

MOVE-IN READY HOME

\$774,564

16584 W Mulberry Dr, Goodyear AZ 85395



Rendering

MANDARA – 18843-A • EST. COMPLETION: JANUARY 25

 1,884 sq. ft.	 2.5 Baths	 Den
 2 Beds	 2-Car + Golf Cart Garage	

CONSTRUCTION & UTILITIES

Unit Style: One Level **Cooling:** Refrigeration **Heating:** Gas
Construction: Modified BASF HP+ Wall System

COUNTY, LOT AND HOA

County Code: Maricopa **Lot Number:** 26 **Unit:** 46

HOA Fees: \$3,268 per year. Includes access to PebbleCreek amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

OVERVIEW

The moment you walk in, you'll be welcomed by the high quality and selections made by our Design Team. This home is beautifully appointed with 42' upper Madison Clear Alder cabinets in the Kitchen, Bar, and Laundry. You'll appreciate the Stunning levels of upgraded Quartz countertops and luxury vinyl plank throughout. A limited 9 year warranty is included.

One of the best-selling active adult communities in Arizona, PebbleCreek located in Metro Phoenix, makes it convenient to just about everything. Amenities include: Gated entry, 54 holes of golf, restaurants, creative arts center, resort-style outdoor pools, indoor pool, fitness centers, tennis courts, 36 pickleball courts, softball field, performance theater, clubhouses, grand ballrooms, dog park, and more.

HOME UPGRADES & FEATURES

Kitchen:

Madison Clear Alder cabinets with full-extension soft-close hinges
42" upper cabinets with dove-tail edges and soft-close drawers
Alternate design kitchen with LG Built-in gas package w/convection
Large walk in Pantry
Pot and Pan drawers under the cooktop
Eased Edge Quartz countertops
Sterling stainless steel undermount sink
Delta Emmeline pull down Matte Black faucet
2" Shaker crown moulding
Trash bin cabinet and roll outs in middle shelves
Upgraded tile backsplash

Bathrooms:

ProFlo elongated toilets
Ceramic tile shower surrounds
Coordinating towel bars and paper holders
Delta Matte Black Ashlyn fixtures
Eased Edge Quartz countertops with 4" backsplash
Kohler Caxton oval undermount white sink

Great Room Bar:

Single Zone Beverage Center with glass door
Upgraded cabinets: base and 42" uppers
Kohler Vault stainless steel undermount sink
Eased Edge Quartz countertops

Additional Upgrades:

Golf Cart Garage
Upper Cabinets at Laundry Room
Gas BBQ Stub at back
2-Tone Paint
Aterra electrical / home technology / media
12 x 8 Sliding Glass door in Great Room

Home Base Price	\$578,900
Premium Lot	\$100,000
Upgrades/Options	\$135,664
PRICE	\$774,564

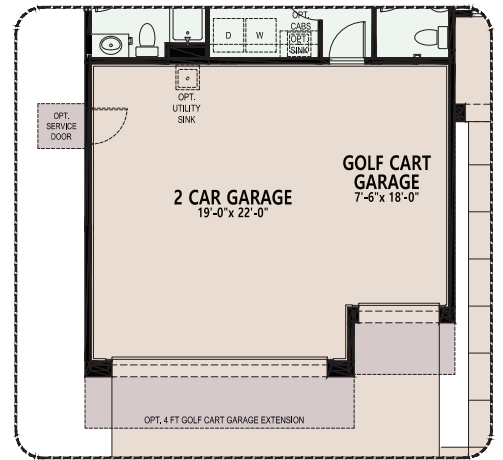
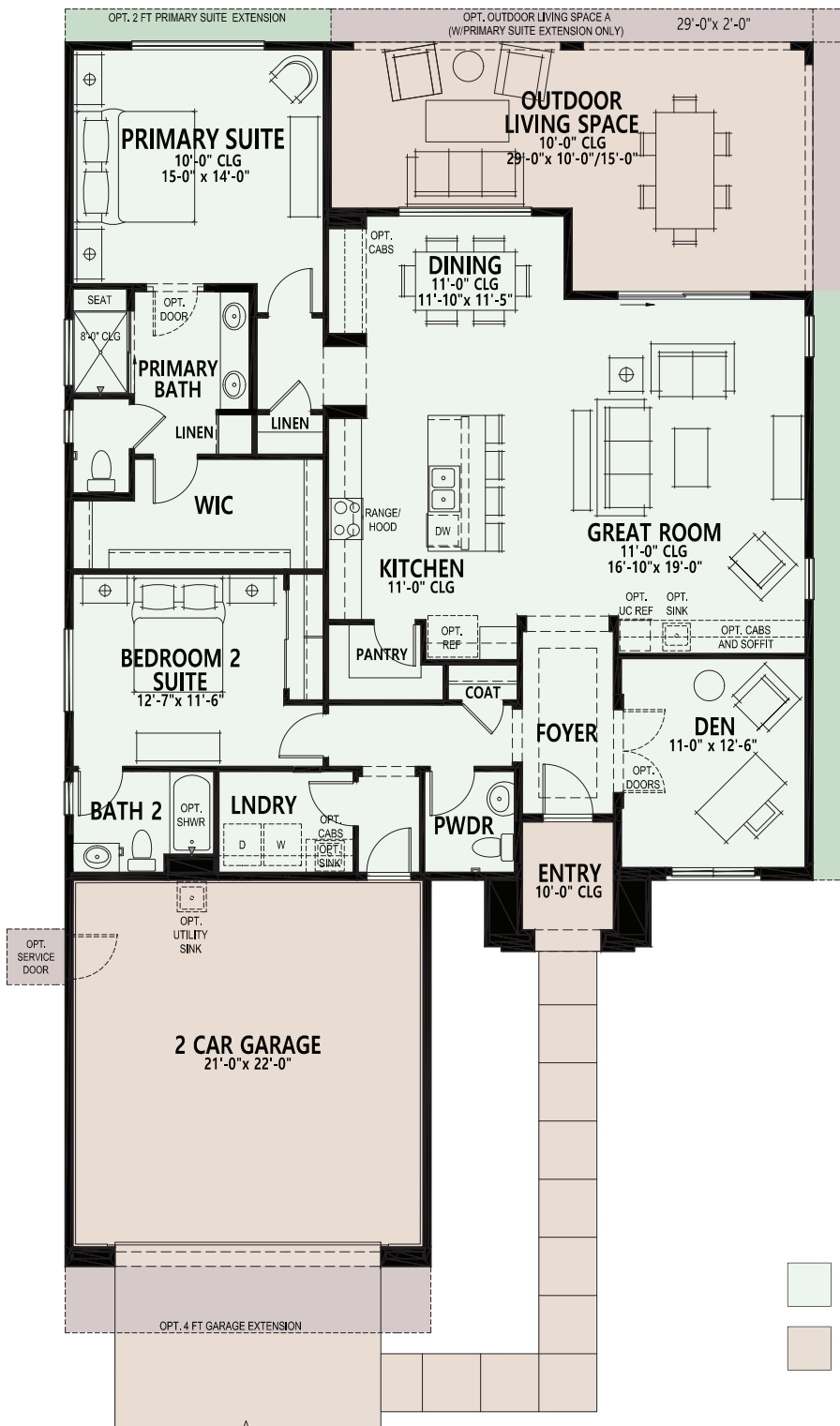


3003 N 164th Ave, Goodyear AZ 85395
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
623.935.6700
800.795.4663

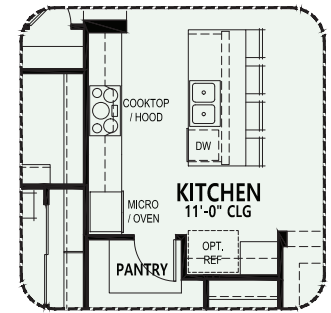
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Opt. Golf Cart Garage

OPT. 2 FT EXTENSION TO SIDE OF HOUSE



Alternate Built-in Kitchen

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

