

MOVE-IN READY HOME

\$421,559

4190 W Hanna Dr., AZ 85131



OCOTILLO 15082-E • AVAILABLE NOW

 1,508 sq. ft.	 2 Baths	 Den
 2 Beds	 2-Car	

CONSTRUCTION & UTILITIES

Unit Style: Villa Attached Home **Cooling:** Refrigeration
Construction: Frame/Stucco **Heating:** Electric

COUNTY, LOT AND HOA

County Code: Pinal **Lot Number:** 29 **Unit:** 20B

HOA Fees: \$3,207.32 per year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

Carefree Villas Unit 20: Additional \$170 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy.

OVERVIEW

You'll enjoy the open-concept great room, dining and kitchen area in the Ocotillo Villa. Designer upgrades include granite countertops and a LG stainless steel electric appliance package in the Kitchen. A limited 9-year construction warranty is included.

Robson Ranch Arizona is located in the greater Phoenix area near the I-10 freeway for easy access. World class amenities include: Gated entry, championship golf, restaurant, creative arts center, resort-style outdoor pool, Indoor pool, fitness center, tennis courts, 16 pickleball courts, Softball field, ballroom/auditorium, dog park, and more.

HOME UPGRADES & FEATURES

Kitchen:

Woodcase - Arctic White 41" upper Cabinets
Granite Countertops
Full Height Tile Backsplash
Birch Dovetail Drawers with full extension, soft close
Kohler Stainless Steel Undermount Sink
Delta - Arctic Stainless Pull-Down Faucet
LG Stainless Steel Electric Appliance Package Includes Electric Cooktop, Dishwasher, slide-in oven & Microwave

Bathrooms:

Tile Shower Surround & Deco Tile Band at Master Shower
Shower Granite Countertops Master Bath Vanity & Bath 2
Clear Glass Shower Enclosure at Master Bath
Comfort Height Toilets at Master Bath
Delta Ashlyn Bath Fixtures - Brilliance Stainless

Outdoor Living:

Landscape Package A

Additional Upgrades:

5 Added Cabinets in Laundry
Designer Floor Tile and Carpet
Two-Tone Interior Paint
5-1/4" Baseboard

Home Base Price:	\$340,900
Upgrades/Options:	\$ 65,659
Premium Lot	\$ 15,000
PRICE	\$421,559

RECEIVE UP TO \$14,000 TOWARDS YOUR MORTGAGE CLOSING COSTS/BUYDOWN*



5687 N. Robson Blvd. Eloy, AZ 85131
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
520.426.3300
800.770.7044

*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 Robson Ranch Arizona 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.

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. 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 unit, although the occupants of a limited number of the 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 Sun Lakes-Casa Grande Development, LLC, owner/agent. Robson Ranch Arizona Construction Company, general contractor, ROC 192584. Some amenities not included in community service fees. All photos/pictorials are artist's conception. 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.





