

MOVE-IN READY HOME

\$513,448

30745 S Sand Hurst LN, Oracle, AZ 85623



BRIA - 1817-E • AVAILABLE NOW



1,817 sq. ft.



2.5 Baths



Den



2 Beds



2-Car

CONSTRUCTION & UTILITIES

Unit Style: Villa Attached Home

Cooling: Refrigeration

Construction: Frame/Stucco

Heating: Gas

COUNTY, LOT AND HOA

County Code: Pinal   Lot Number: 76   Unit: 21A

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

**Unit 21A Villas:** Additional \$180 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy. See a New Home Consultant for details.

OVERVIEW

You will appreciate the Designer touches throughout the Bria home, including quartz countertops & woodcase cabinets with 41" uppers in the Kitchen. 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 Shaker 3 Clear Alder Tobacco Cabinets w/41" Uppers  
Full Height Ceramic Tile Backsplash  
Quartz Countertops  
Kohler Cairn Undermount Sink Matte Taupe  
Delta Coranto Stainless Pull-Out Faucet  
LG Stainless Steel Gas Appliance Package Includes: Wall Oven, Cooktop w/SuperBoil, Wall Mount Chimney Hood, Microwave and Dishwasher  
Shaker Crown Moulding

**Bathrooms:**  
Curbless Shower at Master Bath  
Quartz Vanity with tile surrounds at Master Bath and Bath 2  
Upgraded Delta Plumbing Fixtures in Stainless  
Coordinating Delta Bath Accessories in Stainless  
Decorative Lighting at Vanity

**Outdoor Living:**  
Landscape at Rear Courtyard

**Additional Upgrades:**  
Full Laundry Room Cabinets  
Sterling Latitude Vikrell Laundry Sink White  
Two-Tone Interior Paint  
Upgraded Carpet and Wood/Laminate Flooring  
8' Interior Doors

Home Base Price:	\$432,900
Upgrades/Options:	\$ 90,548
Premium Lot	\$ 5,000
<b>PRICE</b>	<b>\$528,448</b>
<b>Discount</b>	<b>- \$ 15,000</b>
<b>SALE PRICE</b>	<b>\$513,448</b>

RECEIVE UP TO \$23,000 TOWARDS YOUR MORTGAGE CLOSING COSTS/BUYDOWN\*



59680 East Robson Circle, Oracle, AZ 85623

Model Village Open Daily 9am - 6pm



CALL FOR INFORMATION

520.818.6000

866.818.6068

\*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 SaddleBrooke Ranch signed between 3/1/24 and 3/31/24. 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. 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 3/1/24 and 3/31/24 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 if in violation of law. Effective date 3/1/24. All photos/pictorials are artist's conception. © 2024 Robson Communities®, Inc. All rights reserved.



# Images from Model Home

