



MIRA – 22712-E • AVAILABLE NOW



2,271 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: 39 Unit: 47A
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 moment you walk in, you'll appreciate this beautifully appointed home with Cambria Linen cabinets in all the spaces including the Kitchen, Laundry, Bar, and Valet areas. There are Stunning levels of upgraded quartz countertops, carpet and LVP throughout. 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:
Cambria Linen cabinets with full-extension soft-close hinges
42" upper cabinets
Built in gas package, LG
Large walk in Pantry
Pot and Pan drawers under the cooktop
Beveled Edge Quartz countertops
Blanco undermount equal bowl sink
Delta pull down chrome faucet
3-1/2" L-Cove crown moulding
Roll-out bottom shelves
Trash bin cabinet and roll outs in middle shelves
Pneumatic switch for garbage disposal

Bathrooms:
Sterling Windham elongated toilets
Soap niche in shower
Tile surrounds and deco
Delta Chrome Dryden fixtures
Framed mirrors

Outdoor Living:
Gas BBQ Stub at back
6" Rain Gutters

Additional Upgrades:
Curbless shower at Master bath
Full Laundry room cabinets and Vikrell laundry sink
Extended Walk in closet at Master
Pella low "E" windows
2-Tone Paint
Aterra electrical / home technology / media

Home Base Price	\$690,900
Premium Lot	\$ 73,000
Upgrades/Options	\$145,055
PRICE	\$908,955
Discount	- \$ 44,000
SALE PRICE	\$864,955

RECEIVE UP TO \$40,000 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.

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 3/25/24 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 3/25/24. © 2024 Robson Communities®, Inc. All rights reserved.



