

MOVE-IN READY HOME

\$360,000

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  
**Construction:** Frame/Stucco

**Cooling:** Refrigeration  
**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 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
<b>PRICE</b>	<b>\$421,559</b>
<b>Discount</b>	<b>- \$ 61,559</b>
<b>SALE PRICE</b>	<b>\$360,000</b>



**Robson Ranch**  
A ROBSON RESORT  
COMMUNITY™

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

CALL FOR INFORMATION  
520.426.3300  
800.770.7044

Move-in ready home discount incentive is available on select homes and offer valid on qualifying new home sales contracts signed at Robson Ranch Arizona between 8/27/24 and 9/30/24 and cannot be combined with any other incentives or discounts. Information is subject to change without notice. Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. 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 8/27/24. © 2024 Robson Communities®, Inc. All rights reserved.





