

**MOVE-IN READY HOME**

**\$603,229**

16921 W Almeria Rd, Goodyear, AZ 85395



**MANDARA – 18842-A • AVAILABLE NOW**

 **1,884 sq. ft.**
 **2.5 Baths**
 **Den**

 **2 Beds**
 **2-Car + Golf Cart Garage**

**CONSTRUCTION & UTILITIES**

**Unit Style:** One Level **Cooling:** Refrigeration **Heating:** Gas  
**Construction:** Modified BASF HP+ Wall System

**COUNTY, LOT AND HOA**

**County Code:** Maricopa **Lot Number:** 6 **Unit:** 55B

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

**OVERVIEW**

The Mandara home has open-concept Great Room, Dining Room and Kitchen areas. A Golf Cart Garage has been added to the 2 Car-Garage. The home is close to the Oasis Pool & Pavilion. A limited 9 year 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:**

LG Built-in gas kitchen stainless package with convection  
Under cabinet hood  
Madison Clear Alder cabinets, soft close cabinets, soft close, Fawn color  
Pot and Pan drawers under the cooktop  
42" upper cabinets  
Trash bin cabinet and cabinetry hardware  
Stunning quartz, light white with a taupe, vein  
Blanco dual equal bowl sink in Truffle  
Silver accent full backsplash  
Delta Emmeline Chrome, pull down faucet  
2" shaker crown moulding at cabinets

**Bathrooms:**

Quartz at baths, in Ivory White, eased edge  
Tile surrounds and deco bands  
Undermount sinks  
Sterling Windham elongated toilets  
Woodhurst 8" Chrome fixtures  
3/8" glass at master shower

**Outdoor Living:**

Expansive covered patio  
Gas stub for exterior Bar-B-Q

**Additional Upgrades:**

Golf cart garage  
Two tone paint  
5-1/4" baseboard  
Upgraded carpet and wood laminate flooring throughout  
8' interior doors  
Base cabinets at Great room Alcove  
Convenient key pad at the exterior of garage  
3 window panel front door

Home Base Price	\$568,900
Upgrades/Options	\$123,329
<b>PRICE</b>	<b>\$692,229</b>
<b>Discount</b>	<b>- \$ 89,000</b>
<b>SALE PRICE</b>	<b>\$603,229</b>

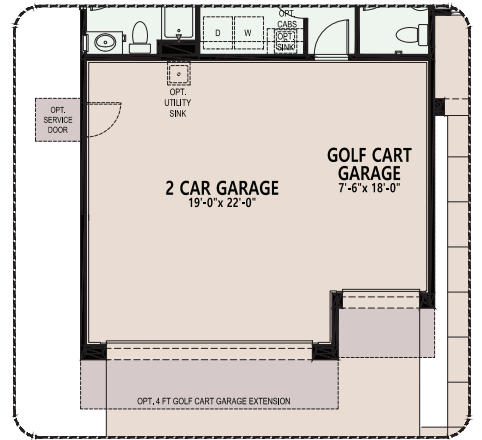
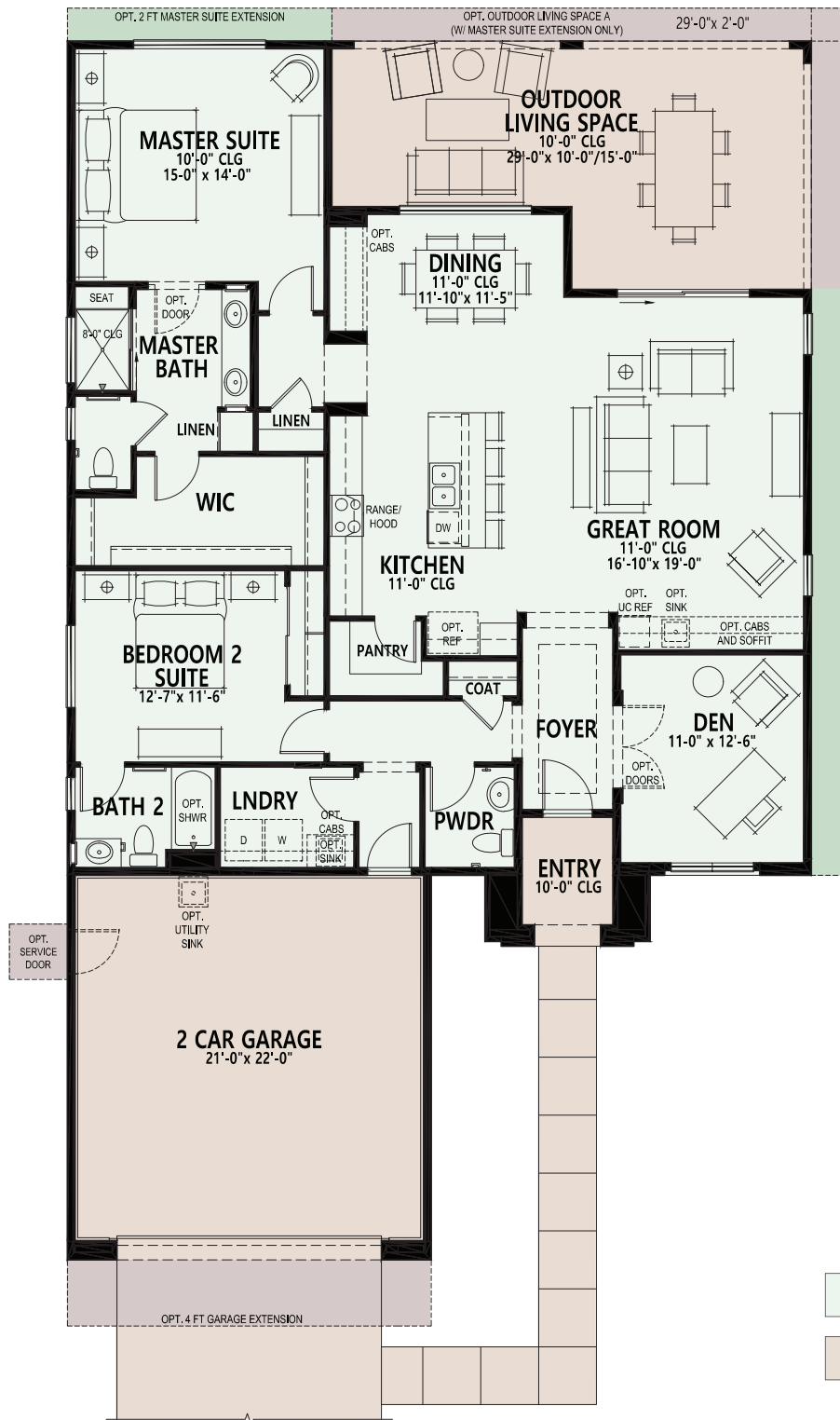


3003 N 164th Ave, Goodyear AZ 85395  
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION  
623.935.6700  
800.795.4663

Move-in ready home discount incentive is available on select homes and offer valid on qualifying new home sales contracts signed at SaddleBrooke Ranch between 4/10/24 and 4/30/24 and cannot be combined with any other incentives or discounts. 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 4/10/24. © 2024 Robson Communities®, Inc. All rights reserved.





Opt. Golf Cart Garage

OPT. 2 FT  
EXTENSION TO  
SIDE OF HOUSE

- Standard Livable Space
- Standard Concrete Areas
- Optional Livable Space
- Optional Concrete Areas





This home is staged. Furniture & accessories are not included.