



ESTATE SERIES

QUALITY CONSTRUCTION

- Energy Star certified
- Diamond level Environments For Living rating
- Limited 9-Year warranty
- Up to 16-SEER high efficiency HVAC system
- Semi-conditioned R-22 spray foam cathedralized attic insulation
- Pella Dual-pane low-E vinyl windows and sliding glass doors
- Carbon monoxide and smoke detectors
- Tankless water heater
- Recirculating pump for quick hot water delivery
- Pex water piping system
- Point of connection for water treatment system
- Post tension foundation system
- In wall pest defense system, ready for activation
- Upgraded Sherwin Williams paint products

COMFORT AND CONVENIENCE

- Abundant LED lighting in Kitchen, Great Room and halls
- Structured wiring includes 2 phone/data outlets and 4 television outlets with choice of location
- USB outlets in Master Bedroom and Kitchen
- Weatherproof exterior outlets at outdoor living space and front porch
- Outlet for golf cart charger
- Digital and programmable thermostat with fan timer
- PVC sleeve under driveway for future landscaping options
- Large covered outdoor living space with recessed lighting
- Conveniently located hose bibbs

CLASSIC KITCHEN FEATURES

- Granite countertops with choice of color
- Signature Kitchen Suite Stainless appliance package with 36" gas cooktop, chimney hood, 30" convection wall oven, microwave oven, and Energy Star dishwasher
- Stainless Steel, undermount, single bowl sink
- Delta pull-out faucet
- Kitchen island with counter height extended top
- Built-in look refrigerator space
- Spacious walk-in pantry
- Heavy duty garbage disposer
- 42" upper cabinets, large crown moulding, dovetail drawer boxes with soft-close guides, roll-out shelving in base cabinets, choice of wood species, style and stain color

DISTINCTIVE EXTERIORS

- Spacious 3-car garage (per plan)
- Three distinctive architectural elevations
- Color-thru, concrete roof tile
- Elegant 8' high entry door with choice of Schlage handleset and dead bolt
- Insulated 8' high sectional steel garage doors with Liftmaster electric opener and two remotes
- Rich Monterey stucco finish
- Stucco primed with high-end masonry primer
- Exterior coach lights

INTERIORS AT A GLANCE

- 10' flat ceilings and volume ceiling areas
- Coffered ceilings and niches (per plan)
- Spacious Master closet with high/low rods and shelving
- Rounded interior drywall corners
- Quad electric outlets at each bedside in Master
- Large format tile in Foyer, Kitchen, Halls, Morning Room / Nook (per plan), Laundry, and Baths
- Stylish stain resistant carpet in choice of color
- Schlage interior door hardware
- Skip trowel textured drywall finish
- Spacious Laundry Room with full wall cabinets
- Prewired for ceiling fans in Great Room, Master Bedroom, Den, and Bedroom 2
- 8' high interior doors with choice of style
- 5-1/4" baseboards

ELEGANT BATHS

- Spacious tiled Master shower with seat and oversized bathtub with tile deck (per plan)
- Guest Bath features spacious tiled shower with seat
- Comfort height raised vanities with granite tops and undermount sinks in baths
- Dual sinks in Master
- Comfort height, elongated toilet at Master
- Delta widespread bath faucet collection
- Powder Room with pedestal sink

59680 East Robson Circle, Oracle, AZ 85623 • 866.818.6068 • 520.818.6000 • robson.com

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 old in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner. Robson Ranch Arizona Construction Company, general contractor, ROC 192584. 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. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Ranch House Grill & Brewery and Bistro Veinte are currently open to the public. Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2023 Robson Communities®, Inc. All rights reserved. 9/1/23

