

**Maximize Your Family Time – Minimize Your Commute and Gas Usage**

**B**ordered by large greenbelt on the west and south sides, this unmatched 5 bedroom home on a cul-de-sac provides a commanding view of the community, nearby mountains, and beautiful Arizona sunsets. Newly reduced pricing of **\$434,500; or lease with purchase option.**



Rear View of Home

Compare – this house features

- ◆ New carpeting and paint
- ◆ Kitchen remodel featuring new granite countertops
- ◆ New dual bay garage door and opener
- ◆ Community pool/spa access
- ◆ Unmatched privacy due to street location
- ◆ Unmatched regional access to shopping, work, schools and everything needed for family life

Financials:

- ◆ HOA Fees: \$135/**quarter** (\$45/month) includes pool
- ◆ Taxes: \$2004 in 2006; parcel 304-40-305

Key features of this home:

- ✓ Oversize 1/3 acre lot with view fencing.
- ✓ Greenbelt and cul-de-sac location
- ✓ 3328 square feet with 5 bedrooms. Master bedroom down, 4 bedrooms up
- ✓ Huge walk-in closet in master bedroom
- ✓ Large walk-in closet in one upstairs bedroom
- ✓ Family room with gas fireplace
- ✓ Huge living-dining room
- ✓ Office/den immediately inside front door
- ✓ Huge remodeled kitchen with/40" oak cabinets

- ✓ Grand loft with views
- ✓ 9 ft ceilings downstairs with vaulted ceilings in living-dining room & loft.
- ✓ Extended covered patio
- ✓ 3 car garage. Dual bay accommodates full size, short bed, extended cab pickups. Third bay is extended
- ✓ Built in 2001 by Beazer Homes, has 10 year transferable structural warranty

Energy efficient with:

- ✓ Separate upstairs/downstairs A/C and heat systems
- ✓ Gas heat and hot water
- ✓ Dual pane windows with sunscreens for all sun-facing windows.
- ✓ Automatic light switches in some rooms
- ✓ CE fluorescent lamps in many fixtures
- ✓ Energy Star certified

Upgrades include:

- Stone veneer on front of house,
- Wood spindling on staircase,
- 18 inch tile in hallways, laundry, kitchen & baths.
- Alarm system pre-wire.
- All bedrooms wired for cable-TV
- All bedrooms equipped with ceiling fans and light fixtures *plus* switched outlets.
- Additional wiring drops for fans/lights on patio and front entrance.
- Phone drops in office, master bedroom, kitchen, loft, and bedroom 5.
- Recessed (can) lights in kitchen and hallways
- Wood blinds in family room and kitchen
- Keyless front entry lock (helpful for children)
- Ceiling fans in all bedrooms, family room, & loft

Yard features include:

- Sprinklers/drip systems front & back. 4 circuits (two front, two back) for grass. Independent drip circuit for trees and another for shrubberies.
- View fencing.
- Drought and cold tolerant hybrid bermuda grass
- Concrete curbing borders for yard boundaries and grass/rock



Arizona Sunset from the Patio

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### Community Features:

- ◆ **Large community pool and heated spa** included in HOA (located on Carla Vista east of Greenfield).
- ◆ Close to SanTan Freeway (Az202) – fast access to Phoenix, Chandler, Tempe, Mesa
- ◆ Newly opened upscale shopping mall and theaters. See <http://shopsantanvillage.com>.
- ◆ Convenient to schools, churches, youth activities
- ◆ Local community traffic only – no thru traffic

### Education Options:

- ◆ Higley School District #60
  - ◆ K-8 School: Chaparral Elementary School
  - ◆ High School: Williams Field High School
- ◆ **Bus service provided to both schools**
- ◆ Several nearby charter schools and private schools
- ◆ ASU Polytechnic campus – 3 miles east
- ◆ Chandler-Gilbert community college – 3 miles west

### Churches:

- ◆ Protestant churches meet in every nearby school;
- ◆ Catholic church and school planned for lot at Parkcrest and Williams Field

### Shopping & Entertainment - abundant opportunities within 2 mile radius.

- ◆ *Fry's Food & Drug, Sprouts Farmers Market, and Wal-Mart, Costco, Sam's Club, various fast-food and casual restaurants*
- ◆ SanTan Village Mall and MarketPlace featuring *Dillard's, Harkins Theaters, Circuit City, Costco, Sam's Club, Bed Bath and Beyond*, other name brand stores.
- ◆ Gilbert's nearby Crossroads Park (between Ray & Warner off Greenfield) hosts many youth sports activities including baseball, football, and soccer leagues; and it also features the Cosmo dog park (see [www.ci.gilbert.az.us](http://www.ci.gilbert.az.us)).

### Available Utilities:

- ◆ Water, Sewer, Trash, Fire, & Police: Town of Gilbert
- ◆ Electric: Salt River Project
- ◆ Phone/Cable-TV/Internet: Cox or Qwest
- ◆ Gas: Southwest Gas



*Living-Dining Room*



*Newly Remodeled Kitchen with Granite Countertops*



*Master Bedroom*



*Family Room/Fireplace*