

DESIGNER HOME

\$566,775

10004 Baywood CT, Denton, TX 76207



Bella Model Home with Optional Golf Cart Garage (Not Actual Move-in Ready Home)

BELLA • UNIT: 2-4/LOT: 26A • EST. COMPLETION: NOVEMBER 2025



1,945 sq. ft.



2 Beds



2.5 Baths



Den



2-Car + Golf Cart

SALE PRICE
\$566,775*

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

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

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 - 6pm

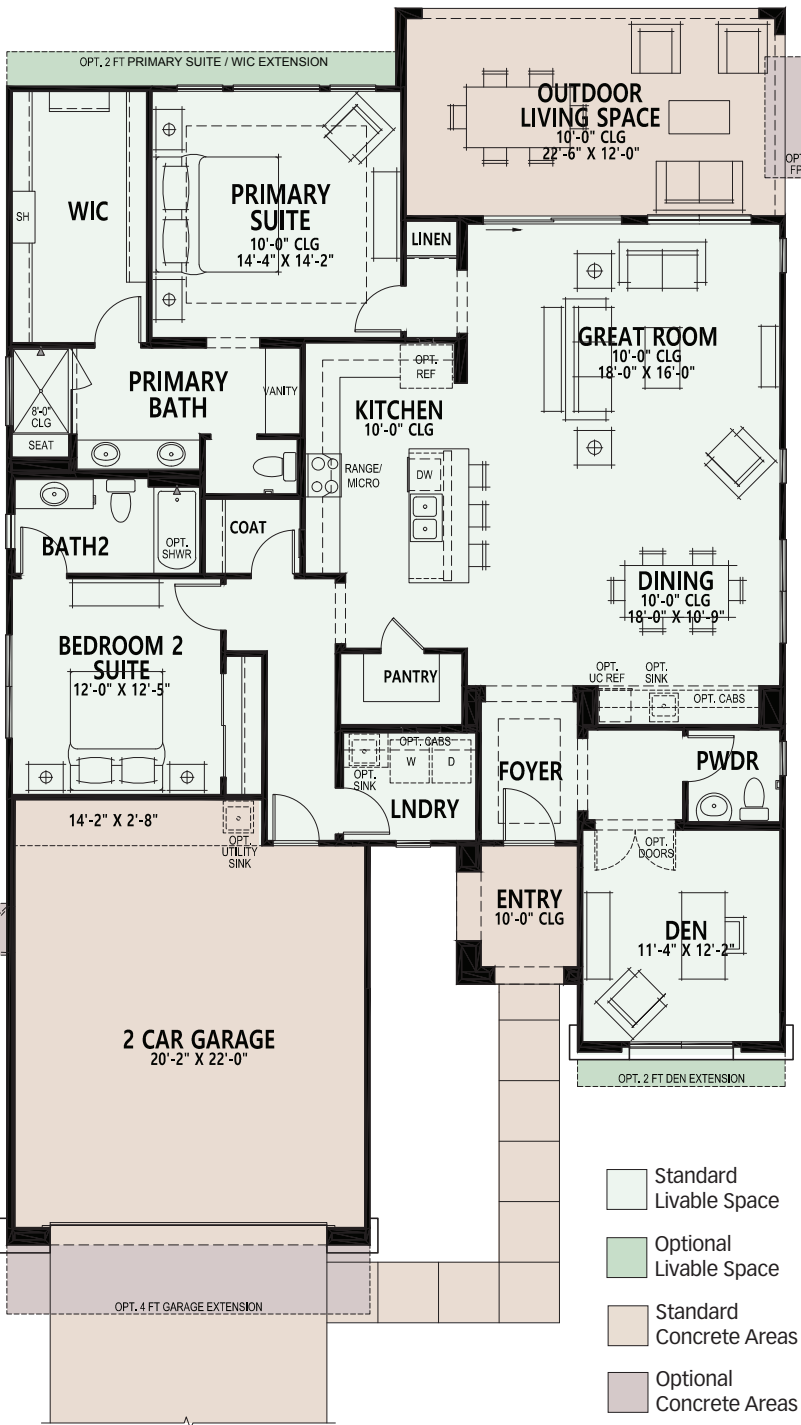
CALL FOR INFORMATION

888.988.3927

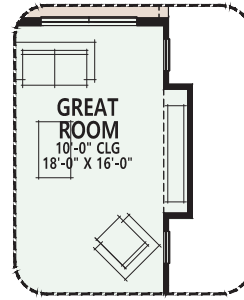
940.246.2000

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. 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 unit, although the occupants of a limited number of the 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. The developer of the project and the seller of homes is Robson Denton Development, LP. 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 7/23/25. © 2025 Robson Communities®, Inc. All rights reserved.

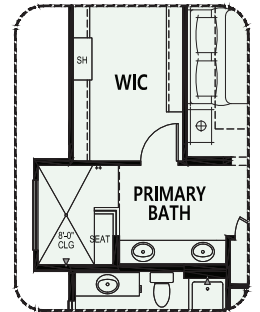




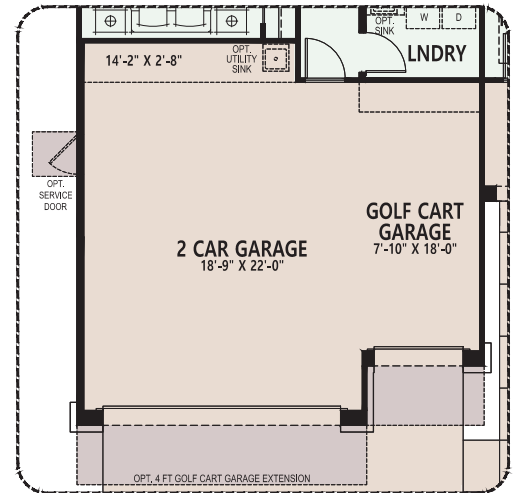
Bella - Elevation A



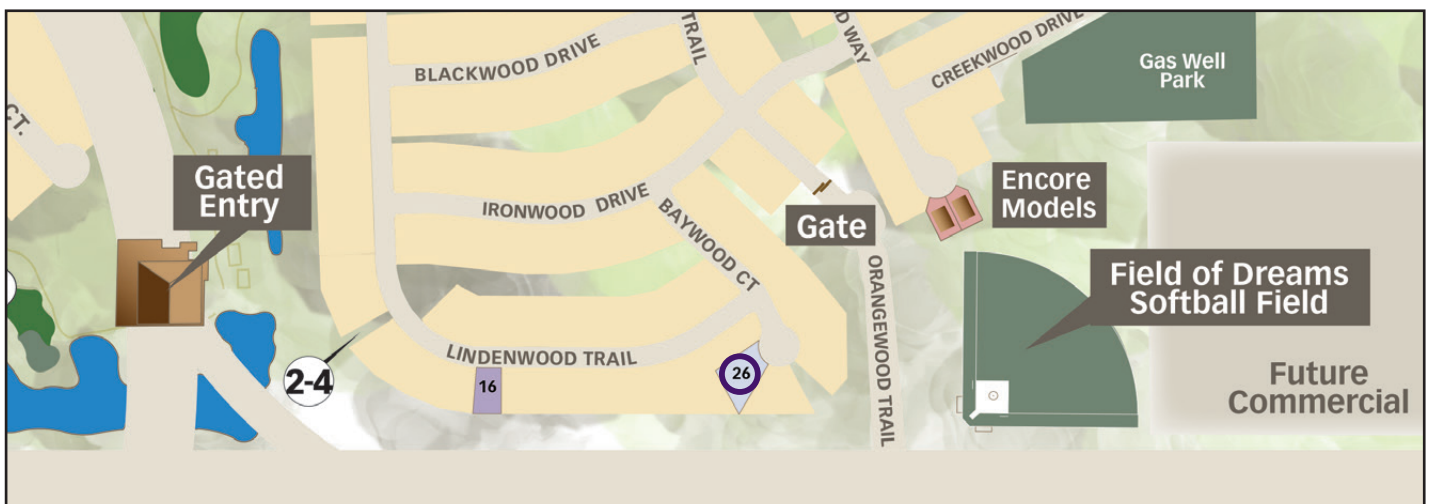
Opt. Alcove



Opt. Curbless Shower with Primary Bath Extension

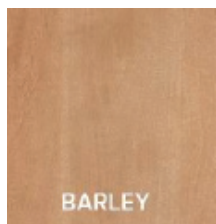


Opt. Golf Cart Garage





Cabinet Style
Salem5



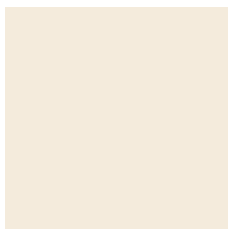
Cabinet Color
Barley



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



Colonist Interior Doors
8' 6 Panel Textured
*Painted to Match Trim



**Interior Paint -
Walls -
Alabaster**
SW7008

GE Built-In Gas Package, Stainless - AA225



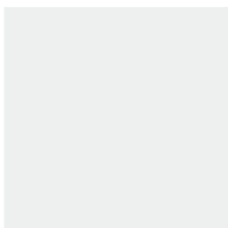
GE 36" Under Cabinet Hood
JVX5360SJSS



**GE Profile 30" Microwave
Oven**
PCWK22U1WDD with Trim
Kit JX7230SLSS



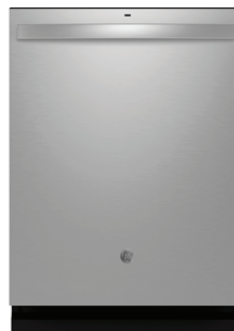
**GE Profile 36" Gas Cooktop
with 5 burners**
PGP9036SLSS



**Interior Paint -
Trim Extra White**
Trim SW7006



**GE Profile 30" Smart Built-In
Oven**
PTS7000SNSS



**GE Top Control
Dishwasher**
GDT670SYVFS

Colors may vary from shown.
Subject to change.