

MOVE-IN READY HOME

\$597,210

16852 W Pinchot Ave, Goodyear, AZ 85395



PRADO - 18202-D • AVAILABLE NOW

 1,820 sq. ft.	 2.5 Baths	 Den
 2 Beds	 2-Car	

CONSTRUCTION & UTILITIES

Unit Style: Villa **Cooling:** Refrigeration **Heating:** Gas
Construction: Frame/Stucco

COUNTY, LOT AND HOA

County Code: Maricopa **Lot Number:** 51 **Unit:** 49B

HOA Fees: \$3,088 per year. Includes access to PebbleCreek amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

PebbleCreek Villas Association: Additional \$190 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy.

OVERVIEW

This Napa Villa is professionally designed with gorgeous upgrades. Some of these include: Drop tub at the Master Bath, Hampton Clear Alder cabinetry, & Stunning quartz countertops in the kitchen and bathrooms. A limited 9 year construction warranty is included.

One of the best-selling active adult communities in Arizona, PebbleCreek located in Metro Phoenix, makes it convenient to just about everything. Amenities include: Gated entry, 54 holes of golf, restaurants, creative arts center, resort-style outdoor pools, Indoor pool, fitness centers, tennis courts, 20 pickleball courts, softball field, performance theater, clubhouses, grand ballrooms, dog park, and more.

HOME UPGRADES & FEATURES

Kitchen:

42" tall uppers with dove-tail edges and soft-close guides & hinges
Hampton Clear Alder - Beachwood Cabinetry
Beautiful Quartz Countertops with Blanco Granite
Undermount Sink
Lumicoat Artic SS Emmeline pull-down faucet
LG Built-in gas package w/convection oven
LG Over-the Range Smart Microwave
LG Top Control Smart dishwasher
Hidden in-cabinet slide-out trash bins
Pneumatic switch for garbage disposer

Bathrooms:

Drop in tub at Master Bath
Shower ilo tub at Bath 2
Quartz countertops with eased edging
Coordinating towel bars and paper holders in all baths
Ceramic tile shower surrounds
8" widespread Woodhurst faucets at all baths

Outdoor Living:

Large covered patio

Additional Upgrades:

Coffered Ceiling at Kitchen & Great Room
Two-Tone Interior Paint and Schlage Entry-door hardware
8' interior doors & Dexter Seville Chrome interior door hardware
Aterra electrical / home technology / media

Home Base Price	\$502,900
Premium Lot	\$ 18,000
Upgrades/Options	\$ 76,310
PRICE	\$597,210

RECEIVE UP TO \$26,000 TOWARDS YOUR MORTGAGE CLOSING COSTS/BUYDOWN*



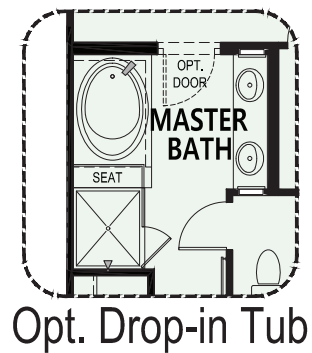
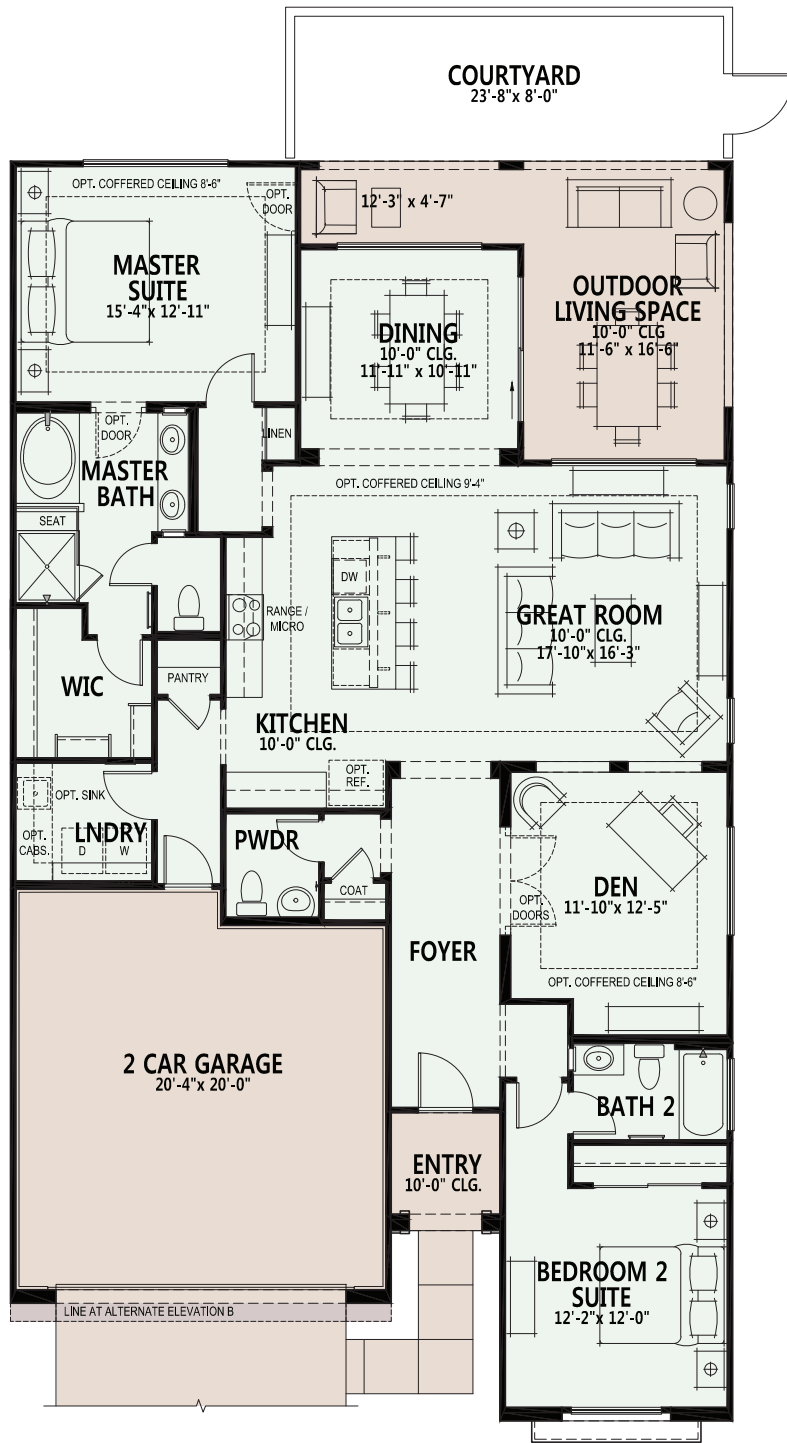
3003 N 164th Ave, Goodyear AZ 85395
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
623.935.6700
800.795.4663

*Seller's Incentive towards payment of closing costs (other than any lender required down payment) available for a limited time on select move-in ready homes only for buyer's obtaining an institutional loan to finance their home purchase. Cannot be combined with any other incentives or discounts. Offer valid only on qualifying new home sales contracts at PebbleCreek signed between 3/25/24 and 4/30/24. Seller is not a lender, mortgage broker or mortgage banker. This is not an offer for extension of credit nor commitment to lend nor to enter into a loan and any such agreement may only be made in writing signed by the buyer, as borrower and buyer's selected lender. Available only for buyers who purchase select move-in ready homes with an institutional loan. Loan qualification and loan terms, including without limitation down payment, amount of loan, maturity, interest rate, discount points, payments, lock requirements, closing costs, is determined by the lender and compliance with applicable laws, rules and loan and compliance with applicable laws, rules and regulations, see your selected lender for details. All approvals subject to loan underwriting guidelines. Not all buyers/loan applicants will qualify. Amount of seller's contribution to closing costs may be limited by the terms of the loan and compliance with applicable laws, rules and regulations. No cash value for incentive amount in excess of closing costs. Additional terms, conditions and restrictions may apply, see sales person for special details. Subject to change without notice. Selected homes are subject to prior sale or withdrawal from market and price is subject to change without notice.

Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. All information is subject to change without notice. We reserve the right to discontinue or change specifications at any time. Promotional materials may show features, options, upgrades or improvements that are only available at an additional cost and that are not included unless specifically provided for in the purchase contract. All dimensions and measurements, including without limitation square footages, ceiling heights and window sizes, styles and locations, are approximate and may vary per elevation and floor plan. Measurements in model homes may vary slightly without incurring any obligation or liability. Lot size is approximate and is typical for that home series within the community. Actual lot sizes and home measurements will vary. Lot size and actual position of the home on the lot will be determined by the site plan and final plot plan based upon the particular home and lot selected. Interior and/or exterior photos or illustrations of models may have been taken at other Robson Resort Communities®, are artist's conceptions and are not intended to show specific detail for homes at any particular Robson Resort Community™. Many options are available and will vary per floor plan. Check with your New Home Consultant. The housing at any Robson Resort Community™ is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger. One person must be at least 40 years of age in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by PebbleCreek Properties Limited Partnership, owner/agent. PebbleCreek Construction Company, general contractor, ROC 190149. No offer for sale or lease may be made or accepted prior to buyer's receipt of an Arizona subdivision public report. A public report is available on the Arizona state real estate department's website. There are additional fees (not included in the HOA fees) for using some of the recreational facilities. All photos/pictorials are artist's conception. This material shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 3/25/24. © 2024 Robson Communities®, Inc. All rights reserved.





- Standard Livable Space
- Standard Concrete Areas



