



**\$ 939,000**

## **3623 MODUS LANE FLAGSTAFF AZ 86001**

<https://nickcosper.com>

Beautiful like "NEW" Single Level Home located in the desirable new community Timber Sky! Nestled on a large lot and close to hiking and biking trails, this Luxury home features a Terrific open-concept floor plan, an oversized Kitchen with Granite counters throughout, Stainless appliances, 12' ceilings in the great room...

- 3 beds
- 2.5 baths
- Single Family Residence
- 186 - Timber Sky
- Pending - Take Backup

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**CALL US NOW**

Phone: 928-225-9333

Email: [mail@nickcosper.com](mailto:mail@nickcosper.com)



PROPERTY DETAILS

<b>HOA Name:</b> Timber Sky HOA	<b>HOA 1 Master Assoc:</b> Yes
<b>HOA Fees:</b> 66.00	<b>HOA Frequency:</b> Monthly
<b>Floor Coverings:</b> Carpet,Ceramic Tile	<b>Taxes:</b> 2778.72
<b>Roof:</b> Asphalt Shingle	<b>Cumulative DOM:</b> 16
<b>Vegetation Density:</b> Lightly Treed	<b>Heating/Cooling:</b> Floor Furnace,Natural Gas,Smart Thermostat
<b>Interior Amenities:</b> Security System,Smoke Detector	<b>List Price/SqFt:</b> 471.62
<b>Contingent (PBK/ACR):</b> Pending - Take Backup	<b>Terrain:</b> Level
<b>Foundation:</b> Slab	<b>Construction:</b> Blown-In Insulation,Frame-Wood
<b>Separate Guest House:</b> No	<b>Sellers Option:</b> Cash,Conventional
<b>Possession:</b> At COE	<b>New Construction:</b> No
<b>Road Maintenance:</b> City	<b>Snow Removal:</b> City
<b>Roads:</b> Paved	<b>Transaction Type:</b> Sale
<b>Pending Assessments Y/N:</b> No	<b>APN:</b> 11201336

FEATURES

<b>Exterior:</b> Composite,Stone	<b>Garage Type:</b> Garage Capacity: 2.00
<b>Water Source:</b> City Water	<b>Vegetation:</b> Other

- Dishwasher
- Disposal



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- ENERGY STAR Qualified Dishwasher
- ENERGY STAR Qualified Refrigerator
- Gas Range
- Kitchen Island
- Microwave
- Pantry

## BASIC FACTS

**Property ID:** 357410

**MLS #:** 196474

**Type:** Single Family Residence

**Bedrooms:** 3

**Bathrooms:** 2.50

**Year built:** 2021

**Courtesy of:** Jackson Associates

**Post Updated:** 2024-05-08 18:56:07

**Status:** Pending - Take Backup

**Square Feet:** 1991.00 sq ft

**Lot size:** 11753.00 sq ft

**Lot Acres:** 0.25

**Date added:** 04/22/24

**Display on Public Websites:** Y



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