






MOVE-IN READY HOME

\$527,358

62506 E Raven Way, Oracle, AZ 85623



BRIA - 18173-E • UNIT: 21B/LOT: 40 • EST. COMPLETION: AUGUST 2025

 1,817 sq. ft.	 2 Beds
 2.5 Baths	 Den
 2-Car	

Home Base Price	\$438,900
Premium Lot	\$ 20,000
Upgrades/Options	\$ 68,458
PRICE	\$527,358

CONSTRUCTION & UTILITIES**Unit Style:** Villa Attached Home**Cooling:** Refrigeration**Heating:** Gas**Construction:** Frame/stucco**HOME UPGRADES & FEATURES****Kitchen:**

SoLLid Hampton Clear Alder Cabinets w/42" Uppers
Full Height Ceramic Tile Backsplash
Quartz Countertops in AZT Calacatta Capella
Sterling McAllister Stainless Steel undermount Sink
Delta Pull-Out Faucet - Stainless
LG Stainless Steel Gas Appliance Package Includes:
Dishwasher, Convection Wall Oven, Microwave
Crown Moulding

Bathrooms:

Quartz Vanity with tile surrounds at Primary Bath and Bath 2
Upgraded Delta Plumbing Fixtures in Stainless
Coordinating Delta Bath Accessories in Stainless
Curbless shower at Primary Bath

Outdoor Living:

Landscaping and Pavers at patio

Additional Upgrades:

Two-Tone Interior Paint
Upgraded Carpet & Wood/Luxury Plank Vinyl Flooring
5-1/4" Mitered Baseboards

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

Unit 21B Villas: Additional \$200 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy.

See a New Home Consultant for details.

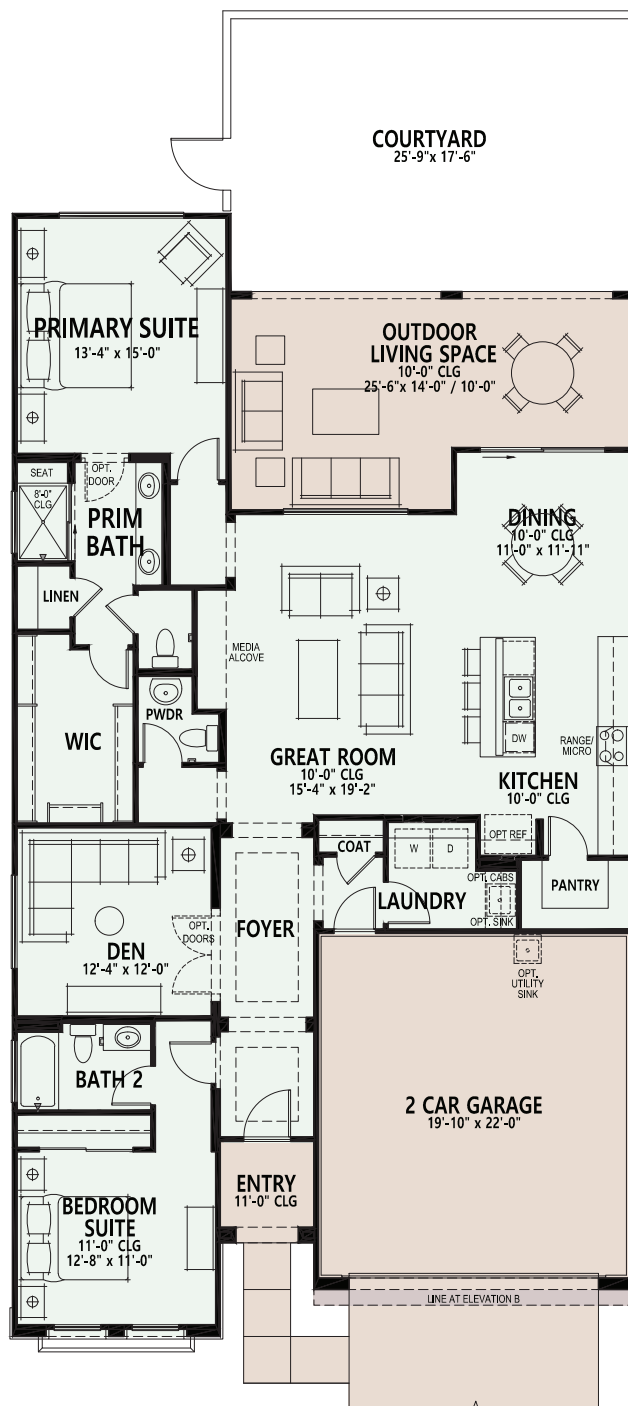


59680 East Robson Circle, Oracle, AZ 85623
Model Village Open Daily 9am - 6pm

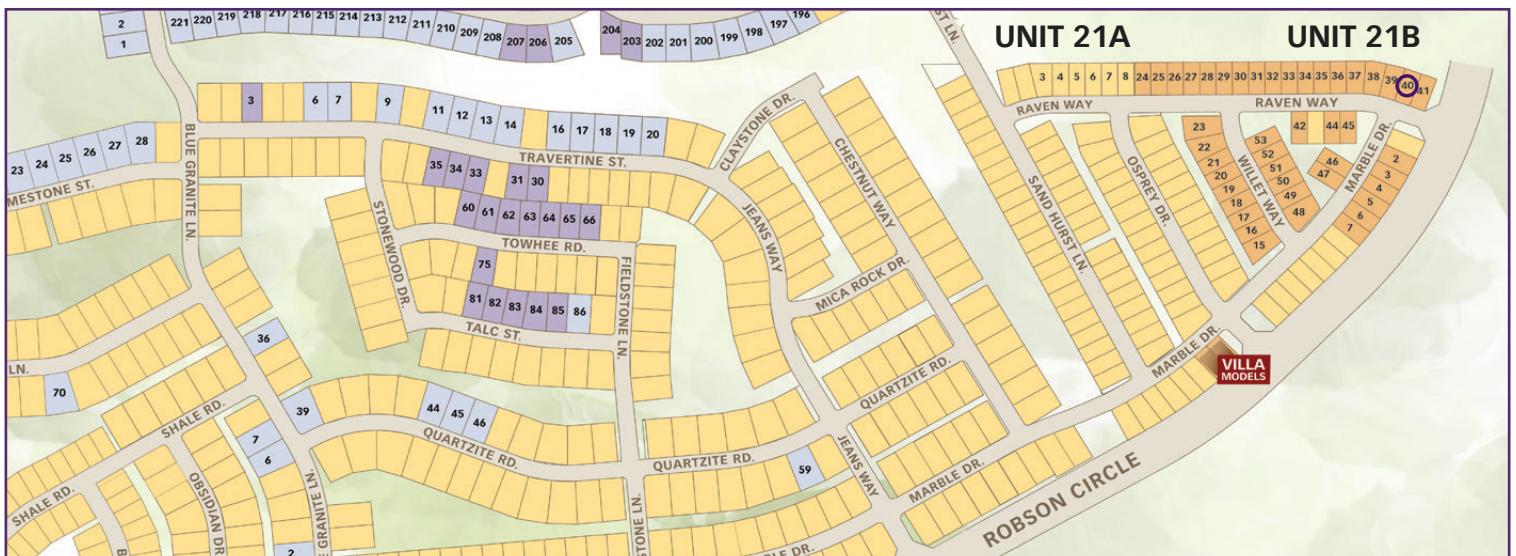
CALL FOR INFORMATION
520.818.6000
866.818.6068

Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. 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 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 6/9/25. © 2025 Robson Communities®, Inc. All rights reserved.





- Standard Livable Space
- Standard Concrete Areas



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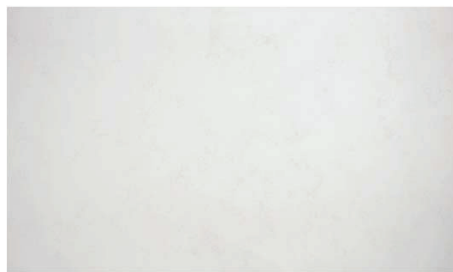
Bria – 18173 Unit: 21B Lot: 40



HAMPTON ALDER
COGNAC CABINETS



KITCHEN BACKSPLASH



KITCHEN QUARTZ



BATH FAUCETS



VANITY QUARTZ



MASTER SHOWER



CARPET



LUXURY VINYL PLANK FLOORING

Colors may vary from shown.