



TIMBER SKY

Timber Sky – Sirius

COMMUNITY INFORMATION



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 PARTNERS

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

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INCLUDED FEATURES



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
- Laundry Room Lower Cabinets
- Tile Flooring at Full Bathrooms and Laundry Room
- 50% Santa Fe Drywall Finish with Square Corners
- Electrical Package with 2 Cable Hookups and 2 Cat 6 Hookups, Including Conduit for Future Solar

WELL-APPOINTED KITCHENS

- Frigidaire® Stainless Steel Appliances with 30" Range, Microwave Hood and 24" Dishwasher
- Full Overlay Cabinetry with 36" Upper Cabinetry in Kitchen and Soft-Close Doors and Drawers with Hardware
- Quartz Countertops
- Sink w/ Faucet and 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
- Delta® Bathroom Fixtures and Accessories in Brushed Nickel or Matte Black

DISTINCTIVE EXTERIORS

- Black Vinyl Low-E Windows
- Garage Coach Lights
- 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
- 96% Efficient Furnace
- Honeywell Wi-Fi Programmable Thermostat
- 2-10 Home Buyers Warranty
- ENERGY STAR®-Compliant Home and Appliances
- Low-VOC Paint
- 50 AMP Car Charger Outlet
- Recessed LED Lighting Throughout Entire Home Including Bedrooms

ALL PRICING, SQ. FT. AND FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
Offered for sale by Valley Peaks Realty. Arizona Broker #BR679355000. LIC #LC638308005. ROC #255594, #244985.



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SITE PLAN



Timber Sky – Sirius

PLAN 1715



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



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PLAN 1715



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



Elevation A



Elevation B



Elevation C

3189 Nix Way, Flagstaff, AZ 86001 | (855) 928-1100
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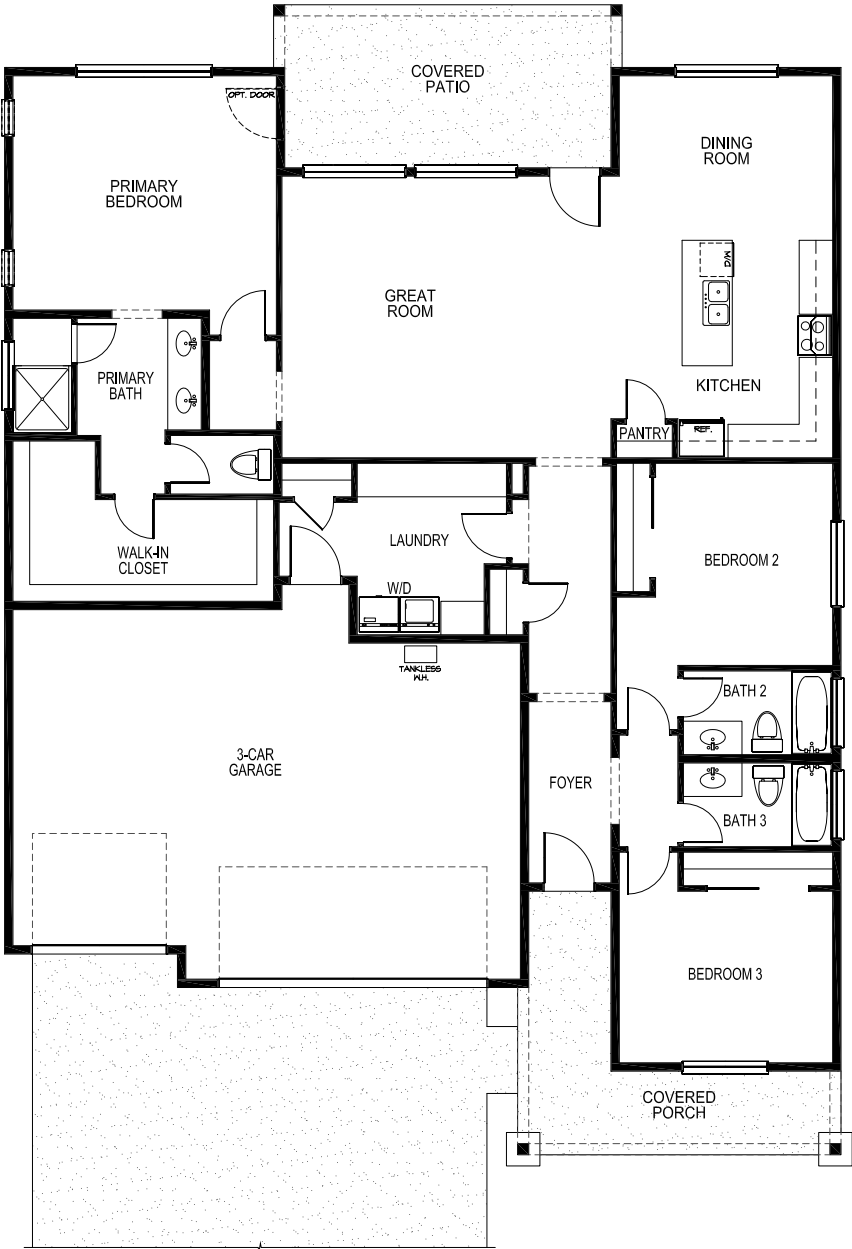


Timber Sky – Sirius

PLAN 1988



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



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PLAN 1988



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



Elevation A



Elevation B



Elevation C

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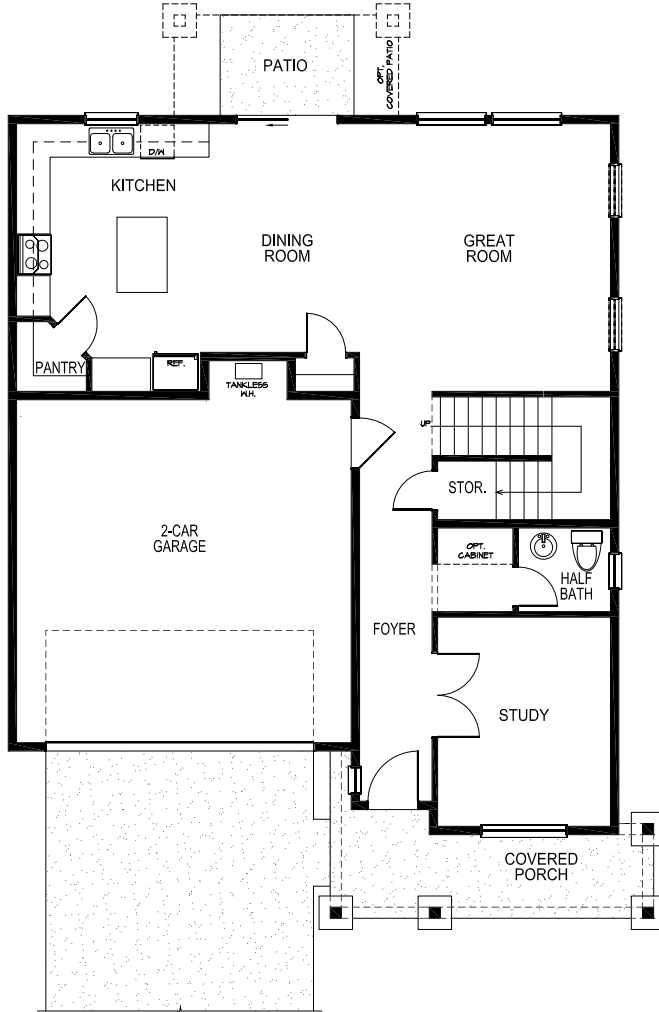


Timber Sky – Sirius

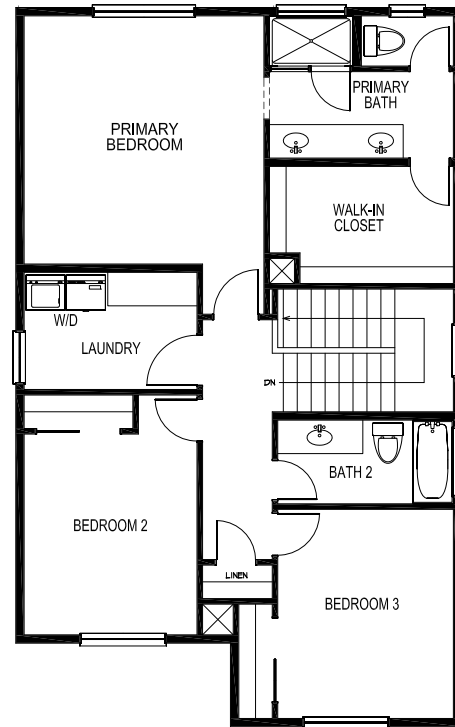
PLAN 2013



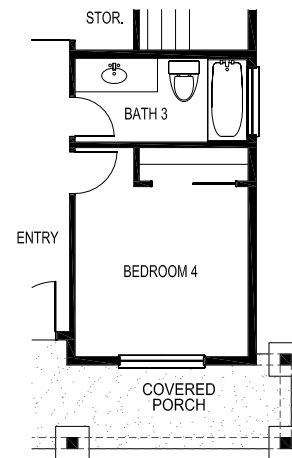
2,013 Sq. Ft. | 3 – 4 Bedrooms + Study | 2.5 – 3 Bathrooms | 2-Car Garage



First Floor



Second Floor



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

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PLAN 2013



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



Elevation C

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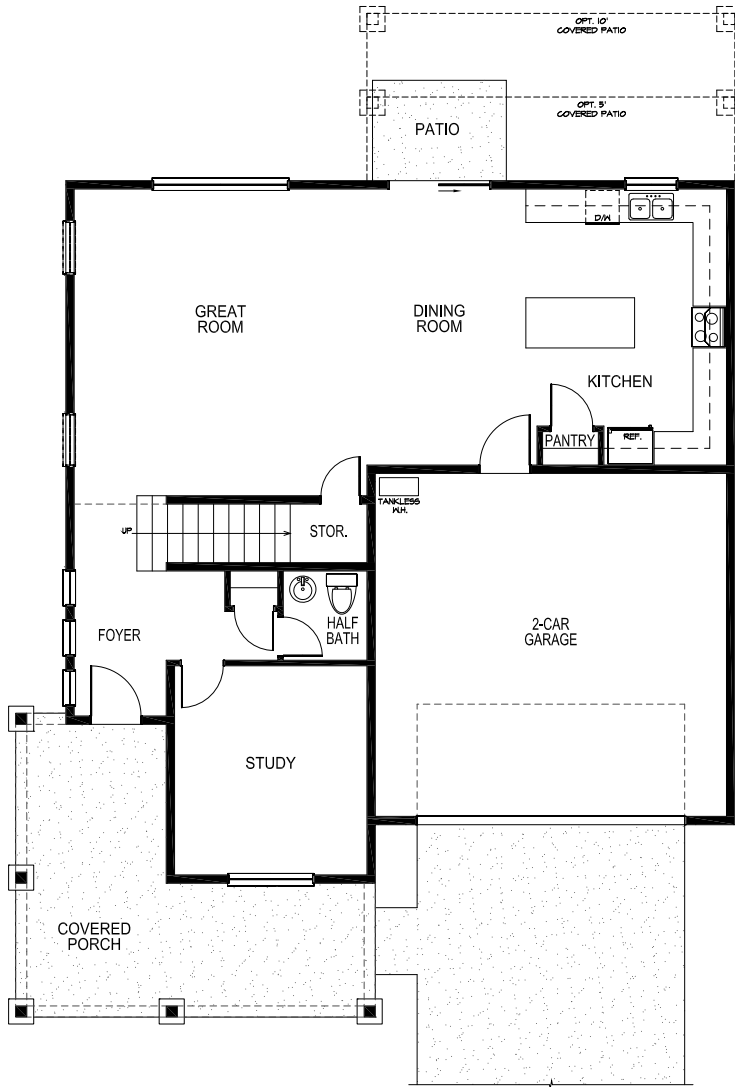


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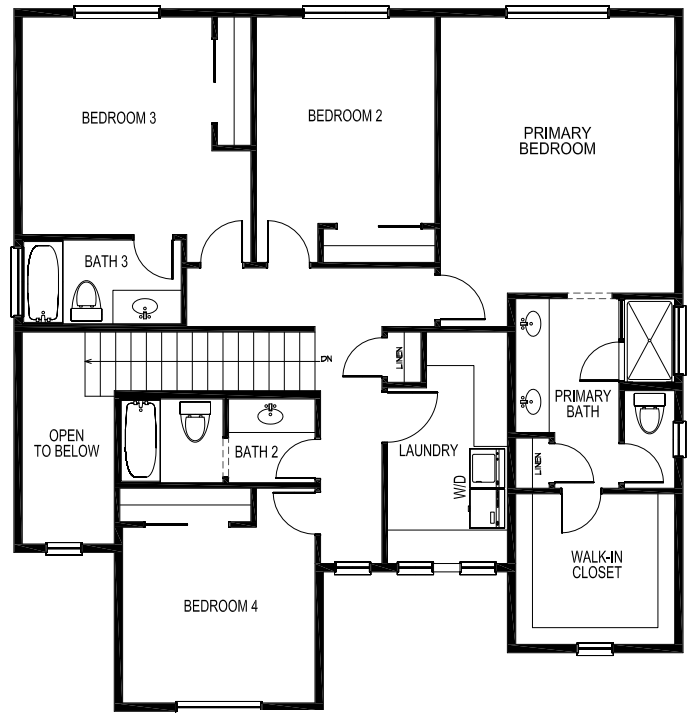
PLAN 2466



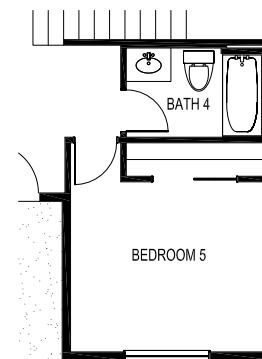
2,466 Sq. Ft. | 4 – 5 Bedrooms + Study | 3.5 – 4 Bathrooms | 2- to 3-Car Garage



First Floor



Second Floor



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

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PLAN 2466



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



Elevation A



Elevation B



Elevation C

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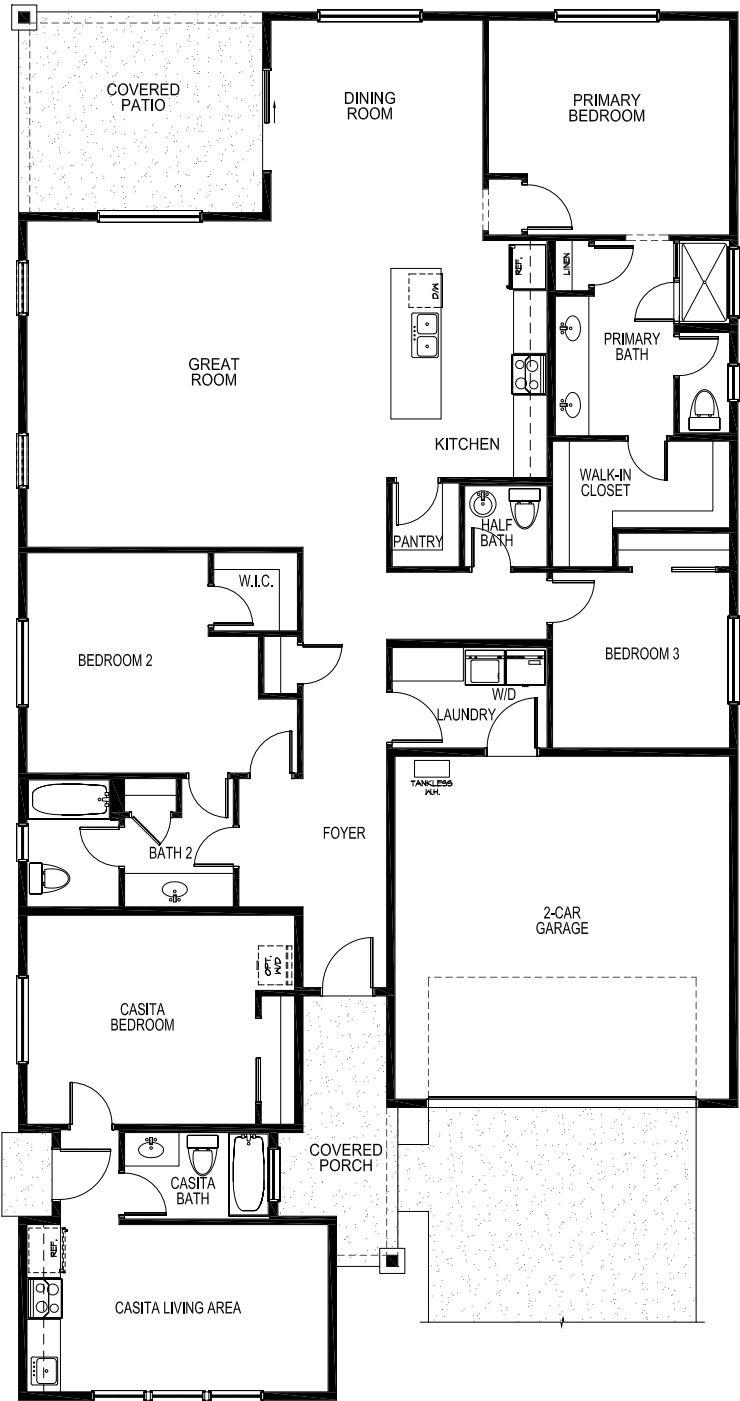


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PLAN 2467



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



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PLAN 2467



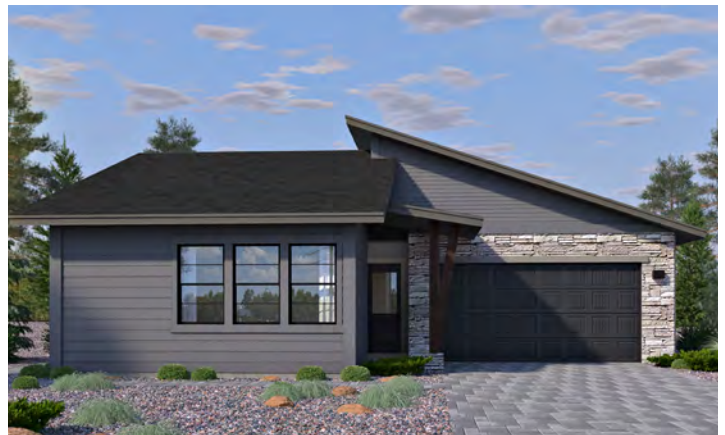
2,467 Sq. Ft. | 4 Bedrooms | 3.5 Bathrooms | 2- to 3-Car Garage



Elevation A



Elevation B



Elevation C

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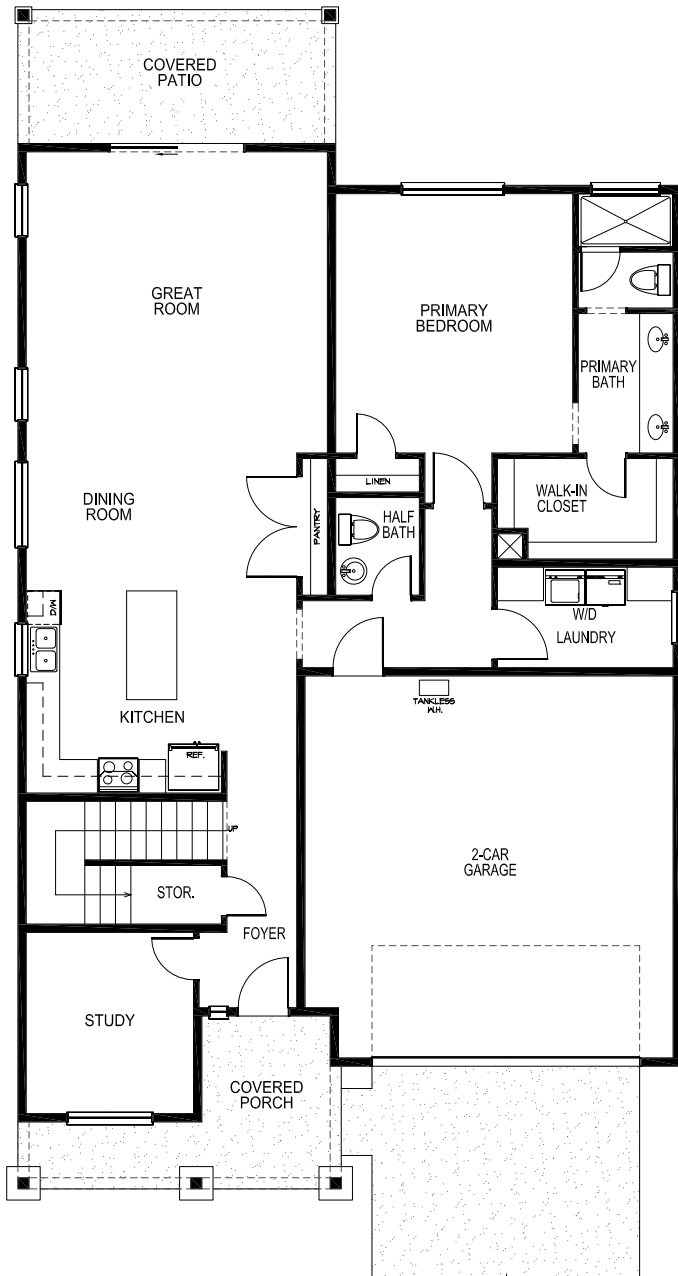


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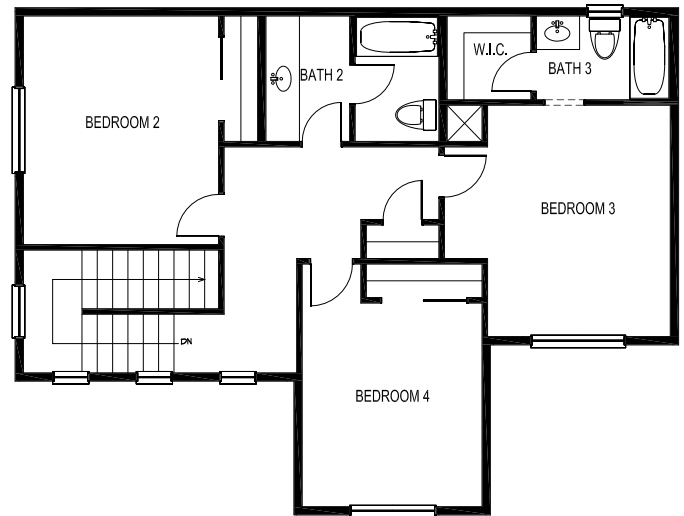
PLAN 2488



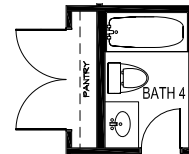
2,488 Sq. Ft. | 4 Bedrooms + Study | 3.5 – 4 Bathrooms | 2- to 3-Car Garage



First Floor



Second Floor



OPT. Full Bath
ILO Half Bath & Linen Closet

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PLAN 2488



2,488 Sq. Ft. | 4 Bedrooms + Study | 3.5 – 4 Bathrooms | 2- to 3-Car Garage



Elevation C

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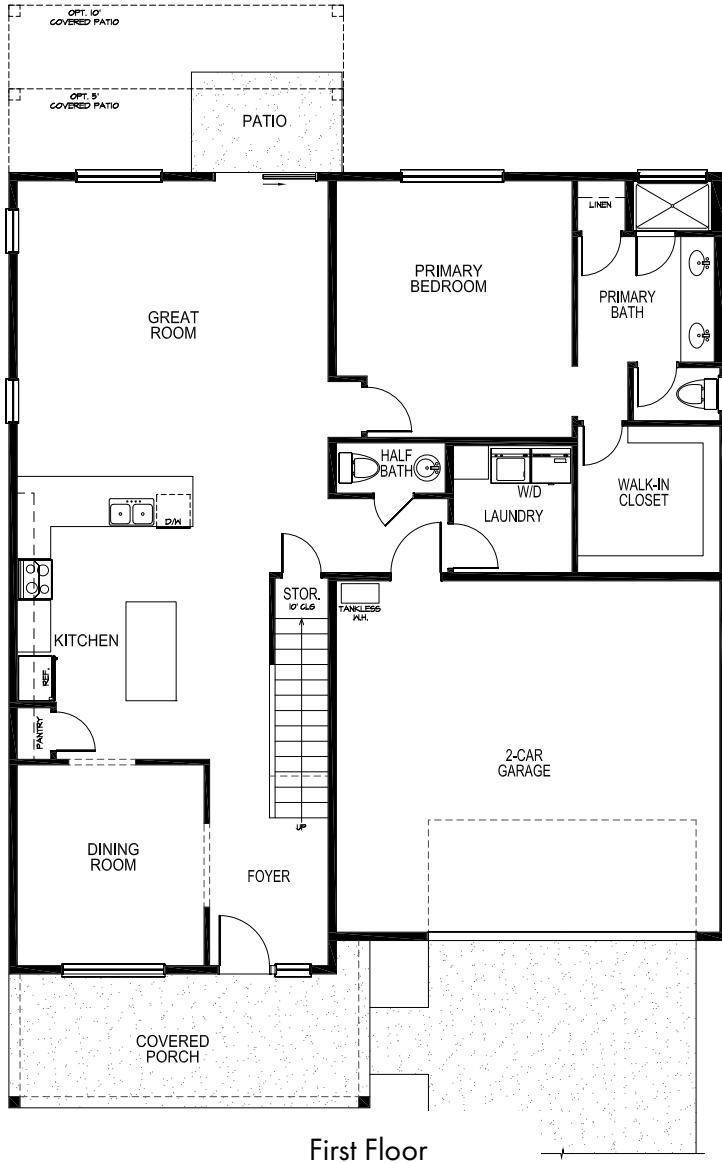


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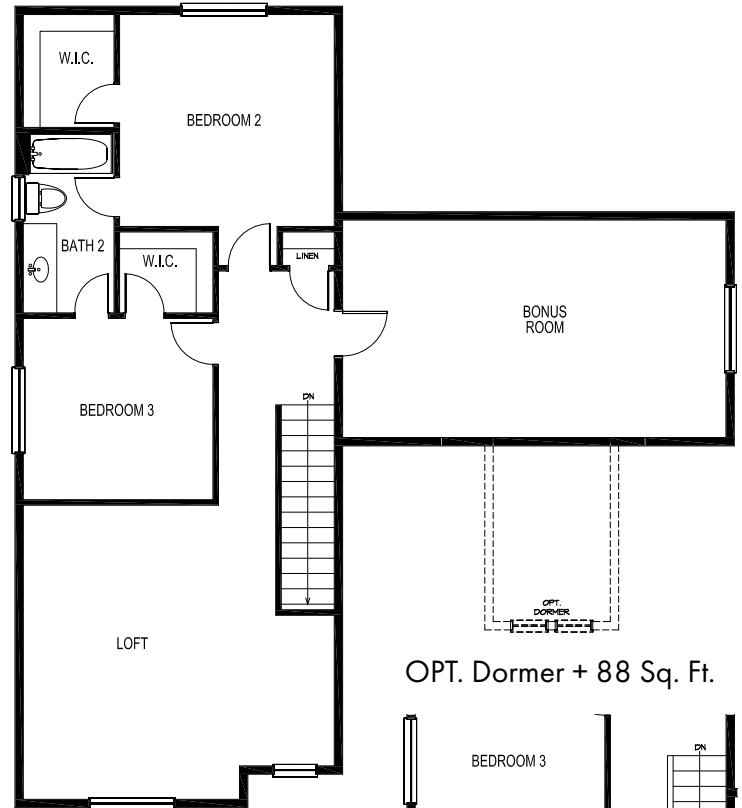
PLAN 2631



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

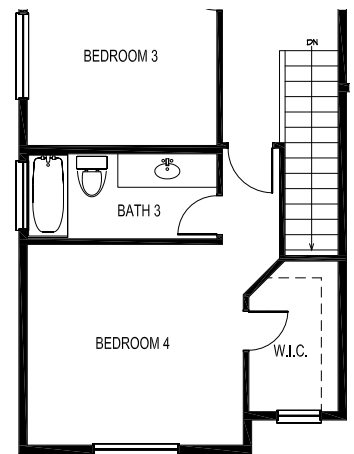


First Floor



Second Floor

OPT. Dormer + 88 Sq. Ft.



OPT. Bedroom 4 & Bath 3
ILO Loft



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PLAN 2631



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



Elevation A



Elevation B



Elevation C

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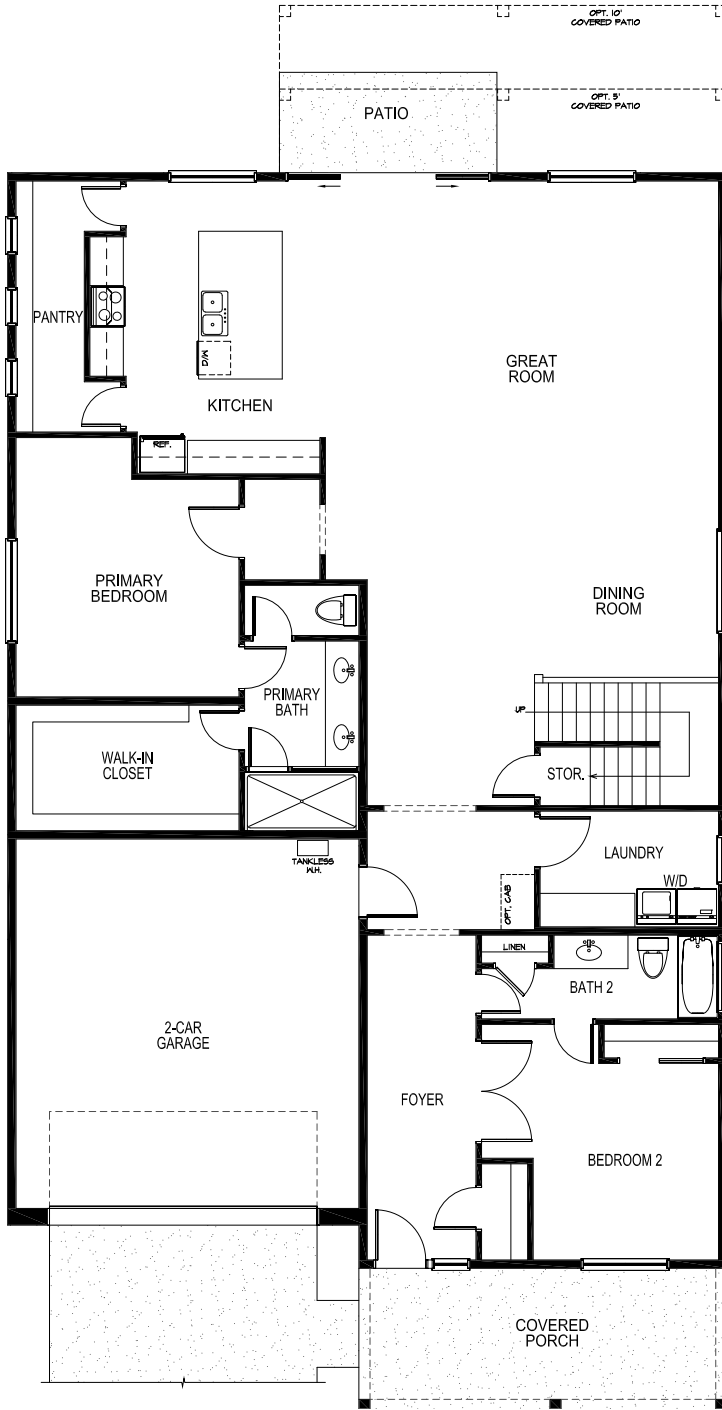


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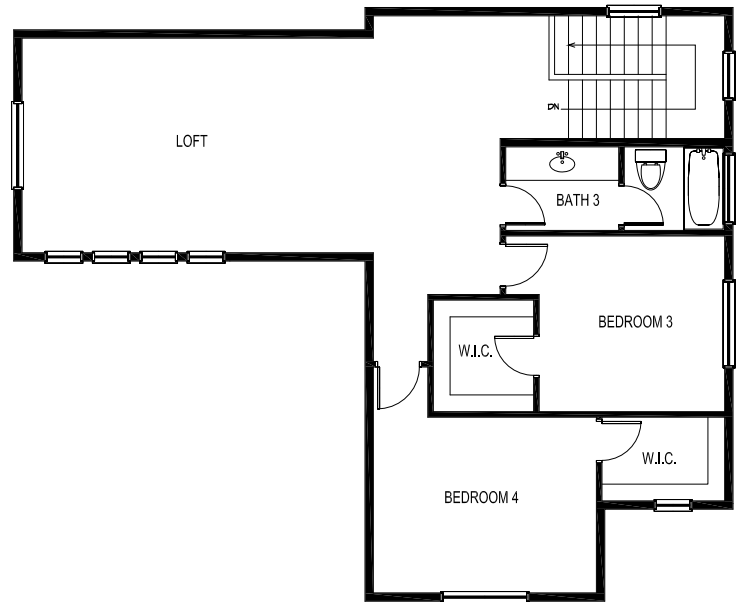
PLAN 3222



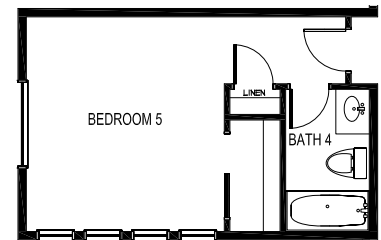
3,222 Sq. Ft. | 4 – 5 Bedrooms + Study + Loft | 3 – 4 Bathrooms
2- to 3-Car Garage



First Floor



Second Floor



OPT. Bedroom 5 & Bathroom 4
ILO Loft



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PLAN 3222



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



Elevation A



Elevation B



Elevation C

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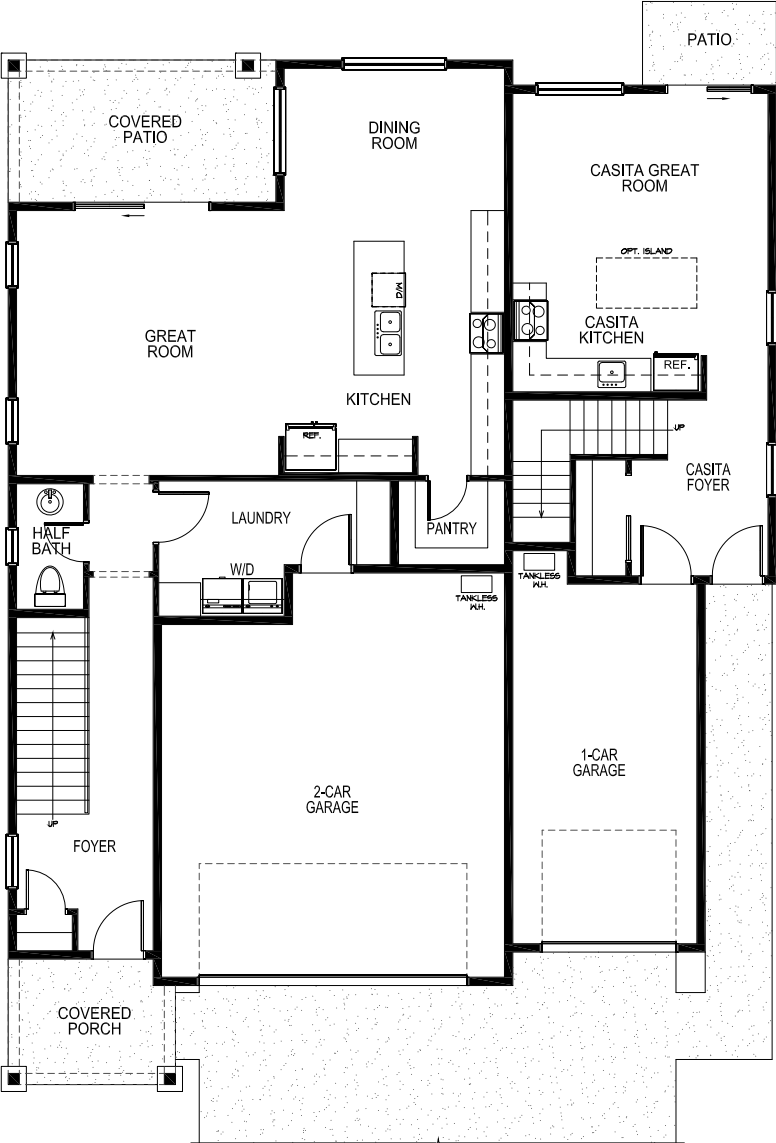


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PLAN 3553



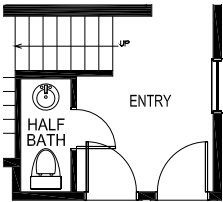
3,553 Sq. Ft. | 5 – 6 Bedrooms + Loft | 4.5 – 5 Bathrooms | 3-Car Garage



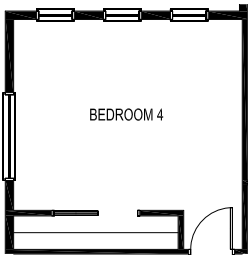
First Floor



Second Floor



OPT. Half Bath ILO
Closet at Casita



OPT. Bedroom 4
ILO Loft



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PLAN 3553



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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