MOVE-IN READY HOME | $845,827 | 61499 Cypress Canyon DR, Oracle, AZ 85623

MIRA - 22713 E • UNIT: 19/LOT: 159 • ESTIMATED COMPLETION: APRIL 2025

- 2,557 sq. ft.
- 2 Beds
- 3.5 Baths
- Den
- 2-Car + Golf Cart
- Guest House

Home Base Price	$596,900
Premium Lot	$ 68,000
Upgrades/Options	$210,927
PRICE	**$845,827**

CONSTRUCTION & UTILITIES

Unit Style: One Level
Cooling: Refrigeration
Heating: Gas
Construction: Frame/stucco

HOME UPGRADES & FEATURES

Kitchen:

Woodcase Shaker White Cabinets w/ 42" Uppers
Crown Moulding
Full Height Tile Backsplash
Quartz Countertops
Kohler Undermount Sink in Matte White
Delta Pull-Down Faucet in Lumicoat Chrome
LG Stainless Steel Gas Appliance Package includes:
Convection Wall Oven, Cooktop, Microwave and Dishwasher

Bathrooms:

Upgraded Delta Plumbing Fixtures in Chrome
Coordinating Delta Bath Accessories in Chrome
Quartz Vanities and Tile Surrounds in Primary Bath and Bath 2
Heavy Clear Glass Semi-Frameless Shower enclosure at Primary

Outdoor Living:

BBQ Gas Stub at Patio
Landscaping

Additional Upgrades:

Attached Guest House
4' Extension at Garage
Stackable Moving Glass Wall System at Great Room
Full Laundry Room Cabinets
Two-Tone Interior Paint
Upgraded Carpet & Wood/Laminate Flooring
5-1/4" Mitered Baseboards
Service Door at Garage

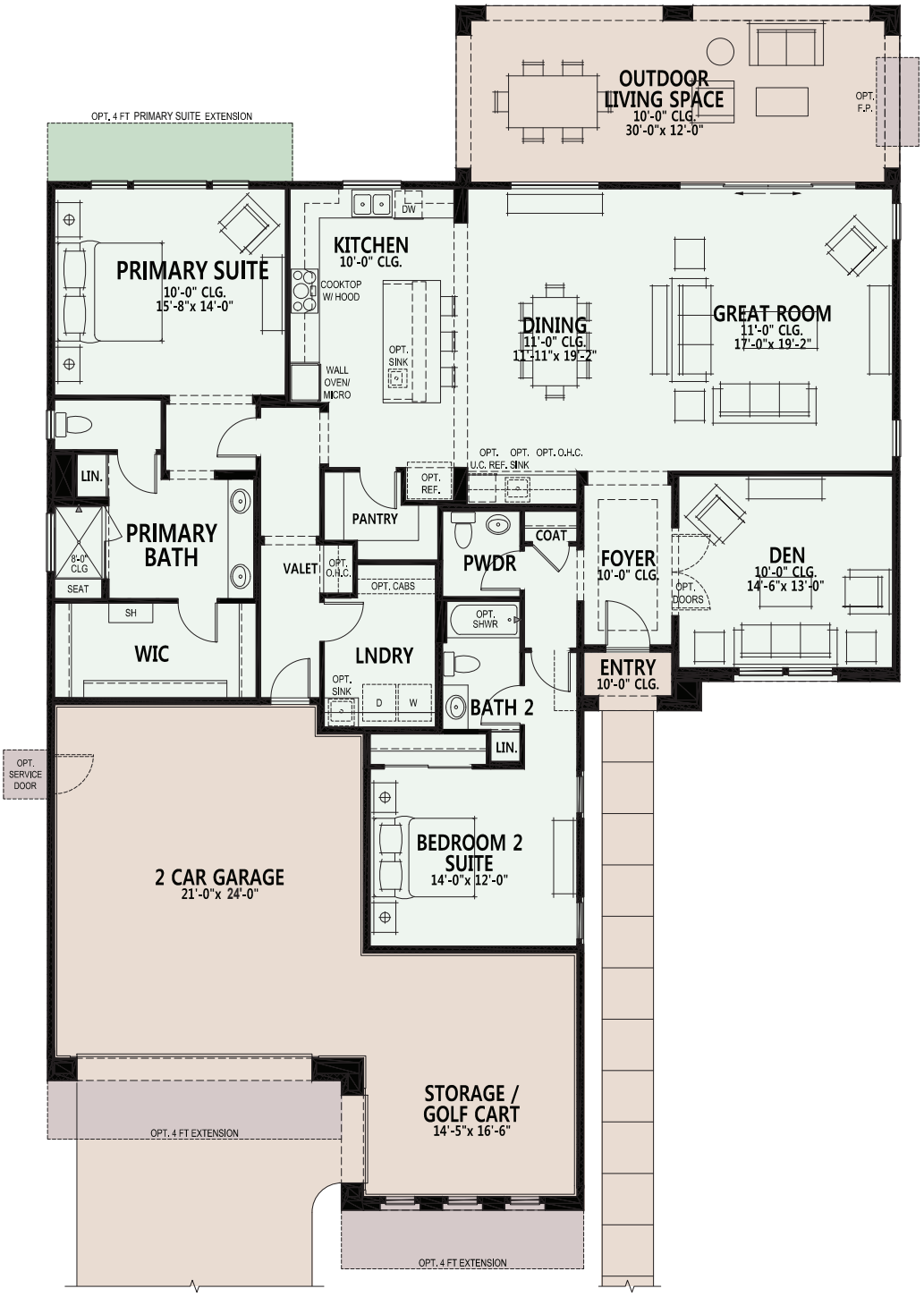
HOA Fees: $3,313.24 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!

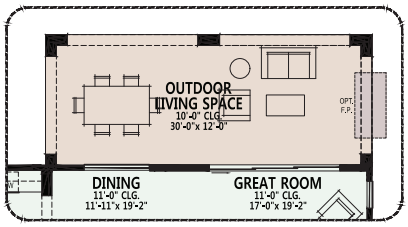
SaddleBrooke Ranch™
A ROBSON RESORT COMMUNITY™

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

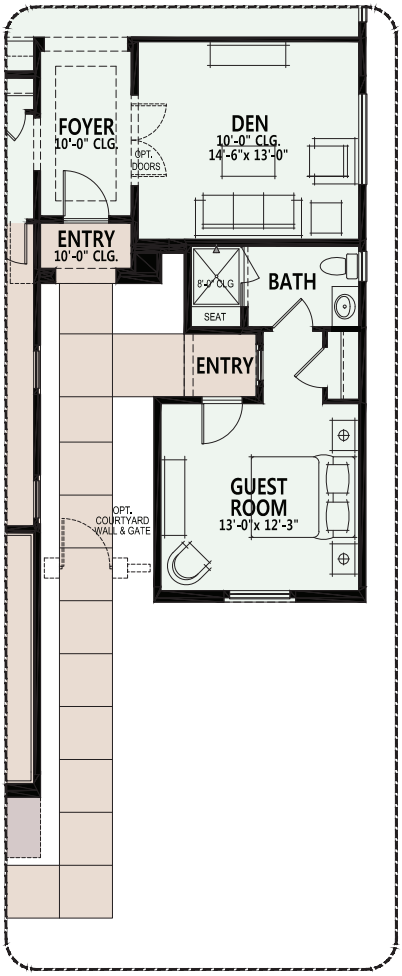
CALL FOR INFORMATION
520.818.6000
866.818.6068

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 is 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 4/7/25. © 2025 Robson Communities®, Inc. All rights reserved.





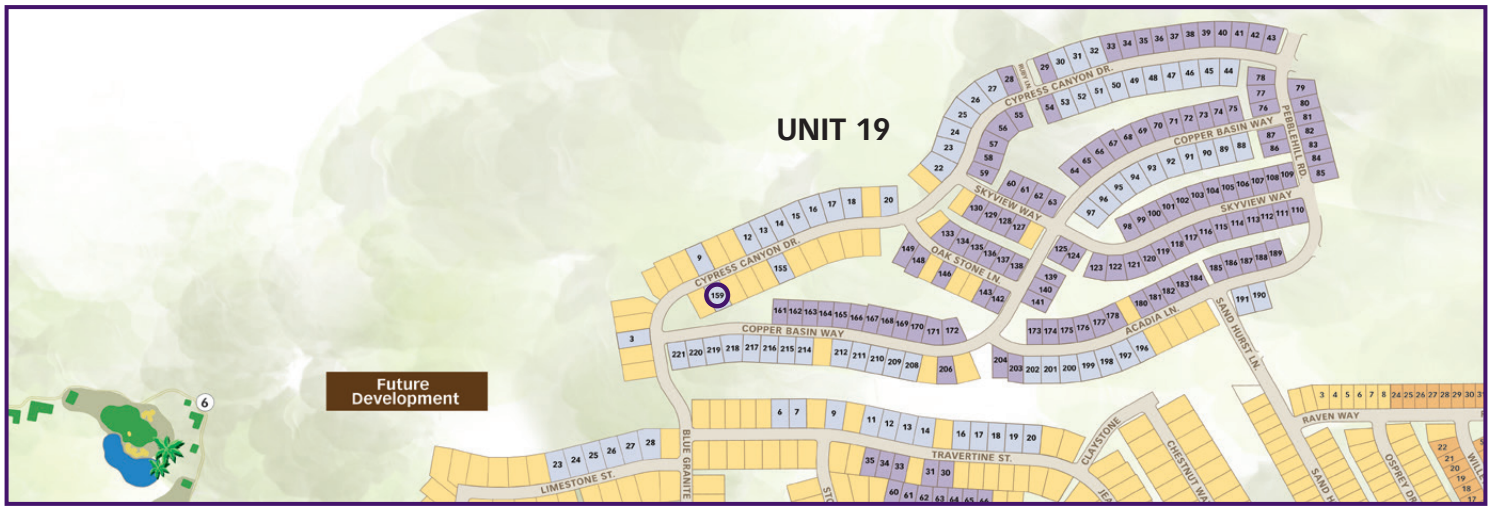
Opt. 12080 Stackable SGD



Opt. Attached Guest House

Standard Livable Space

Optional Livable Space

Standard Concrete Areas

Optional Concrete Areas