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\$ 867,575

3295 LYRA WAY FLAGSTAFF AZ 86001

<https://nickcosper.com>

New Construction to be complete June 2025. Don't miss this opportunity for a beautiful new energy efficient home in the Adora II at Timber Sky community! Two story 4 bed, 4 bath, plus den, 2488 sq ft home, with 2 car garage. Primary bedroom on main level, laundry down. Spray...

- 4 beds
- 4 baths
- Single Family Residence
- 186 - Timber Sky
- Active

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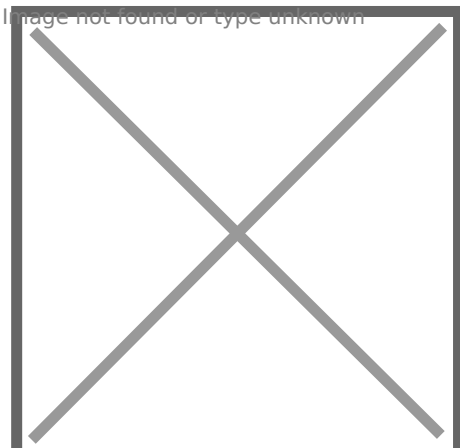


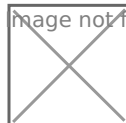
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CALL US NOW

Phone: 928-225-9333

Email: mail@nickcosper.com

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PROPERTY DETAILS

HOA Name: AAM Timber Sky

HOA Fees: 66.00

Floor Coverings: Carpet,Ceramic Tile,Vinyl

Roof: Asphalt Shingle

Vegetation Density: None

Interior Amenities: Smoke Detector

Unit #: Lot 12

Construction: Frame-Wood,Spray Foam Insulation

Separate Guest House: No

Possession: At COE

Road Maintenance: City

Roads: Paved,Winter Access

Pending Assessments Y/N: No

HOA 1 Master Assoc: Yes

HOA Frequency: Monthly

Taxes: 5200.00

Cumulative DOM: 36

Heating/Cooling: Forced Air,Natural Gas

List Price/SqFt: 348.70

Terrain: Level

Construction Status: Under Construction

Sellers Option: Cash,Conventional,VA

New Construction: Yes

Snow Removal: City

Transaction Type: Sale

APN: 11201773

FEATURES

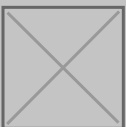
Exterior: Composite

Water Source: City Water

Garage Type: **Garage Capacity:** 2.00

Vegetation: Brush

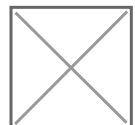
- Dishwasher
- Disposal
- ENERGY STAR Qualified Dishwasher
- Gas Range



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- Kitchen Island
- Microwave
- Pantry

BASIC FACTS

Property ID: 411054

MLS #: 199456

Type: Single Family Residence

Bedrooms: 4

Bathrooms: 4

Year built: 2025

Courtesy of: Valley Peaks Realty

Post Updated: 2025-03-08 18:02:09

Status: Active

Square Feet: 2488.00 sq ft

Lot size: 4475.00 sq ft

Lot Acres: 0.10

Date added: 01/31/25

Display on Public Websites: Y



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