

MOVE-IN READY HOME

\$493,565

11412 Iron Bark Dr, Denton, TX 76207



Providence Model Home (Not Actual Move-in Ready Home)

PROVIDENCE • UNIT: 20/LOT: 81G • EST. COMPLETION: JUNE 2026

 1,550 sq. ft.
  2 Beds
 2 Baths
  2-Car

SALE PRICE
\$493,565

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

Stained cabinets
 Quartz Countertops
 Undermount sink
 Delta Pull-out Faucet
 LG Stainless Steel Appliance Package Including
 Smoothtop range, vented micro-hood, and dishwasher

Bathrooms:

Delta Plumbing Fixtures
 Coordinating Delta Bath Accessories
 Quartz Countertops
 Frameless shower door in Primary Bath

Additional Upgrades:

Decorative Lighting

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

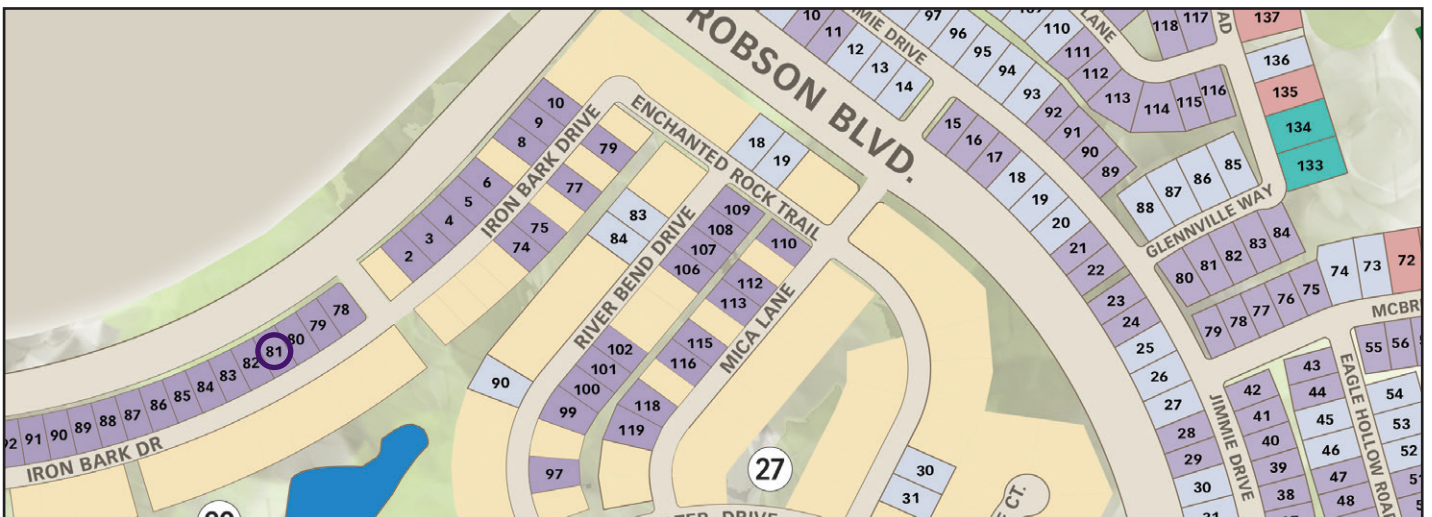
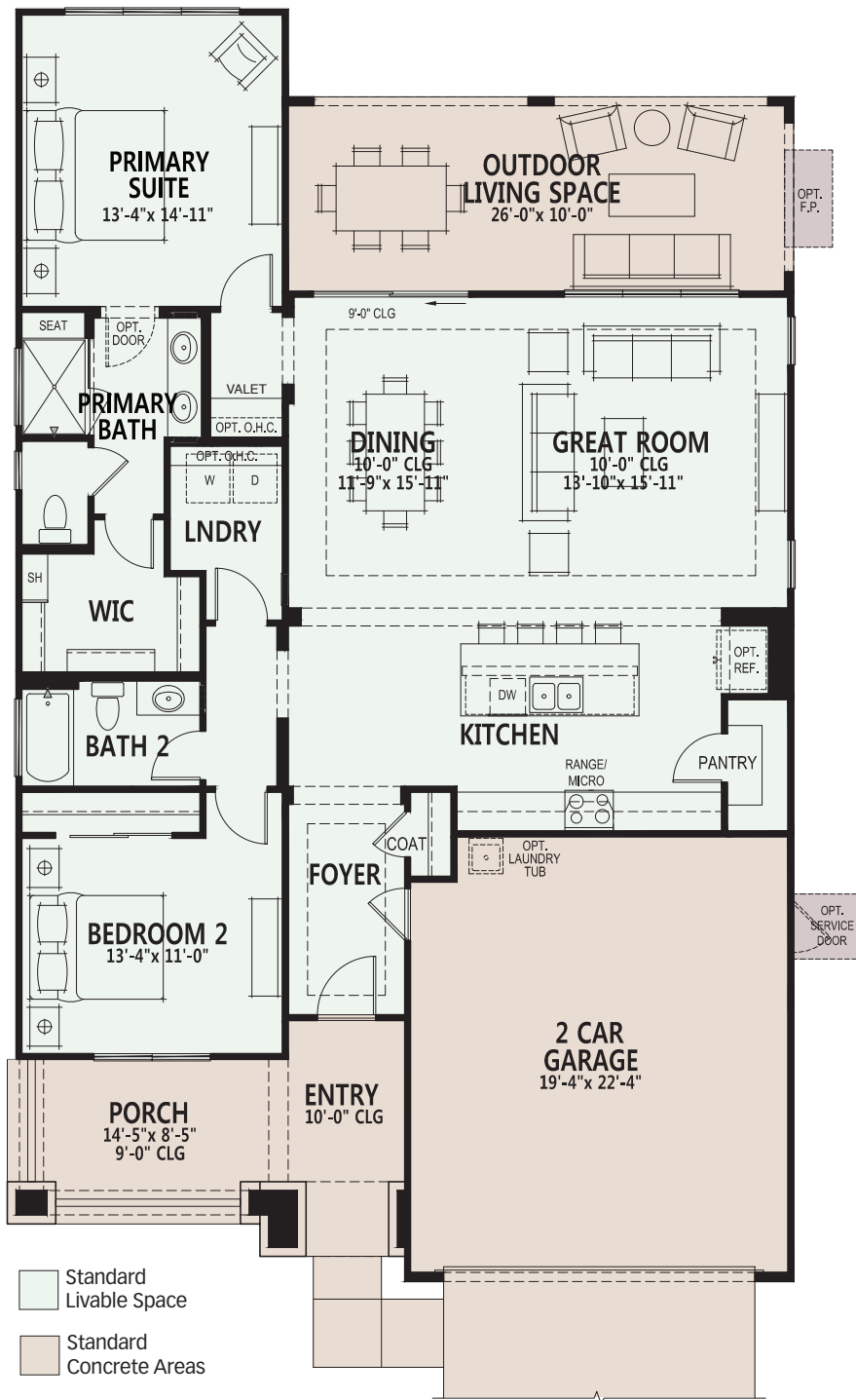
 **Robson Ranch**
 A ROBSON RESORT
 COMMUNITY™

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 2/23/26. © 2026 Robson Communities®, Inc. All rights reserved.





Designer Home

Providence - 1550 Unit: 20 Lot: 81 G



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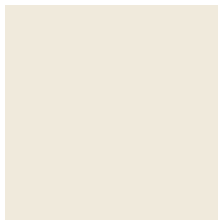
Cabinet Style & Color
Montana White



Therma-Tru Entry Door
Full Plank
**Painted per Exterior Color Scheme*

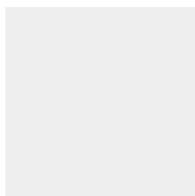


Birkdale Interior Doors
3 Panel Smooth
**Painted to Match Trim*



Alabaster
Walls & Ceiling
SW7008

GE Slide-In Gas Package Stainless - AA205



Extra White Trim
SW7006



30" Gas Range
GG500SVSS



Over-the-Range
Microwave
JVM7195SKSS



Top Control Dishwasher
GDT670SYVFS

Colors may vary from shown.
Subject to change.