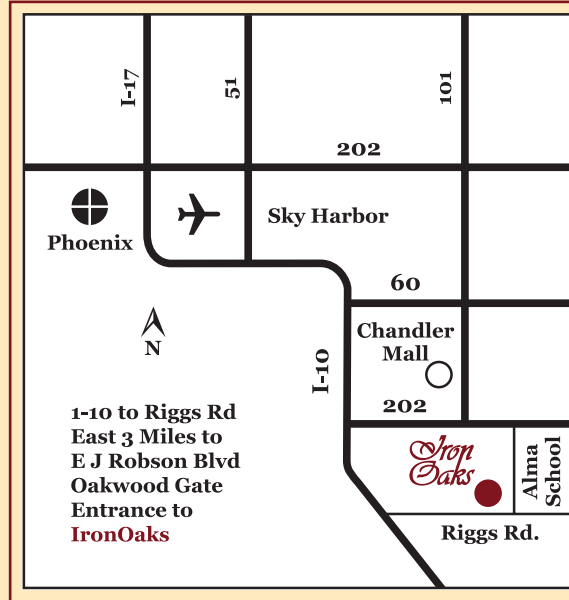




IRONOAKS IS SO AMAZINGLY
AFFORDABLE

TAKE THE TIME TO COMPARE

- * Award Winning Home Designs ranging in size from 1300 to 4000 square feet, many with guest casitas.
- * Wide range of architectural styles and interior features to suit your personal taste.
- * Most homes at IronOaks are built with Integra Block construction which offers better insulation, sound reduction and energy conservation. Most insurance costs are lower when you have an Integra Block home.
- * Beautifully landscaped common areas surround your residential paradise.
- * A gated, master-planned community with approximately 4,000 homes and outstanding facilities with current homeowner fees of less than \$125 per month. Compare for yourself.



YOU CAN'T FIND ANYTHING BETTER

Located on the edge of Metropolitan Phoenix, IronOaks at Sun Lakes offers residents the perfect setting to enjoy active resort living at its finest. Sun Lakes is easily accessible to the Valley's expanding freeway system...close to Sky Harbor International Airport...Civic and Cultural Events...Sports Venues. Excellent medical facilities are nearby as well as the world renowned Mayo Clinic and Barrows Neurological Institute. It is an easy 30 to 40 minute drive to Phoenix and Scottsdale. Within 15 minutes of Sun Lakes is the fabulous Chandler Fashion Mall plus dozens of restaurants and access to the Technology Corridor along Price Road. Downtown Chandler has the charm of a small town with its city square, shops and restaurants. Hotel options are endless and close by. It is simply the best choice.

AFFORDABLE...ACCESSIBLE...ENJOYABLE

RAISE YOUR LIFESTYLE POSSIBILITIES
BEYOND YOUR EXPECTATIONS

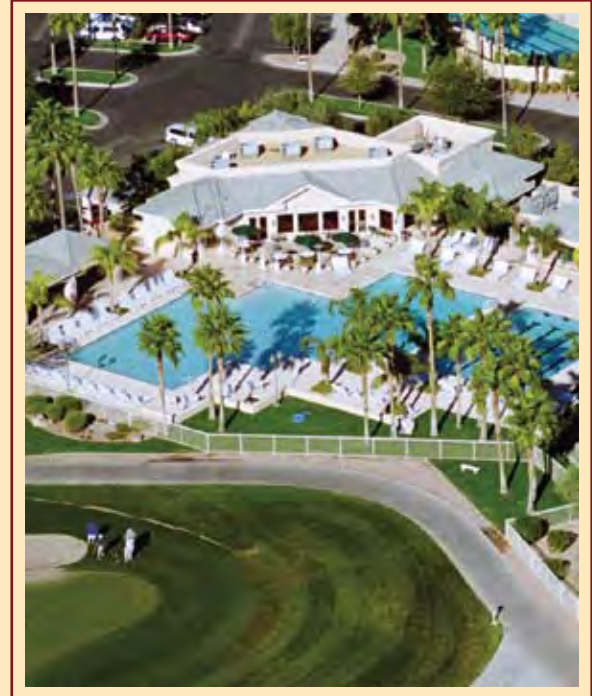
24218 S. Oakwood Blvd., Sun Lakes AZ, 85248
Tel: 480-895-1429 Email: gm@slhoaz.com

IRONOAKS



AT SUN LAKES

IT'S TRULY THE POSSIBLE DREAM



IronOaks at Sun Lakes offers active adult living with a distinctly youthful flair. The value of living at Sun Lakes can be measured by the quality of the homes, superb amenities, excellent location, great neighbors and the financial stability of a homeowner owned and managed Association. It is easy to see why Sun Lakes, as a Robson Communities Development, was selected as one of the Top 20 Active Adult Communities in the United States by *New Choices Magazine*, a *Readers' Digest* Publication.

DISCOVER THE OASIS WHERE STYLE ADDS TO LIFE

BE SURPRISED BY THE POSSIBILITIES

Whatever your favorite pastime, IronOaks offers the amenities of an exclusive Five-Star resort.

* **IronOaks at Sun Lakes** takes pride in the beautiful Clubhouses at Oakwood and Ironwood, with three restaurants...banquet facilities...spectacular lakeside views. Country Club Living at its best.

* 45 Holes of challenging Golf...golfers who purchase the annual membership and play at least twice a week can enjoy rounds for about \$20. Fully equipped Pro Shops for your every golfing need. Teaching Pros available at both Oakwood and Ironwood.

* Tennis Center with 14 courts including two stadium courts, four clay courts and two pickleball courts.

* State-of-the-Art Fitness Center with a full time director and a variety of fitness classes.

* Multiple heated swimming pools and spas.

* Miles of beautifully landscaped lighted walking paths.

OPPORTUNITIES TO MEET YOUR NEIGHBORS ARE COUNTLESS

With over 100 social clubs, organizations and leagues, you will be busy year round. Friendly easy-to-get-to-know people.

* Approximately 8000 residents from all over the world...from all walks of life...some still working professionals as well as retirees.

* **IronOaks** has unlimited options for involvement: continuing education, Arts and Crafts Center, volunteer groups, performing theater and musical groups, as well as entertainment at the clubhouses. On-site Activities Director coordinates dozens of cultural and sporting events, even planned group travel.



* Nearby Chandler Center for the Performing Arts is a favorite among homeowners for date night. Enjoy a wonderful dinner at one of our areas great restaurants before attending the performance.

IronOaks, you are not just part of the community, you are in the company of good friends.

