



Foothills Condominium Homes

**Live in a million dollar neighborhood,
starting from \$170,000.**

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ENJOY FOOTHILLS LIVING!

ENJOY FOOTHILLS LIVING

The Greens at Ventana Canyon is a rare foothills find. Here you can live the life of luxury—beautiful condominium homes with first class amenities nestled among the greens of a world class golf course that is surrounded by lush desert vegetation. From your new home at The Greens, you have mountain, desert and golf views plus shopping close by. You'll live near an exclusive luxury resort, with access to a respected private country club and top notch schools.

A Home That Can Pay For Itself!

In addition, your condominium can be an investment. You have the option of placing it into a rental plan. Professionally managed by Spectrum Management vacation rentals, potentially generating year round income.

COMMUNITY AMENITIES

Located in the Catalina Foothills in scenic Ventana Canyon, residents experience desert living in a prime foothills location. Homeowners enjoy :

- ◆ A Club House with state-of-the-art media equipment, designer kitchen, wine bar and barbecue area
- ◆ Professional Home Owners Association management
- ◆ Three pools and two spas
- ◆ A Fitness Center
- ◆ Covered parking
- ◆ A home built as a condominium (not apartment)

HOME FEATURES

Your home at The Greens can be personalized to suit your tastes. You have your choice of standard or upgraded interior packages with designer finishes and colors. If you desire, you can work with an interior designer and purchase a fully furnished home. Your choices include:

- ◆ Mini home theater, walk-in showers and wood floors
- ◆ Ceramic floors in entry, kitchen, baths and laundry
- ◆ High quality cabinetry with granite countertops
- ◆ Large patios and storage areas
- ◆ Washer and dryer included
- ◆ Wood burning fireplaces in most homes and much more

"Recreation and shopping - all at your front door."



greensatventanacanyon.com | 5800 North Kolb Road Tucson, Arizona 85750 north of Sunrise Drive | **866.433.5704**

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A PERFECT SECOND HOME!

GOLF, RESORTS & SPAS

World class Loews Ventana Resort and Spa is just a mile up the hill from The Greens. You can enjoy the resort's spa services and restaurants, plus the resort's two top-rated Tom Fazio designed golf courses, which provide breathtaking Ventana Canyon and city views. In addition to the golf opportunities at Loews, three of Arizona's top 20 golf courses are available nearby for year round golf.

SPAS

The Greens is close to nationally famous Canyon Ranch, which offers exclusive spa and rejuvenation services. The Westin La Paloma and its Elizabeth Arden Red Door Spa is nearby.

THE NEIGHBORHOOD

The Greens is a short drive or a nice walk to Ventana Plaza, a shopping area that includes grocery store, retail shops and restaurants. Nearby is La Encantada, a luxury shopping experience featuring distinctive stores, art galleries, and fine dining.

SPORTS

Watching the excitement of the University of Arizona NCAA national champion sports teams could make a "Wildcat" fan out of you. Music, theater, the arts and cultural events can be found on the University campus as well as in Downtown Tucson.

For more details about Tucson go to visittucson.org

OUTDOOR ACTIVITIES

The Greens foothills location provides homeowners with easy access to year round outdoor recreation. Sabino Canyon Recreation Area is close by, giving homeowners easy access to walking trails along Sabino Creek as well as the visitor center's desert education programs. For experienced hikers, the trailhead for a hike up Ventana Canyon is less than two miles away. Mount Lemmon's cool pine forests are a short drive on an easy mountain road. You can fish in the summer and ski in the winter. Plus, the surrounding roads have bike-friendly lanes.



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SEE THE DIFFERENCE!

You are purchasing a condominium home built to condo home specifications – not an apartment conversion. The Greens at Ventana Canyon was designed by George Lance who created fine condominium homes. That means our homes were carefully built to condo home construction standards – not multi-family apartment standards.



A BETTER VALUE FOR YOUR MONEY!

- ◆ Lower density than most apartment projects.
- ◆ Most condominium conversions were built as apartments and lack finer residential amenities.
- ◆ Located in one of Tucson's most prestigious residential areas so appreciation is maximized.
- ◆ Situated in a foothills desert environment, not a congested, high traffic/high density commercial area.



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MODELS



Augusta
Bedrooms 2
Bath 2
SQ.FT. 907
Starting at \$179,900

[CLICK TO VIEW FLOORPLAN](#)



Pinehurst
Bedrooms 2
Bath 2
SQ.FT. 1,031
Starting at \$223,490

[CLICK TO VIEW FLOORPLAN](#)



Pebble Beach
Bedrooms 1
Bath 1
SQ.FT. 809
Starting at \$168,990

[CLICK TO VIEW FLOORPLAN](#)



St. Andrews
Bedrooms 3
Bath 2
SQ.FT. 1,173
Starting at \$239,990

[CLICK TO VIEW FLOORPLAN](#)

*Some homes have price premiums for location and view of \$5000 and up.
A complete project [gallery](#) is available on the website.*



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STANDARD HOME

KITCHEN

- ◆ Maple or Cherry wood cabinets with three stain options
- ◆ Staron countertops with integral sink or Granite countertops with under-mount stainless steel sink
- ◆ Recessed lighting in kitchen and contemporary lighting in dining area
- ◆ Premium GE appliances in black, white or bisque. Stainless steel upgrade available
- ◆ Premium GE built-in microwave oven
- ◆ Brushed nickel pullout-faucet

BATHROOMS

- ◆ Maple or Cherry wood cabinets with three stain options
- ◆ Staron or Granite countertops with white or linen porcelain drop-in or under mount sink
- ◆ New 1.6g/flush Lo-Flow commode
- ◆ Existing porcelain pressed steel tub
- ◆ Oversized mirrors
- ◆ Ceramic or Porcelain tile at tub/shower surround
- ◆ Brushed nickel fixtures and bath pack

INTERIOR

- ◆ White mini blinds
- ◆ Brushed nickel hardware
- ◆ Ceiling fans in the master bedroom and the living room
- ◆ White rocker light switches and receptacle covers
- ◆ Dunn Edwards Swiss Coffee paint
- ◆ Existing HVAC and hot water heaters with one year warranty

FLOORING

- ◆ Shaw Home Foundation Carpet in many assorted styles and colors with upgraded 6# rebond pad
- ◆ Ceramic, Porcelain or Slate tiles in many colors and sizes

EXTERIOR

- ◆ Entry door has brushed nickel hardware
- ◆ Exterior of buildings have been repainted
- ◆ Assigned covered parking space with open guest parking
- ◆ Newly installed window screen(s)



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UPGRADE OPTIONS

You can have an extensive selection and choices of the following to personalize your home. Your home selection representative will be happy to provide assistance.

PERSONALIZED OPTIONS

- ◆ Floor Tile or Carpet
- ◆ Counter tops and Back Splash Accents
- ◆ Interior Paint

UPGRADE OPTIONS	Augusta	Pinehurst	Pebble Beach	St. Andrews
Window - Dual Pane	\$	\$	\$	\$
Kitchen Expansion	\$	\$	\$	\$
Patio/Entryway Tile	\$	\$	\$	\$
Custom Closet	\$	\$	\$	\$
Appliance Upgrade	\$	\$	\$	\$
HVAC Upgrade	\$	\$	\$	\$
Walk-In Shower	\$	\$	\$	\$

These upgrade and customized features are in addition to the standard features shown on page 6 "Standard Home".

See the "Homes Ready Now" list on page 10 for immediate occupancy.



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HOMEOWNERS ASSOCIATION FEES

CONDOMINIUM HOMEOWNERS ASSOCIATION DUES INCLUDE:

- ◆ Three Swimming Pools
(Two heated in the winter)
- ◆ Fitness Center
(24 hour access)
- ◆ Gas Barbecues
Through-Out Community
- ◆ Garbage Collection
- ◆ Rural Metro Fire Protection
- ◆ Building Exteriors
- ◆ Termite Protection
- ◆ 2 Jacuzzi(s)
- ◆ Club House
- ◆ Common Area Landscape
- ◆ Water/Sewer
- ◆ Streets
- ◆ Roofs
- ◆ Exterior Pest Control

TOTAL..... **\$212.00/mo**

MASTER ASSOCIATION VENTANA CANYON COMMUNITY ASSOCIATION

- ◆ Maintenance of Scenic Corridor
- ◆ Security Patrol by Pro-Guard Security

TOTAL..... **\$14.00/mo**

Professionally managed on-site by a HOA property manager.



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HOMES AVAILABLE FOR CUSTOMIZATION

Unit	Building	Model	SQ.FT.	Floor	Golf View	Mounain View	Fireplace	Base Price (Ventana Pkg)
11258	11 East	Pebble Beach	809	2	yes	yes	option	\$198,490
13268	13 East	Pebble Beach	809	2	yes	yes	option	\$208,490
13170	13 East	Augusta	907	1	no	yes	yes	\$227,990
6232	6 East	Pinehurst	1,031	2	yes	yes	option	\$259,490
13169	13 East	Pinehurst	1,031	1	no	yes	no	\$248,490
4219	4 East	St. Andrews	1,173	2	yes	yes	yes	\$278,490



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HOMES READY NOW!

PEBBLE BEACH, 1 BD PLUS DEN / 1BA (809 SQ FT)(2nd Floor Only)

EAST - #11258E (2nd Floor), Fireplace "As Is," High Ceilings	\$168,990
EAST - #11260E (2nd Floor) CUSTOM Ventana package with upgrades	\$199,990

AUGUSTA, 2 BD / 2 BA (907 SQ FT)(1st Floor Only)

WEST - #12105 (1st Floor) Copper package with Mountain View "SPECIAL"	\$179,990
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PINEHURST, 2 BD / 2 BA (1,031 SQ FT) (1st or 2nd Floor)

WEST - #5209 (2nd Floor) Mountain/Golf Views, CUSTOM with extra large kitchen	\$249,990
EAST - #4221 (2nd Floor) Mountain/Golf Views, CUSTOM walk-in shower, picture windows	\$267,490
EAST - #10153 (Casita) Ventana package WHEELCHAIR ACCESSIBLE	\$239,990
EAST - #11159 (1st Floor) Ventana package with walk-in shower and window package	\$239,990

ST. ANDREWS, 3 BD / 2 BA (1,173 SQ FT) (1st or 2nd Floor) END UNITS

EAST - #6230 (2nd Floor) Mountain/Golf views. Walk-in shower, picture windows	\$289,990
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Unit locations are shown on the page 13 "Site Map".

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KOLB ROAD



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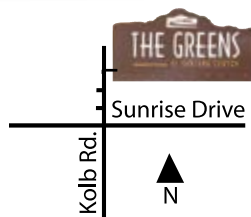
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**WESTSIDE
ALMOST
SOLD OUT**



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