

**MOVE-IN READY HOME**

**\$549,758**

1331 E Golden Rock Way, Green Valley, AZ 85614



Rendering

**MANDARA 18842-B • AVAILABLE NOW**



1,884 sq. ft.



2.5 Baths



Den



2 Beds



2-Car Garage + Golf Cart

**CONSTRUCTION & UTILITIES**

**Unit Style:** One Level

**Cooling:** Refrigeration

**Construction:** Frame/Stucco

**Heating:** Gas

**COUNTY, LOT AND HOA**

**County Code:** Pima **Lot Number:** 91 **Unit:** 35B

**HOA Fees:** \$2,970 per year. Includes access to Quail Creek amenities including fitness facilities, resort pools, creative arts building, tennis courts, Pickleball and more!

**OVERVIEW**

The open-concept Great Room, Kitchen and Dining area is perfect for entertaining. Upgrades throughout the home include quartz countertops, 2' extension at Master Bedroom, and Luxury Vinyl Plank Flooring. A limited 9-year warranty is included.

Surrounded by the picturesque Santa Rita Mountains, Quail Creek offers an abundance of resort-style amenities including: Gated entry, 27 holes of championship golf, Clubhouse with ballroom, creative arts center, fitness center, resort-style outdoor pool, tennis courts, 16 pickleball courts, Clubhouse with ballroom, and more.

**HOME UPGRADES & FEATURES**

**Kitchen:**

LG Black Stainless slide-in Appliance Gas Package Includes: Cooktop, Convection Wall Oven, Microwave and Dishwasher  
Alder Cabinets with 41" Uppers  
Quartz Countertops  
Full Height Tile Backsplash  
Blanco Granite Undermount Sink  
Delta Coranto Matte Black Pull-Down Faucet

**Bathrooms:**

Delta Trinsic Plumbing Fixtures in Matte Black  
Coordinating Delta Bath Accessories in Matte Black  
Quartz Vanities and Tile Surrounds in Master Bath and Bath 2  
Shower in lieu of Tub/Shower at Bath 2

**Outdoor Living:**

Outdoor Living Space A

**Additional Upgrades:**

Golf Cart Garage  
2' extension at Master  
Upgraded Carpet and Luxury Vinyl Plank  
8' Interior Doors  
5" Baseboards

Home Base Price	\$455,900
Upgrades/Options	\$ 93,858
Premium Lot	\$ 60,000
<b>PRICE</b>	<b>\$609,758</b>
<b>Discount</b>	<b>- \$ 60,000</b>
<b>SALE PRICE</b>	<b>\$549,758</b>



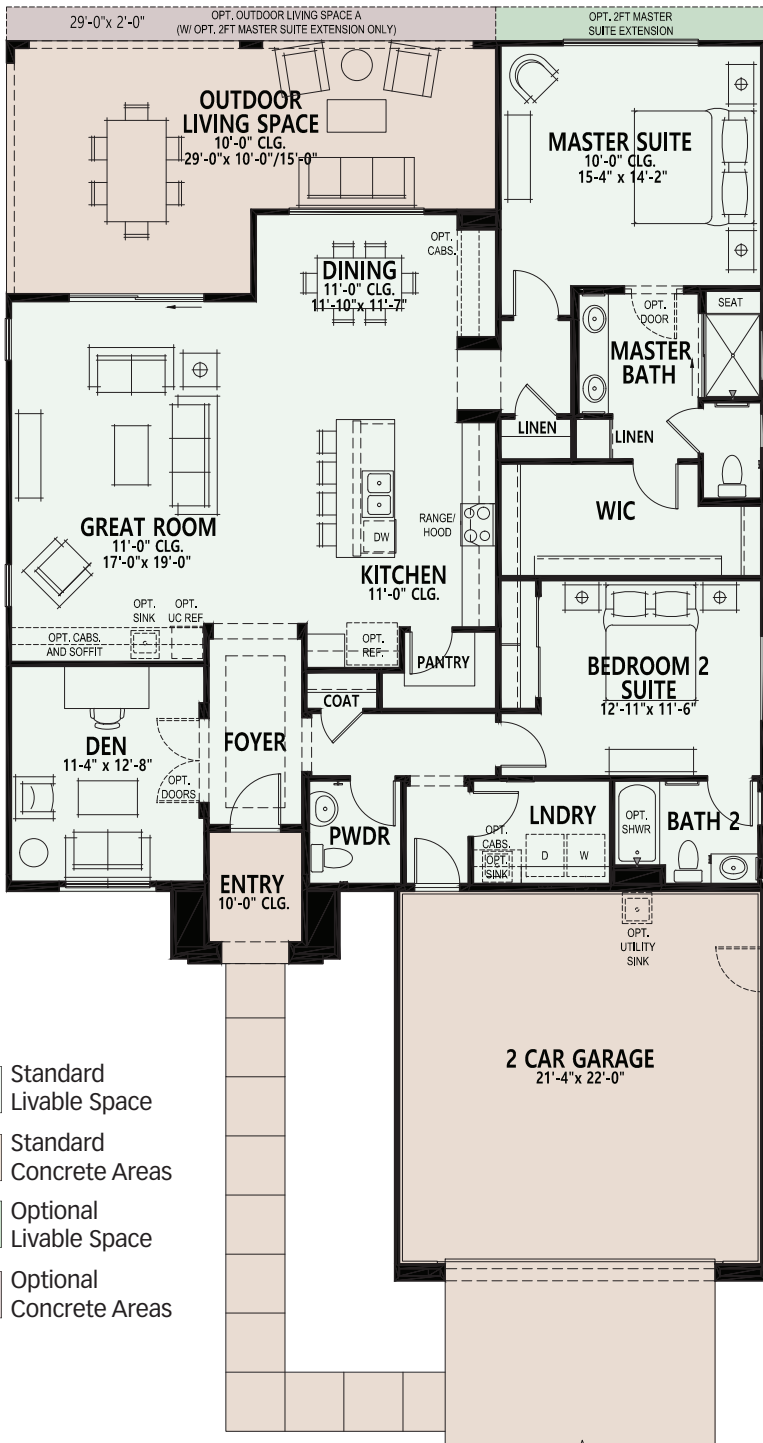
**Quail Creek**  
A ROBSON RESORT  
COMMUNITY™

1100 N. Eagle Hollow Road Green Valley, AZ 85614  
Model Village Open Daily 9am - 6pm

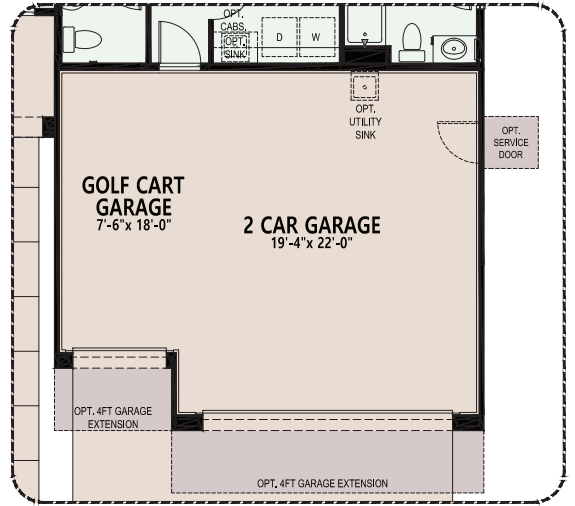
CALL FOR INFORMATION  
520.648.0332  
888.648.0332

Move-in ready home discount incentive is available on select homes and offer valid on qualifying new home sales contracts signed at Quail Creek between 4/10/24 and 4/30/24 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 options and specifications at any time without notice. Certain features, options, upgrades or improvements are only available at additional cost and are not included unless specifically provided for in the executed purchase contract. All dimensions and measurements are approximate and may vary per elevation and floorplan. Elevation appearance will change with the addition of a guest suite, separate casita, golf cart garage, bay windows or any other applicable structural option/upgrade. Floorplans are merely an illustrative depiction and are not a substitute for nor do they constitute actual construction plans. Actual house construction will be pursuant to the construction plans for the model, elevation and options set forth in an executed purchase contract. In event of conflict between this illustration and the construction plans, construction plans shall control. Many options are available and will vary per floorplan. Due to the variety of options allowing you to personalize your home, there may be some options which cannot be combined due to structural limitations and/or elevation selected. Please check with your New Home or Design 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 Robson Ranch Quail Creek, LLC, owner/agent. 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. 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.

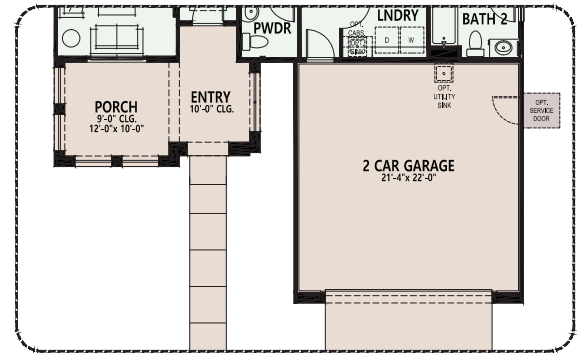




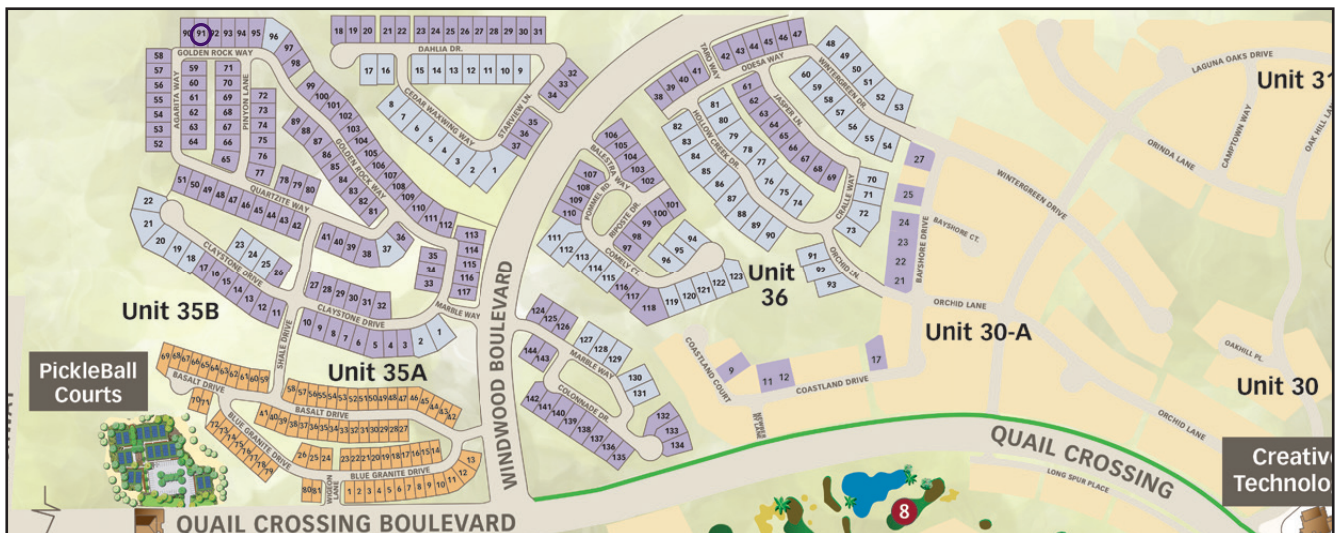
- Standard Livable Space
- Standard Concrete Areas
- Optional Livable Space
- Optional Concrete Areas



Opt. Golf Cart Garage



Elevation B



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

