

**MOVE-IN READY HOME**

**\$558,707**

**16900 W Pinchot Ave, Goodyear, AZ 85395**



**TERRA - 19152-D • AVAILABLE NOW**

 <b>1,915 sq. ft.</b>	 <b>2.5 Baths</b>	 <b>Den</b>
 <b>2 Beds</b>	 <b>2-Car</b>	

**CONSTRUCTION & UTILITIES**

**Unit Style:** Villa **Cooling:** Refrigeration **Heating:** Gas  
**Construction:** Frame/Stucco

**COUNTY, LOT AND HOA**

**County Code:** Maricopa **Lot Number:** 45 **Unit:** 49B  
**HOA Fees:** \$3,088 per year. Includes access to PebbleCreek amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!  
**PebbleCreek Villas Association:** Additional \$190 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy.

**OVERVIEW**

This gorgeous Terra Villa features professionally selected upgrades. Kitchen upgrades include quartz countertops and shaker white cabinets. You'll enjoy the large kitchen island, open concept floorplan and spacious covered patio. A limited 9 year construction 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:**

Upgraded shaker white, full overlay cabinets with 42" Uppers with dove-tail edges and soft-close guides & hinges  
Quartz Countertops with Blanco Granite Undermount Sink  
Lumicoat Chrome Delta Emmeline pull-down faucet  
Alternate design kitchen with LG Bult-in gas package w/convection  
LG NeoChef MicroWave  
Pot and pan drawers under cooktop  
LG Top Control Smart dishwasher  
Hidden in-cabinet slide-out trash bins

**Bathrooms:**

Curbless tiled shower at Master Bath  
Quartz countertops with 3/4" eased edging at Master Bath  
Coordinating towel bars and paper holders in all baths  
Ceramic tile shower surrounds at Master Bath  
Delta Kayra Chrome fixtures at all baths  
Kohler Archer pedestal sink and comfort height toilet at powder room

**Outdoor Living:**

Large covered patio  
BBQ gas stub  
Pavers on Patio & Courtyard

**Additional Upgrades:**

Full laundry room cabinets  
Two-Tone Interior Paint and upgraded Schlage Entry-door hardware  
8' interior doors & Dexter Seville Chrome interior door hardware  
Upgraded 5-1/4" baseboards throughout  
Aterra electrical / home technology / media

Home Base Price	\$529,900
Premium Lot	\$ 4,000
Upgrades/Options	\$ 89,807
<b>PRICE</b>	<b>\$623,707</b>
<b>Discount</b>	<b>- \$ 65,000</b>
<b>SALE PRICE</b>	<b>\$558,707</b>

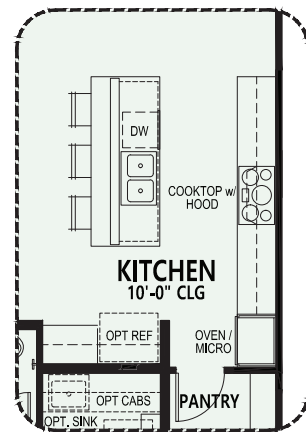
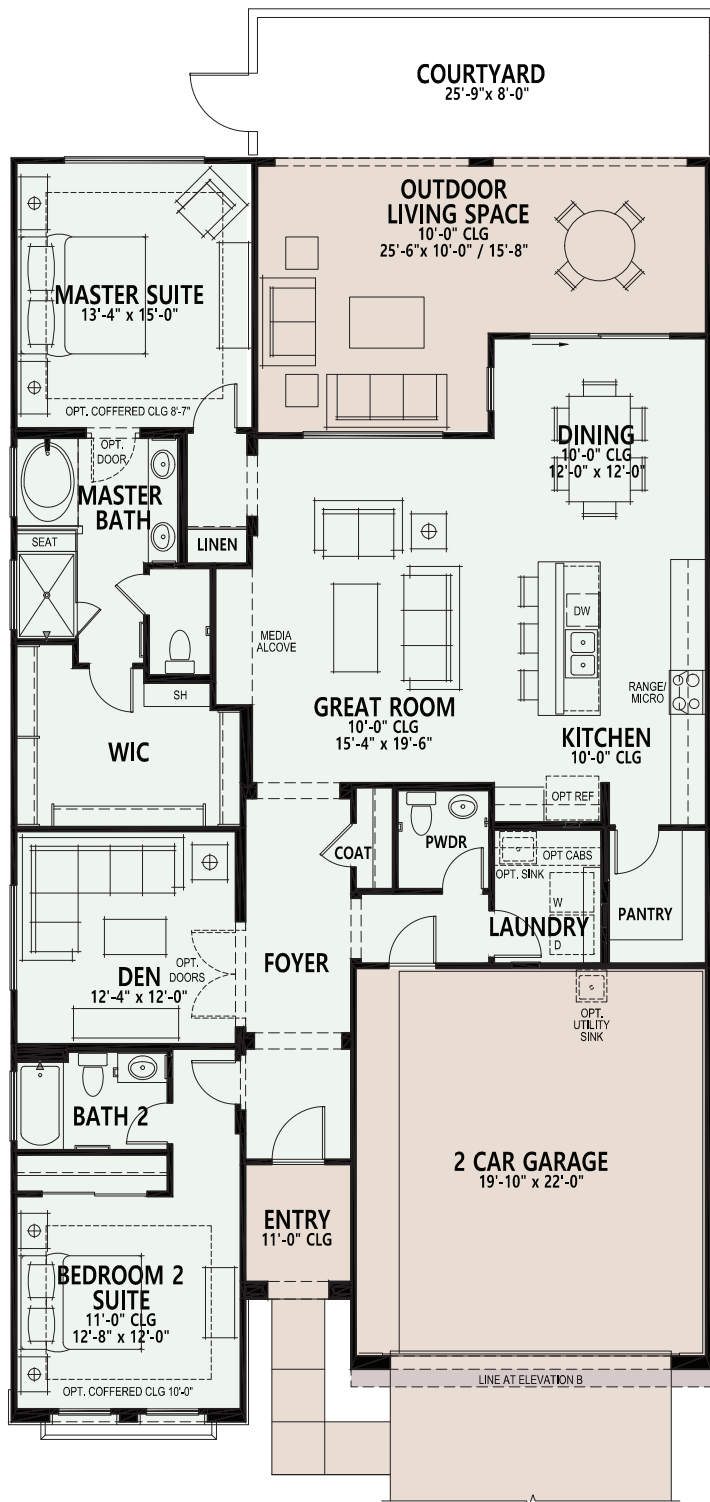


3003 N 164th Ave, Goodyear AZ 85395  
Model Village Open Daily 9am - 6pm

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 PebbleCreek between 4/10/24 and 4/30/24 and cannot be combined with any other incentives or discounts. Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. 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.





**Alternate  
Built-in Kitchen**

- Standard Livable Space
- Standard Concrete Areas





