

MOVE-IN READY HOME

\$627,787

11504 Iron Bark Dr, Denton, TX 76207



BELLA - 19123-B • EST. COMPLETION JULY 24

 1,912 sq. ft.	 2.5 Baths	 Den
 2 Beds	 2-Car + Golf Cart	

CONSTRUCTION & UTILITIES

Unit Style: One Level **Cooling:** Refrigeration
Construction: Advanced Framing **Heating:** Gas

COUNTY, LOT AND HOA

County Code: Denton **Lot Number:** 85 G **Unit:** 20

HOA Fees: \$3,739.48 per year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

OVERVIEW

Coming Soon! The open-concept Great Room, Kitchen and Dining area is perfect for entertaining. Upgrades throughout the home include granite countertops & maple cabinets In the Kitchen, media alcove in Great Room, and a Golf Cart Garage. This home also includes our limited 10-year construction warranty.

Robson Ranch is located in the Dallas/Fort Worth Metroplex within the Denton area. Amongst the quiet surroundings and ranch-style scenery offered at Robson Ranch, you'll find World class amenities including: Gated entry, championship golf, restaurant, creative arts center, resort-style outdoor pool, Indoor pool, fitness center, tennis courts, 16 pickleball courts, Softball field, ballroom/auditorium, dog park, community garden and more.

HOME UPGRADES & FEATURES

Kitchen

- Upgraded Maple Cabinets
- Granite Countertops
- Full Height Tile Backsplash
- Blanco Granite Undermount Sink
- Delta Stainless Pull-Down Faucet
- Built-In Stainless Steel Gas Appliance Package

Bathrooms

- Upgraded Delta Plumbing Fixtures in Stainless
- Coordinating Delta Bath Accessories in Stainless
- Granite countertops in all bathrooms
- Framelss shower door in Primary Bathroom

Additional Upgrades

- Optional Golf Cart Garage
- Upgraded Carpet and Tile
- Laundry Room Cabinets
- Media alcove
- Dining Room Cabinets
- Decorative Lighting

Home Base Price	\$519,900
Upgrades/Options	\$ 94,887
Premium Lot	\$ 13,000
PRICE	\$627,787



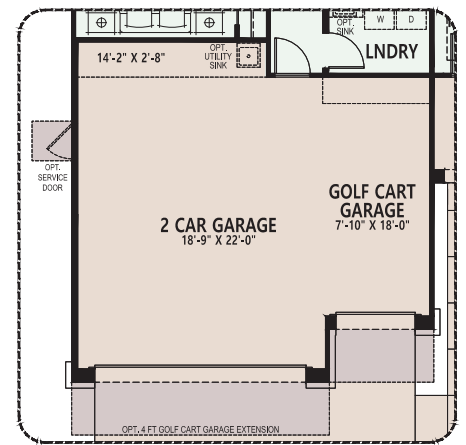
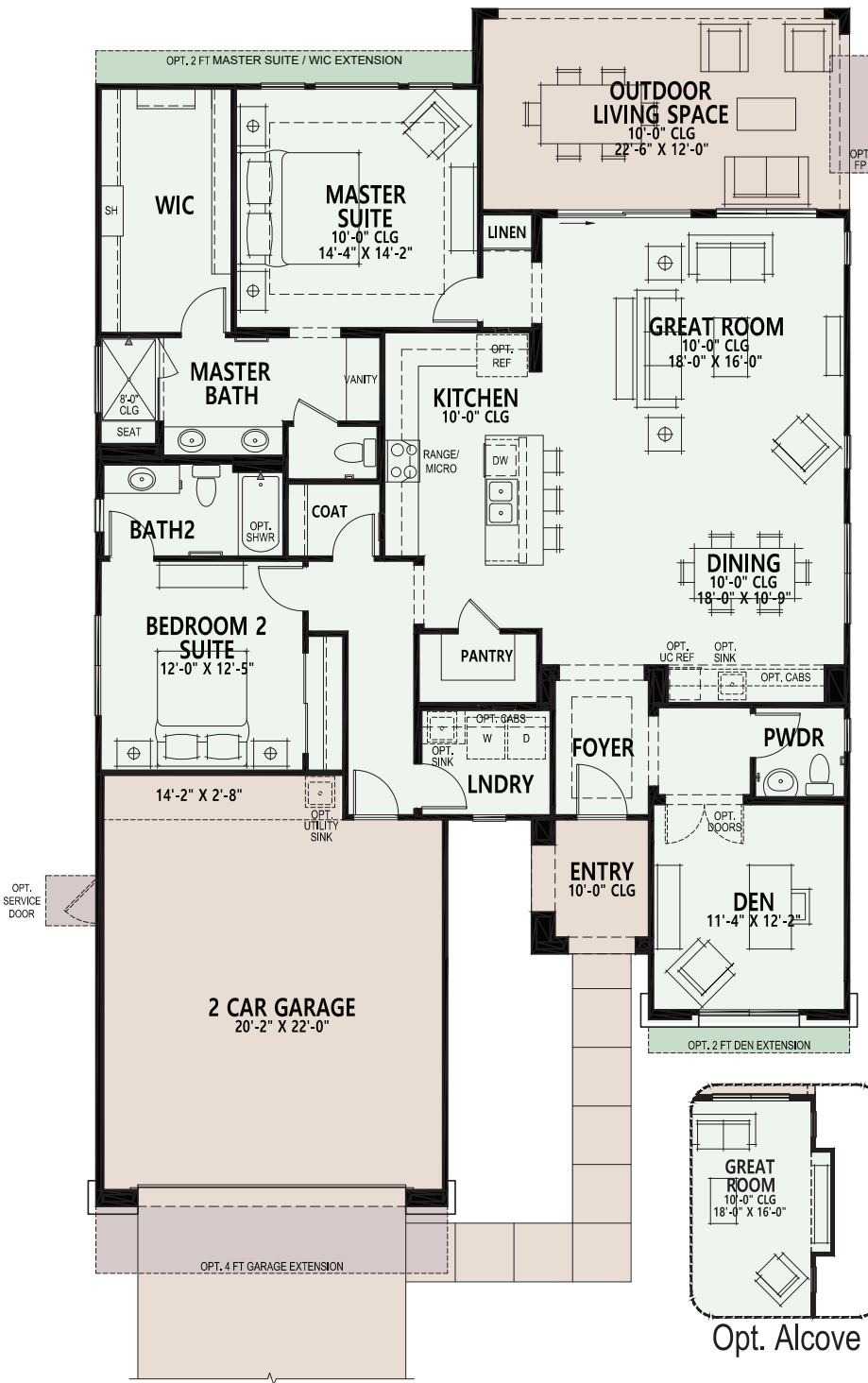
9501 Ed Robson, Denton, TX 76207
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
888.988.3927
940.246.2000

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. 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 unit, although the occupants of a limited number of the 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. The developer of the project and the seller of homes is Robson Denton Development, LP. There are additional fees (not included in the HOA fees) for using some of the recreational facilities. All photos/pictorials are artist's conception. This material shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 4/18/24. © 2023 Robson Communities®, Inc. All rights reserved.



Photos of Model Home
Not Move-In Ready Home



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

