



TIMBER SKY  
SIRIUS

# 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

Floorplans, elevations, features, plans, amenities, specifications and related information, are subject to change without notice.

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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
- 12' x 24" Tile Flooring at Full Bathrooms and Laundry Room
- 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
- ENERGY STAR® Compliant Home and Appliances

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## SITE PLAN



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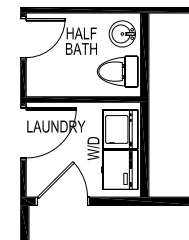
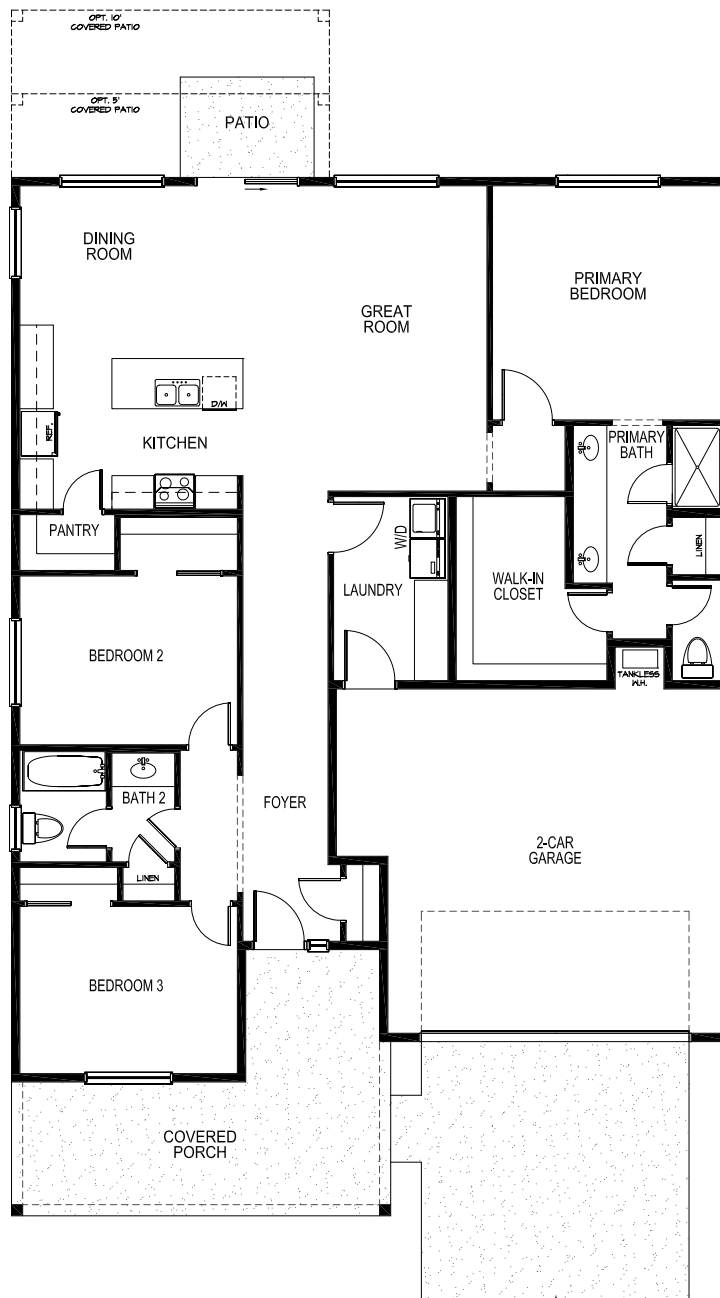


# Timber Sky – Sirius

PLAN 1715



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



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



Elevation A



Elevation B



Elevation C

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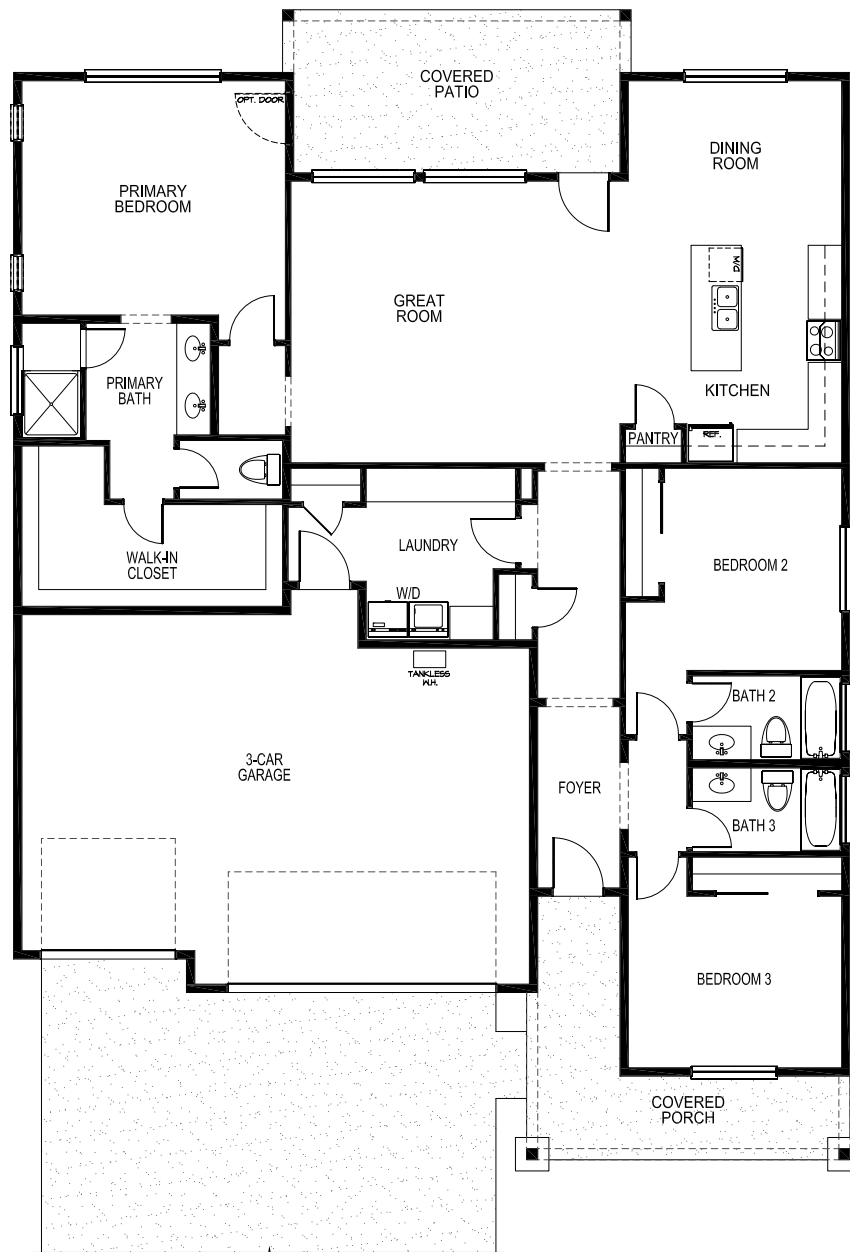


# Timber Sky – Sirius

PLAN 1988



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



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# Timber Sky – Sirius

PLAN 1988



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



Elevation A



Elevation B



Elevation C

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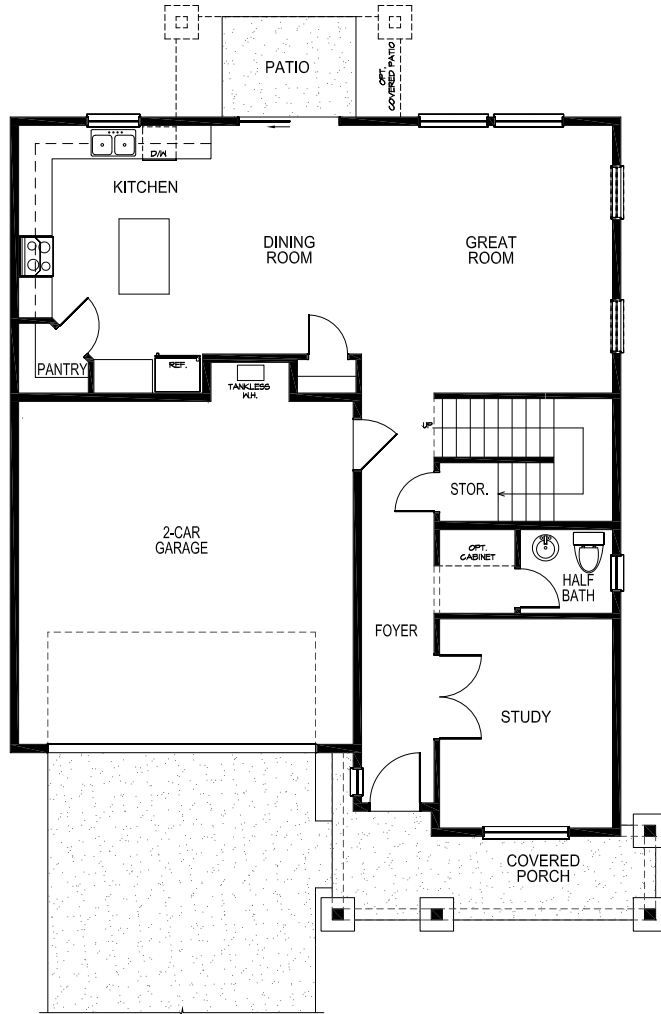


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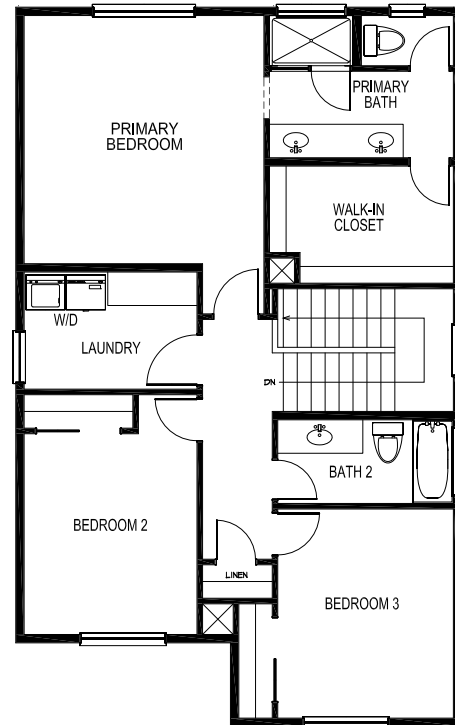
PLAN 2013



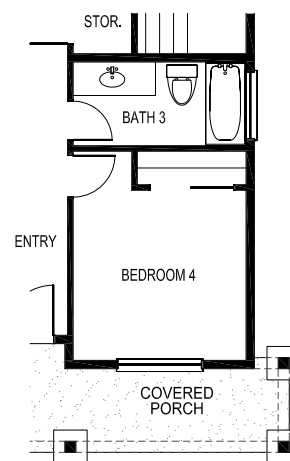
2,013 Sq. Ft. | 3 – 4 Bedrooms + Study | 2.5 – 3 Bathrooms | 2-Car Garage



First Floor



Second Floor



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

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# Timber Sky – Sirius

PLAN 2013



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



Elevation C

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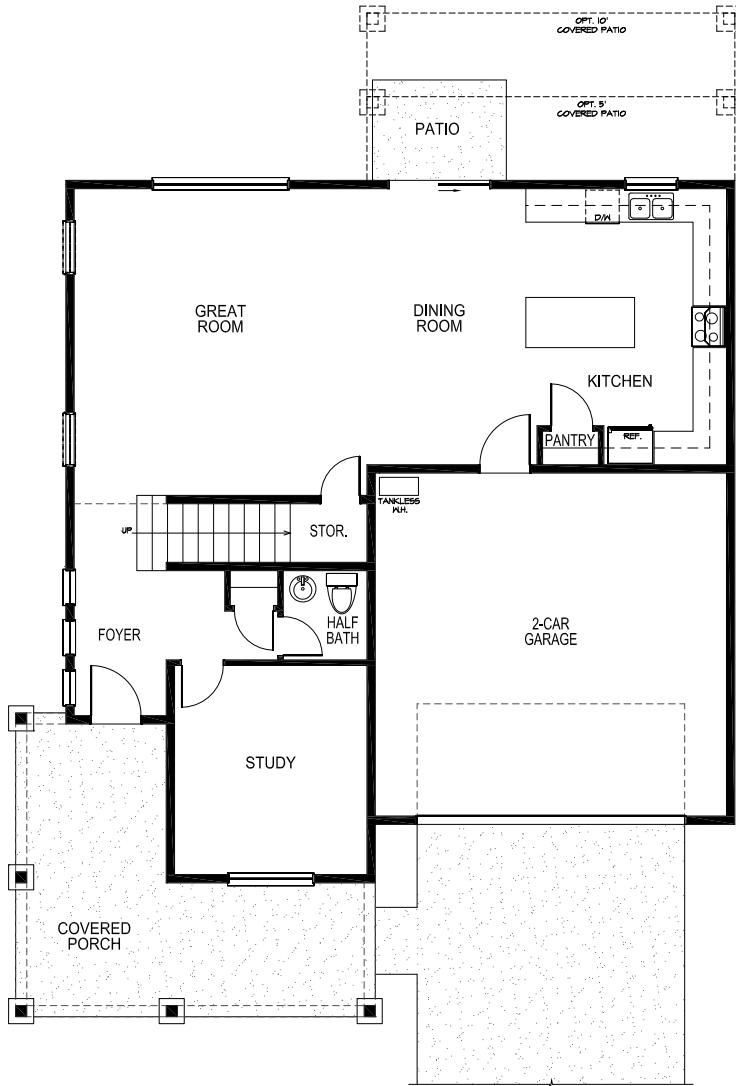


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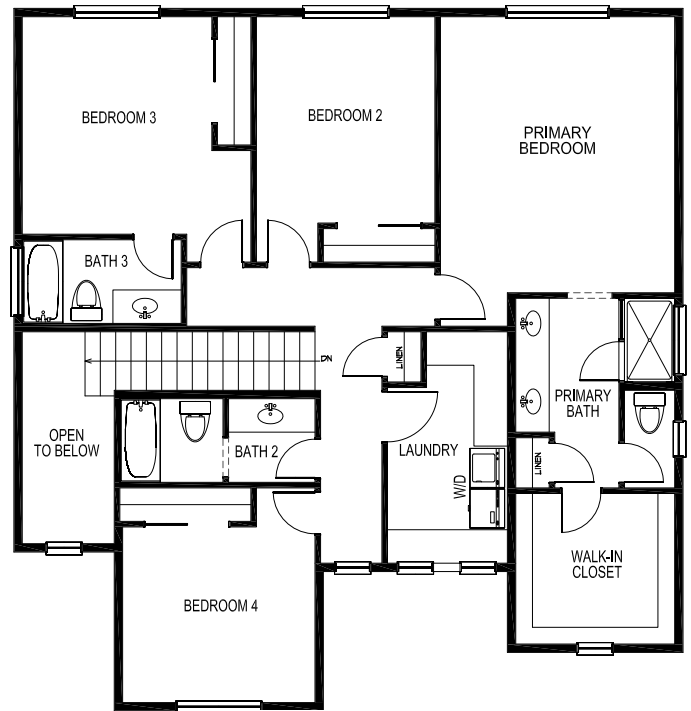
PLAN 2466



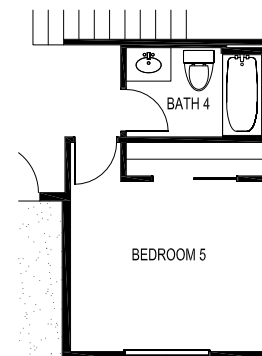
2,466 Sq. Ft. | 4 – 5 Bedrooms + Study | 3.5 – 4 Bathrooms | 2 – 3-Car Garage



First Floor



Second Floor



OPT. Bedroom 5 & Bath 4  
I/O Study & Half Bath

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# Timber Sky – Sirius

PLAN 2466



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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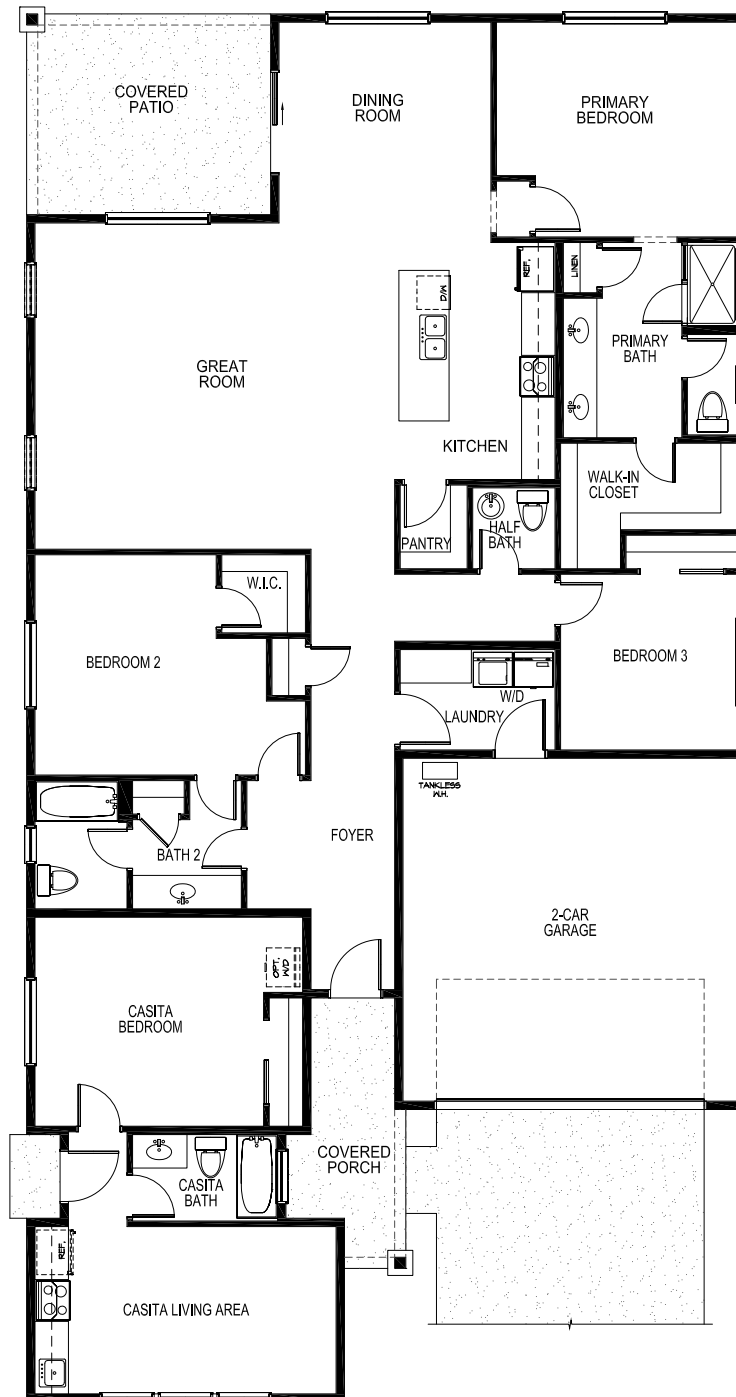


# Timber Sky – Sirius

PLAN 2467



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



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# Timber Sky – Sirius

PLAN 2467



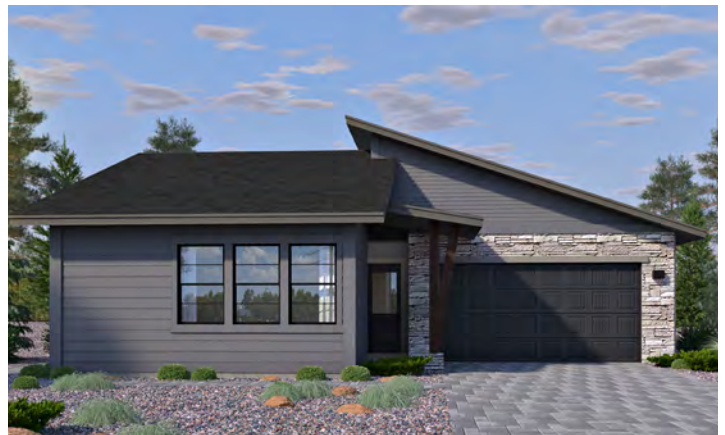
2,467 Sq. Ft. | 4 Bedrooms | 3.5 Bathrooms | 2 – 3-Car Garage



Elevation A



Elevation B



Elevation C

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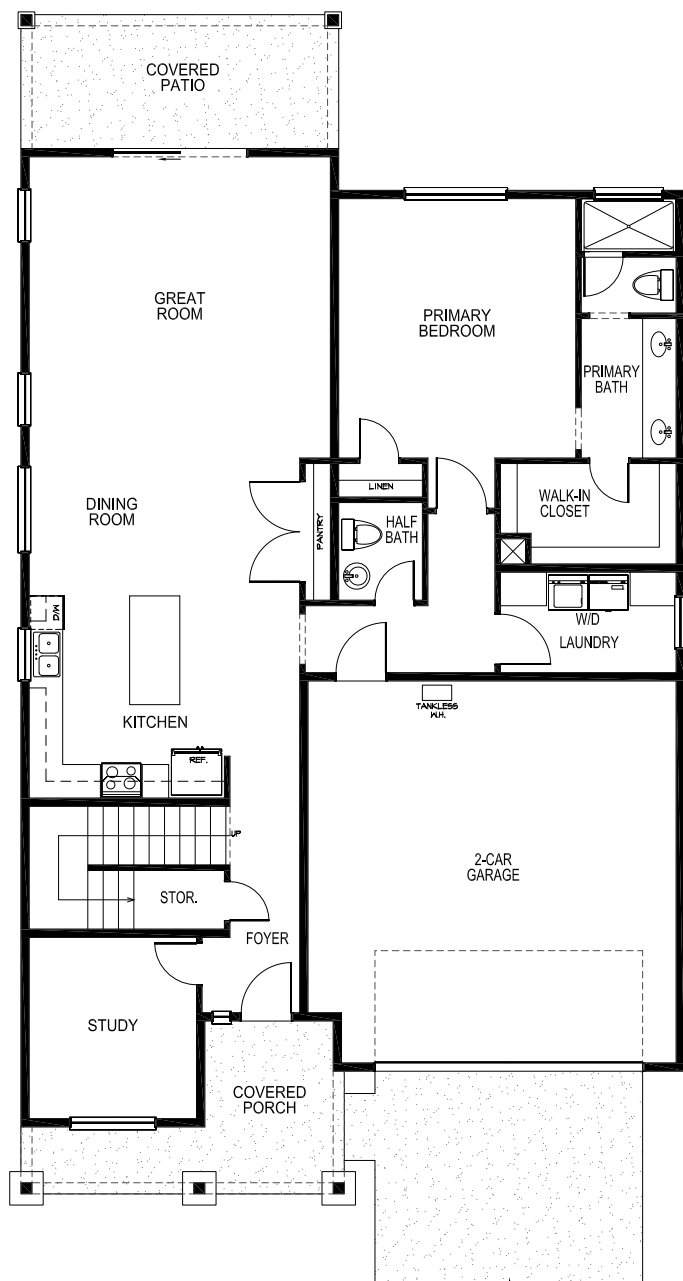


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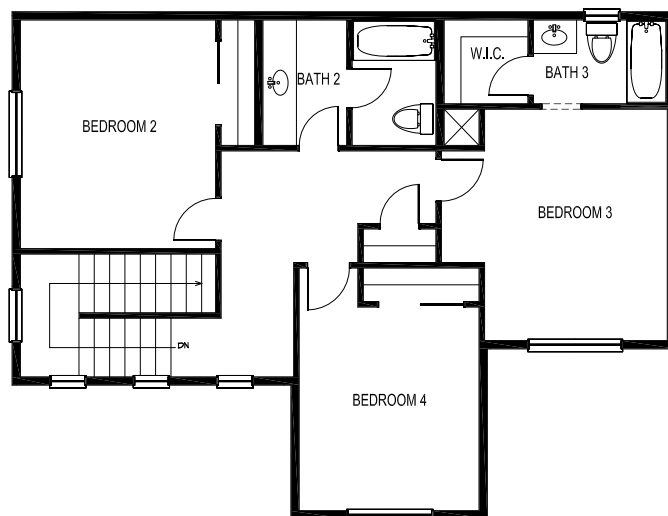
PLAN 2488



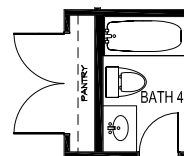
2,488 Sq. Ft. | 4 Bedrooms + Study | 3.5 – 4 Bathrooms | 2-Car Garage



First Floor



Second Floor



OPT. Full Bath  
ILO Half Bath & Linen Closet

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# Timber Sky – Sirius

PLAN 2488



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



Elevation C

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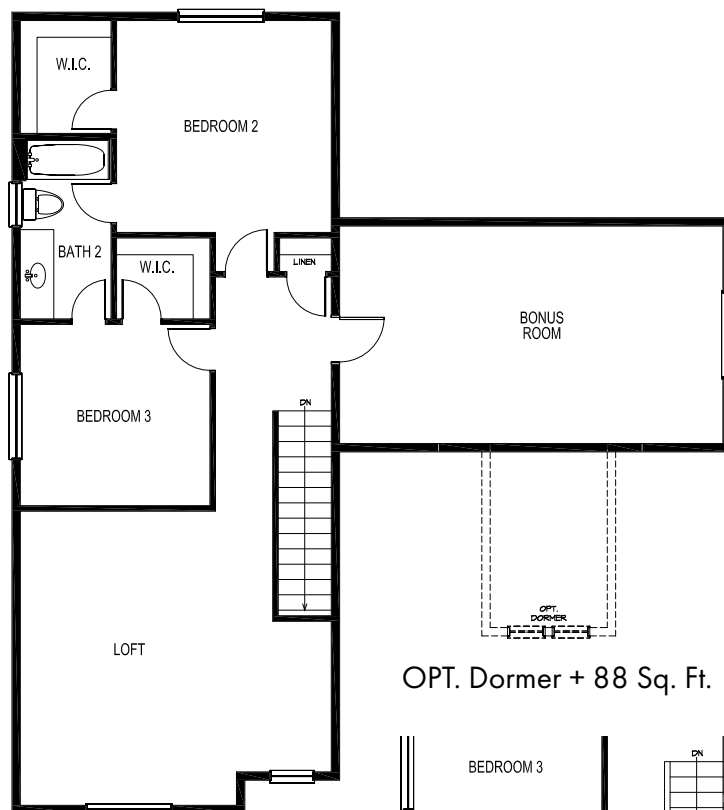
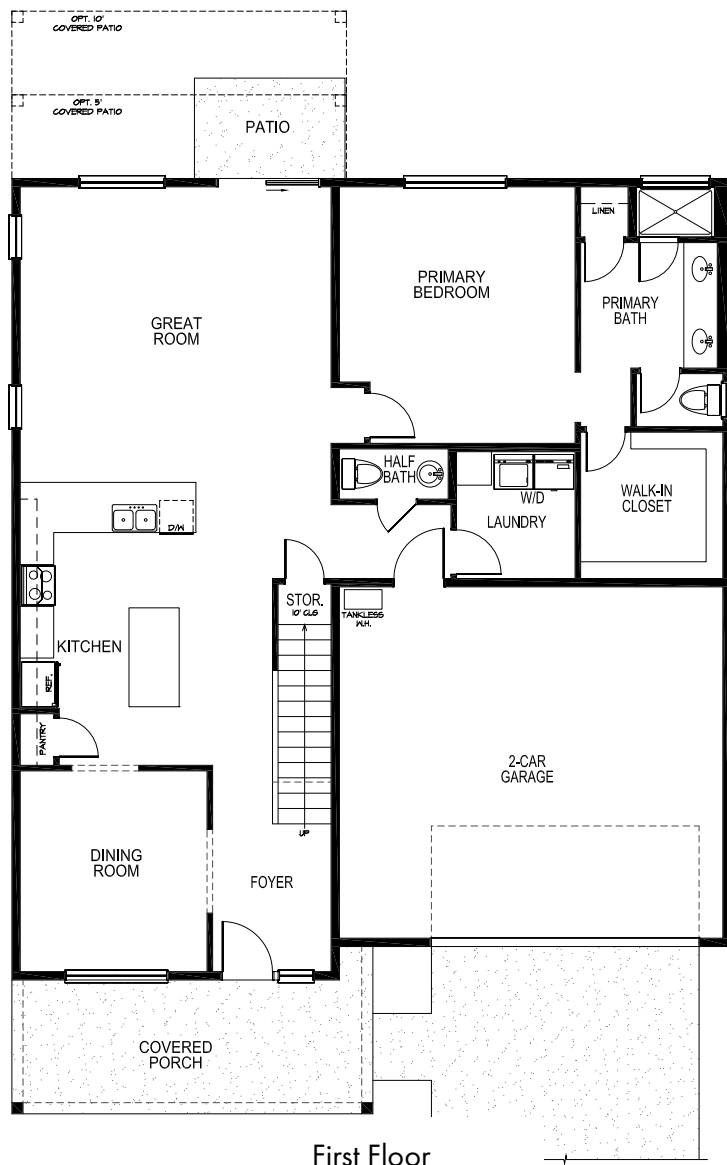


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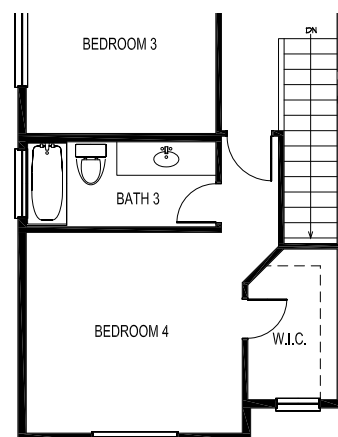
PLAN 2631



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



OPT. Dormer + 88 Sq. Ft.



OPT. Bedroom 4 & Bath 3  
ILO Loft

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# Timber Sky – Sirius

PLAN 2631



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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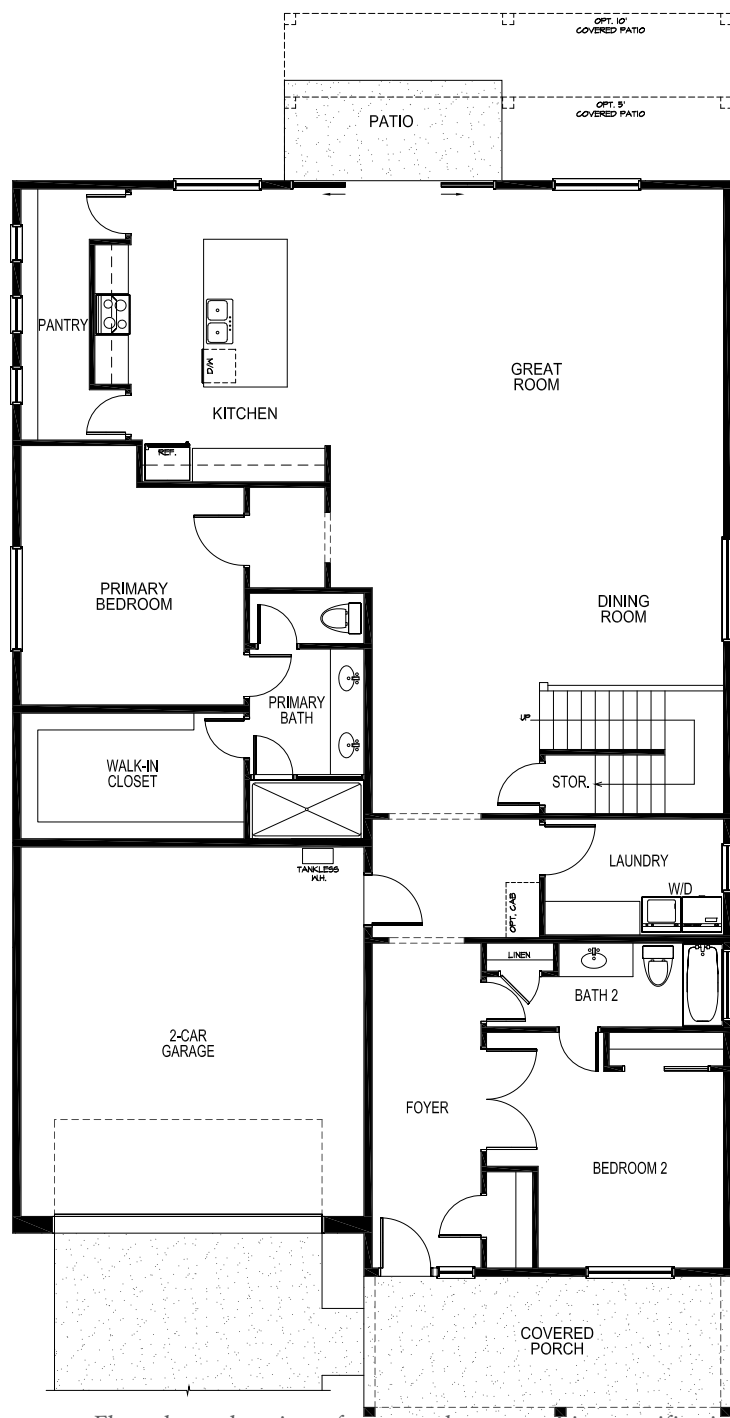


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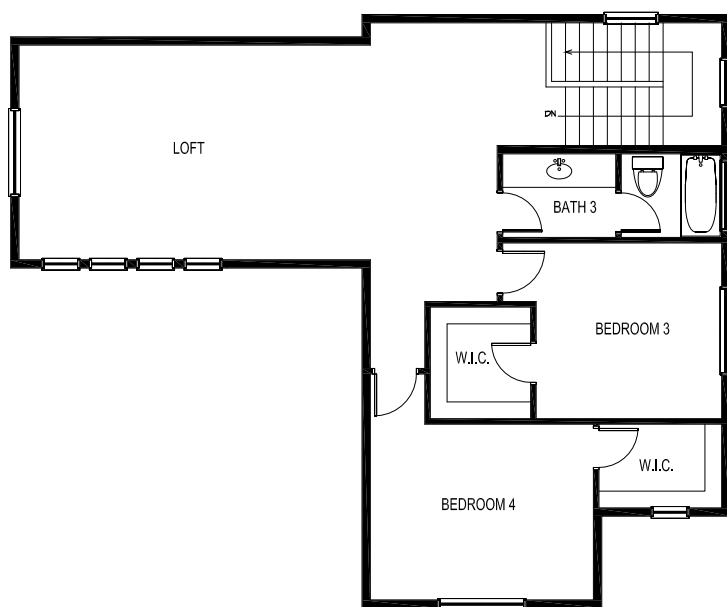
PLAN 3222



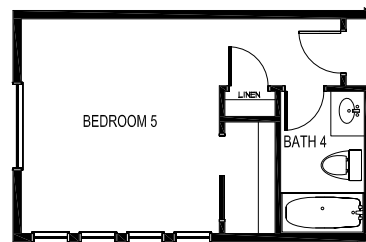
3,222 Sq. Ft. | 4 – 5 Bedrooms + Study + Loft | 3 – 4 Bathrooms  
2 – 3-Car Garage



First Floor



Second Floor



OPT. Bedroom 5 & Bathroom 4  
ILO Loft

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# Timber Sky – Sirius

PLAN 3222



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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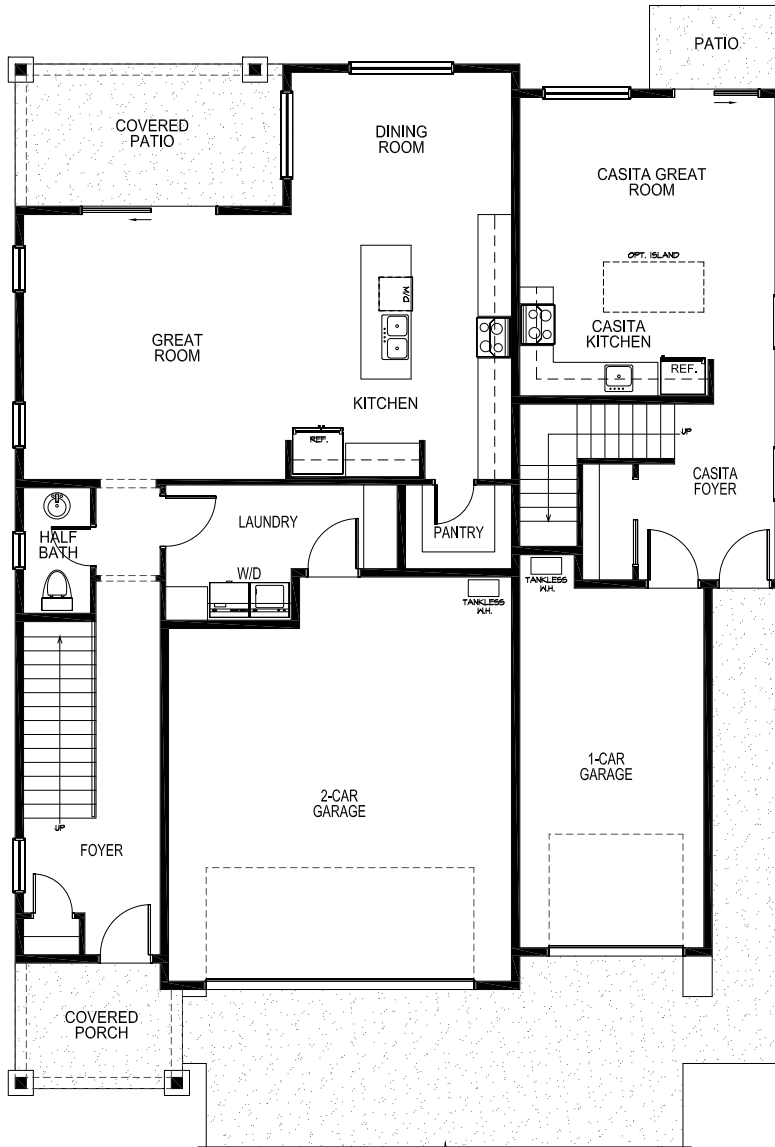


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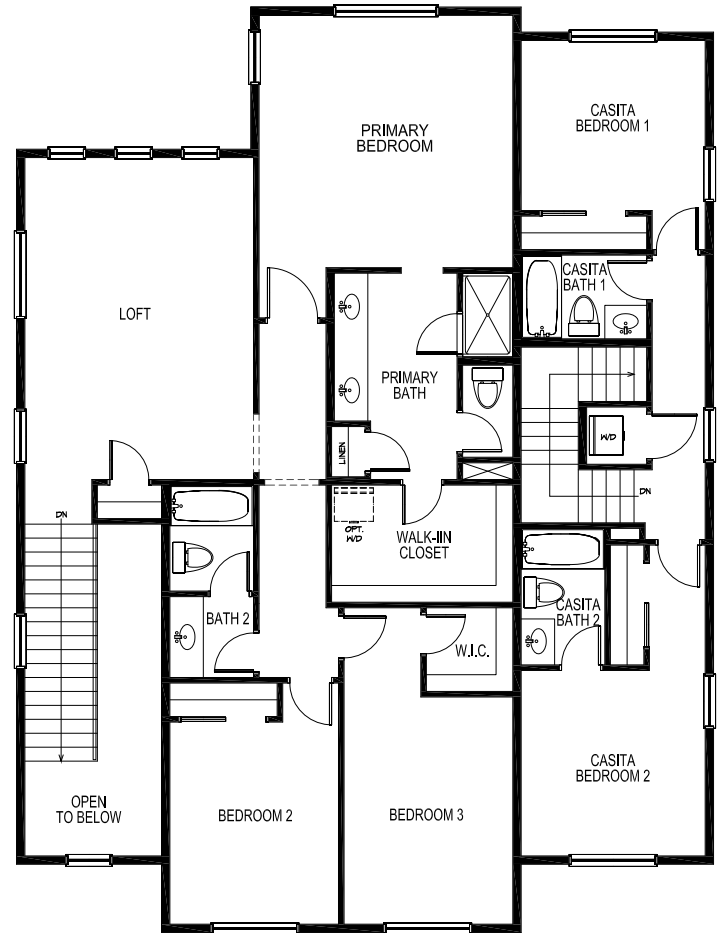
PLAN 3553



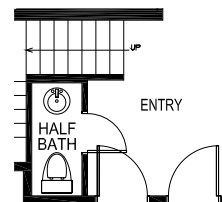
3,553 Sq. Ft. | 5 – 6 Bedrooms + Loft | 4.5 – 5 Bathrooms | 3-Car Garage



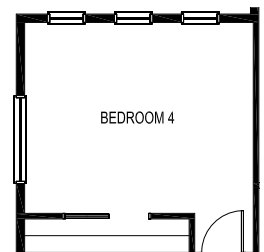
First Floor



Second Floor



OPT. Half Bath ILO  
Closet at Casita



OPT. Bedroom 4  
ILO Loft

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# Timber Sky – Sirius

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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