

“Rural community.” For many, the expression conjures up images of split rail fences along paths lined with green trees, an old farm house... a cover from the *Saturday Evening Post*. But for those who’ve experienced life on the farm, whether for a lifetime, for summer weekends as a child, or even in the imagination, the feeling goes deeper. Some say it’s part of an “agrarian mystique,” and instinctive tie to the land and respect for nature, romanticized so often. But more than that, the farm is suggestive of a simpler, unhurried lifestyle; genuine, idyllic and secure... home to independent and spirited people.

When The Aikens Company first came to Hill Farm, they sensed this tradition, and decided from the very beginning to preserve and enhance it. Located along the Rillito River,



Hill Farm was, environmentally, like no other in Tucson... it was much more like a farm from back East – with grassy meadows and tall shade trees. The Aikens Company appreciated its rarity, and enhanced it.

Through thoughtful planning and creative flair, Aikens achieved a sophisticated blend of contemporary home design upon these most unusual environs. The community is unlike any other. It can offer what no other can offer: city life without the congestion, convenience the urban demands, a rural life without the farm chores.

In all, it’s full of pleasurable contradictions: a southwest climate in an eastern locale, contemporary home with country lifestyles, and a rural community at a center of town. Only at Hill Farm. And only for a little while.

Character. It's in rare quantity these days. Modern homebuilding techniques, with all their repetitions and shortcuts, have obscured much of the character and warmth that was a trademark in earlier homes. It's not a feature readily added, or an option available at an added cost. Character must first be conceived in the architect's mind, then nurtured by the builder's attention to detail, and finally polished by the craftsman's skill.



At Hill Farm, character was a primary goal of The Akins Company. They achieved it, and more. Each of the four model homes was designed to fulfill individual family needs, to cater to individual lifestyles, and to develop an overall diverse and well-balanced community. In short, the homes, the location, and the people will be rich in character and variety. It's just more of what makes Hill Farm so different from all other Tucson communities.



PLAN 1

2 Bedrooms/2 Baths

The covered porch at the entrance and the second porch off the living room allow the environs of the farm to become intrinsic parts of this home. . . along with the quiet brunches on a third, secluded patio off the breakfast nook. A vaulted ceiling with clere-story windows and an oversized master bedroom add to the open, airy atmosphere, though the enclosed yards insure a private, adult orientation.



PLAN 2

2 Bedrooms & Den /2 Baths

Unique designs were incorporated into this home for a healthy family life that won't crowd individual, adult space. The master bedroom has its own private patio—a place for a couple to get away for a while. . . and the peaceful den is far removed from the secondary bedroom. A breakfast room big enough to be a family room, an oversized kitchen, and a service area adjacent to the garage are a few of the other design elements tailored for families.



PLAN 3

3 Bedrooms /2 Baths

A master bedroom with a room-size walk-in closet is just one in a long list of special designs in this large, informal family home. A two car garage, separate living, dining, and family rooms, a vaulted ceiling and two covered porches for those Sunday morning paper swaps, all add to the architectural volume required by an established and thriving family.



PLAN 4

3 Bedrooms & Den /2 Baths
Obviously inspired by the rambling farm houses of the past, from the large family room off the kitchen, to the barn-size garage. There are, however, a few contemporary variations. . . an atrium, den, a master bath with a shower and tub, and an emphasis on elegant living throughout.

THE HILL FARM

HOMEOWNERS ASSOCIATION

Owning a Hill Farm home entitles you to automatic membership in the Hill Farm Homeowners Association. Through monthly dues the association pays for the upkeep of all common and non-private grounds, including landscaping and maintenance of the Hill Farm House.

THE HILL FARM HOUSE

Built in 1951 from a design by the noted local architect Josias T. Joesler, the house was the home of the Hill family. The Akins Company purchased the home and property in 1980. Appreciating its architectural significance, along with its gracious setting on the farm, The Akins Company elected to maintain the Hill residence as a Community Recreation and Homeowners Association Center for the residents of Hill Farm.

INTERIORS

Air Conditioning
Natural Gas Forced Air Heating
Vaulted & Raised Volume Ceilings
Clerestory Windows
Two-Car Garages with Automatic Openers
Tiled Entrys
Raised Panel Interior Doors
Formal Dining Rooms
Quality Carpeting
Pre-Wired for Security Systems
Ceramic Tile Kitchen Counter Tops
Porcelain-on-Steel Double Sinks
Oak Hardwood Cabinetry
Microwave Range &
Self-Cleaning Oven
Energy Saving Dishwasher
Wood-Burning Fireplaces
Tiled Fireplace Hearths
Master Bedrooms with Private Baths &
Dressing Areas
Double Lavatories in Master Bath
Cultured Marble Vanity Tops
Ceramic Tile Shower in Master Bath
Ceramic Tile Tub Surrounds
in Secondary Baths
Lighting Fixtures
Smoke Detectors

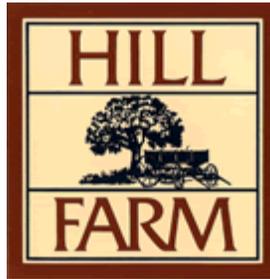
CREDITS

Architect: Sutton, Collins & Moyer
Engineers: Celia Barr Associates
Landscape Architect: Larry Zukowski & Assoc.
Model Interiors: Linda Clark & Associates
Advertising: DuVal Advertising

ABOUT THE BUILDER

The Akins Company is a progressive, family-owned firm based in Tustin, California. In its 30 year history encompassing all phases of land development and home construction, the company has gained a reputation built upon innovative home and commercial design, along with an exacting dedication to craftsmanship ... witnessed by its rapid growth, numerous awards, and unanimously satisfied clients and homeowners. Established 1951.

The Akins Company Community Builders



Plan 1
1,567 Sq Ft

2 Bedroom, 2 Baths

Covered porches at the entry and off the living room. Breakfast patio.
Vaulted ceilings with clerestory windows. Oversized bedrooms.
Priced from: Phase I, Sold Out Phase II, \$130,000

Plan 2
1,77 Sq Ft

2 Bedroom, 2 Baths, Den

Private patio off master bedroom. Large breakfast room and kitchen.
Service area adjacent to garage.
Priced from: Phase I, Sold Out Phase II, \$135,000

Plan 3
1,854 Sq Ft

3 Bedroom, 2 Baths

Room size walk-in closets in master bedroom. Separate living, dining and family rooms. Vaulted ceilings. Two covered porches.
Priced from: Phase I, \$135,000 Phase II, \$140,000

Plan 4
2,051 Sq Ft

3 Bedrooms, 2 Baths, Den

Large family room off kitchen. Two fireplaces. Atrium. Master bath with shower and tub. Den.
Priced from: Phase I, \$145,000 Phase II, \$150,000

The Aikens Company Community Builders

LAKE UNITS HAVE A \$30,000 PREMIUM

Prices Effective 11-15-82

Builder reserves right to change prices without notice.