

MOVE-IN READY HOME

\$690,884

61989 E Quartzite Rd., Oracle, AZ 85623



Elevation A Rendering

VIENTA • UNIT: 17/LOT: 59 • EST. COMPLETION: SEPTEMBER 2025

2,353 sq. ft.

2 Beds

2.5 Baths

Den

3-Car

SALE PRICE  
\$690,884

CONSTRUCTION & UTILITIES  
Unit Style: Villa Attached Home  
Cooling: Refrigeration  
Heating: Gas  
Construction: Frame/stucco

HOME UPGRADES & FEATURES

**Kitchen:**  
Madison Beachwood Clear Alder Cabinets w/42" Uppers  
Quartz Countertops & Full Height Tile Backsplash  
Delta Coranto Pull-Down Faucet in Stainless  
Blanco Granite Undermount Sink in White  
LG Stainless Steel Gas Appliance Package Includes:  
Chimney hood, Convection Oven, Dishwasher, Microwave, Cooktop

**Bathrooms:**  
Delta Plumbing Fixtures in Stainless  
Coordinating Delta Bath Accessories in Stainless  
Quartz Vanities and Tile Surrounds in Primary Bath, Bath 2  
Curbless Shower at Primary Bath  
Kohler Cimarron Elongated Toilet  
Kohler Caxton Undermount Sink in White

**Outdoor Living:**  
BBQ Gas Stub

**Additional Upgrades:**  
2' Extension at Primary Suite and Closet  
4' Extension to 3 Car Garage  
Upgraded Carpet & Wood Luxury Vinyl Plank Flooring  
Two-tone Paint  
Free Standing Sink at Garage  
Zephyr Single Zone Beverage Center at Great Room Bar

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

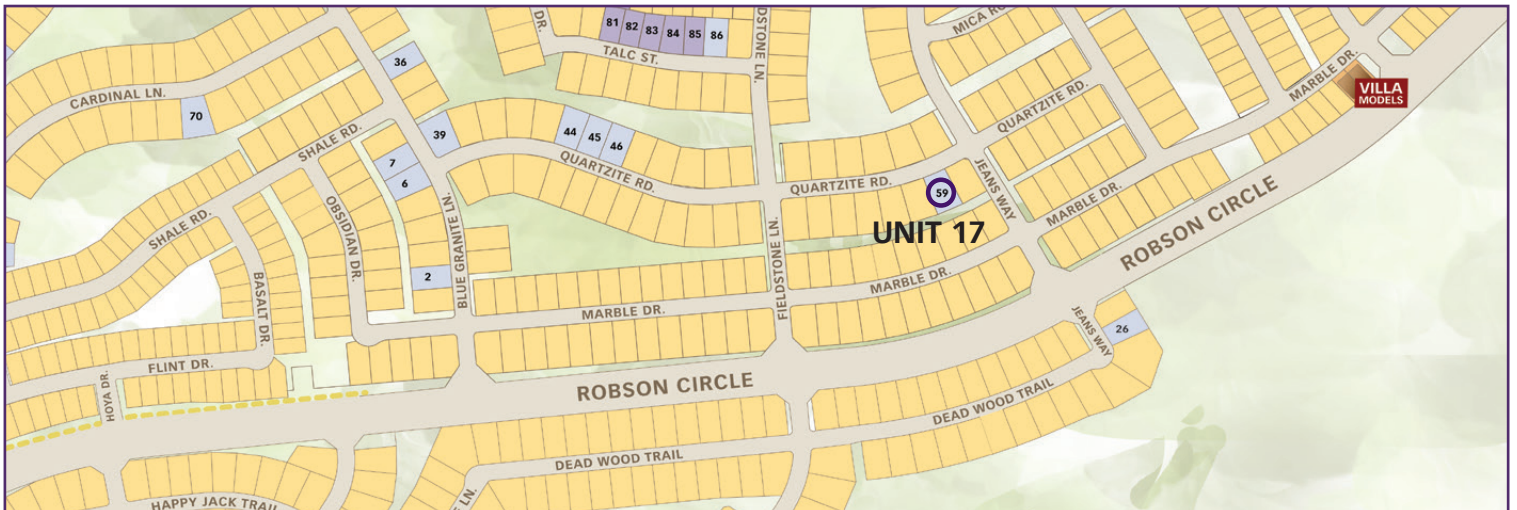
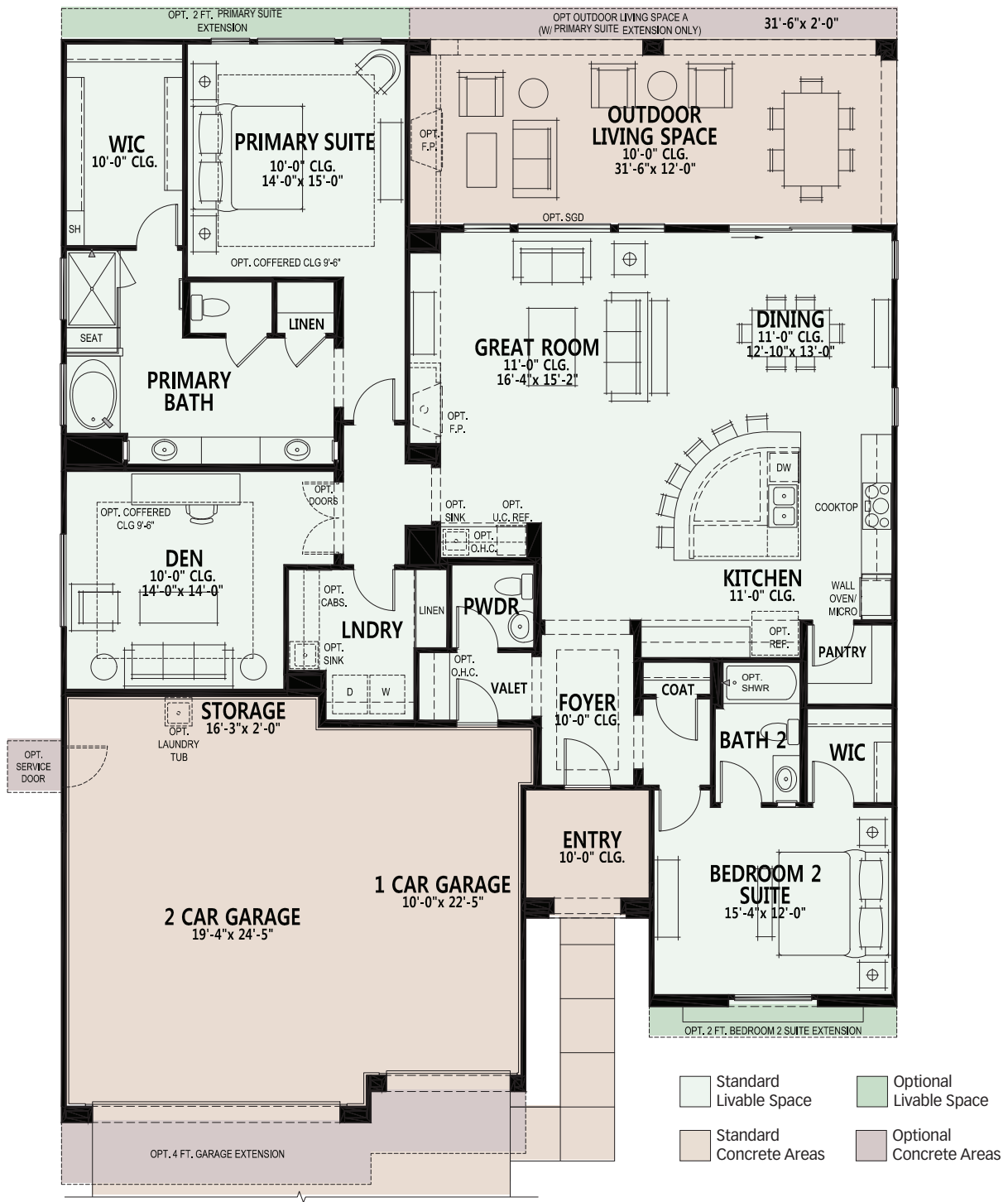
SaddleBrooke Ranch™  
A ROBSON RESORT COMMUNITY™

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 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 7/24/25. © 2025 Robson Communities®, Inc. All rights reserved.









**SaddleBrooke Ranch™**  
A ROBSON RESORT COMMUNITY™

# MOVE-IN READY HOME

**Vienta - 23083 Unit: 17 Lot: 59**



MADISON ALDER BEACHWOOD



KITCHEN BACKSPLASH



WHOLE HOUSE QUARTZ



BAR BACKSPLASH



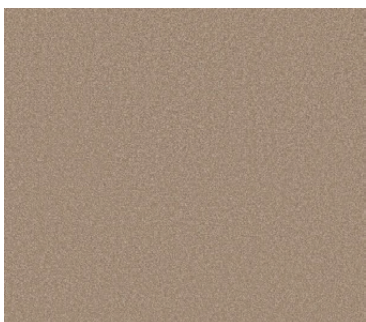
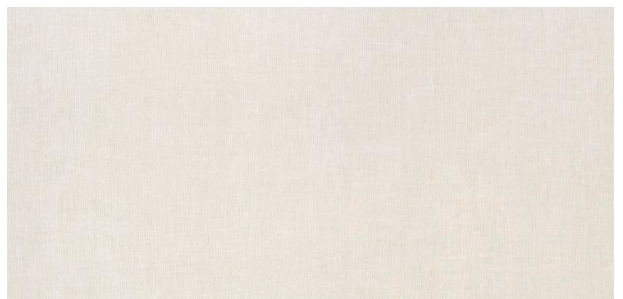
BATH FAUCETS



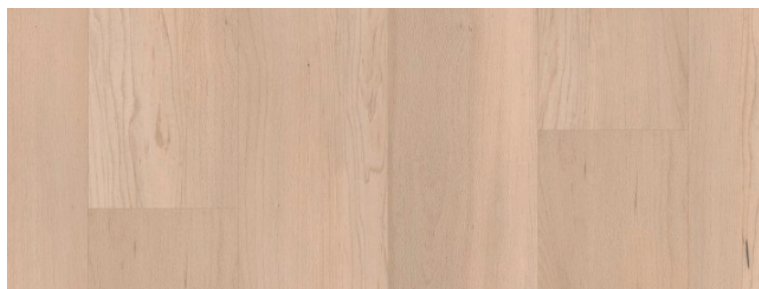
PRIMARY SHOWER



BATH 2 TUB/SHOWER



CARPET



LUXURY VINYL PLANK FLOORING

*Colors may vary from shown.*