



3167 Viale Tresana, Villas di Toscana

Updated Tuscan Style

One of the most sought-after neighborhoods in Santa Fe is Villas di Toscana, an established, Tuscan-style, HOA-enforced community with mature trees and landscaping. It is the only new gated project in the city, and **Arete Homes of Santa Fe**, Villas di Toscana's exclusive builder, is delighted to present their "Pisa" floor plan.

Sited on a large lot with an open yard and a west-facing view, this lovely single-story home features clean exterior lines and angles softened by the arches and clay roof tiles that characterize Tuscan style. Varying ceiling heights are not only visually interesting, but open up the rooms and let in abundant natural light. The well-appointed kitchen features ample cabinet space, stainless steel KitchenAid appliances, and granite countertops. Outside, a large outdoor living space includes a cozy *portal* accessible from the living room, dining room, and master suite. With two master suites and an office or extra bedroom, the Pisa is perfectly sized for empty nesters or young couples.

About the builder: Rob Gibbs, owner of award-winning **Arete Homes of Santa Fe**, emphasizes aging in place home designs at Villas di Toscana. Arete's single-story floorplans have no steps, wide hallways and doorways, curbless master bath showers, and livable outdoor spaces that are all easy to maintain. Excellence is our standard.



Rob Gibbs

HOME FEATURES

- Varied ceiling heights open up rooms and let in natural light
- Two master suites plus a flexible bedroom or office
- Well-appointed kitchen with granite counters and stainless steel appliances
- Large *portal* with access from the living room, dining room, and master suite

price: \$475,900

lot size: .15 acre

heated sq. ft.: 1,768

total sq. ft.: 2,365

architect/designer: Len Nobel Company

interior designer: DeMarais | Home Staging + Design

Driving Directions: From the downtown area, take St. Francis Drive south to Sawmill Road. Turn right onto Rodeo Road, then left onto Camino Carlos Rey, and another left onto Governor Miles Road. Take a right onto Viale Tresana at the main entrance of the Villas di Toscana development.