



Russ Lyon

Sotheby's
INTERNATIONAL REALTY



AN INTIMATE COMMUNITY WITH ULTIMATE PRIVACY.

For more information contact:



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Russ Lyon Sothebys International Realty
1750 S Woodland Village Blvd. Suite 125
Flagstaff, AZ 86001

Each office is independently owned and operated



EQUAL HOUSING
OPPORTUNITY



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Tucked away in mature pines, you travel over a rock enhanced bridge to find Flagstaff's newest premiere community of Anasazi Ridge. These luxury home sites range from one half acre to over an acre in size. Premium home sites at Anasazi Ridge have breathtaking views of the San Francisco Peaks and Mount Elden. All exterior home sites are backed by open space while mature pine trees and large clusters of oak trees add to the privacy of many of these wonderful home sites.

The size and dimensions of Anasazi Ridge home sites allow for the opportunity to build larger homes with more privacy. Many home sites have topography which creates an easy landscape to build your single level dream home while others have magnificent outcroppings which give an architect the canvas for an extraordinary mountain retreat.

Join the Anasazi Ridge neighbors who already enjoy their custom homes. Several of the lots have floor plans designed by Flagstaff luxury home builders. These homes include amenities comparable to new construction you would find in our exclusive golf communities. Have some thoughts of your own? You are welcome to bring your own plans for these builders to review or bring that builder you have always wanted to work with.

Location is everything. Anasazi Ridge is walking distance to the Museum of Northern Arizona, less than one mile to the Flagstaff Medical Center, just minutes to the hub of our downtown as well as Northern Arizona University. Sechrist Elementary School, Flagstaff Middle School and Flagstaff High School are also all in close proximity. Bike all through the city on the Flagstaff Urban Trail. In addition, Anasazi Ridge is on the way to some of the wonders of Northern Arizona including the Arizona Snow Bowl and the Grand Canyon.

With CC&Rs commanding quality building materials and exceptional architectural design, Anasazi Ridge is Flagstaff's newest community of mountain estates without the restrictions and expense of golf courses and clubhouses. With only 38 available home sites, Anasazi Ridge is an intimate community with ultimate privacy.

Regards,

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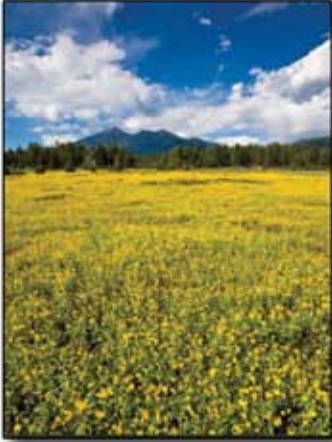
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Living High in Flagstaff Arizona



Flagstaff, Arizona is located at the intersection of Interstate 17 and Interstate 40, and is the largest city in Northern Arizona. The City is also the regional center and county seat for Coconino County, the second largest county in the 48 contiguous states. The City of Flagstaff is currently just over 64 square miles, nestled at the base of the San Francisco Peaks and surrounded by one of the largest pine forests on earth.

Flagstaff drew its name from a very tall pine tree made into a flagpole in 1876 to celebrate the nation's centennial. At nearly 7,000 feet, Flagstaff is also one of the highest elevation cities in the United States. The City draws visitors year-round and many Arizonans maintain second homes here.

Surrounded by natural wonders like the Grand Canyon, Flagstaff offers dozens of inns, a multitude of hotel and motel accommodations, conference and meeting venues, more than 200 restaurants, numerous night spots, and a variety of cultural, historic and scientific attractions. Flagstaff offers clean mountain air, year-round outdoor recreational opportunities, historic downtown charm and a Western legacy of pioneer ranchers, railroad builders and lumbermen.



Flagstaff's four-season climate provides something for everyone.

January - April. Refreshing days and crisp nights! Nights are cold, snow is possible with temperatures warming up during the day.

May - August. Perfect summer weather! Days are comfortable with cooler temperatures in the evening. During the summer monsoon season of July through mid-September, afternoon thunderstorms and rain showers are possible.

September - October. It's the perfect season to enjoy the fall colors! Days are comfortably cool and refreshing with slightly chilly evening temperatures.

November - December. Enjoy Flagstaff's beautiful winter wonderland! Nights are cold, snow is possible with temperatures warming up during the day.

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Direction

From Flagstaff
Going West on W Santa Fe Ave
toward N Humphreys St/US-180
Turn Right onto N Humphreys St/US-180
Turn Left onto N Fort Valley Rd/US-180
Turn Left onto W Creekside Pl.
Turn Left onto N Cobblestone Cir.



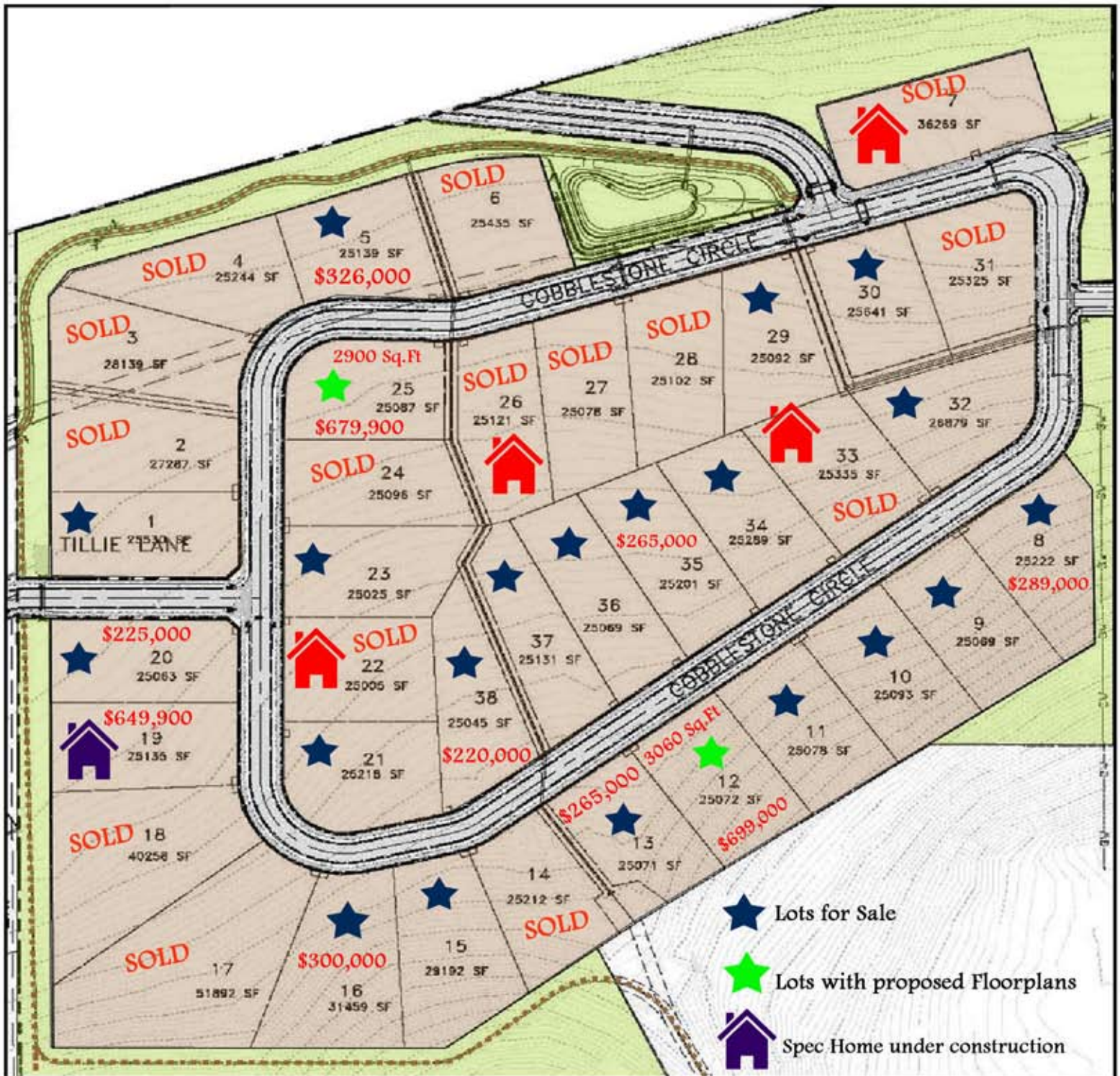
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Anasazi Ridge

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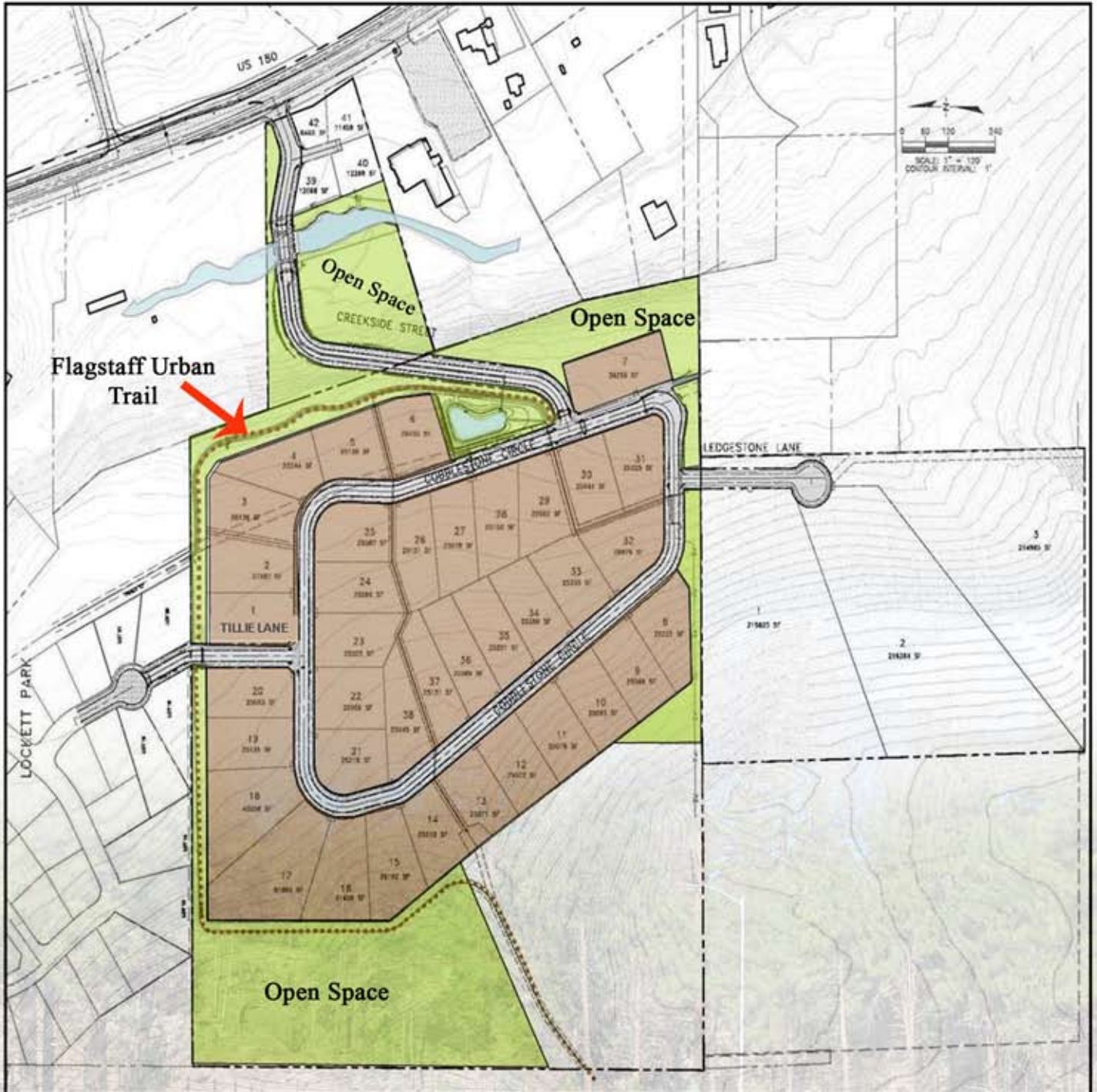


Anasazi Ridge

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Join the Families of Anasazi Ridge



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Our Preferred Builders



A Family Tradition of Fine Craftsmanship

928-773-7737

www.aKeepsakeHome.com

Everest Construction

Flagstaff, AZ

(928) 853-5972

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About Holdsworth

A hundred years ago, true craftsmanship was common in the construction industry. That commitment to excellence has been alive and well in the Holdsworth family business since its inception more than three decades ago. Founder Grant Holdsworth passed on to his sons—now principals in the business—his ethic of quality, integrity, and honesty... and the innate joy of a job well done. If you're interested in a Holdsworth custom homes on your own lot, call today for an estimate.



HOLDSWORTH
CONSTRUCTION, INC.
A Family Tradition of Fine Craftsmanship

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About Everest Construction

Everest Construction has been in business in Flagstaff for over 15 years. We specialize in custom new home construction which accounts for most of our business. Over the years, we have built approximately 50 homes ranging in sales price from \$125,000 to over \$1.7 million. We have proven to be able to meet a wide variety of construction needs ranging from the modest, simply stated house to very expensive luxury homes. We pride ourselves on quality and attention to detail. Our subcontractors are the best Flagstaff has to offer which allows us to service your home effectively and efficiently long after you move in.



Everest
Construction

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