PebbleCreek™
A ROBSON RESORT
COMMUNITY™

INCLUDED FEATURES

ESTATE SERIES

CURATED KITCHENS
- Granite countertops - Epiphany collection
- Walk-in pantry
- 42"upper cabinets, large crown moulding, dovetail drawer boxes with full extension, soft-close guides, soft close hinges, roll-out shelving in base cabinets, choice of wood species, style and stain color
- Kitchen island with counter height extended top
- Signature Kitchen Suite Stainless appliance package with 36" gas cooktop, chimney hood, 30" convection wall oven, microwave oven, and ENERGY STAR® dishwasher
- Undermount Stainless Steel single bowl sink
- Delta® pull-out faucet
- Waterline to refrigerator for icemaker
- Heavy duty garbage disposer

REFINED INTERIORS
- Large format tile in Foyer, Kitchen, Nook, Laundry & Baths
- Spacious walk-in closet in Primary Suite with high/low rods and shelving
- Enhanced privacy at Primary Suite
- Versatile Den
- En Suite Bath at Secondary Bedrooms
- 9'-10' flat ceilings & 11'-12' Great Room ceilings (per plan)
- Coffered ceiling areas (per plan)
- 8' tall interior doors with choice of standard styles
- 5-1/4" baseboards
- Cabinets in Laundry Room
- Stain resistant carpet in choice of standard colors
- Schlage® interior door hardware
- Square interior drywall corners
- Skip trowel textured drywall finish

COMFORT AND CONVENIENCE
- Pre-wired for ceiling fans in Great Room, Primary Suite Den and Secondary Bedroom(s)
- Quad electric outlets at each bedside in Primary Suite
- Structured wiring includes 5 data/phone outlets and/or television outlets with choice of location
- USB outlets in Primary Suite and Kitchen
- Weatherproof exterior outlets at outdoor living space and front porch
- Outlet for golf cart charger
- Conveniently located hose bibbs
- In wall pest defense system, ready for activation

ELEGANT BATHS
- Granite vanity tops with undermount sinks at Primary and Secondary Bath
- Powder Room with pedestal sink
- Spacious tiled shower with seat at Primary Bath
- Oversized bathtub with tile deck at Primary Bath (per plan)
- Dual sinks in Primary Bath
- Tiled shower with seat in Bedroom 2 Baths
- Raised height vanities
- Comfort height, elongated toilets
- Delta® widespread bath fixtures

DISTINCTIVE EXTERIORS
- Spacious 3-car garage
- Monterey stucco finish
- Expansive covered outdoor living space with recessed lighting
- 8' tall insulated sectional steel garage door
- Liftmaster® electric opener and remotes
- Choice of three signature architectural elevations
- 8' tall entry door with Schlage® handle and deadbolt
- Recessed lighting above garage door
- Lit address numbers
- Durable concrete roof tile with through-body color

ENERGY EFFICIENCY BY DESIGN
- Tankless water heater
- Cathedralized spray foam attic insulation
- Dual-pane low-E vinyl windows and sliding glass doors
- High efficiency HVAC system
- LED lighting in Kitchen, Great Room and Hall
- Smart Wi-Fi-enabled programmable thermostat

QUALITY CONSTRUCTION
- Modified 2x6 BASF HP+ Wall System
- Post tension foundation system
- Low VOC paint and carpet
- Fresh air ventilation system
- Durable, corrosion-resistant polyethylene water piping system
- Upgraded Sherwin Williams® paint products
- Builder's Limited Express Home Warranty Program
- Recirculating pump for quick hot water delivery
- Carbon monoxide and smoke detectors
- Pre-plumbed for soft water system

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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 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. Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. Included features are subject to change or withdrawal without notice. At seller's sole and absolute discretion, Seller may freely substitute any materials, equipment, appliances or other items of comparable or better quality than those identified in the Plans; provided however, that the substitution of visible materials or items must be of substantially similar appearance as determined by Seller. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2026 Robson Communities®, Inc. All rights reserved. Effective 8/17/2026