



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
<b>PRICE</b>	<b>\$908,955</b>
<b>Discount</b>	<b>- \$125,000</b>
<b>SALE PRICE</b>	<b>\$783,955</b>



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

CALL FOR INFORMATION  
623.935.6700  
800.795.4663

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