

Additional Features

LOCATED IN AN EXCEPTIONAL DEL WEBB DEVELOPMENT

- **Attractive Village.** Hill Grove Lane is part of a small, select village with easy access to Del Webb Blvd., East Lincoln Parkway and Twelve Bridges Rd., and close to the new Kaiser Permanente facility, shopping and restaurants.
- **Great Location!** Sun City Lincoln Hills contains two lodges/activity centers with extensive exercise facilities, ballroom, theatre, restaurant, two indoor pools, baseball diamond, Bocce ball courts, tennis courts, miles of paved hiking trails and two 18-hole golf courses. There is a full array of sponsored activities: clubs, crafts, exercise, trips and much more!

KITCHEN & STORAGE UPGRADES

- Spacious kitchen with lots of cabinets and counter space.
- Granite slab counters with tumbled stone full backsplash and Frank USA™ granite sink.
- Roll out shelves, corner carousel, double ovens (one with convection/conventional oven combination), microwave and gas stove.
- Loads of added cabinets:
 - Large built-in china cabinet with glass doors.
 - Built-in 13.5-foot cabinets with glass doors and rollouts in bonus room.
 - Large entertainment cabinet built into the family room allows for a large TV. Special drawers can contain electronic components.
 - Extra cabinets with large work counter in the utility room.
 - Double row of garage cabinets, plus a large set of built-in storage shelves, sized for banker's boxes.

SAFETY FEATURES

- Built-in security system, with motion detectors and entry alarms. Additional sensors for heat in the kitchen and attic allow this system to detect fires earlier and send for help on its own.
- Front porch light flashes in emergency.

ENERGY FEATURES AND ELECTRICAL UPGRADES

- Smart Vent, radiant barrier in roof, extra garage insulation, and sun screens.
- Dual HVAC Zones in main part of home, plus a completely separate heating and cooling unit for the two-room suite.
- Structured wiring system centralizes cable, telephone and Ethernet access. Re-wiring for additional devices can be accomplished in many cases from a central box, rather than cutting through walls.
- Additional cable, telephone, and electrical outlets throughout home.
- Special wiring in den includes extra cable outlet for cable modem, extra power for additional equipment, plus a separate dedicated outlet for your computer system.