

MOVE-IN READY HOME






\$607,705

11300 Iron Bark DR, Denton, TX 76207



Bella - Elevation B Rendering

BELLA • UNIT: 27/LOT: 4E • EST. COMPLETION: DECEMBER 2025

-  1,945 sq. ft.
-  2 Beds
-  2.5 Baths
-  Den
-  2-Car + Golf Cart

PRICE: \$618,179
INCENTIVE: - \$ 10,474
SALE PRICE: \$607,705

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

- Upgraded Maple Cabinets
- Quartz Countertops
- Full Height Tile Backsplash
- Stainless Steel Undermount Sink
- Delta Coranto Pull-Down Faucet in Chrome
- Built-In Stainless Steel Gas Appliance Package

Bathrooms:

- Upgraded Delta Plumbing Fixtures in Chrome
- Coordinating Delta Bath Accessories in Chrome
- Quartz Countertops
- Curbless Shower in Primary Bath
- Framed mirror in Powder Bath

Additional Upgrades:

- Optional Golf Cart Garage
- Upgraded Carpet, Tile and Engineered Wood
- Media alcove
- Dining Room Base Cabinets
- 8 ft. Interior Doors
- BBQ Stub
- Painted Brick on front exterior
- Decorative Lighting
- Privacy wall on patio

HOA Fees: \$3,976.28 per year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts, tennis courts and more!

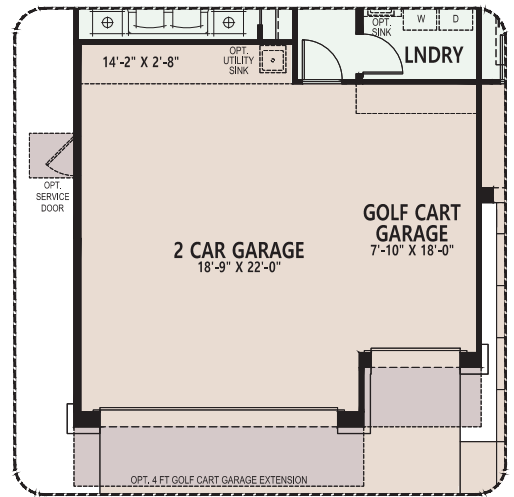
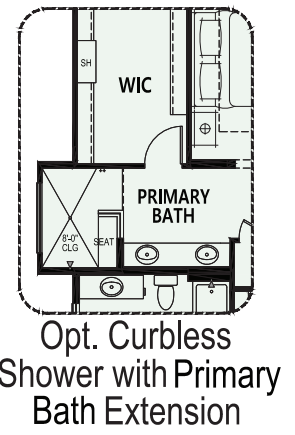
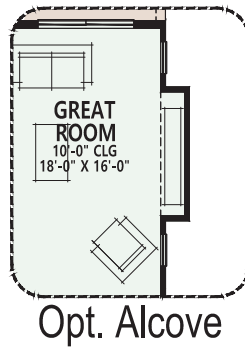
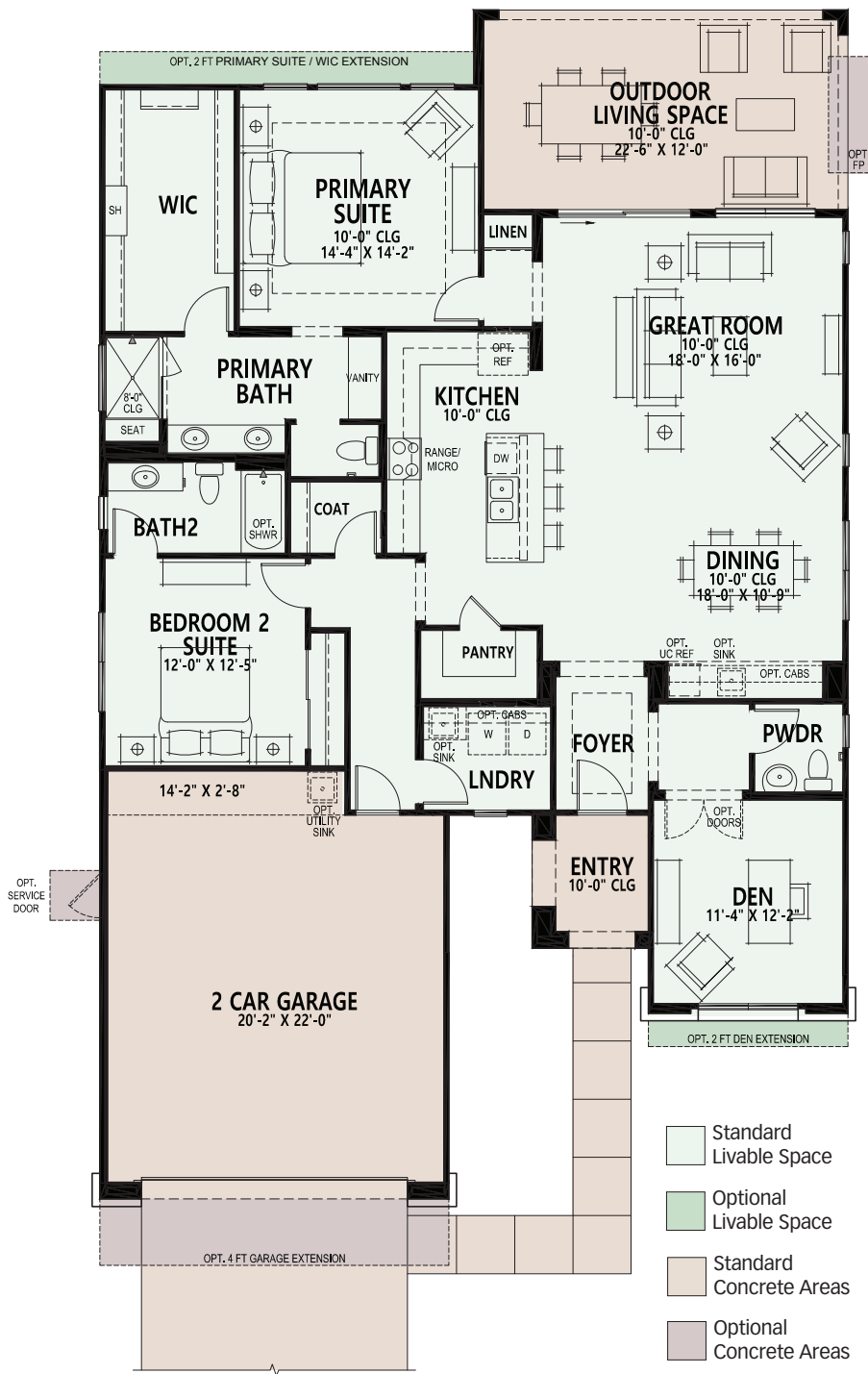


9501 Ed Robson, Denton, TX 76207
 Model Village Open Daily 9am - 6pm

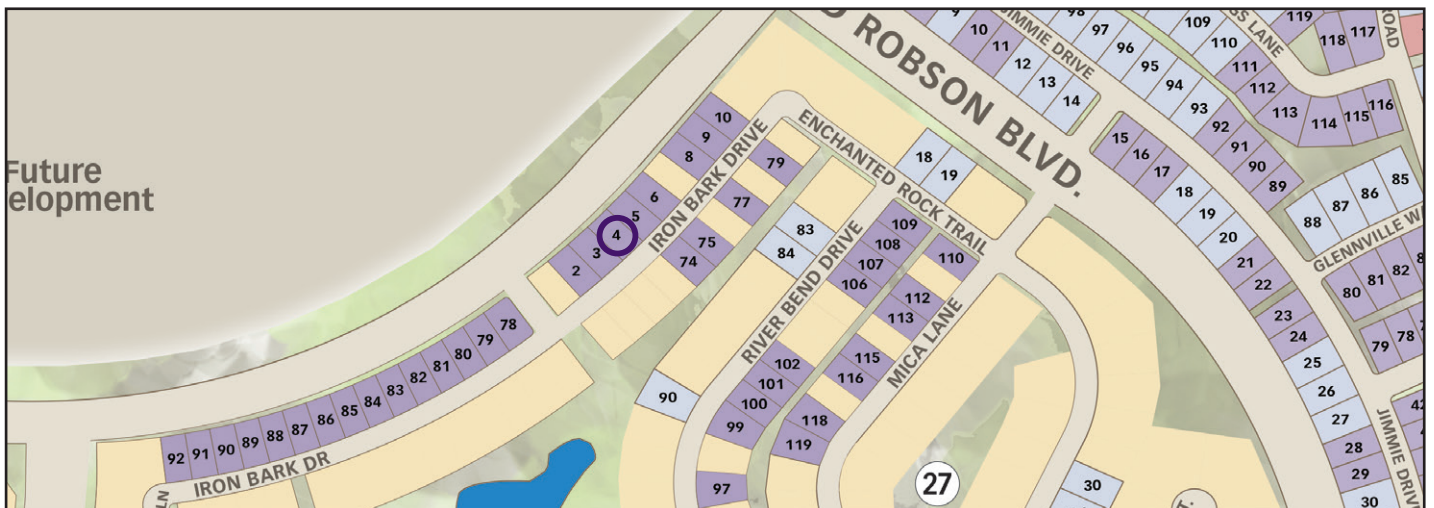
CALL FOR INFORMATION
 888.988.3927
 940.246.2000

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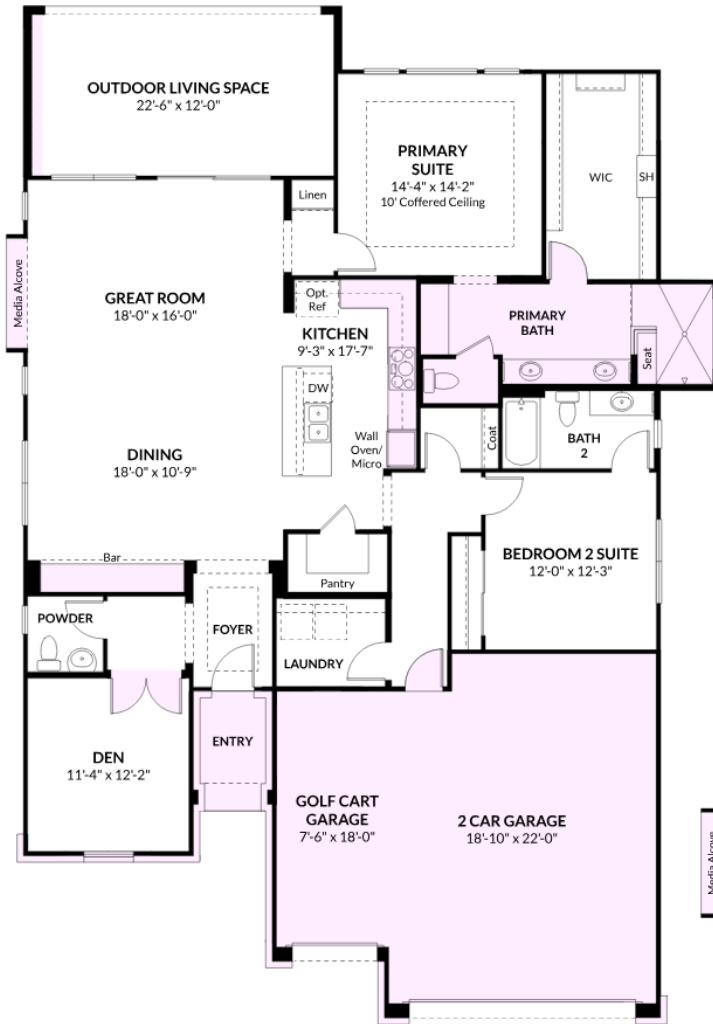




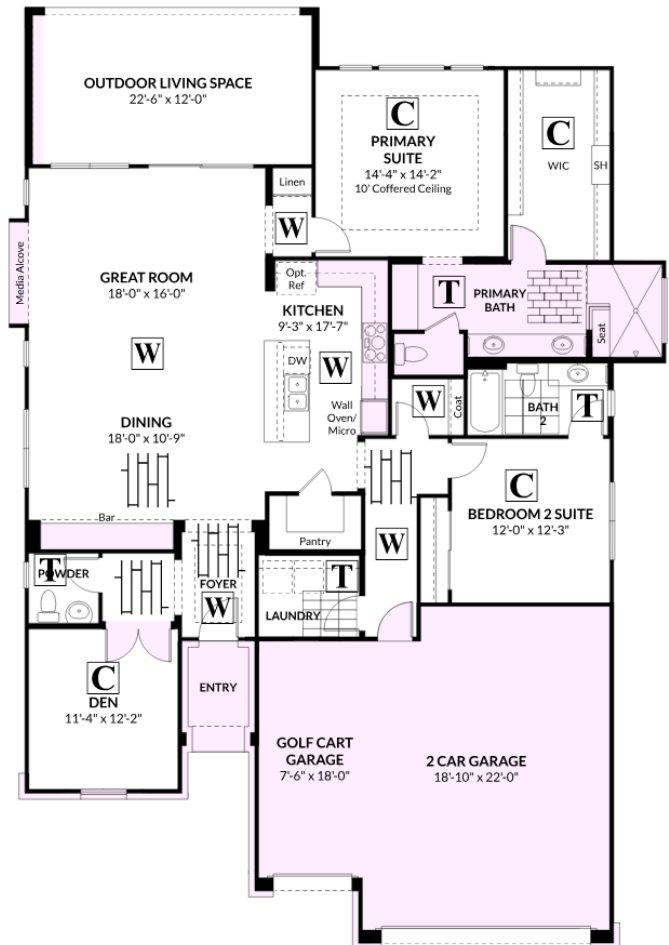
- Standard Livable Space
- Optional Livable Space
- Standard Concrete Areas
- Optional Concrete Areas



Robson Ranch Designer Home



Plan: 1912 B – Bella
Lot 4E Unit 27



Engineered Wood, Carpet, Paint, Door Hardware



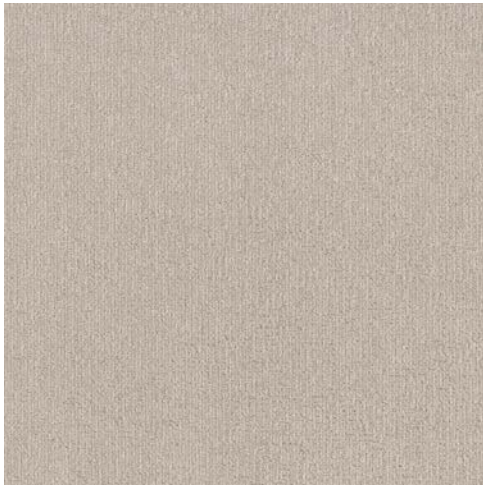
Engineered Wood:
Hartco Dutton Pass
Mountain Wilderness White Oak



Rockport Interior Doors
6 Panel Smooth
*Painted to Match Trim



Interior Door Hardware:
Dexter Saville– Chrome



Carpet: Shaw Gifted Art Subtle Clay



Entry Door: Fiber-Classic
6-Panel Oak Texture
*Painted per Exterior
Color Scheme



Entry Door
Hardware: Schlage
Greenwich -
Matte Black



SW 7008
Alabaster



SW 7006
Extra White

Walls &
Ceilings

Interior
Trim Paint

Kitchen & Dining Bar

*As Specified Per Plan

Cabinets: Salem Style with Smolder Stain

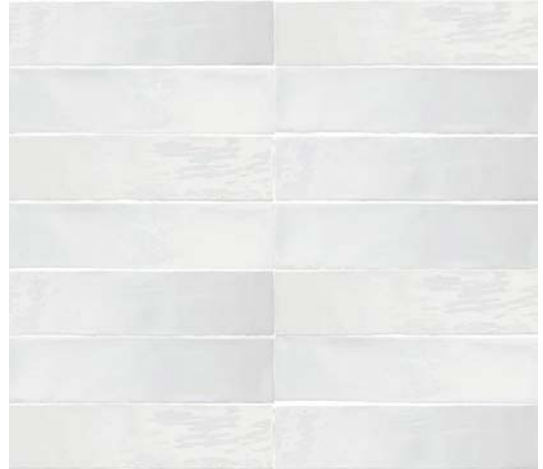
Hardware: 525-96 Satin Nickel Pulls

Kitchen Backsplash: AZT Flash White
3"x12" *Installed Horizontal Offset

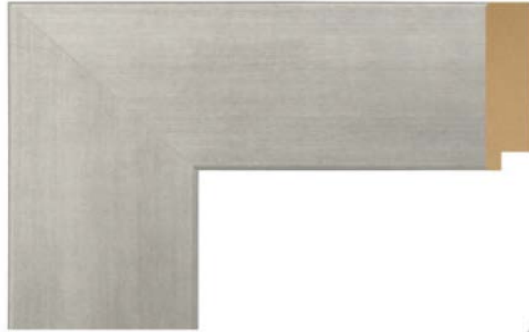
Countertops: Statuario Venice Quartz
with Eased Edge

Kitchen Faucet: Delta Coronto – Chrome

Sink: Single Bowl Stainless Steel



Powder Bath



Framed Mirror: 66-1620

Sink: Sacramento Pedestal

Faucet: Delta Kyra 8" Widespread – Chrome

Floor Tile: Finishes Geo Tivoli Hex



Primary Bath

Cabinets: Salem Style with Smolder Stain

Hardware: 525-96 Satin Nickel Pulls

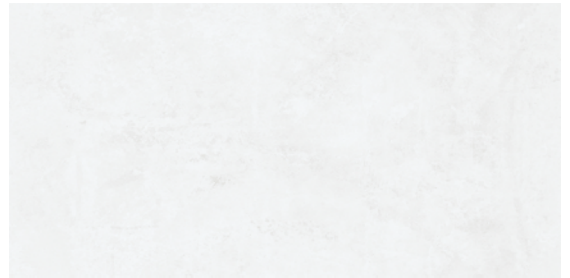
Countertops: Statuario Venice Quartz with Eased Edge

Faucet: Delta Kyra 8" Widespread – Stainless

Shower Surround Seat & Pony Wall: Finishes Jewels 12"x24" Therry Cream Polished
**Installed Horizontal Offset*

Shower Floor: AZT Touch Snow 2"x2"

Floor Tile: ABTS Wave Ice Honed 12"x24"
**Installed Offset*



Bath 2

Cabinets: Salem Style with Smolder Stain

Hardware: 525-96 Satin Nickel Pulls

Countertops: Statuario Venice Quartz with Eased Edge

Faucet: Delta Kyra 8" Widespread – Chrome

Tub Surround: ABTS Watercolor Linen 4"x16"
**Installed Horizontal Offset*

Floor Tile: Acme Marrakesh Rubeli 8"x8"



Laundry

Cabinets: Salem Style with Smolder Stain

Hardware: 525-96 Satin Nickel Pulls

Flooring: Finishes Bestow Telares Cream 12"x24"

