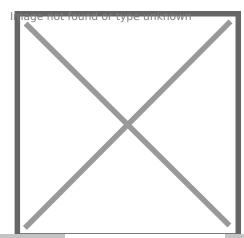


3623 MODUS LANE FLAGSTAFF AZ 86001

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 haths
- Single Family Residence
- 186 Timber Sky
- Pending Take Backup





CALL US NOW

Phone: 928-225-9333

Email: mail@nickcosper.com



PROPERTY DETAILS

HOA Name: Timber Sky HOA **HOA 1 Master Assoc:** Yes

HOA Fees: 66.00 **HOA Frequency:** Monthly

Floor Coverings: Carpet, Ceramic Tile Taxes: 2778.72

Roof: Asphalt Shingle Cumulative DOM: 16

Vegetation Density: Lightly Treed Heating/Cooling: Floor Furnace, Natural

Gas,Smart Thermostat

Interior Amenities: Security System, Smoke List Price/SqFt: 471.62

Detector

Contingent (PBK/ACR): Pending - Take Terrain: Level

Backup

Foundation: Slab Construction: Blown-In Insulation, Frame-

Wood

Separate Guest House: No Sellers Option: Cash,Conventional

Possession: At COF New Construction: No.

Road Maintenance: City Snow Removal: City

Roads: Paved **Transaction Type:** Sale

Pending Assessments Y/N: No APN: 11201336

FEATURES

Exterior: Composite, Stone Garage Type: Garage Capacity: 2.00

Water Source: City Water Vegetation: 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 **Post Updated:** 2024-05-08 18:56:07

MLS #: 196474 Status: Pending - Take Backup

Type: Single Family Residence **Square Feet:** 1991.00 sq ft

Bedrooms: 3 **Lot size:** 11753.00 sq ft

Bathrooms: 2.50 Lot Acres: 0.25

Year built: 2021 Date added: 04/22/24

Courtesy of: Jackson Associates Display on Public Websites: Y





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