

MOVE-IN READY HOME

\$435,170

1777 N Lemelson DR Green Valley, AZ 85614



CATALINA 15623-D • EST. COMPLETION: FEBRUARY 2025



1,562 sq. ft.



2 Baths



2 Beds



2-Car

CONSTRUCTION & UTILITIES

Unit Style: One Level

Cooling: Refrigeration

Construction: Frame/Stucco

Heating: Gas

COUNTY, LOT AND HOA

County Code: Pima **Lot Number:** 35 **Unit:** 28

HOA Fees: \$3,128 per year. Includes access to Quail Creek amenities including fitness facilities, resort pools, creative arts building, tennis courts, Pickleball and more!

OVERVIEW

You will appreciate the Designer touches throughout this home, including quartz countertops and Alder cabinets with 41" uppers in the Kitchen. Additional upgrades include carpet & luxury vinyl plank throughout the home. A limited 9-year warranty is included.

Surrounded by the picturesque Santa Rita Mountains, Quail Creek offers an abundance of resort-style amenities including: Gated entry, 27 holes of championship golf, Clubhouse with ballroom, creative arts center, fitness center, resort-style outdoor pool, tennis courts, 32 pickleball courts, Clubhouse with ballroom, and more.

HOME UPGRADES & FEATURES

Kitchen:

LG Stainless Steel Gas Appliance Package includes Cooktop, Dishwasher, Microwave
Upgraded Alder Cabinets with 41" Upper
Delta Coranto Pull-Down Kitchen Faucet - Stainless
Upgraded Quartz Countertop
Full Height Tile Backsplash

Bathrooms:

Heavy Glass Shower Enclosure in Primary
Quartz Vanity at Primary and Bath 2
Tile Surround in Primary Bath
Delta Woodhurst Plumbing Fixtures in Stainless
Coordinating Bath Accessories in Stainless

Outdoor Living:

BBQ Gas Stub at Patio

Additional Upgrades:

Upgraded Carpet and Luxury Vinyl Plank
Two-Tone Interior Paint
5-1/4" Base Boards

Home Base Price	\$396,900
Upgrades/Options	\$ 43,270
Premium Lot	\$ 10,000
SALE PRICE	\$435,170



Quail Creek
A ROBSON RESORT
COMMUNITY™

1100 N. Eagle Hollow Road Green Valley, AZ 85614
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
520.648.0332
888.648.0332

Information is subject to change without notice. We reserve the right to discontinue or change options and specifications at any time without notice. Certain features, options, upgrades or improvements are only available at additional cost and are not included unless specifically provided for in the executed purchase contract. All dimensions and measurements are approximate and may vary per elevation and floorplan. Elevation appearance will change with the addition of a guest suite, separate casita, golf cart garage, bay windows or any other applicable structural option/upgrade. Floorplans are merely an illustrative depiction and are not a substitute for nor do they constitute actual construction plans. Actual house construction will be pursuant to the construction plans for the model, elevation and options set forth in an executed purchase contract. In event of conflict between this illustration and the construction plans, construction plans shall control. Many options are available and will vary per floorplan. Due to the variety of options allowing you to personalize your home, there may be some options which cannot be combined due to structural limitations and/or elevation selected. Please check with your New Home or Design 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 of age in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by Robson Ranch Quail Creek, LLC, owner/agent. 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. This material shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 1/15/25. © 2025 Robson Communities®, Inc. All rights reserved.



