



VIVA - 16553-B • AVAILABLE NOW



1,655 sq. ft.



2 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:** 42 **Unit:** 21B

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

Unit 21B 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 Viva 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 Dublin Clear Alder Taupe Cabinets w/41" Uppers
Quartz Countertops
Full Height Ceramic Tile Backsplash
Kohler Strive Stainless Steel Apron Sink
Delta Stainless Mateo Pull-Down Faucet
LG Stainless Steel Gas Appliance Package Includes: Convection Oven, Microwave, Dishwasher
Crown Moulding

Bathrooms:
Curbless shower at Primary Bath
Quartz Vanity with tile surrounds at Primary Bath and Bath
Upgraded Delta Plumbing Fixtures in Stainless
Coordinating Delta Bath Accessories in Stainless

Outdoor Living:
Pavers at Patio

Additional Upgrades:
Cabinets at Laundry Room
Two-Tone Interior Paint
Upgraded Carpet and Wood/Laminate Flooring
Mitered Baseboards
8' Interior Doors

Home Base Price:	\$413,900
Upgrades/Options:	\$ 64,907
Premium Lot	\$ 8,000
SALE PRICE	\$446,807



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

CALL FOR INFORMATION
520.818.6000
866.818.6068

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. 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 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 11/21/24. © 2024 Robson Communities®, Inc. All rights reserved.







