

MOVE-IN READY HOME

\$756,204

61540 E Cypress Canyon Dr, Oracle, AZ 85623



MIRA - 22713-A • EST. COMPLETION: APRIL 24



2,271 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: 11    Unit: 19

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

OVERVIEW

You will appreciate the Designer touches throughout the home, including quartz countertops & woodcase cabinets with 41" uppers in the Kitchen and the Stackable Moving Glass Wall System 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 Harrison White Cabinets w/ 41" Uppers  
Crown Moulding  
Full Height Tile Backsplash  
Quartz Countertops  
Blanco Granite Undermount Sink in Anthracite color  
Delta Coranto Pull-Down Faucet - Stainless  
LG Stainless Steel Gas Appliance Package includes:  
Convection Oven, Dishwasher, Microwave, Cooktop with SuperBoil

**Bathrooms:**  
Upgraded Delta Plumbing Fixtures in Stainless  
Coordinating Delta Bath Accessories in Stainless  
Quartz Vanities and Tile Surrounds in Master Bath and Bath 2  
Heavy Clear Glass Semi-Frameless Shower Enclosure

**Outdoor Living:**  
BBQ Gas Stub at Patio  
Seamless Rain Gutters at whole house

**Additional Upgrades:**  
4' Extension at Garage  
Stackable Moving Glass Wall System at Great Room  
Full Laundry Room Cabinets  
Two-Tone Interior Paint  
Upgraded Wood/Laminate Flooring  
5-1/4" Mitered Baseboards  
Utility Sink at Garage  
Zephyr Single Zone Beverage Center

Home Base Price:	\$578,900
Upgrades/Options:	\$124,304
Premium Lot	\$ 53,000
PRICE	\$756,204

RECEIVE UP TO \$29,000 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.

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.

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



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

