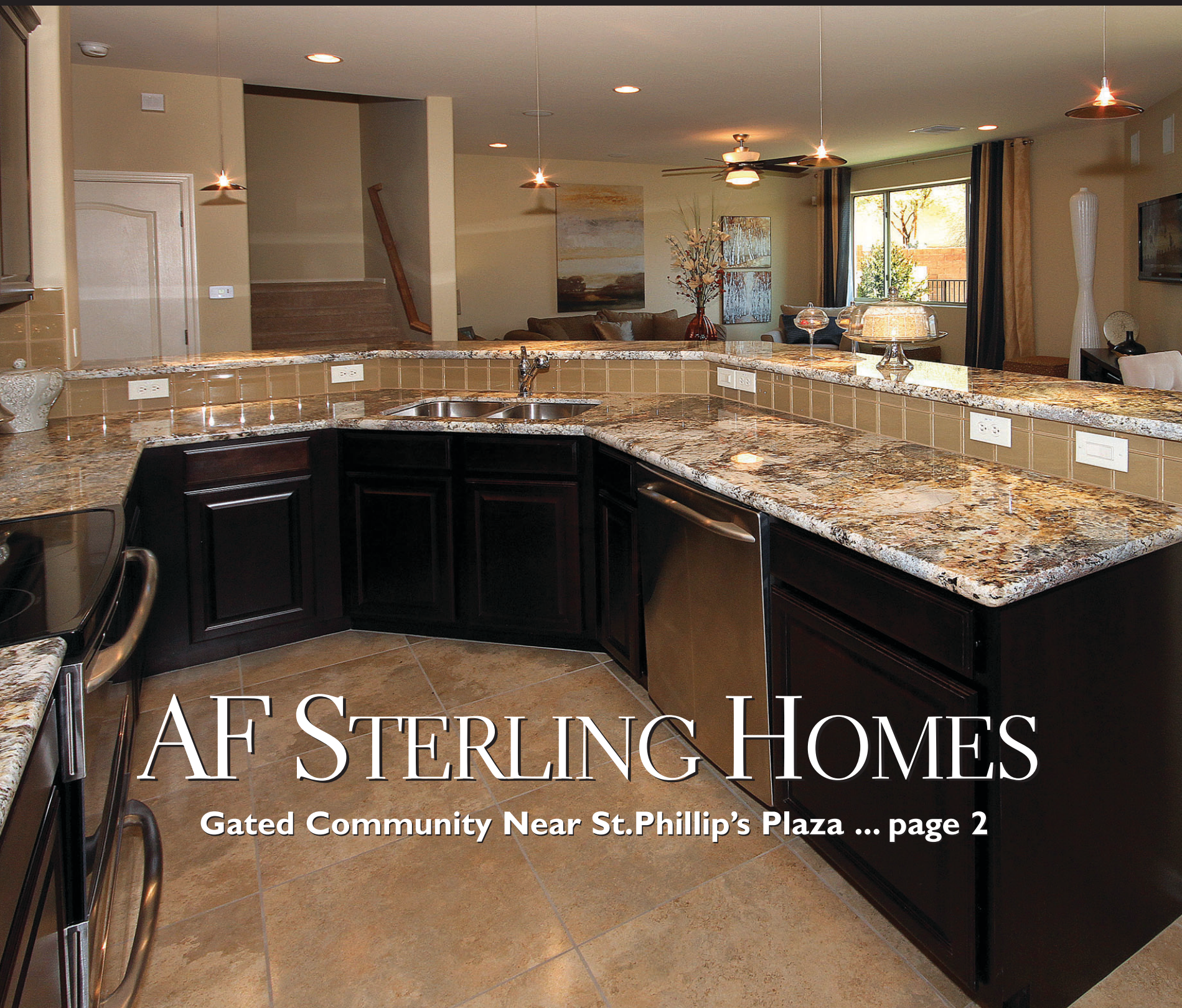


NEW HOMES

HOME RESOURCE GUIDE
for Tucson and Surrounding areas

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AF STERLING HOMES

Gated Community Near St. Phillip's Plaza ... page 2

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THE VILLAGES AT RIVERWALK

GRAND OPENING SHOWCASES TWO NEIGHBORHOODS

Discover two distinctive home designs to match your particular lifestyle

A.F. Sterling Homes is celebrating the grand opening of The Villages at RiverWalk. This charming in-town community, with townhomes and single family homes, offers city dwellers just about anything imaginable for those seeking an active Tucson lifestyle.

Close to boutiques and shops, art galleries, and a bevy of popular eating establishments, residents don't have to travel very far to enjoy all the finer things Tucson has to offer. For example, St. Phillips Plaza is an easy few minutes walk.

Drive a bit farther west on River Road and you'll find Tucson Mall or drive north up Campbell Avenue and discover upscale shopping at La Encantada fashion center.

Almost outside your doorstep you'll discover the scenic Rillito River Park where those seeking warmth and sunshine exercise along this city linear park.

Brandi Fenton Memorial Park with its dog park is popular among area residents and is within easy cycling or walking distance.

Major employment centers, including the University of Arizona and University Medical Center, are close by.

A.F. Sterling Homes, a respected Tucson builder since 1990, is a four time winner of the Southern Arizona Home Builder's Association

Builder of the Year award.

Community amenities at Riverwalk include a recreation center with pool, heated spa and workout room.

You'll discover two distinctive home designs to match your particular lifestyle in this gated community. Both townhome and single-family homes surprisingly start from the \$189,900.

These contemporary floor plans feature flexible living options and distinctive styling. Every home has a multitude of included features underscored by A.F. Sterling's reputation for attention- to- detail.



The first two phases of the townhomes are already sold out and pre-sales have begun on the third phase. They feature two, three and four bedroom plans range from 1,357 to 1,811 sq ft. The homes have ample cabinet space, a flex-room perfect for a media center and large covered and, depending on the plan you select, open roof decks that are ideal for outdoor entertaining during Tucson's many



warm and comfortable evenings. Each home has courtyard walls for privacy.

The single-family homes range from 1,140 to 2,190 sq ft in two, three and four bedroom configurations and built with two by six inch construction in the exterior walls of the living areas. Brick pavers at the entry and driveway offer a nice exterior accent. Each home comes with a covered rear porch and masonry walled yard.

Features common to the homes include

post tension foundations, river sand finish stucco, and exterior Elastomeric paint, insulated front doors and a finished two-car garages with door opener and controls.

Inside you'll find handcrafted skip towel interior finishes with soft round corners, ceramic tile at the entry, kitchen, laundry, guest baths and owner's suite baths, and pre-wiring for category home run telephone and cable TV, security

system pre-wire and ceiling fan pre-wire.

Kitchens feature granite countertops, 42" maple or oak cabinets with crown molding, cabinet roll outs, full height pantry and GE stainless steel microwave, dishwasher, stainless steel range and self cleaning oven.

The luxury owner's suite includes dual cultured marble vanities, Kohler single lever faucets, walk-in closet and executive height cabinets.

These are Energy Star approved homes and are a part of the Tucson Electric Power Guaranteed Home Program for lower utility bill costs. In addition, cellulose insulation is blown-in at roof deck combined in exterior walls. 13 SEER air conditioning and low-E dual pane aluminum windows are included for greater energy efficiency.

To visit during the grand opening take River Road one-half mile east of Campbell Avenue. Call (520) 577-5443 or online at afsterling.com.



A.F. STERLING HOMES

See A.F. Sterling Homes on the Directory and Map, pages 4-5.