CAPSTONE HOMES

TIMBER SKY SIRIUS

Timber Sky – Sirius

COMMUNITY INFORMATION

CAPSTONE HOMES

GENERAL INFORMATION

Address: 3189 Nix Way, Flagstaff, AZ 86001
Total Homes: 63

SALES OFFICE HOURS

Summer Hours: 10am – 6pm
Winter Hours: 10am – 5pm
Closed Sunday

HOA DUES

Timber Sky Community Association
$66/monthly assessment

COMMUNITY INFO

- Electric: Arizona Public Service (APS)
- Water, Trash & Sewer: City of Flagstaff
- Gas: Unisource Energy Services
- Cable or Internet: Lumen or Optimum
- Satellite: DirecTV or Dish Network

AMENITIES

- Common Area
- Community Park: Pickleball Courts, Dog Park, Ramada, Playground, Connection Access to Flagstaff Urban Trail System (FUTS)

SCHOOLS

- DeMiguel Elementary School
- Mount Elden Middle School
- Flagstaff High School

LENDING PARTNER

Intercap Lending – Shyann Eckel
480-223-3273 | shyann@intercaplending.com

UNIQUE FEATURES

- 10’ First Floor Ceilings and 9’ Second Floor Ceilings
- 8’ Interior Doors
- Quartz Kitchen and Bathroom Countertops
- Laundry Room Cabinetry
- Open Cell Spray Foam Insulation

Floorplans, elevations, features, plans, amenities, specifications and related information, are subject to change without notice. Renderings, elevations, site plans, square footage, and floor plans are approximate and for illustrative purposes only. 01.29.26

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INCLUDED FEATURES

CAPSTONE HOMES

IMPRESSIVE INTERIORS

- 8' Two-Panel Interior Doors
- 10' Ceilings on First Floor, 9' Ceilings on Second Floor
- Kwikset® Interior Door Hardware in Brushed Nickel or Matte Black
- 5.25" Baseboards/3.25" Door Casings
- LVP (Luxury Vinyl Plank) at Entry, Kitchen, Main Living Room, Dining Room and Powder Room
- 12' x 24" Tile Flooring at Full Bathrooms and Laundry Room
- Laundry Room Lower Cabinets
- 50% Santa Fe Drywall Finish with Square Corners
- Electrical Package with 2 Cable Hookups, 2 Cat 6 Hookups, and Conduit for Future Solar

WELL-APPOINTED KITCHENS

- Frigidaire® Stainless Steel Appliances with 30" Range,
- Microwave Hood and 24" Dishwasher
- Cabinetry with 5-Piece Drawer Fronts
- Quartz Countertops
- Stainless Steel Undermount Dual Bowl Kitchen Sink with Stainless Steel Pull-Down Faucet and 1/3 HP Garbage Disposal

LUXURIOUS BATHROOMS

- Quartz Countertops with Rectangle Undermount Sink in All Bathrooms
- Executive Height (34.5") Countertops in All Bathrooms
- Tile Shower Surround at Primary Bath with Shower Niche
- Fiberglass Tub and Surround at Secondary Baths
- Bathroom Fixtures and Accessories in Brushed Nickel or Matte Black

DISTINCTIVE EXTERIORS

- Vinyl Low-E Windows (Black Exterior/White Interior)
- Garage Coach Light Paver Driveway, Porch and Patio
- Two Frost-Proof Hose Bibbs (Front/Back Per Plan)
- Low-Maintenance Front Yard Landscaping Package with Irrigation System
- 8' Non-Insulated Garage Door
- LiftMaser® 1/2 HP Belt-Driven Wi-Fi Opener
- Asphalt Shingle Roof with Gutters
- 6' Fencing with 4' Side Gate

ENERGY SAVING FEATURES

- Open Cell Spray Foam Insulation
- Energy Recovery Ventilator (ERV) for Energy-Efficient Fresh Air Exchange
- Tankless Water Heater
- Honeywell Wi-Fi Programmable Thermostat
- 50 AMP Car Charger Outlet
- LED Lighting Throughout Entire Home
- 2-10 Home Buyers Warranty
- Low-VOC Paint
- 96% Efficient Furnace
- Energy Star V3 HVAC

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SITE PLAN

CAPSTONE HOMES

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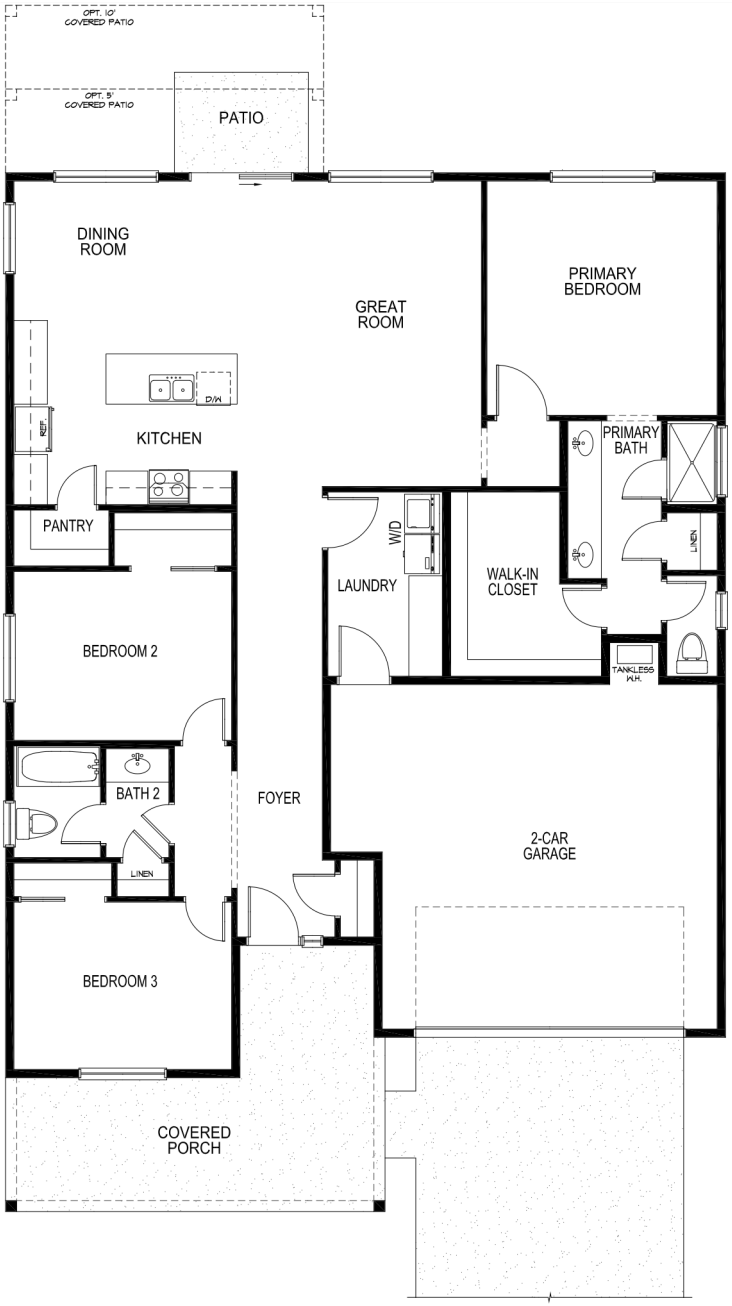
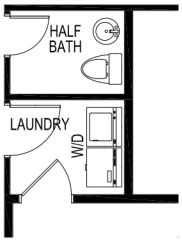
PLAN 1715

CAPSTONE HOMES

1,715 Sq. Ft. | 3 Bedrooms | 2 – 2.5 Bathrooms | 2 – 3-Car Garage





OPT. Half Bath
ILO Large Laundry Room

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PLAN 1715

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1,715 Sq. Ft. | 3 Bedrooms | 2 – 2.5 Bathrooms | 2 – 3-Car Garage

Elevation A

Elevation B

Elevation C

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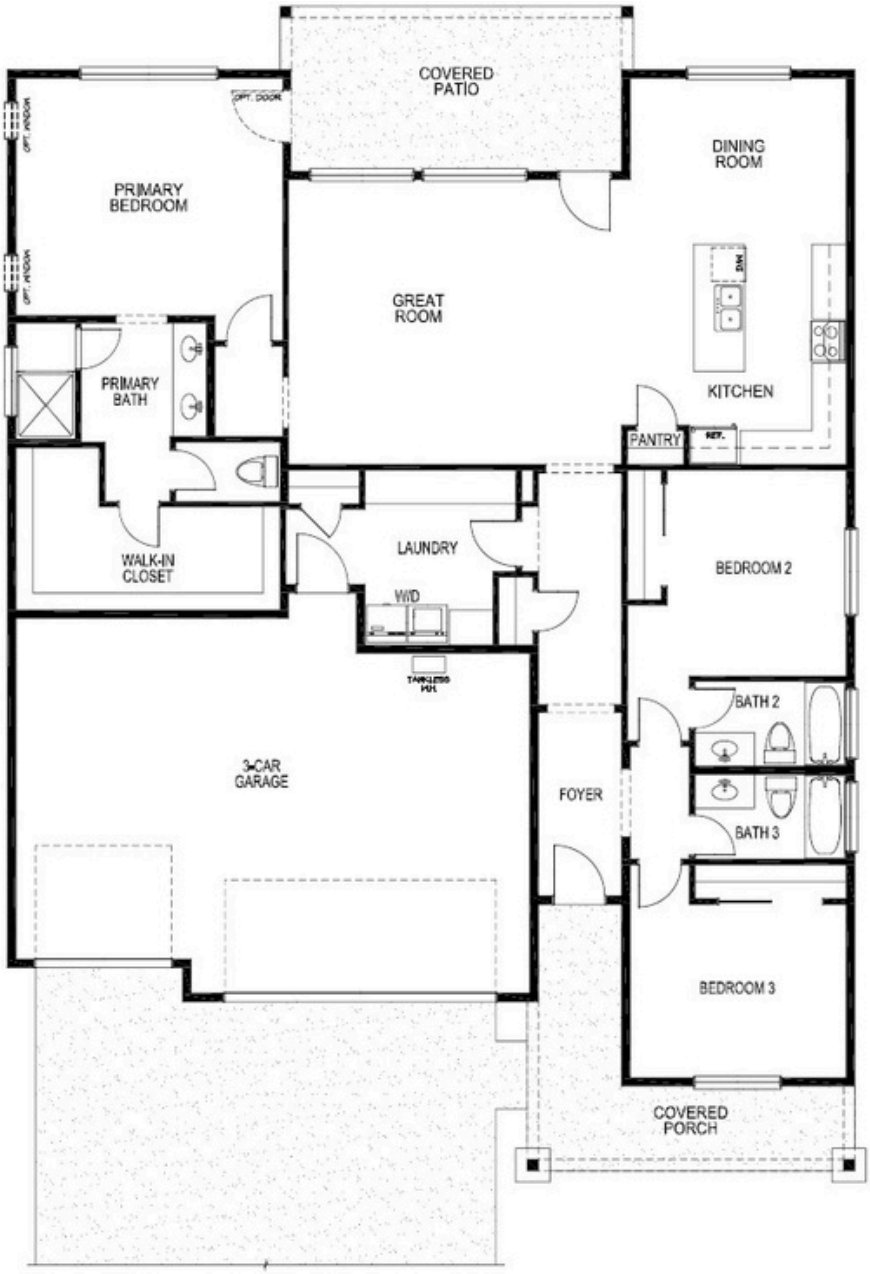
PLAN 1988

CAPSTONE HOMES

1,988 Sq. Ft. | 3 Bedrooms | 3 Bathrooms | 3-Car Garage



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PLAN 1988

CAPSTONE HOMES

1,988 Sq. Ft. | 3 Bedrooms | 3 Bathrooms | 3-Car Garage

Elevation A

Elevation B

Elevation C

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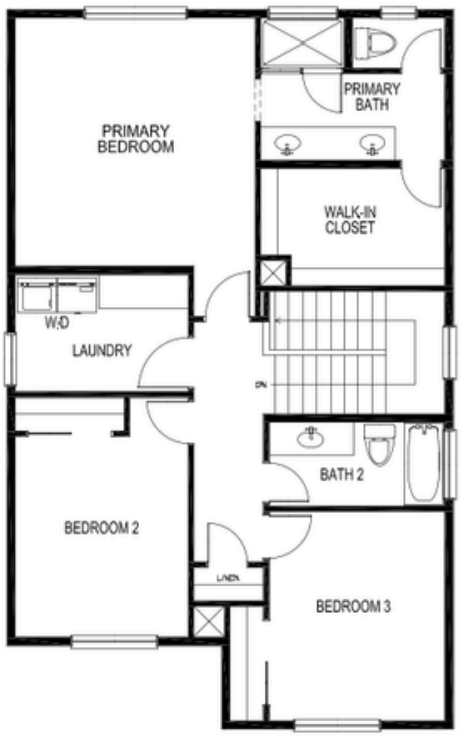
PLAN 2013

CAPSTONE HOMES

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

First Floor



Second Floor

OPT. Bedroom 4 & Bath 3
ILO Study & Half Bath

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PLAN 2013

CAPSTONE HOMES

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

Elevation C

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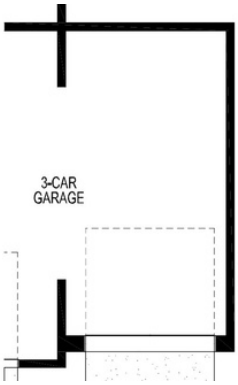
PLAN 2466

CAPSTONE HOMES

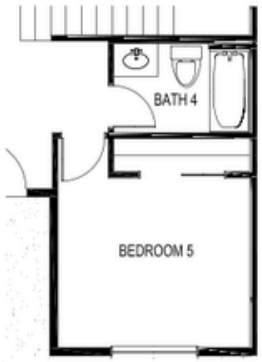
2,466 Sq. Ft. | 4 – 5 Bedrooms + Study | 3.5 – 4 Bathrooms | 2 – 3-Car Garage

First Floor

Second Floor



OPT. 3-Car Garage



OPT. Bedroom 5 & Bath 4
ILO Study & Half Bath

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PLAN 2466

CAPSTONE HOMES

2,466 Sq. Ft. | 4 – 5 Bedrooms + Study | 3.5 – 4 Bathrooms | 2 – 3-Car Garage

Elevation A

Elevation B

Elevation C

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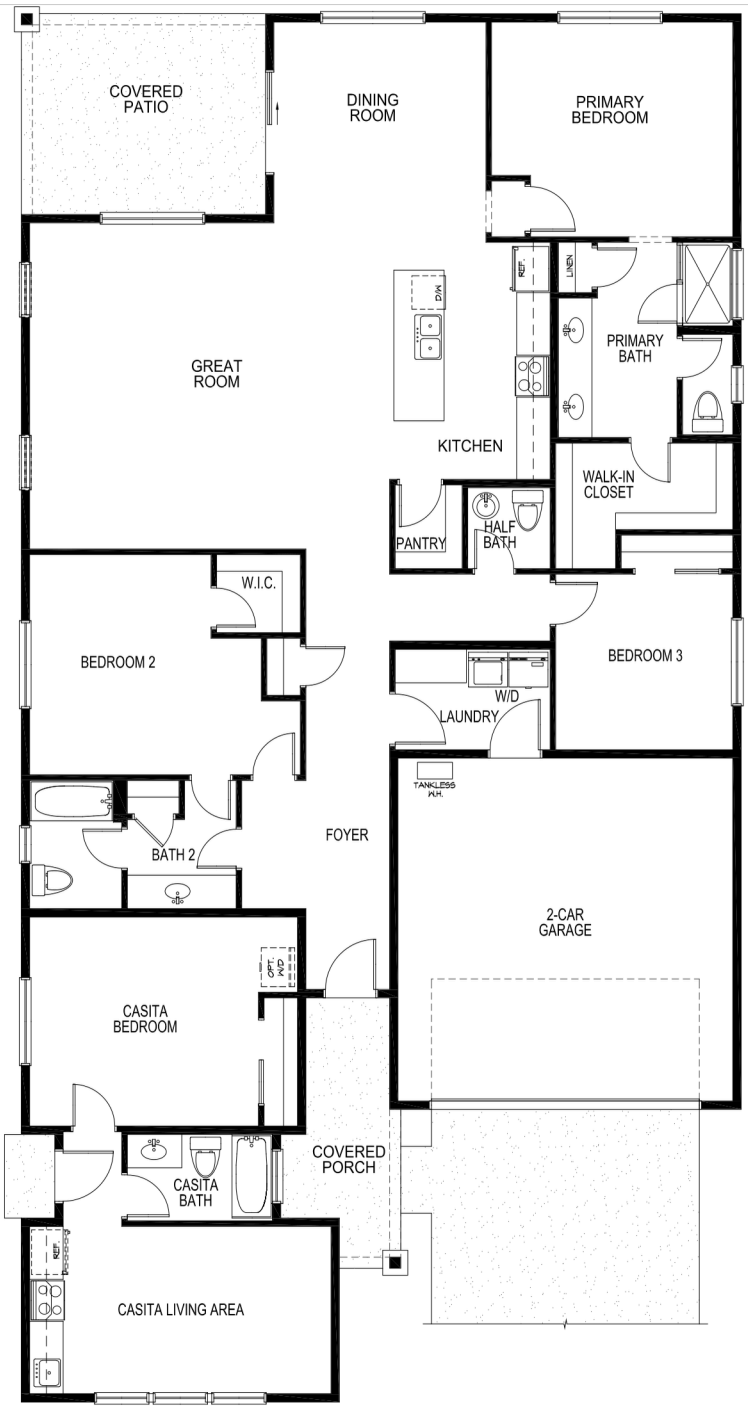
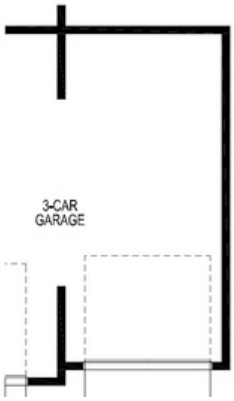
PLAN 2467

CAPSTONE HOMES

2,467 Sq. Ft. | 4 Bedrooms | 3.5 Bathrooms | 2 – 3-Car Garage





OPT. 3-Car Garage

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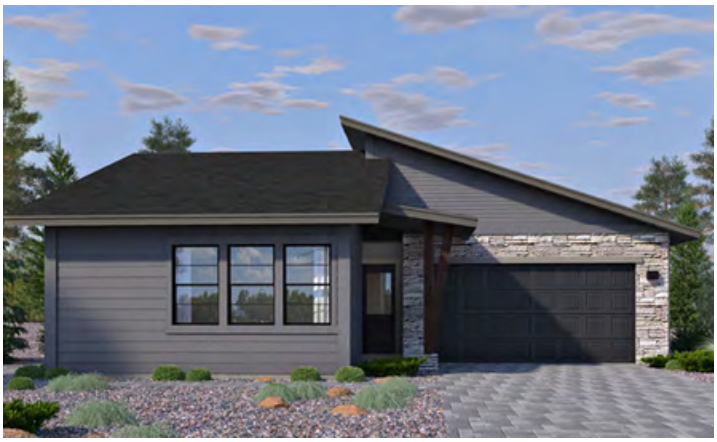
PLAN 2467

CAPSTONE HOMES

2,467 Sq. Ft. | 4 Bedrooms | 3.5 Bathrooms | 2 – 3-Car Garage

Elevation A

Elevation B



Elevation C

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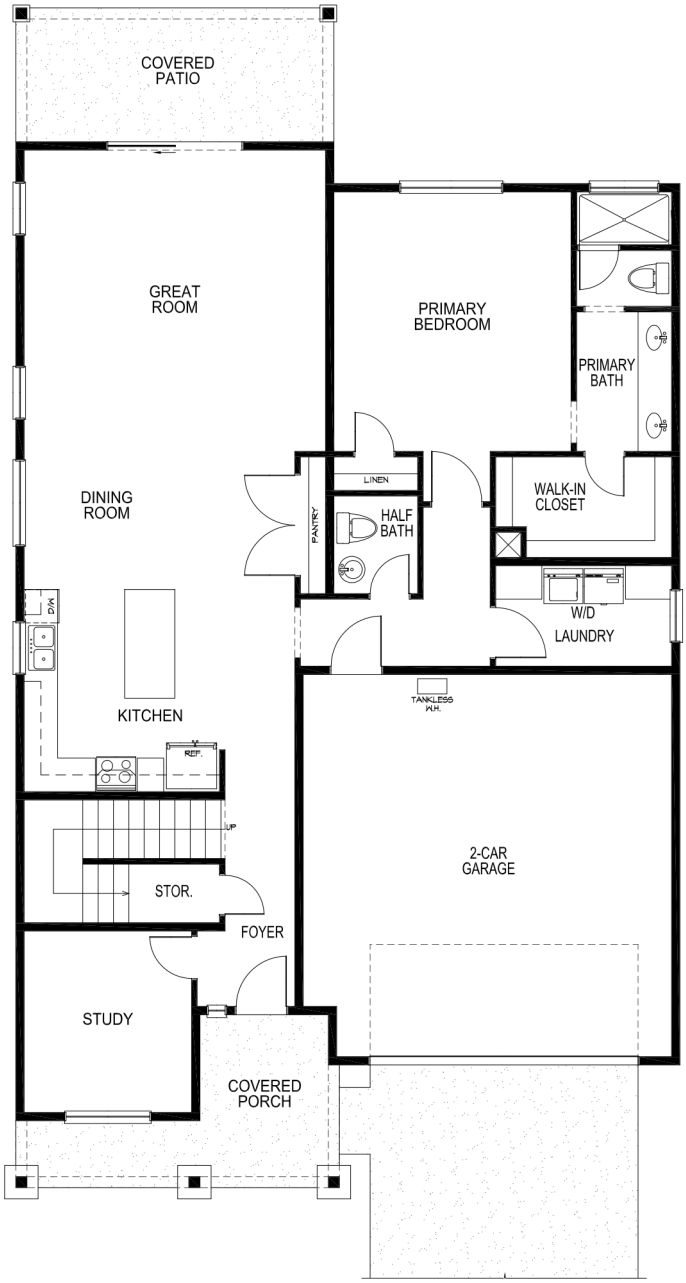
PLAN 2488

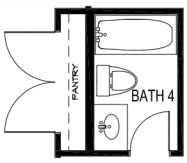
CAPSTONE HOMES

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



First Floor

Second Floor



OPT. Full Bath
ILO Half Bath & Linen Closet

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PLAN 2488

CAPSTONE HOMES

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

Elevation C

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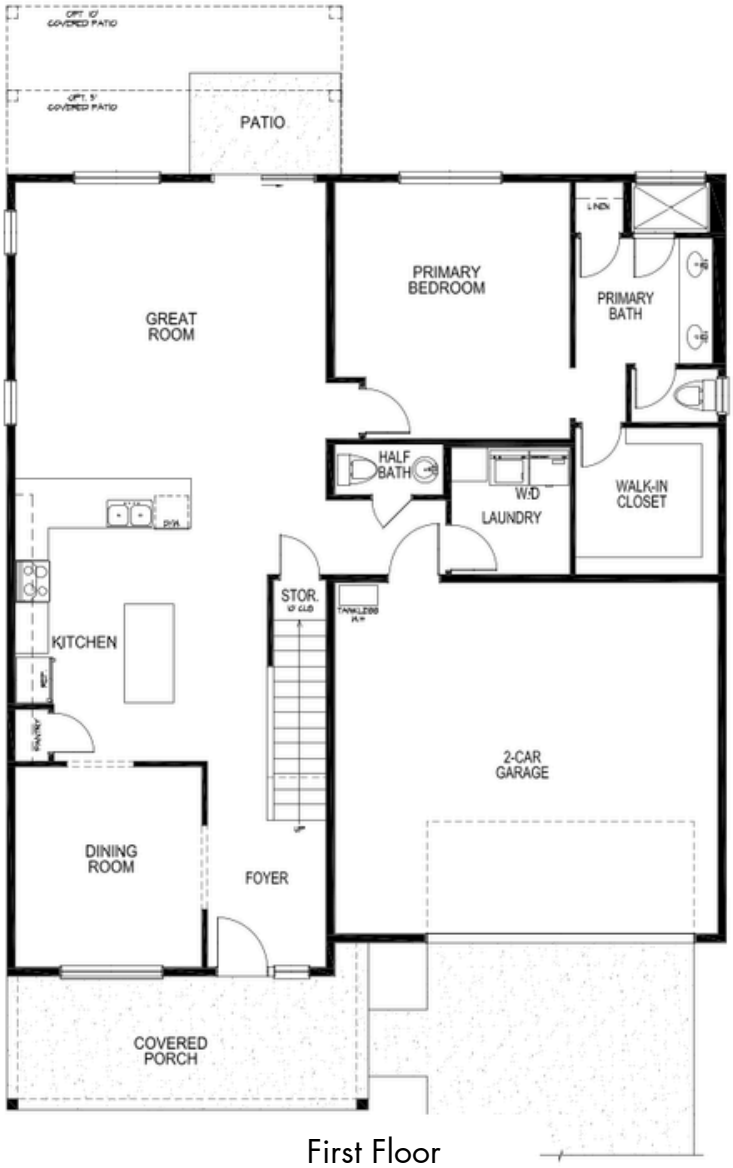
PLAN 2631

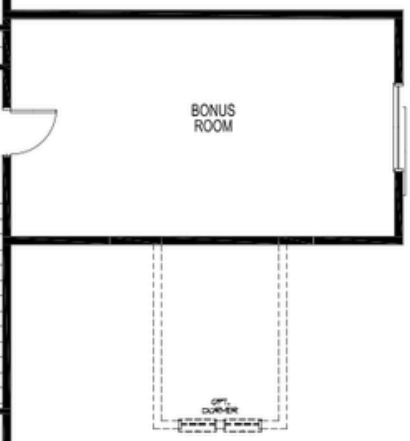
CAPSTONE HOMES

2,631 – 2,719 Sq. Ft. | 3 – 4 Bedrooms + Bonus Room + Loft
2.5 – 3.5 Bathrooms | 2 – 3-Car Garage



First Floor

Second Floor



OPT. Dormer + 88 Sq. Ft.

OPT. Bedroom 4 & Bath 3
ILO Loft

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PLAN 2631

CAPSTONE HOMES

2,631 – 2,719 Sq. Ft. | 3 – 4 Bedrooms + Bonus Room + Loft
2.5 – 3.5 Bathrooms | 2 – 3-Car Garage

Elevation A

Elevation B

Elevation C

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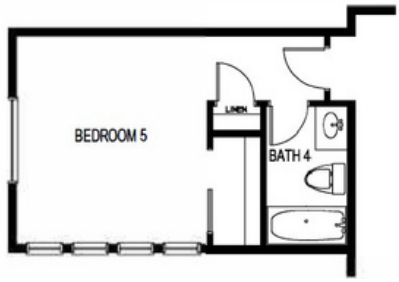
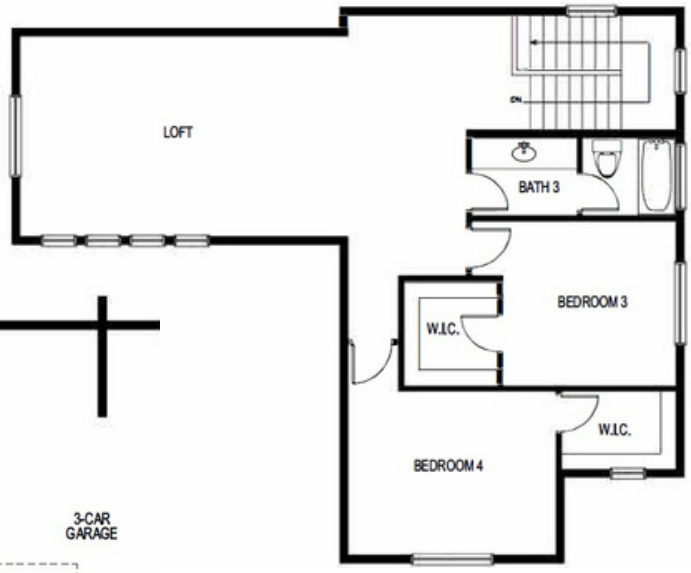
PLAN 3222

CAPSTONE HOMES

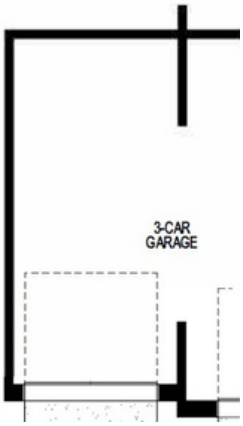
3,222 Sq. Ft. | 4 – 5 Bedrooms + Study + Loft | 3 – 4 Bathrooms
2 – 3-Car Garage



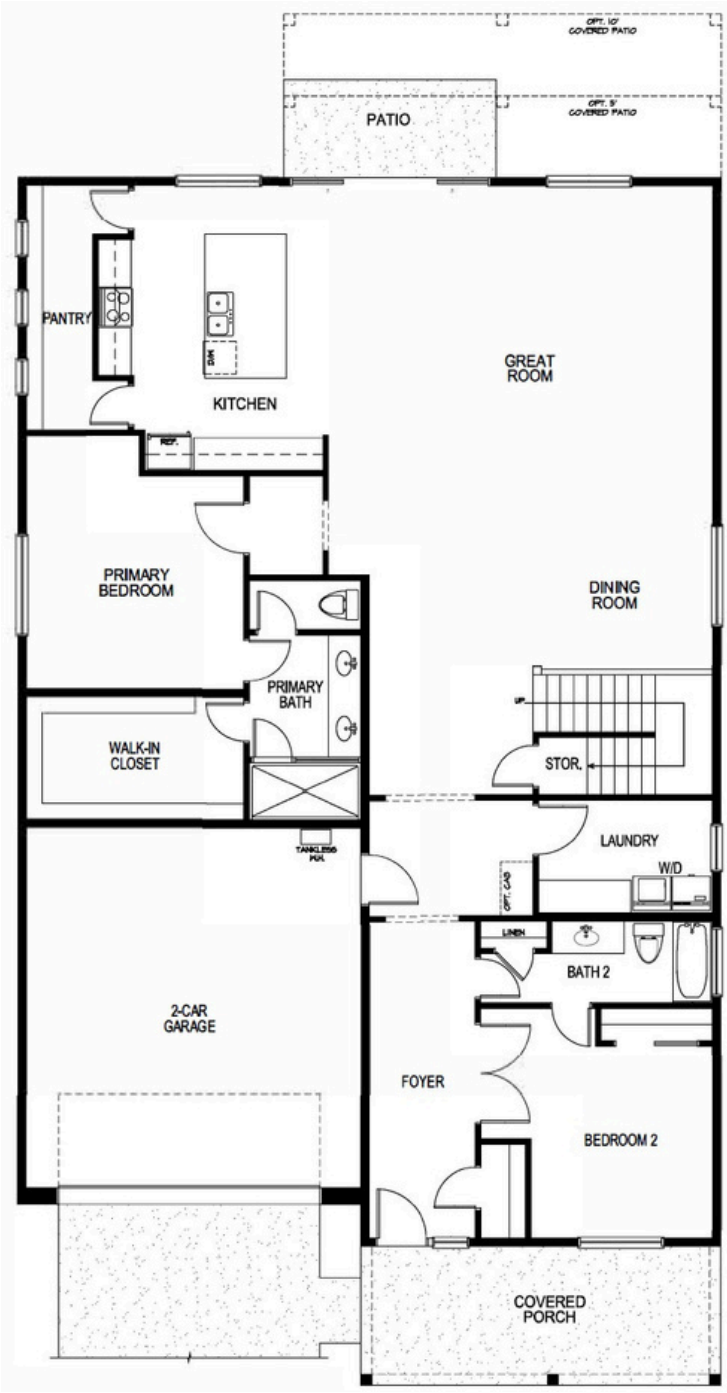
OPT. Bedroom 5 & Bath 4
ILO Loft



Second Floor



OPT. 3-Car Garage



First Floor

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PLAN 3222

CAPSTONE HOMES

3,222 Sq. Ft. | 4 – 5 Bedrooms + Study + Loft | 3 – 4 Bathrooms
2 – 3-Car Garage

Elevation A

Elevation B

Elevation C

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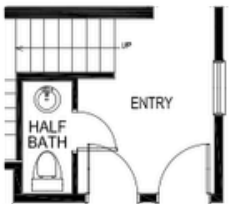
PLAN 3553

CAPSTONE HOMES

3,553 Sq. Ft. | 5 – 6 Bedrooms + Loft | 4.5 – 5 Bathrooms | 3-Car Garage

First Floor

Second Floor



OPT. Half Bath ILO Closet at Casita

OPT. Bedroom 4 ILO Loft

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PLAN 3553

CAPSTONE HOMES

3,553 Sq. Ft. | 5 – 6 Bedrooms + Loft | 4.5 – 5 Bathrooms | 3-Car Garage

Elevation A

Elevation B

Elevation C

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