

MOVE-IN READY HOME






\$997,775

16777 W Sheila Ln, Goodyear AZ 85395



Rendering

AVALON - 26953-C • UNIT: 47B/LOT 35 • EST. COMPLETION APRIL 2025

-  2,695 sq. ft.
-  2 Beds
-  2.5 Baths
-  Den
-  3-Car

Home Base Price	\$ 811,900
Premium Lot	\$ 52,000
Upgrades/Options	\$ 198,875
PRICE	\$1,062,775
DISCOUNT	- \$ 65,000
SALE PRICE	\$ 997,775

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

- Revere Clear Alder Cabinets - Beachwood Stain - Crown Moulding
- Dove-tail drawers / soft-close
- Built in LG Signature gas / stainless steel appliances
- Butler's pantry and large Walk-in pantry
- Eased Edge Quartz countertops
- Delta Trinsic single handle pull-down stainless steel faucet
- Blanco granite undermount sink
- Trash bin cabinet
- Upgraded tile backsplash

Bar:

- Zephyr single zone beverage center
- Blanco Silgranit Precis Undermount bar sink

Laundry Room:

- Sterling Latitude laundry sink
- Eased Edge Quartz countertops

Bathrooms:

- Kohler Cimarron elongated Comfort Height Toilets
- Upgrade tile surrounds and deco
- Delta Saylor faucets - stainless steel
- Delta Saylor bath accessories - stainless steel
- Curbless Shower at Master Bath
- Eased Edge Quartz countertops

Additional Upgrades:

- 2' Extension at Den
- 4' Garage Extension
- Nuvo Whole Home Water Filtration System
- Gas BBQ Stub at back
- Two-Tone Interior Paint
- Coffer ceiling at Great Room and Kitchen
- Service Door at Garage
- Aterra electrical / home technology / media
- Outdoor Living Space B
- Upgrade carpet / LVP flooring

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



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

CALL FOR INFORMATION
623.935.6700
800.795.4663

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 of age in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by PebbleCreek Properties Limited Partnership, owner/agent. PebbleCreek Construction Company, general contractor, ROC 190149. 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. 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 4/24/25. © 2025 Robson Communities®, Inc. All rights reserved.

