



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.

Renderings, elevations, site plans, square footage, and floor plans are approximate and for illustrative purposes only

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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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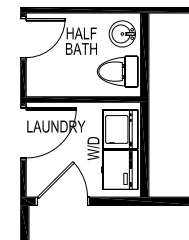
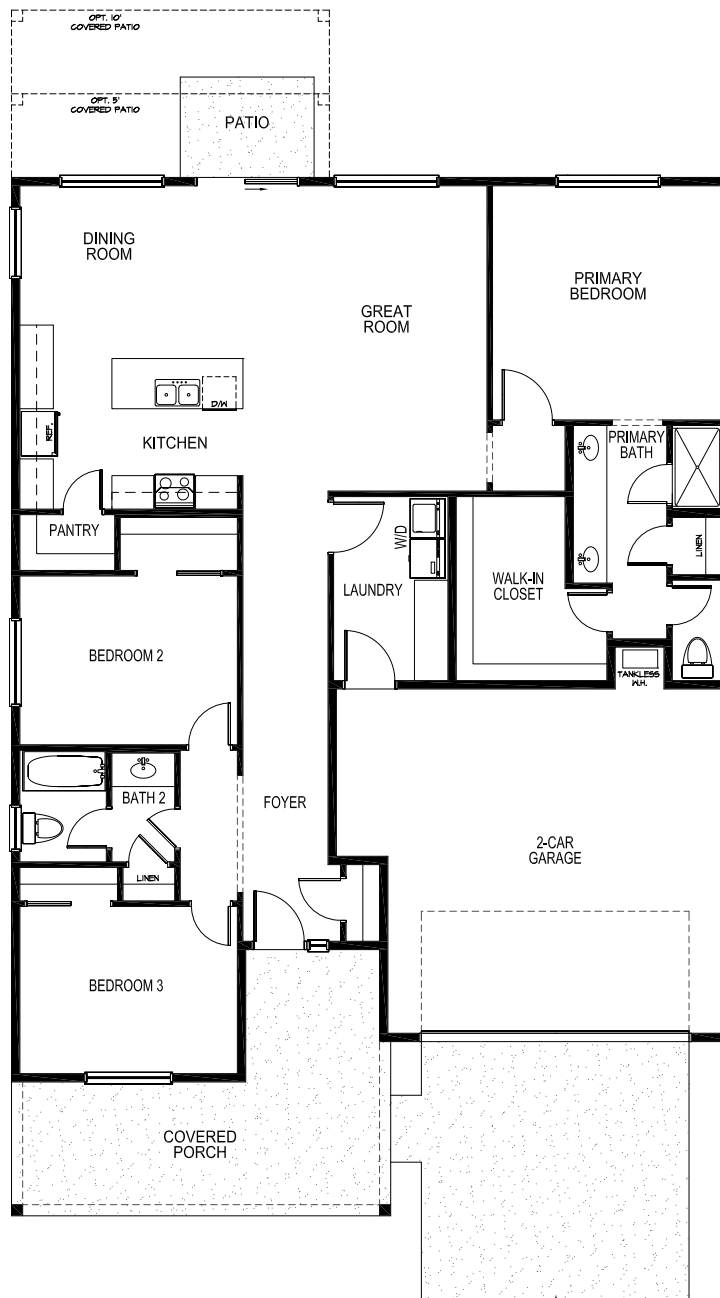


# Timber Sky – Sirius

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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# Timber Sky – Sirius

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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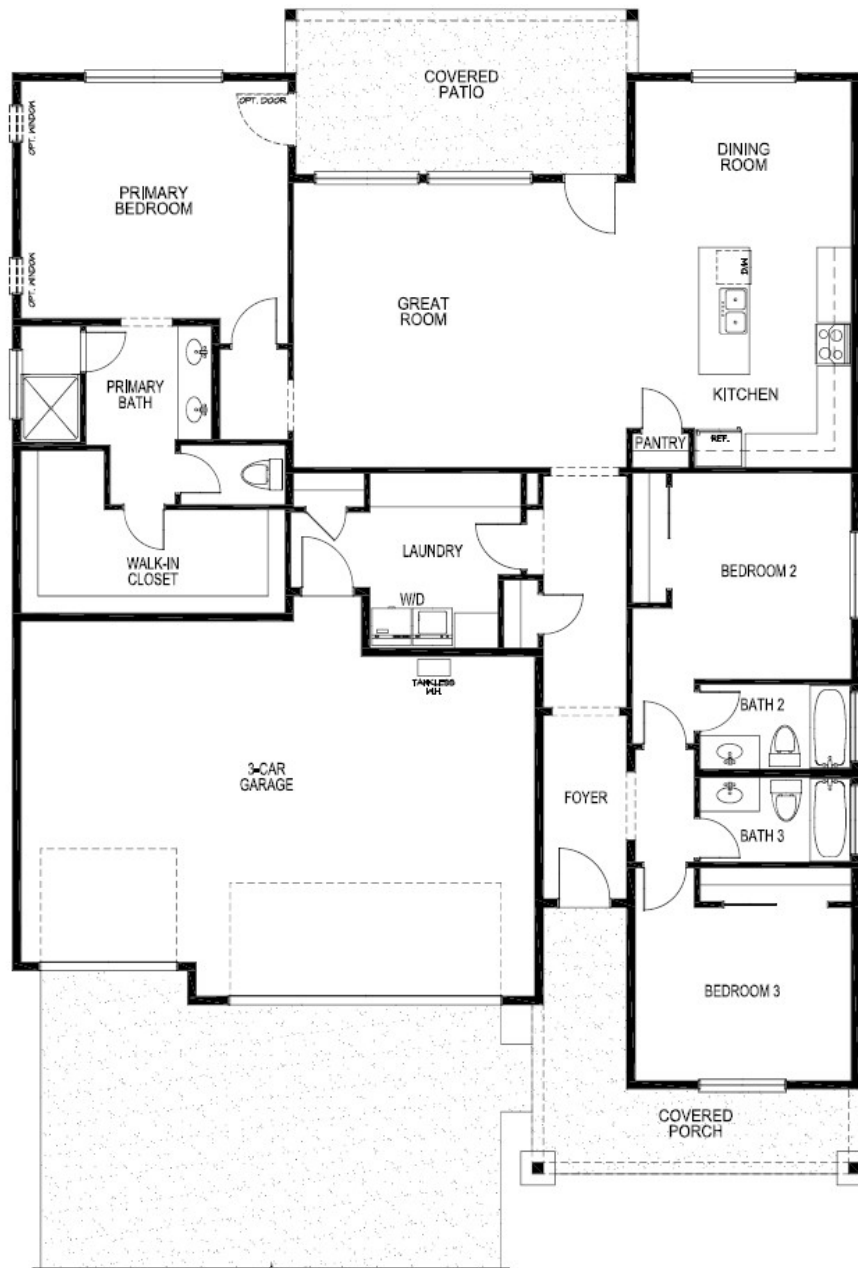


# Timber Sky – Sirius

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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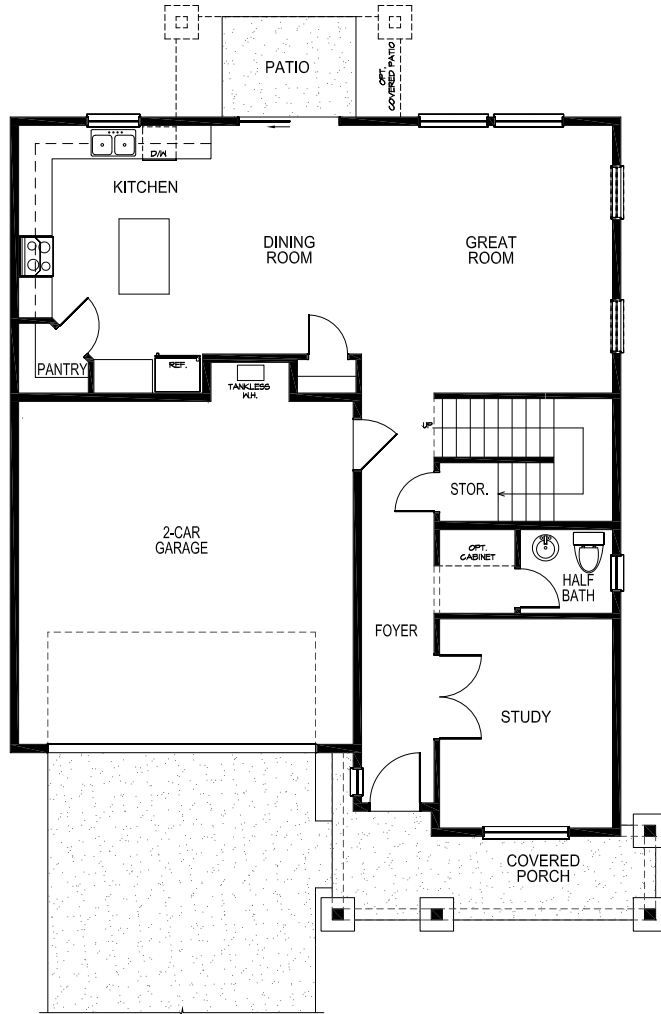


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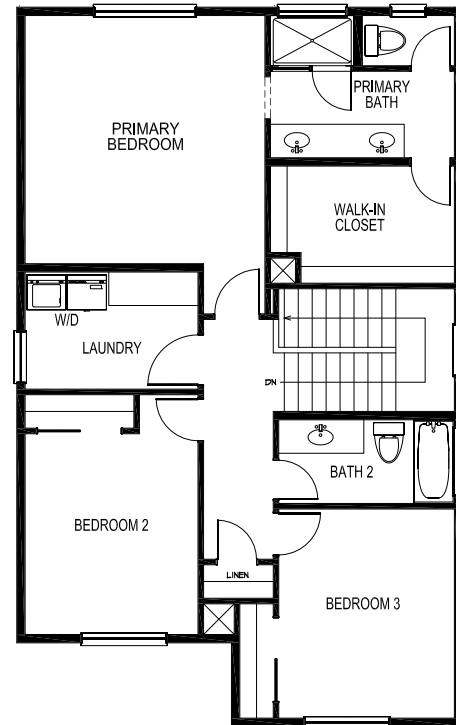
PLAN 2013



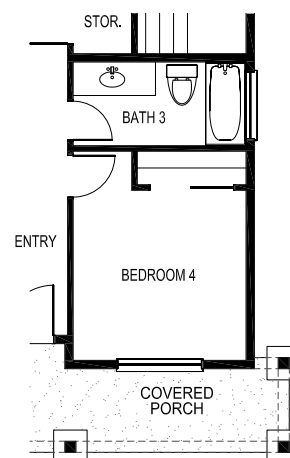
2,013 Sq. Ft. | 3 – 4 Bedrooms + Study | 2.5 – 3 Bathrooms | 2-Car Garage



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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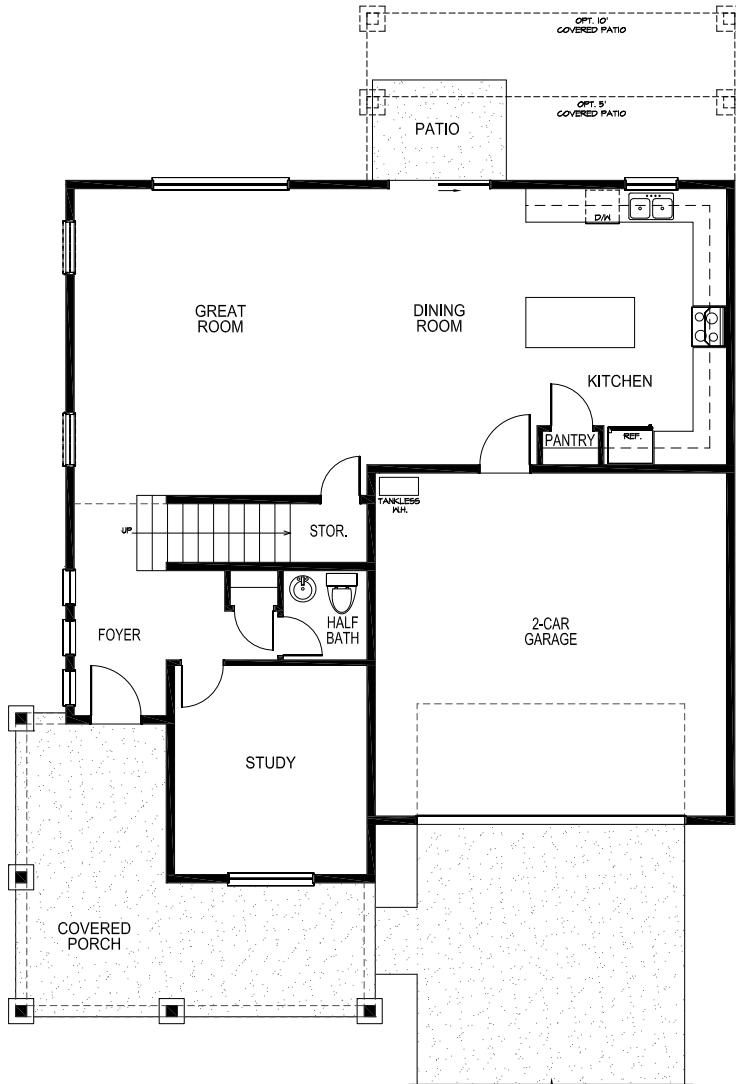


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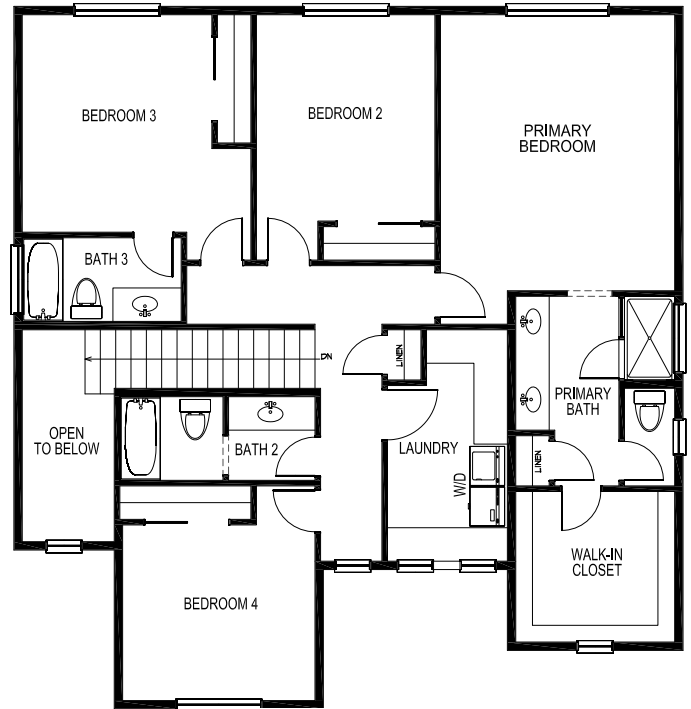
PLAN 2466



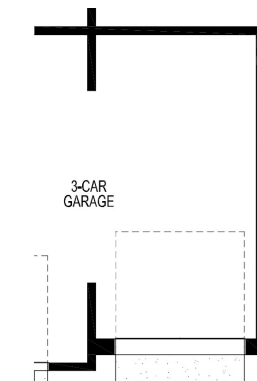
2,466 Sq. Ft. | 4 – 5 Bedrooms + Study | 3.5 – 4 Bathrooms | 2 – 3-Car Garage



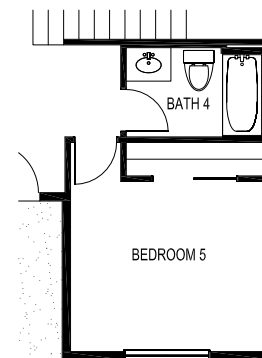
First Floor



Second Floor



OPT. 3-Car Garage



OPT. Bedroom 5 & Bath 4  
ILO 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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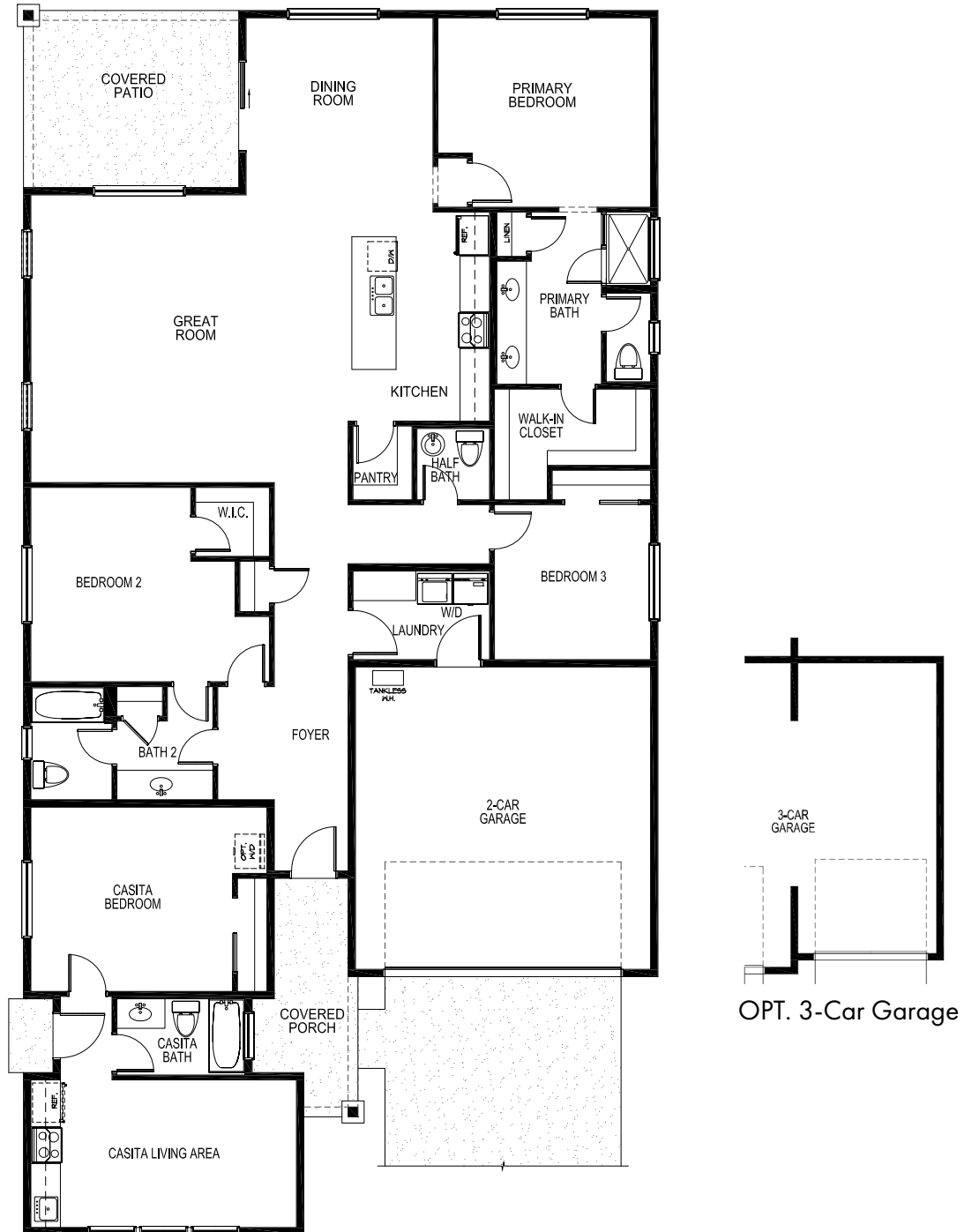


# Timber Sky – Sirius

PLAN 2467



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



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# Timber Sky – Sirius

PLAN 2467



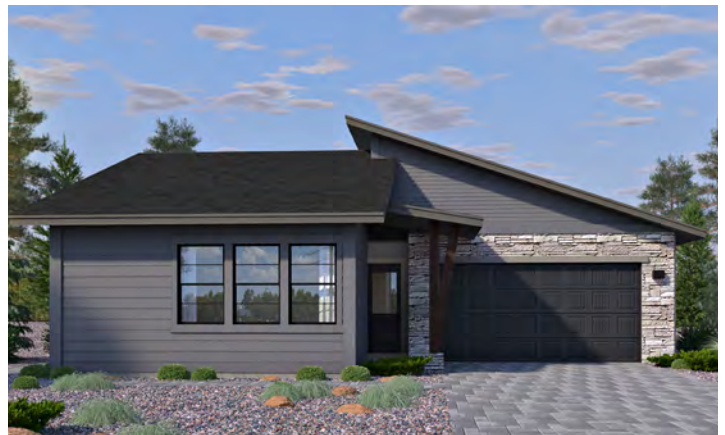
2,467 Sq. Ft. | 4 Bedrooms | 3.5 Bathrooms | 2 – 3-Car Garage



Elevation A



Elevation B



Elevation C

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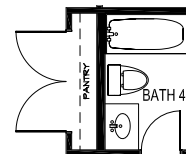
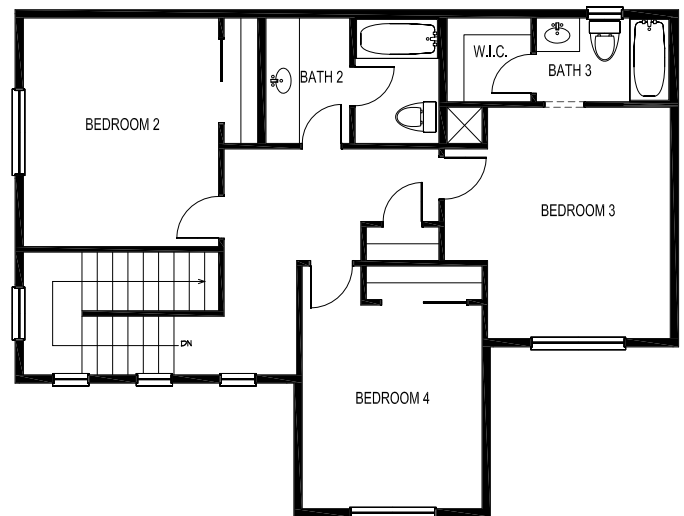
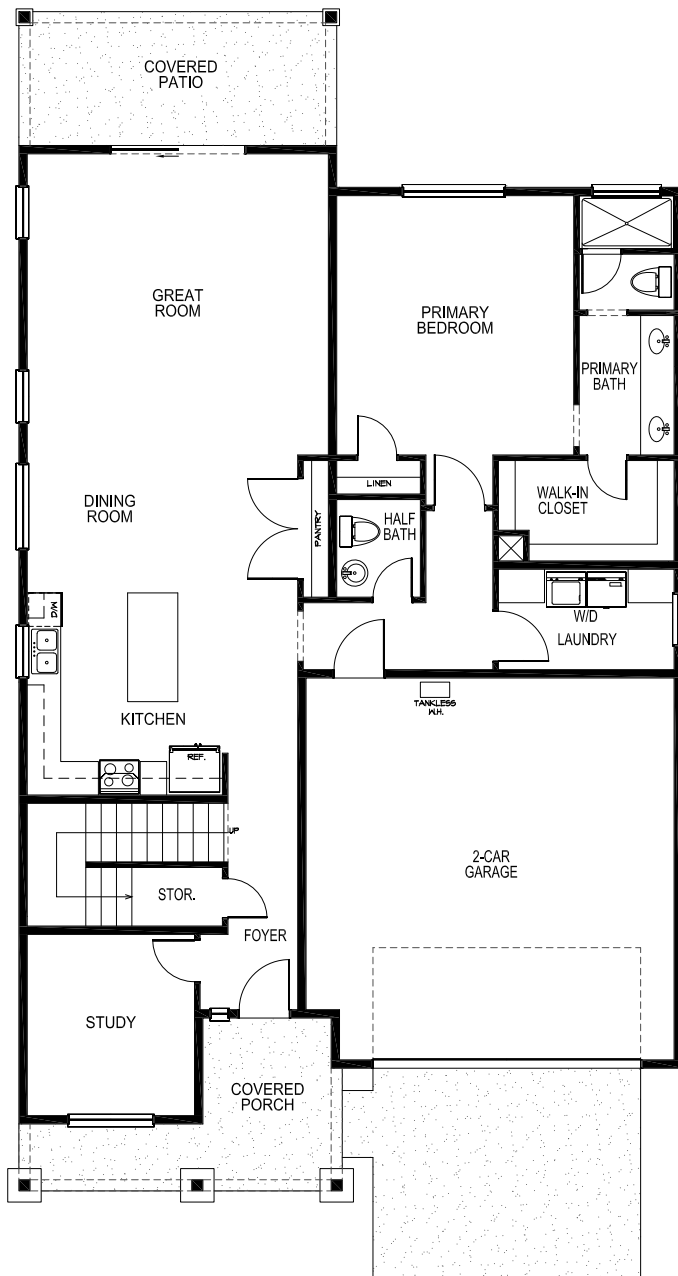


# Timber Sky – Sirius

PLAN 2488



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



OPT. Full Bath  
ILO Half Bath & Linen Closet

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For illustrative purposes only and subject to change without notice. 09.23.25

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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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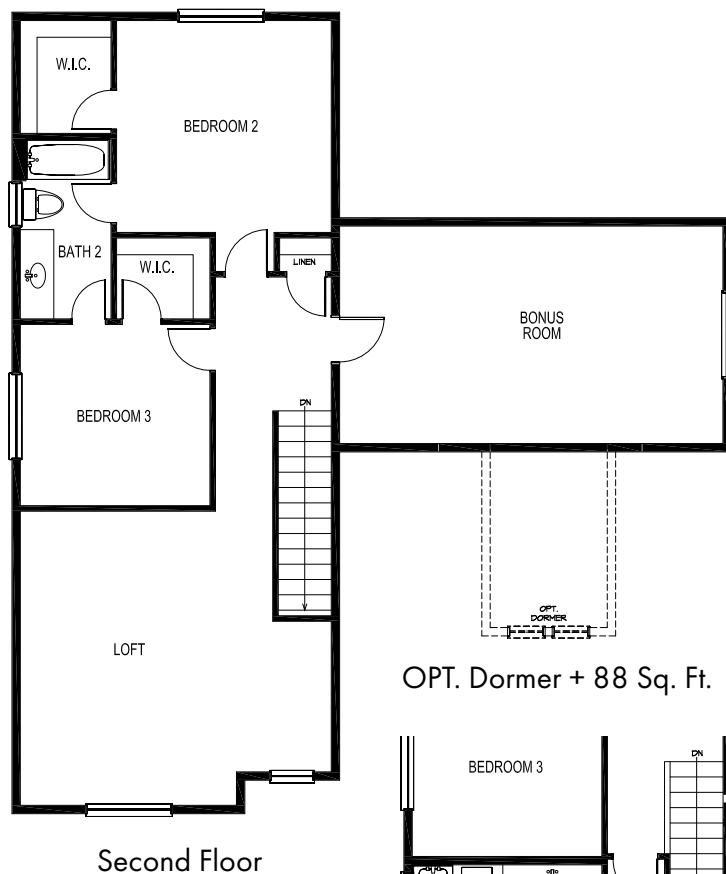
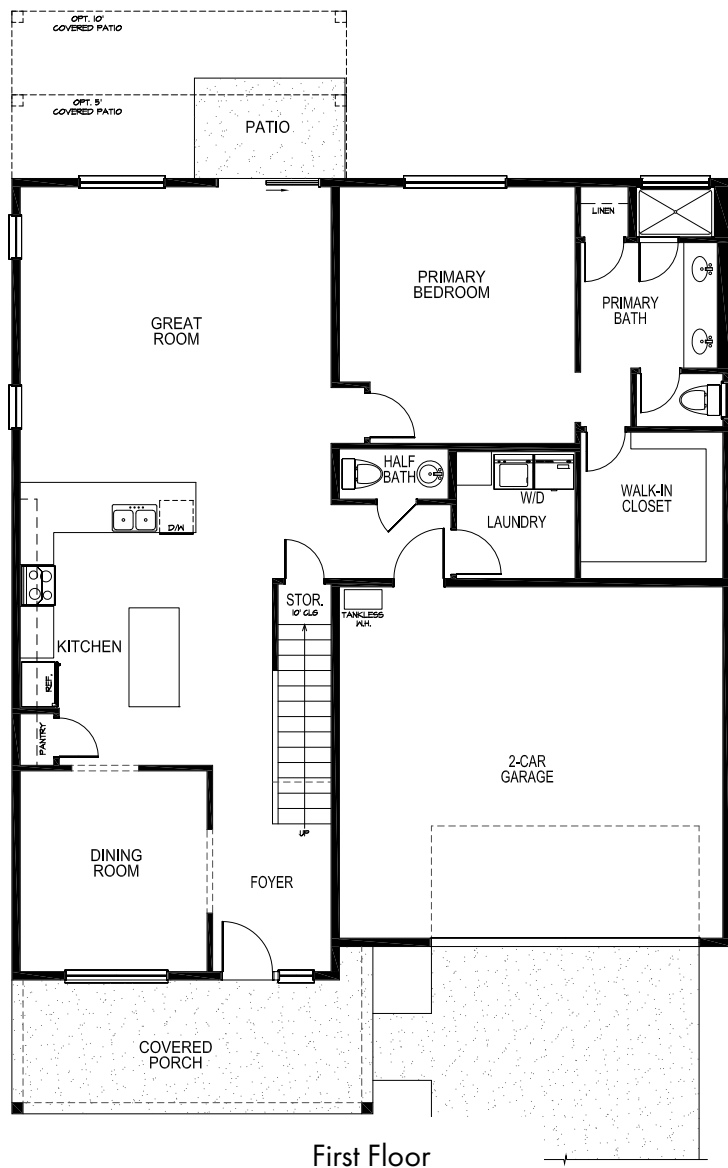


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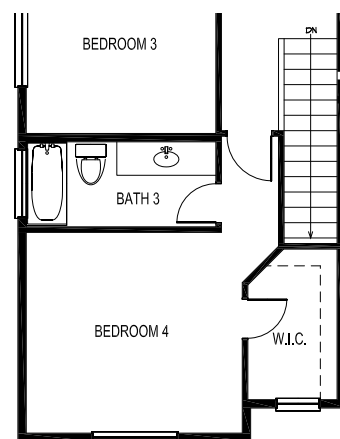
PLAN 2631



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

Plans, features, elevations, and specifications are subject to change without notice. Renderings, site plans, square footage, and floor plans are approximate and for illustration only. Arizona Broker #BR679355000 LIC #LC638308005 ROC #255594, #244985. 09.23.25

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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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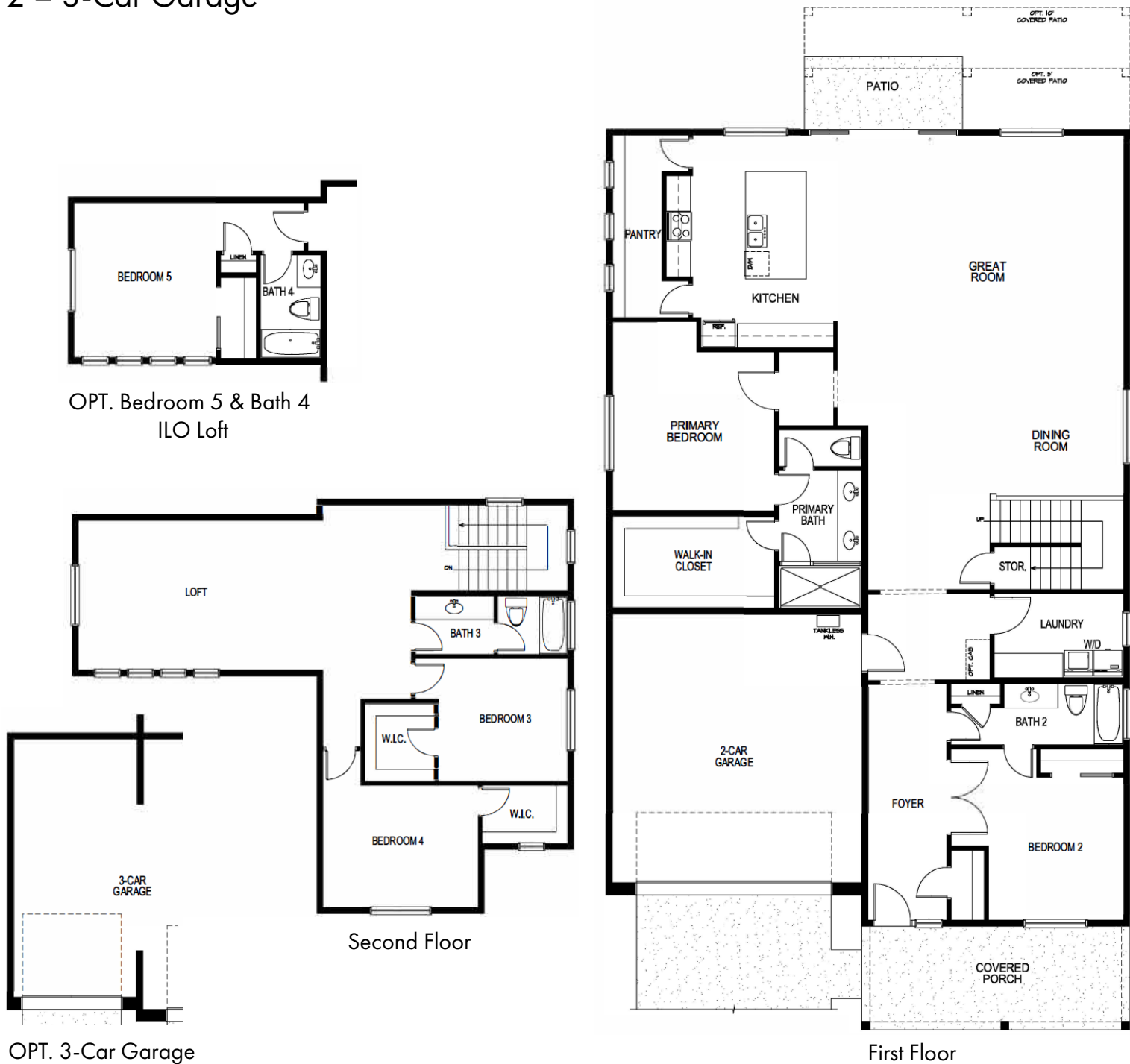


# Timber Sky – Sirius

PLAN 3222



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



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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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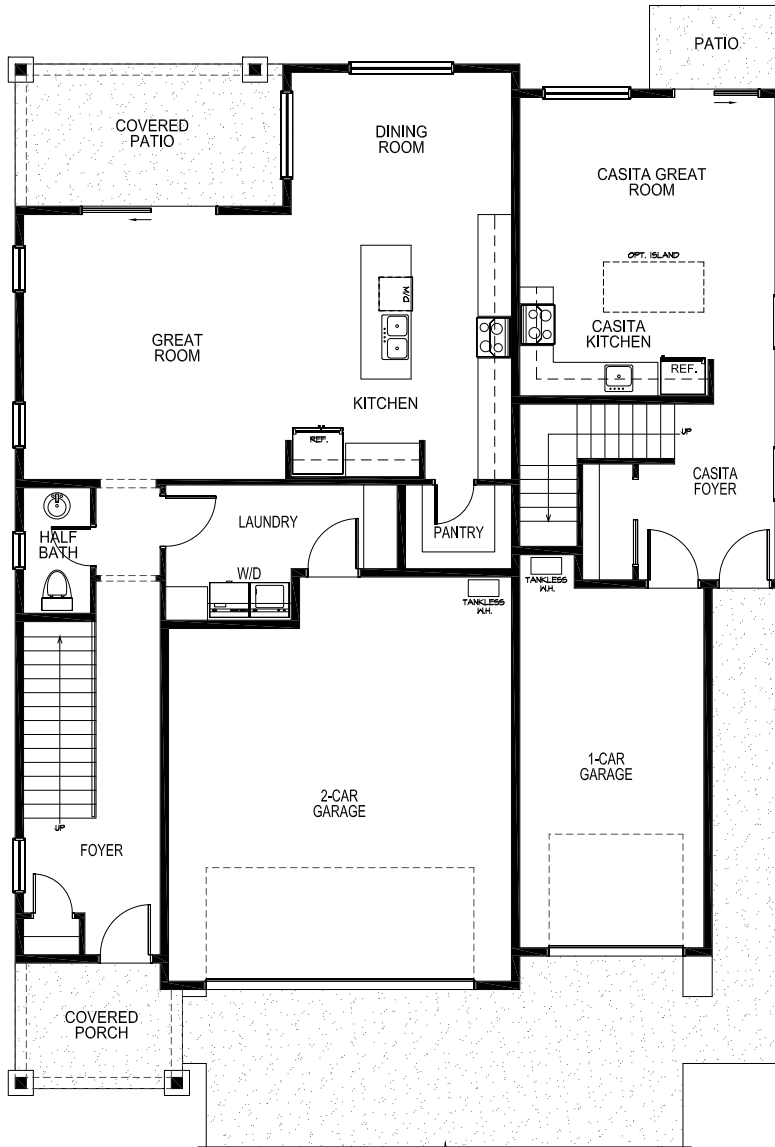


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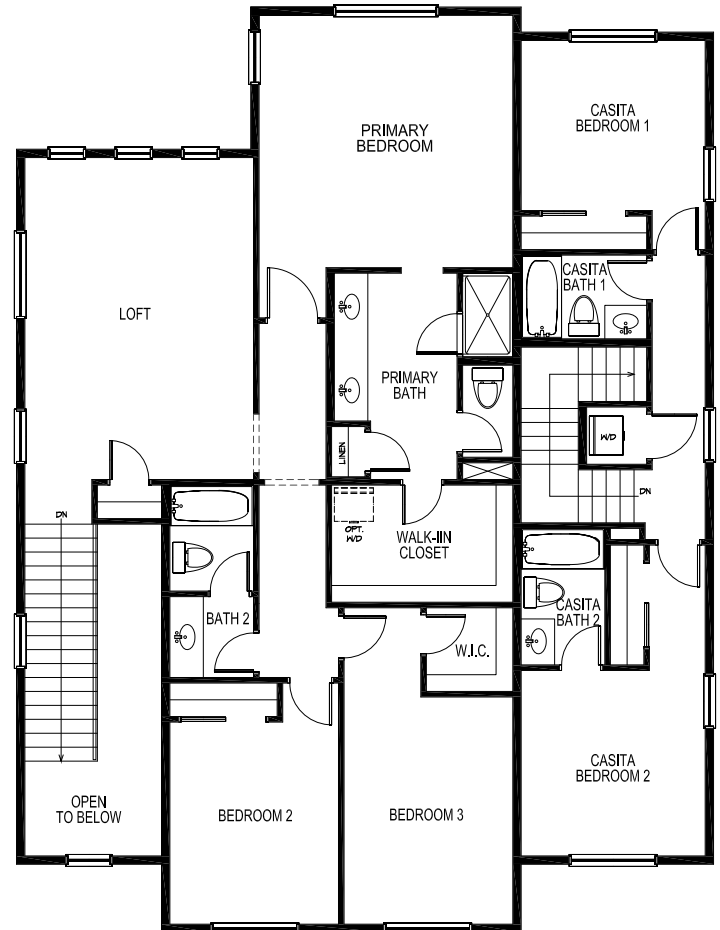
PLAN 3553



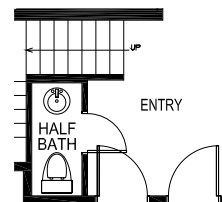
3,553 Sq. Ft. | 5 – 6 Bedrooms + Loft | 4.5 – 5 Bathrooms | 3-Car Garage



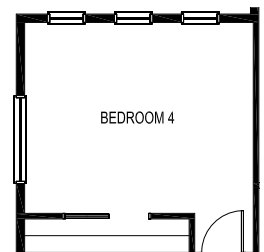
First Floor



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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