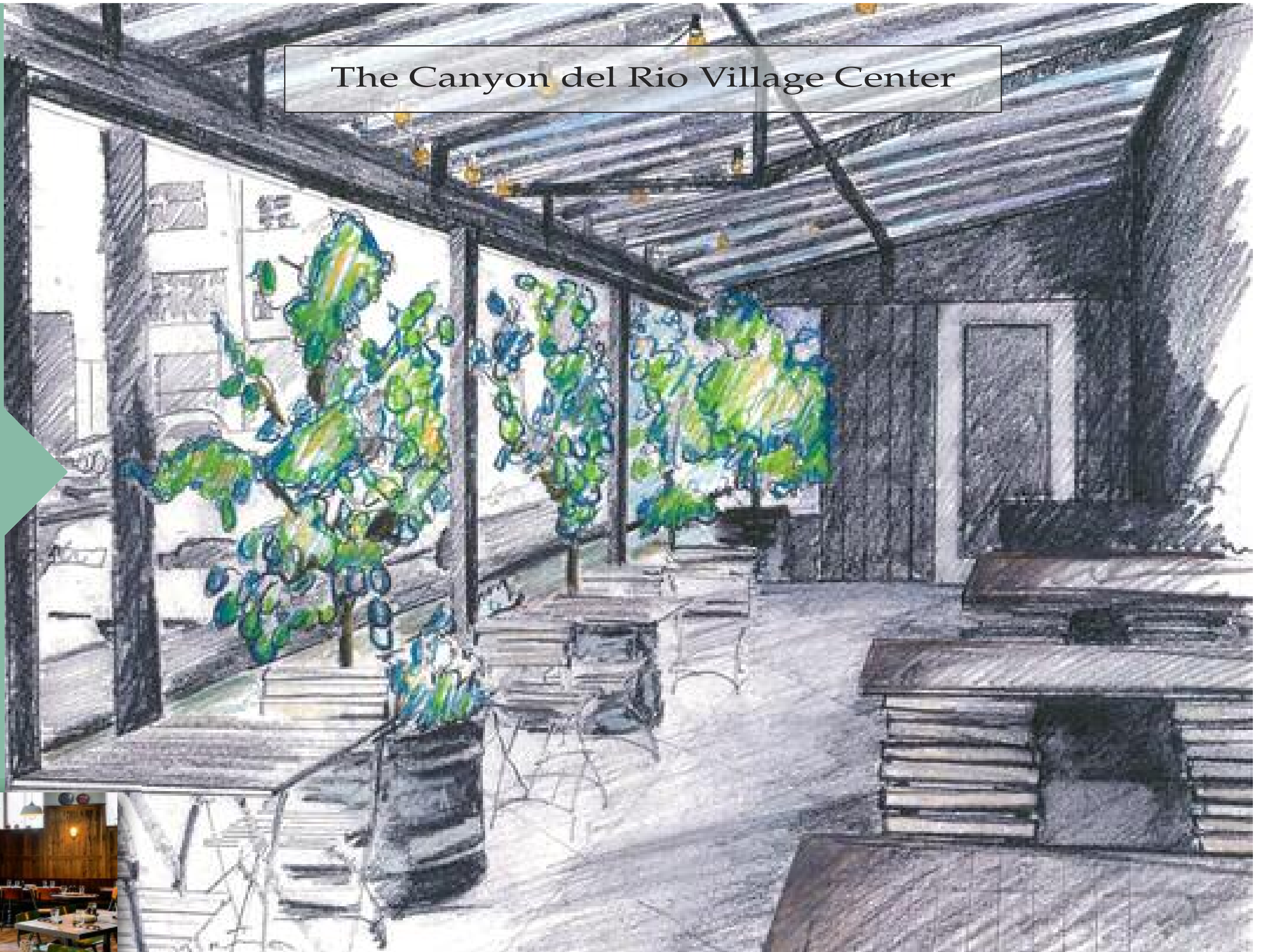


## The Village Center

Dining at the The Village Center at Canyon del Rio will include upscale dining options including fine dining at what is sure to become your favorite spot to catch the games with family and friends.

And after the game enjoy exploring all of the other shops and venues at The Village Center.

## The Canyon del Rio Village Center



# The Community Masterplan



## The Masterplan

The designers/developers of Canyon del Rio are seasoned professionals with exceptional experience in all phases of design & construction in Arizona's High Country.

Canyon del Rio as planned consists of approximately 270+/- acres of mixed use residential & commercial/retail acreage. The project contains both single family attached and detached residential, multi-family attached residential, commercial office and retail Villages offering a new level of Luxury and Convenience for those fortunate enough to call Canyon del Rio home!



# The Village Center



## The Village Center

The Village Center will offer residents of Canyon del Rio an exceptional array of options for shopping, dining, entertainment and other upscale retail shops.

Also, for those desiring to live and work here, Canyon del Rio is also being planned to offer business officing options. These "Class A" offices will feature exceptional flexibility, the latest in technology and to be a true reflection of your company's professional image.



# The Multi-Family & Apartment Villages



## The Multi-Family Villages

Family's and family life is what Canyon del Rio is all about. And the luxury family-oriented apartments at Canyon del Rio are simply perfect. Loaded with features not generally found in apartments, these apartment homes are planned to offer the ultimate in creature comforts and convenience.

These apartment homes have been intricately positioned to take advantage of the natural surroundings of Flagstaff's Ponderosa Pine Forest and yet within walking distance of the shops, restaurants, groceries and more at the Canyon del Rio Village Center.



# The Residential Villages



## The Residential Villages

Beautiful Homes from Lower Maintenance Attached plans to Ponderosa Pine Covered individual homes & homesites, Canyon del Rio is planned to offer something literally for every desire, every need.

Every home is planned to provide gourmet kitchens, beautiful master suites with “to die for” master baths, warming fireplaces and more. Plus private garages & access to virtually every aspect of The Canyon del Rio Village Center.

Plus, all homes are “Net Zero Energy Ready” making these some of the most energy efficient homes anywhere.



The Trails & Open Space

The Trails & Open Space

A large part of Canyon del Rio is planned to be retained as Open Space for the enjoyment and benefit of the community's residents, their family and guests. Here, Ponderosa Pine Forest views will be broken only by the clear crisp blue skies and the dramatic snow covered San Francisco Peaks.

Equally exciting is the connection and extension of the Flagstaff Trail System. The Trail makes it easy for residents to connect to all corners of Flagstaff metro... and there are connections as well to the Flagstaff Transit System offering additional options for travel throughout Flagstaff.



## Unlimited Recreational Opportunities



  
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### The *Recreational Options*

At Canyon del Rio we know you are here, in Northern Arizona's High Country, because you love the outdoors and often spend as much time outdoors as you do indoors.

At Canyon del Rio we are literally minutes away from the best outdoor recreational options. Whether you love skiing, fishing, hiking, biking, golf or virtually any outdoor activity...they are all within a short walk or drive from your new home at Canyon del Rio.



# Flagstaff Cluster Housing Village



## The Cluster Housing

As planned, Canyon del Rio will include upwards of 80 Flagstaff Cluster Housing residences.

These homes will include exceptional amenities and also be within walking distance of the Village Center with all of its shopping, dining, business and entertainment venues.

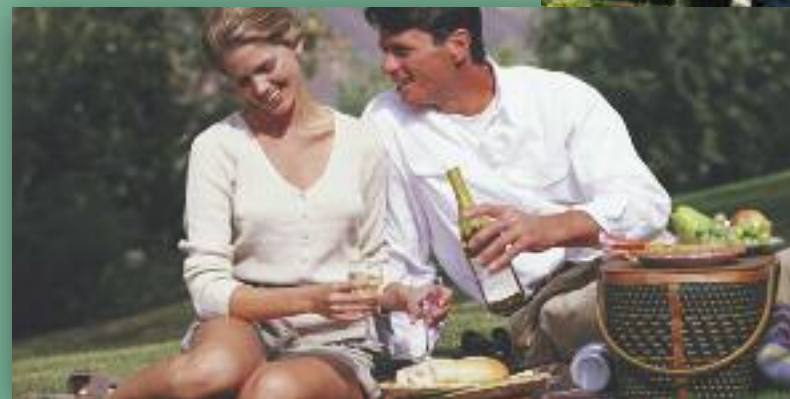


# Open Areas, Parks & Trail System



## The Open Space & Trails

Canyon del Rio is not just about where you live but how you live. The high country lifestyle of Flagstaff Arizona is all about fresh air, soaring Ponderosa Pine, dramatic mountain views and becoming part of nature itself. At Canyon del Rio, the masterplan includes acres of open space for our residents and their families and guests to “breathe”, while connecting the the NAIPTA (Northern Arizona Intergovernmental Public Transportation Authority) the Flagstaff Bus and transit system and also connecting to the Flagstaff Metro Trail System, a trail that is 800 miles long connecting three western states.



# Single Family Detached Village



## The Single Family Village

A beautiful lifestyle choice at Canyon del Rio, the Single Family Luxury Home Villages will offer amazing new home choices.

Here premier builders such as Capstone Homes, and others, will feature stunning single family homes on individual homesites intimately placed on to take advantage of both privacy and views of the surrounding Ponderosa Pine Forest.

Also, each of these homes will be built "Net Zero Energy Ready." This means they can include features that make them virtually self-sustaining.

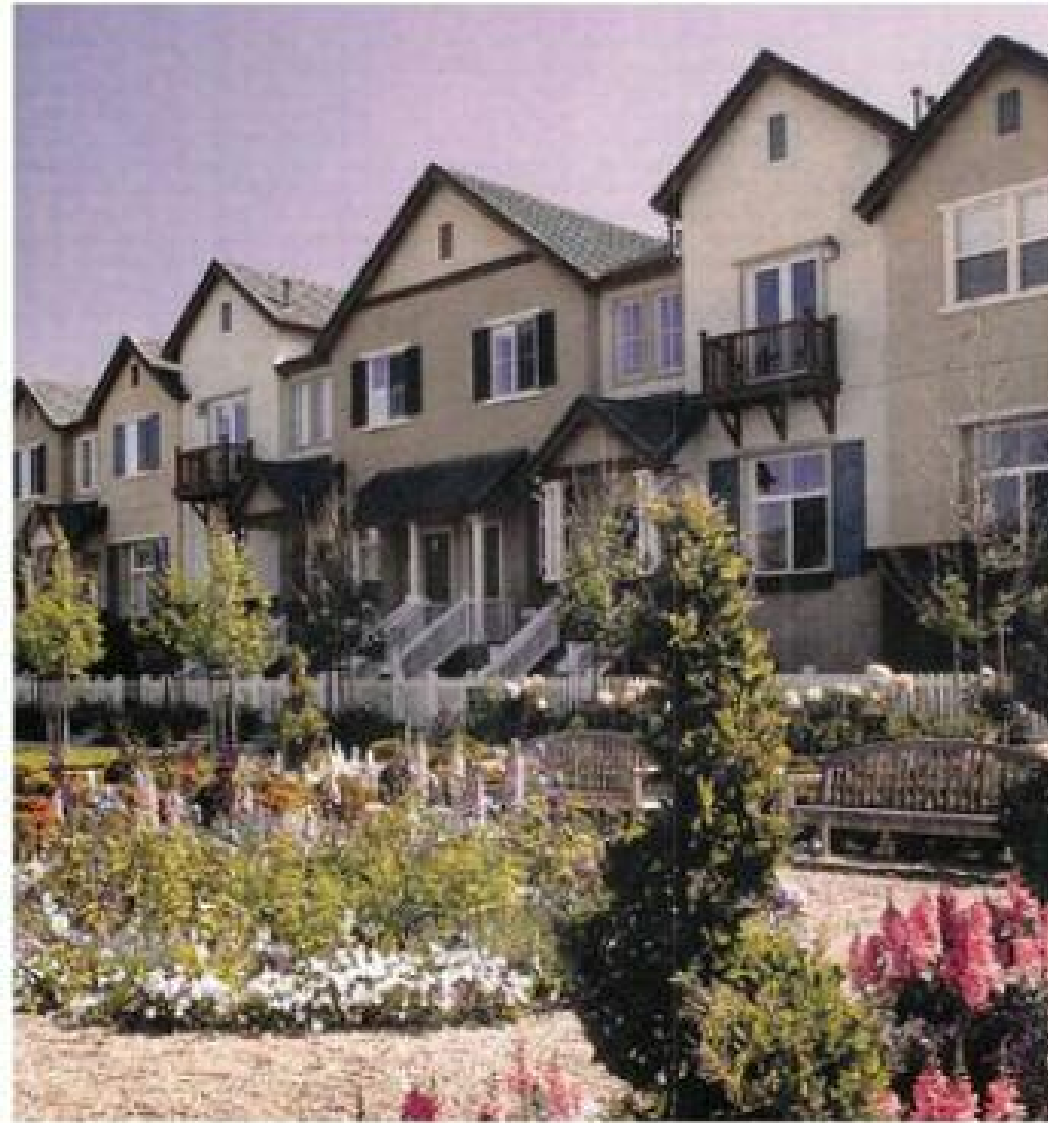




The Attached Homes Village

As planned, Canyon del Rio will include beautiful new attached homes. Condos, Duplex-Style and Townhomes. With each home reflecting the life and lifestyle that people come to the high-country to enjoy.

And, while providing amazing style and amenities, these homes are lower maintenance allowing residents to enjoy more of the outdoors that make Flagstaff such a special place to live.



Attached Homes Village

# Apartment Homes Village

  
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## The *Apartment Homes Village*

Canyon del Rio will offer exceptional options for those seeking a true low maintenance, highly amentied life.

These Apartment Homes will have great features and amazing views. Plus they are the closest to the Village Center for entertainment and enjoying time with family and friends.



# Signage & Street Furniture

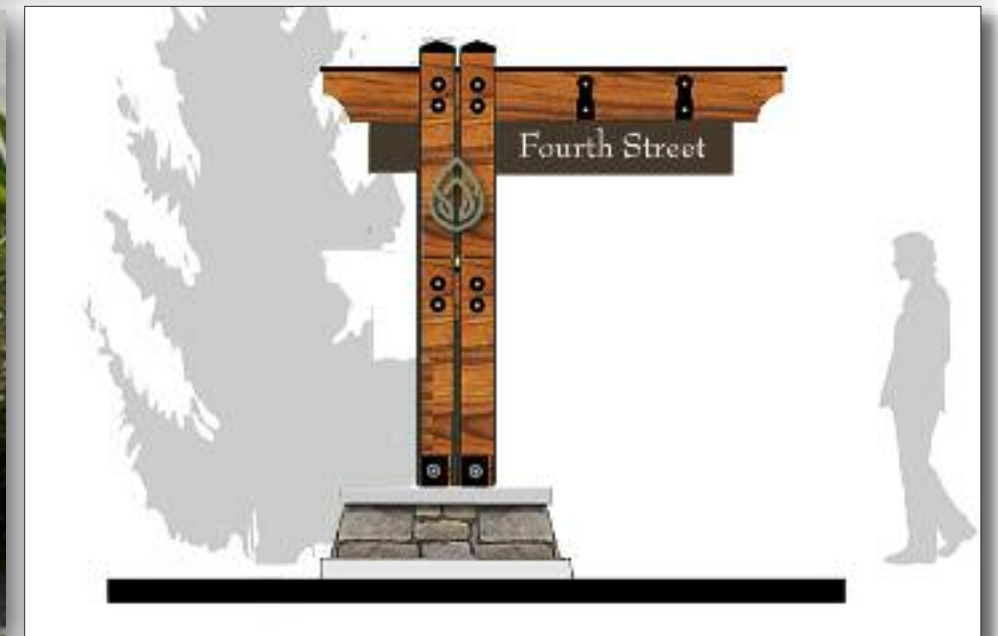


## Signage & Furniture

Canyon del Rio is a total planned community where every detail and visual image we portray throughout our unique Villages is important.

After all, we want you to be as proud of Canyon del Rio as we are.

It's always the little touches that mean so much.





# CANYON del RIO

FLAGSTAFF, ARIZONA



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