

RIO HOMES

The most important tool that a developer and a builder can bring to the work site is not a hammer or saw, it is imagination - the ability to see the foundation of a community where some simply see dirt, lumber and concrete. Ultimately our work is not about putting up walls that separate people but it is about creating an environment that can bring people together. That is what this beautiful neighborhood is all about.

Stunning sunsets, green forests, and the majestic San Francisco Peaks are a few of the highlights of northern Arizona. Quality, convenience and the amenities are some of the highlights of Rio Homes built by AZNORTH.



Stroll along the urban trail located along side the Rio Homes development.

The beauty of the many towering pines, maples, poplars, and quaking aspens add to the pleasure of living in this woodland setting. The trails meandering throughout the development take you past an exercise circuit, picnic and BBQ areas, ramadas, horse shoe pit, and volleyball court. Easy access to the urban trail system adds to the joy of residing at Rio Homes.



We invite you to enjoy all that life and nature have to offer in these incomparable surroundings.



Detail of artist rendering.

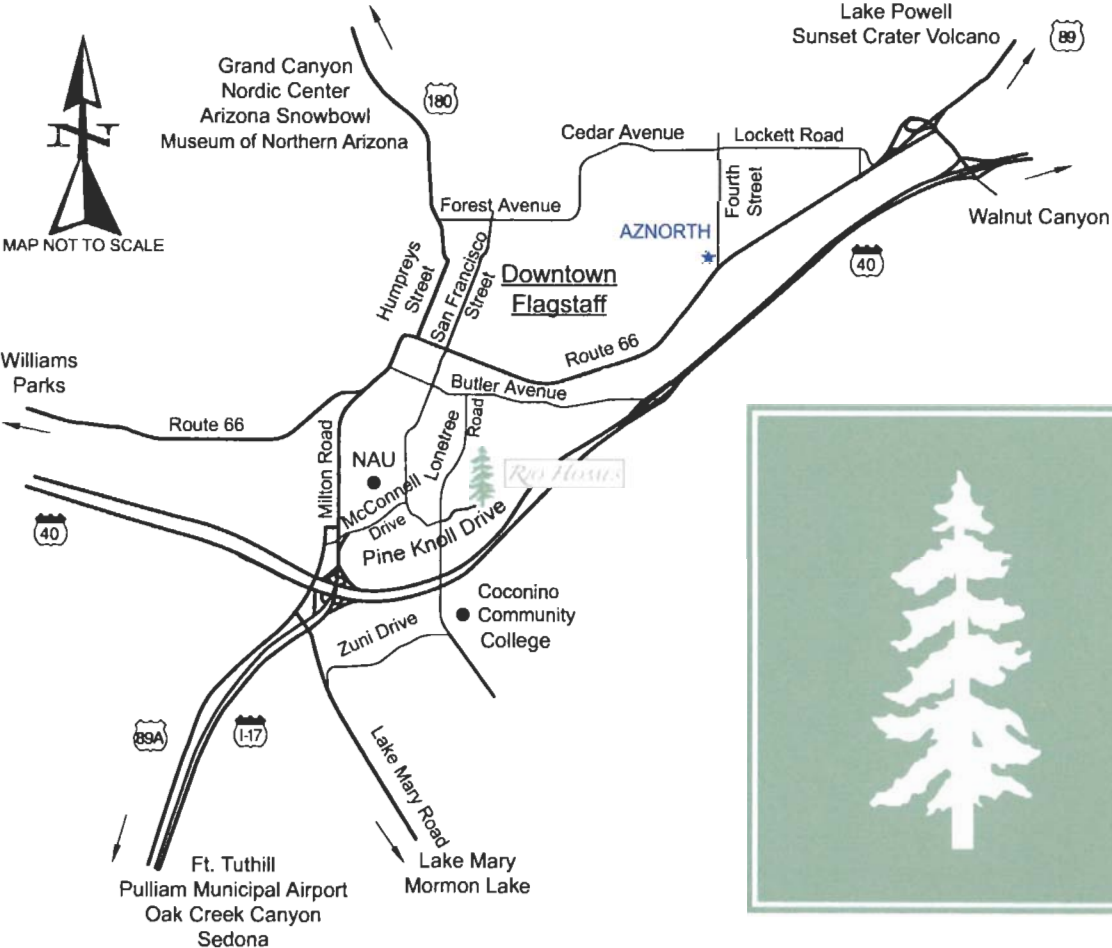
RIO HOMES

Located on 46 acres of the world's largest stand of ponderosa pine trees, this Planned Unit Development is the first of its kind in Flagstaff. It features 153 homes, including single family homes and townhomes. Some of the homes will have commercial studio apartments above the garages. Residents will have a choice of 4 different floor plans.



Downtown Flagstaff looking north on San Francisco.

Just minutes from downtown, these homes are close to elementary schools, the community college and the university. The convenient location, combined with the rich palette of seasonal colors and textures provided by the variety of vegetation, can give you you the best of what northern Arizona has to offer.



RIO HOMES

SINGLE FAMILY HOMES & TOWNHOMES

BY AZNORTH DEVELOPMENT

Community Features

Over 21 acres of open space.
Nestled on 46 acres of Ponderosa forest.
Meandering trails throughout.
Access to the urban trail system.
Granny Flats & Studios above some garages.
4 floor plans to choose from.
Building exterior and landscaping maintained by the community Home Owner's Association.
Picnic areas, some with ramadas.
Exercise stations.
Horseshoe pit.
Volleyball court.

Interiors Include

9 foot ceilings.
Wall corners are rounded.
Ceramic tile in entry, dining room, kitchen, bathrooms, and laundry rooms.
Upgraded carpet.
Upgraded cabinets.
Gas and electric dryer connections.
Gas stove.
Built in microwave.
Dishwasher.
Electric garage door opener.
Luxurious carpeting in a variety of colors.
Pre-wired for cable television.
Pre-wired for ceiling fans in bedrooms, living rooms, and dining rooms.
Upgraded plumbing and electrical fixtures.
Natural gas heating.

Exteriors Include

2x6 exterior wall construction with R-19 insulation.
R-30 roof insulation.
50 year siding.
25 year Architectural roofing.
Private fenced rear yard.
Dual-paned windows and patio doors.

Additional Options

Upgraded carpeting & flooring.
Upgraded cabinets.
Tile kitchen and bathroom counter tops.
Washer, dryer, and refrigerator.
Additional phone and cable jacks.
Interior paint color.
Back patio pavers.
Ethernet communications (cat 5e).

All floor plans and renderings are artist's conception and are not intended to be an exact duplication of either buildings or landscape.

AZNORTH Development reserves the right to change floor plans, elevations and prices without notice or obligation, square footage are approximate. Call our sales office for details.

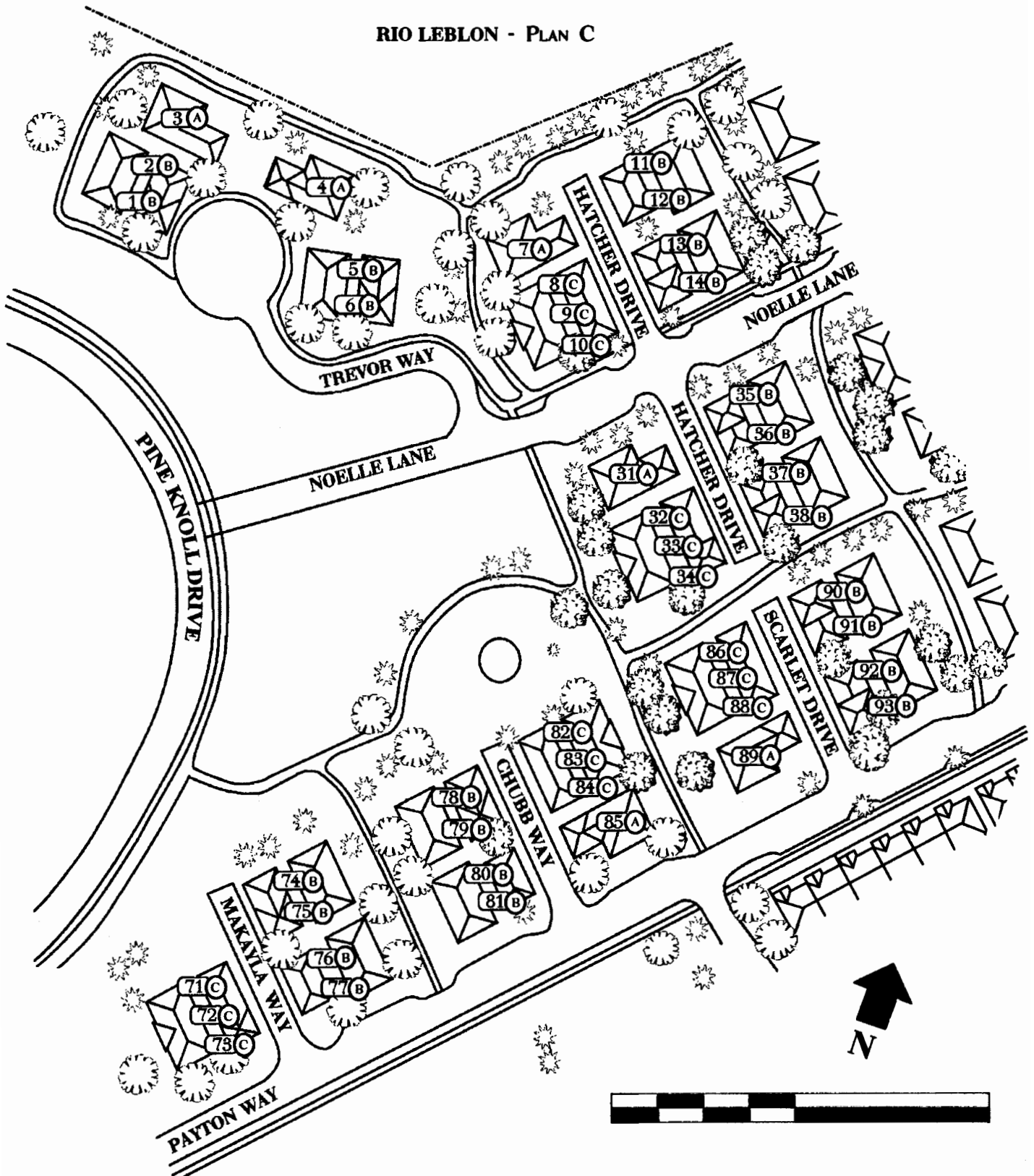


RIO HOMES SITE PLAN - PHASE ONE

RIO SÃO CONRADO - PLAN A

RIO LAGOA - PLAN B





RIO LEBLON - PLAN C





RIO HOMES SITE PLAN



-  RIO SÃO CONRADO
-  RIO L'AGOA
-  RIO LEBLON
-  GARAGE W/ STUDIO