

MOVE-IN READY HOME

\$607,343

61711 E Towhee Rd, Oracle, AZ 85623

**BELLA - 19123-B • AVAILABLE NOW**

1,912 sq. ft.



2.5 Baths



Den



2 Beds



2-Car + Golf Cart Garage

**CONSTRUCTION & UTILITIES**

**Unit Style:** Single Family Detached **Cooling:** Refrigeration  
**Construction:** Frame/Stucco **Heating:** Gas

**COUNTY, LOT AND HOA**

**County Code:** Pinal **Lot Number:** 75 **Unit:** 18B

**HOA Fees:** \$3,181.72 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!

**OVERVIEW**

The home has spacious outdoor living space and is a great home for entertaining! You will appreciate the Designer touches throughout, including quartz countertops & woodcase cabinets in the Kitchen, and a Media Alcove in the Great Room. A limited 9-year construction warranty is included.

SaddleBrooke Ranch is located in the north Tucson area of Arizona surrounded by grand mountain vistas and stunning Sonoran desert terrain. World class amenities include: Gated entry, championship golf, Ranch House Grill & Brewery, creative arts center, resort-style outdoor pool, Indoor pool, fitness center, tennis courts, 24 pickleball courts, ballroom/auditorium, dog park, community garden and more.

**HOME UPGRADES & FEATURES****Kitchen:**

Woodcase Clear Alder Tobacco Cabinets w/ 41" Uppers  
Crown Moulding  
Full Height Tile Backsplash  
Quartz Countertops  
Valet at Kitchen  
Kohler Cairn Undermount Sink in Matte White  
Delta Mateo Pull-Down Faucet - Arctic Stainless  
LG Stainless Steel Gas Appliance Package includes:  
Wall Oven, Cooktop, Microwave, Dishwasher

**Bathrooms:**

Upgraded Delta Plumbing Fixtures in Stainless  
Coordinating Delta Bath Accessories in Stainless  
Quartz Vanities and Tile Surrounds in Master Bath and Bath 2  
Additional Shower Head and Delta Handheld Slide Bar  
Decorative Vanity Light Fixtures in all Baths  
Curbless Shower at Master

**Outdoor Living:**

BBQ Gas Stub at Patio  
Seamless Rain Gutters at whole house

**Additional Upgrades:**

Media Alcove in Great Room  
Additional 5' added at Driveway  
4' Extension to Garage  
Full Laundry Room Cabinets  
Two-Tone Interior Paint  
5" Tall Mitered Baseboards  
Upgraded Wood/Laminate Flooring

Home Base Price:	\$496,900
Upgrades/Options:	\$167,443
Premium Lot	\$ 8,000
<b>PRICE</b>	<b>\$672,343</b>
<b>Discount</b>	<b>- \$ 65,000</b>
<b>SALE PRICE</b>	<b>\$607,343</b>



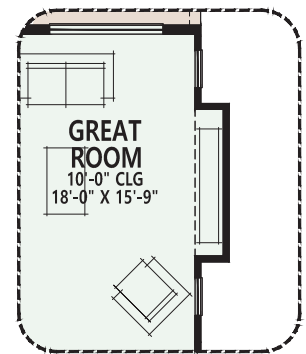
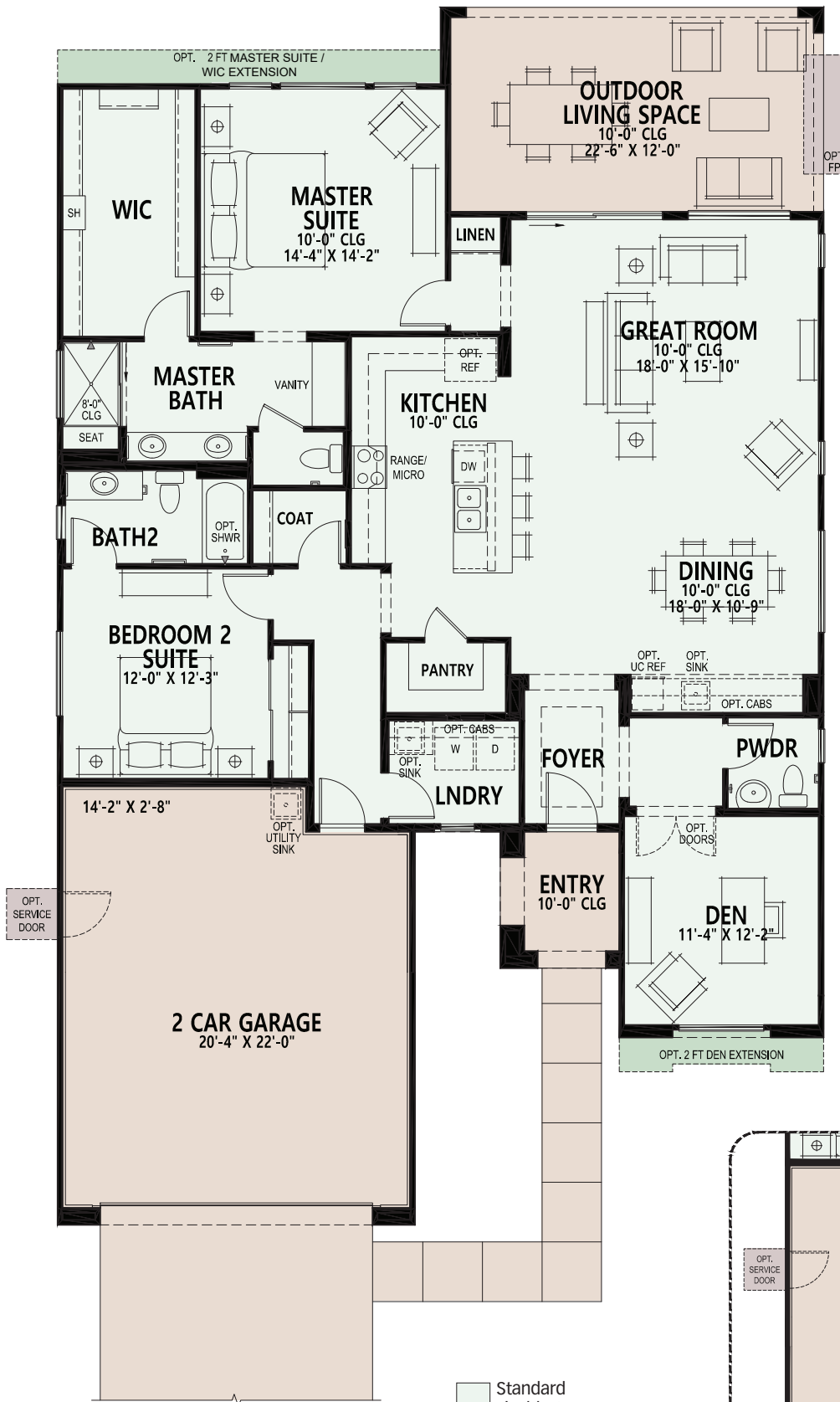
**SaddleBrooke Ranch™**  
A ROBSON RESORT COMMUNITY™

59680 East Robson Circle, Oracle, AZ 85623  
Model Village Open Daily 9am - 6pm

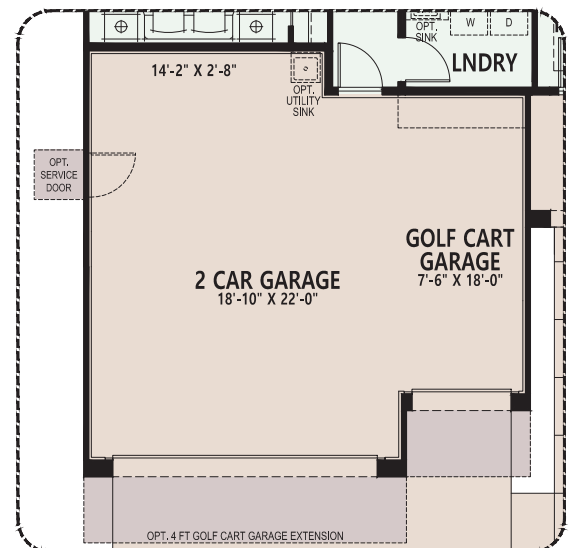
CALL FOR INFORMATION  
520.818.6000  
866.818.6068

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 4/26/24 and 5/31/24 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 old in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner: Robson Ranch Arizona Construction Company, general contractor, ROC 192584. 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. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Ranch House Grill is currently is open to the public. All photos/pictorials are artist's conception. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or in violation of law. Effective date 4/29/24. © 2024 Robson Communities®, Inc. All rights reserved





Opt. Alcove



Opt. Golf Cart Garage

- Standard Livable Space
- Optional Livable Space
- Standard Concrete Areas
- Optional Concrete Areas



## Images from Model Home - Not Actual Move-in Ready Home

