

MOVE-IN READY HOME

\$458,829

30679 S Willet Way Oracle, AZ 85623



VIVA • UNIT: 21B/LOT: 16 • EST. COMPLETION: SEPTEMBER 2025

1,655 sq. ft.

2 Beds

2 Baths

Den

2-Car

SALE PRICE
\$458,829

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

HOME UPGRADES & FEATURES

Kitchen:
SoLLid Newport Shaker Dove White Cabinets w/42" Uppers
Quartz Countertops
Full Height Ceramic Tile Backsplash
Sterling Undermount Stainless Steel Sink
Delta Stainless Coranto Pull-Down Faucet
LG Stainless Steel Gas Appliance Package Includes:
Convection Oven, Microwave, Dishwasher

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

Outdoor Living:
Landscape at Rear Courtyard
Pavers at rear patio

Additional Upgrades:
Upgraded Carpet
Luxury Vinyl Plank Wood Flooring
Two-Tone Interior Paint
8' Interior Doors
5-1/4" Mitered Base boards

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.

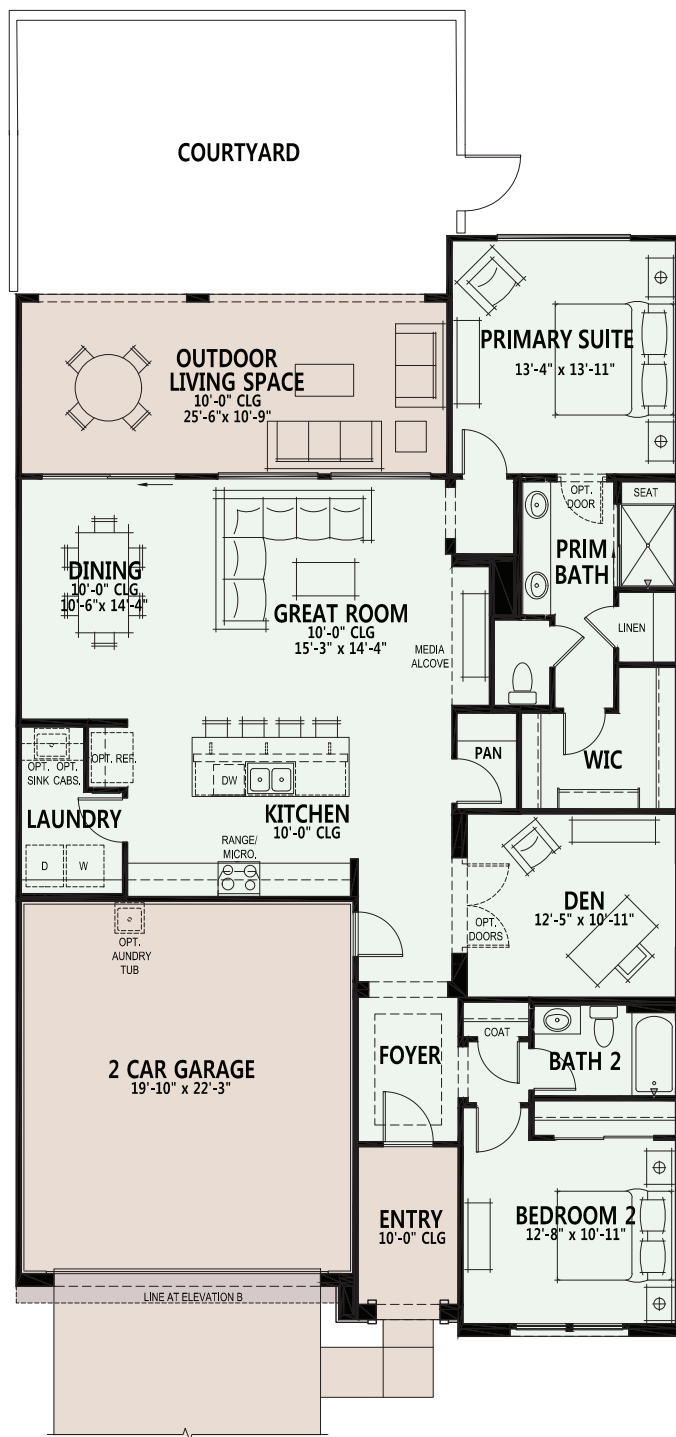
SaddleBrooke Ranch
A ROBSON RESORT COMMUNITY™

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

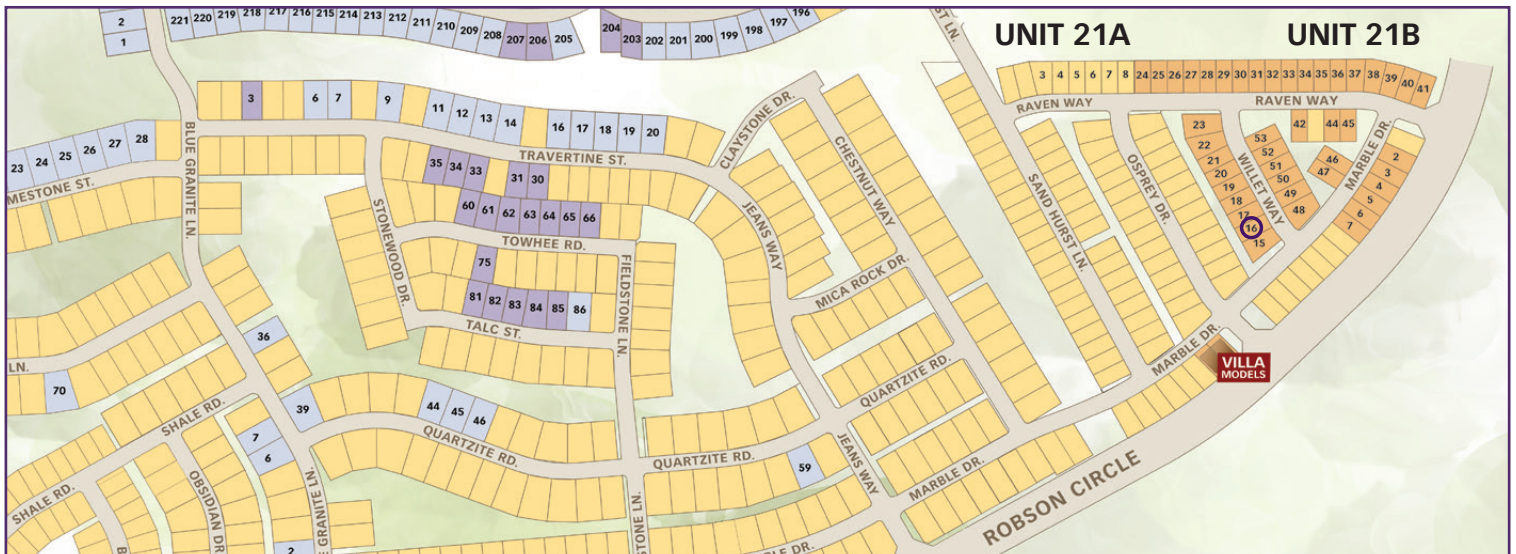
CALL FOR INFORMATION
520.818.6000
866.818.6068

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 is 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.





- Standard Livable Space
- Standard Concrete Areas

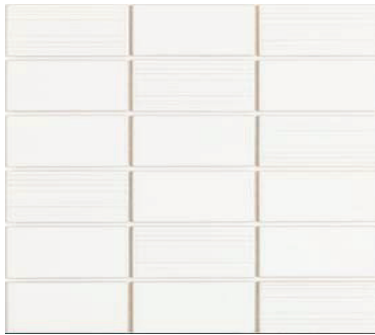




SaddleBrooke Ranch™
A ROBSON RESORT COMMUNITY™

MOVE-IN READY HOME

Viva - 16553 Unit: 21B Lot: 16



KITCHEN BACKSPLASH



KITCHEN/BATHS QUARTZ



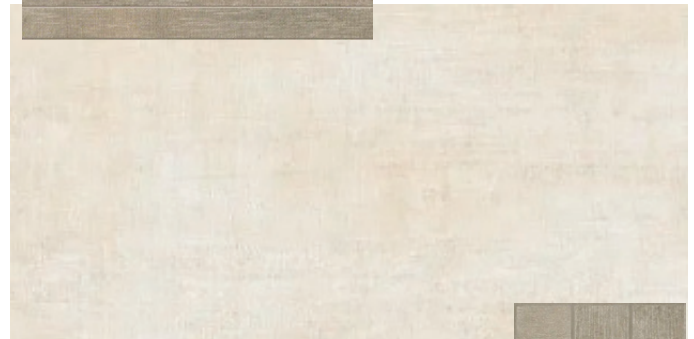
SIENNA CABINET STYLE



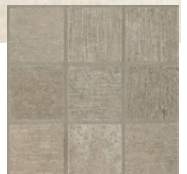
DOVE WHITE CABINET FINISH



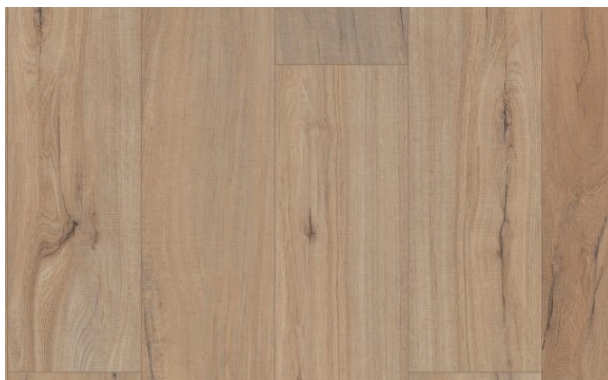
BATH FAUCETS



MASTER SHOWER



CARPET



LUXURY VINYL PLANK FLOORING

Colors may vary from shown.