

DESIGNER HOME

\$596,886

11500 Iron Bark DR, Denton, TX 76207



BELLA - 19123-A • UNIT: 20/LOT: 84G • EST. COMPLETION: SEPTEMBER 2025



1,945 sq. ft.



2 Beds



2.5 Baths



Den



2-Car + Golf Cart

Home Base Price	\$519,900
Premium Lot	\$ 13,000
Upgrades/Options	\$ 63,986
<b>PRICE</b>	<b>\$596,886*</b>

**CONSTRUCTION & UTILITIES****Unit Style:** One Level**Cooling:** Refrigeration**Heating:** Gas**Construction:** Frame/stucco**PERSONALIZE YOUR DESIGNER HOME: FINISH YOUR HOME, YOUR WAY!**

Make your home uniquely yours by selecting final touches that reflect your style. Choose from a curated selection of stylish, included options at no extra cost, or explore premium upgrades for an additional price. **The finishing touch is all yours!**

**Design Selections:**

- Countertops, tile flooring, carpet, and entry door hardware — available in stylish choices, all included in the base price. Want more options? Explore upgrades for even greater personalization.
- Pre-selected faucets and sinks, bath accessories, and bath surrounds are included. Prefer a different look? Optional upgrades are available.

Connect with your new home sales consultant for further details!

**Home Upgrades:**

- Golf Cart Garage
- Media Alcove
- Curbless Shower in Primary Bath
- Built In Gas Appliance Package

**Enhance Your Home Even Further With These Optional Upgrades:**

- Refrigerator
- Washer/Dryer
- Cabinet hardware
- Garage epoxy
- Upgraded shower enclosure
- Assist bars
- Framed mirrors
- Garage cabinets

*\*Price includes pre-selected options and your choices from the base-level selections.*

**HOA Fees:** \$3,912.92 per year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts, tennis courts and more!

**Robson Ranch**A ROBSON RESORT  
COMMUNITY™9501 Ed Robson, Denton, TX 76207  
Model Village Open Daily 9am - 6pmCALL FOR INFORMATION  
888.988.3927  
940.246.2000

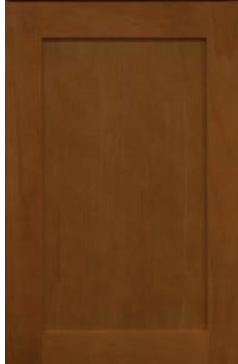
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**Cabinet Style**  
*Montana*

**Cabinet Color**  
*White*  
*\*Not Shown\**



**Entry Door**

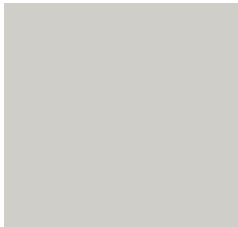
*3/4-Lite Cantania Grill Between  
Glass 1-Panel Pro-Cherry  
Texture with Water Glass  
\*Painted per Exterior Color Scheme*



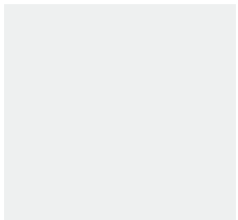
**Continental Interior Doors**

*2 Panel Smooth  
\*Painted to Match Trim*

**Interior Paint**



**On the Rocks  
Walls SW7671**



**Extra White Trim  
SW7006**

**GE Built-In Gas Package, Stainless - AA225**



**36" Under The Cabinet Hood**  
JVX5360SJSS



**Single Convection Wall Oven**  
PTS7000SNSS



**Top Control Dishwasher**  
GDT670SYVFS



**Microwave Oven & Trim Kit**  
PCWK22U1WDD/JX7230SLSS



**36" Gas Cooktop**  
PGP9036SLSS

*Colors may vary from shown.  
Subject to change.*