

DESIGNER HOME

\$581,453

11508 Iron Bark Dr, Denton, TX 76207



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

BELLA • UNIT: 20/LOT: 86G • EST. COMPLETION: DECEMBER 2025



1,975 sq. ft.



2 Beds



2.5 Baths



Den



2-Car + Golf Cart

SALE PRICE
\$581,453*

**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
- 2' Expanded Primary and Walk-In Closet
- Expanded Laundry Room
- 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

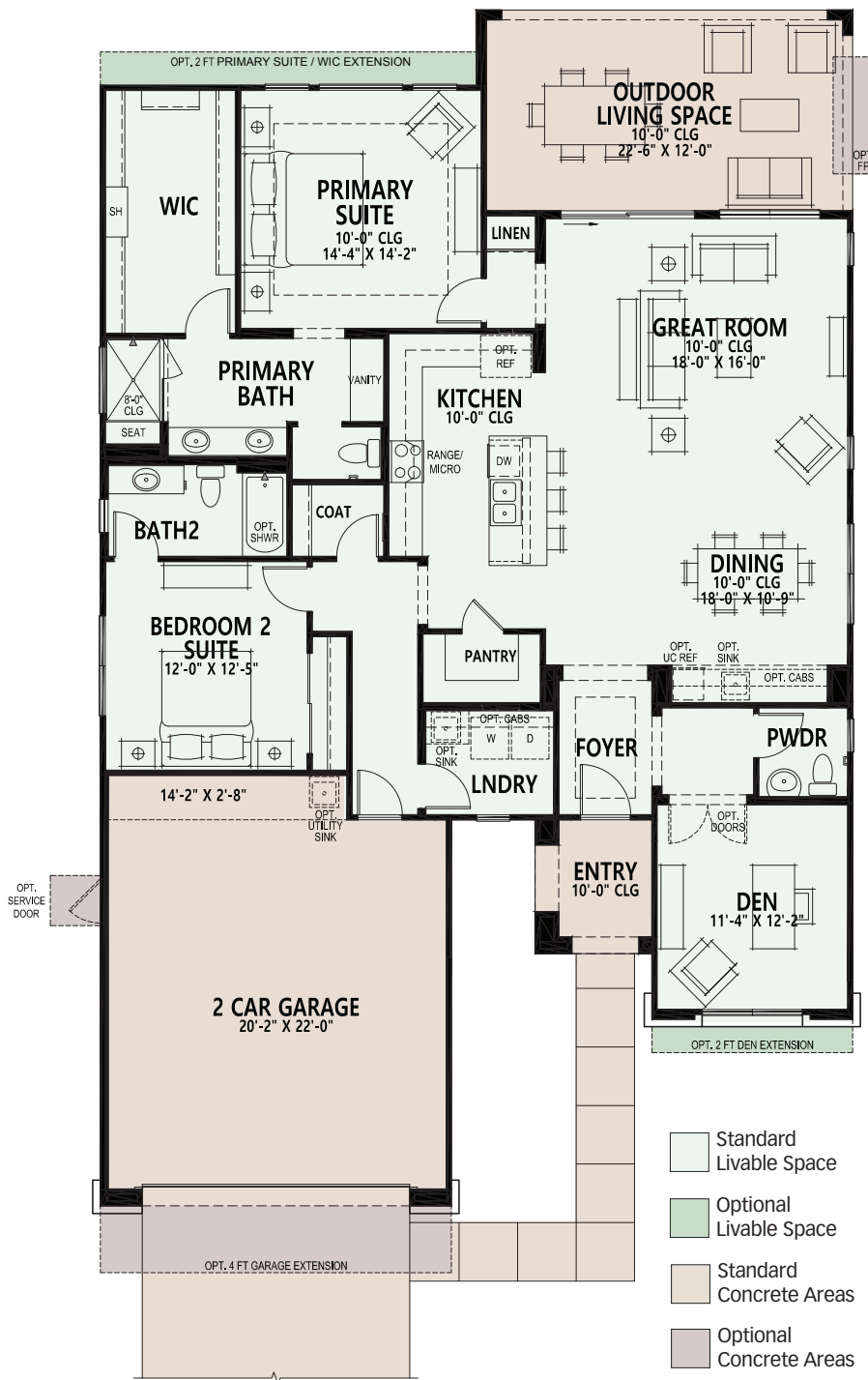
CALL FOR INFORMATION

888.988.3927

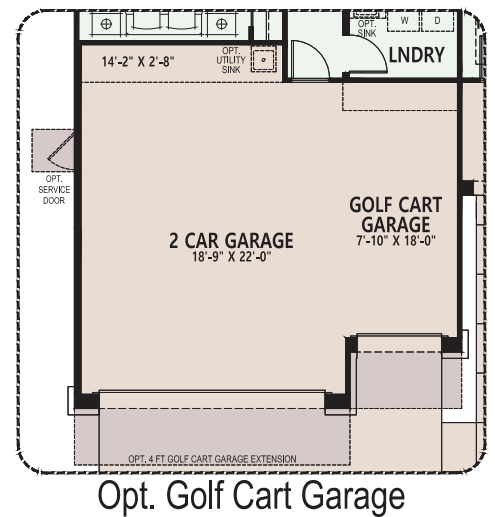
940.246.2000

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 9/15/25. © 2025 Robson Communities®, Inc. All rights reserved.





Bella - Elevation D



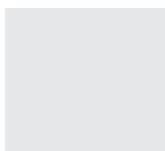
Designer Home

Bella - 1912 Unit: 20 Lot: 86 G

 **Robson Ranch**
A ROBSON RESORT
COMMUNITY™



Cabinet Style & Color
Montana Barley



**Cabinet Color Change at
Primary Bath & Laundry:**
Montana White



**Cabinet Color
Change at Bath 2:**
Montana Pebble

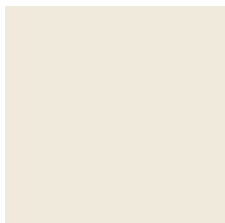


Therma-Tru Entry Door
Full Plank
*Painted per Exterior Color Scheme



Birkdale Interior Doors
3 Panel Smooth
*Painted to Match Trim

GE Profile Built-In Gas Package Stainless - AA225



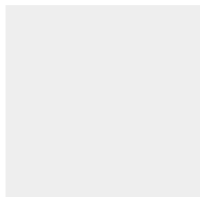
**Alabaster
Walls & Ceiling**
SW7008



Under Cabinet Hood
J VX5360SJSS



Microwave Oven
PCWK22U1 WDD



Extra White Trim
SW7006



36" Gas Cooktop
PGP9036SLSS



Single Wall Oven
PTS7000SNSS



Top Control Dishwasher
GDT670SYVFS

Colors may vary from shown.
Subject to change.