

# THE GENOVA

## Genova

Homesite 1667

40 E. Camellia Way

The inviting castle-style entry flows through an elegant foyer, which passes by a library, and carries you into a large great room and kitchen area. These inviting spaces are flooded with natural light from extensive windows and rolling glass walls. Roll back the wall and step outside onto a covered patio with a cozy outdoor fireplace and water feature where you'll find the perfect spot for entertaining. This home features an additional attached garage, perfectly suited for a golf cart or private workshop.

- Exterior Fireplace
- Exterior Water Feature
- Corner home Site
- Two Tone Paint Throughout
- Rolling Wall of Glass
- Upgraded Flooring Throughout
- Custom Landscape Package
- Upgraded Cabinets & Countertops

\*NEIGHBORHOOD CLOSE OUT SPECIAL INCENTIVE

Privacy Wall in Backyard & Private Front Courtyard

BASE PRICE:	\$279,000
UPGRADES:	\$131,492
HOME SITE PREMIUM:	\$15,000
INCENTIVE:	\$15,000
TOTAL PRICE:	\$410,492 *

2

BEDROOM

2

CAR GARAGE  
+ Golf Cart Garage

2.5

BATH

~ 2,180

SQ. FT.



📍 36460 N. Encanterra Dr., San Tan Valley, AZ 85140

🖱️ [TrilogyLife.com/Encanterra](http://TrilogyLife.com/Encanterra)

☎️ 800-685-6494

  
**Encanterra**  
A Trilogy® Resort Community  
EST. 2007



Sales: Shea Communities Marketing Company (AZ DRE #CO001121000). Construction: SHALC GC, INC. (AZ ROC# 291056). Homes at Trilogy at Encanterra are intended for occupancy by persons aged 55 and over, while homes at Encanterra Resort Community are intended for occupancy by all ages with certain exceptions as provided for in the governing documents. This is not an offer for sale or lease. No offer for sale or lease may be made, and no offer for purchase or lease may be accepted prior to issuance of an Arizona Public Report. A PUBLIC REPORT IS ON THE STATE REAL ESTATE DEPARTMENT WEBSITE. Trademarks are property of their respective owners. Equal Housing Opportunity. \*Price for this home does not include closing costs, application of incentives, includes costs for certain options and upgrades, specific list of which is available at the Trilogy at Vistancia sales office, and is subject to change. Incentives vary and may be in the form of price reductions, credits toward the purchase of options, or credits towards closing costs. Receiving the maximum incentive may be tied to the use of Shea Mortgage Inc., an independent member of the J.F. Shea family of companies. Buyers of Shea Homes are not required to use Shea Mortgage as their lender. Buyers may select any lending institution for the purpose of securing mortgage financing and are not limited to Shea Mortgage. Arizona Department of Financial Institutions License #0904079, NMLS #40397.

Effective: 08.12.17