



NEARBY AMENITIES & ENTERTAINMENT

- * Northern Nevada Medical Center and Emergency Room (1 mi)
- * Renown Urgent care facility at Prater and Vistas (1.2 mi & 3.2 mi)
- * Saint Mary's Medical Group (2.8 mi)
- * D'Andrea Marketplace (0.4 mi)
- * Baring Village Shopping Center (1.1 mi)
- * The Outlets at the Legends (1.5 mi)
- * Artown (6.5 mi)
- * Theatre (1.7 - 6.1mi)
- * Casinos (2.8 mi -11.1 mi)
- * Museum (2.9 - 6.6 mi)
- * Golf Course (3.5 - 11 mi)
- * Fishing (1.9 - 36 mi)
- * Hiking (16 -36 mi)

Contact us at

(775) 331-5033 | (775) 331-5123

or email toscanavillamanager@gmail.com



Toscana Community Association



55+ Active Adult Gated Community

480 Independent Homes

*Welcome to
Toscana Community
Association*

DIRECTIONS

From Interstate 80, turn onto Vista Boulevard heading north. Follow Vista up to Geno Martini Parkway. Make a right there. At the roundabout, take the first right and you will arrive at our gated community.

2201 Meritage Drive, Sparks,
Nevada 89434



WELCOME

Villa Toscana is a 55+ community located in Sparks, Nevada. This beautiful active adult neighborhood was developed between 2001 and 2004 and now boasts 480 homes.

Villa Toscana offers residents an active lifestyle thanks to a well-equipped clubhouse and social neighbors who take advantage of this community's wonderful amenities. Villa Toscana also offers residents several home types, ensuring that everyone will find a house that suits their needs.

VILLA HOURS

Weekdays: 6:00 AM - 9:00 PM

Weekends: 8:00 AM - 5:00 PM

At the heart of Villa Toscana is the clubhouse. Develop a fitness routine with the exercise room or enjoy an early morning swim year-round with the heated indoor pool. Locker rooms are also available for your convenience. Craft, game, multi-purpose and billiards rooms are terrific for a community gathering or for enjoying a leisurely afternoon with neighbors. Computers and a library are available for catching up on emails or discovering a new favorite book alongside complimentary tea & coffee in the lounge.

OUTDOOR AMENITIES

Our terrific amenities continue outdoors with a seasonal outdoor pool, shaded patio with seating, and two bocce ball courts. Beautiful landscaping around the Villa continues along hundreds of yards of walking paths that traverse the community.

Furthermore, pet owners will be happy to know that Toscana has a fenced space for pets to play. It was originally a retention pond, and it still serves that purpose during periods of excess precipitation. This versatile space is a partially shaded, grassy area where pets can run and play off leash, and owners can rest and socialize on benches.



2013 Northern Nevada Outstanding Medium Association of the Year

Looking for a Place to Call Home

Keep busy with daily/weekly activities and frequently scheduled events

Daily :

- Pinochle
- Poker
- Ping pong
- Bridge
- Mahjong
- Aerobics
- Zumba
- Chair Yoga
- Water Fitness
- Water Aerobics



Weekly :

- Line Dancing
- Cribbage
- Euchre
- Bunko
- Bingo
- Art Group
- Quilting
- Tai Chi
- Dominoes
- And many more