

MOVE-IN READY HOME






\$636,162

13001 Pepperidge Ave, Denton, TX 76207



Bella - Elevation B Rendering

BELLA • UNIT: 28-1/LOT: 5G • EST. COMPLETION: JUNE 2026

-  1,975 sq. ft.
-  2 Beds
-  2.5 Baths
-  Den
-  2-Car + Golf Cart

SALE PRICE:
\$636,162

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

- Upgraded Painted Maple Cabinets
- Quartz Countertops
- Undermount sink
- Delta Pull-down Faucet
- Built-In Gas Appliance Package Including Convention oven, microwave, dishwasher in stainless steel

Additional Upgrades:

- 2' Expanded Primary and Walk-in Closet
- Expanded Laundry room
- Upgraded Front Door
- Optional Golf Cart Garage
- Decorative Lighting

Bathrooms:

- Delta Plumbing Fixtures in Matte Black
- Coordinating Delta Bath Accessories in Matte Black
- Quartz Countertops

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

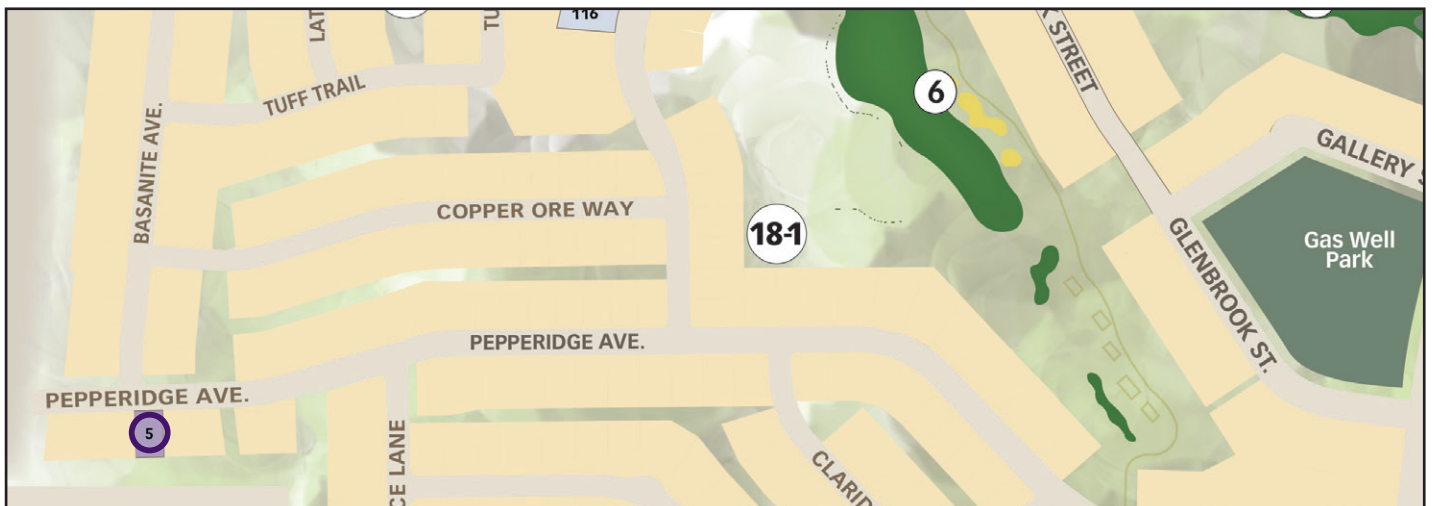
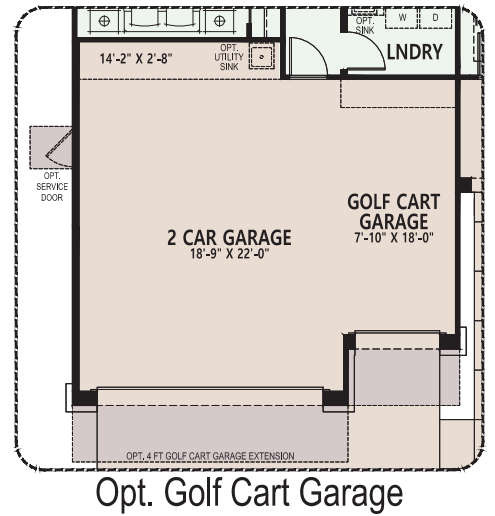
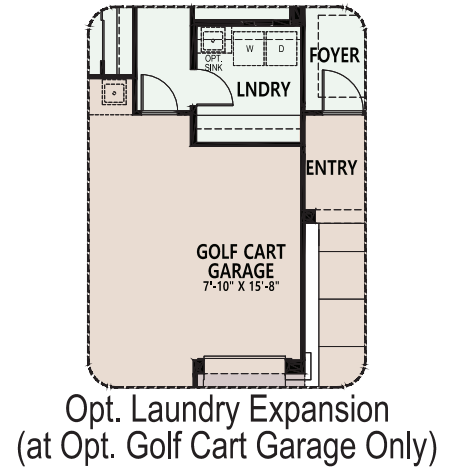
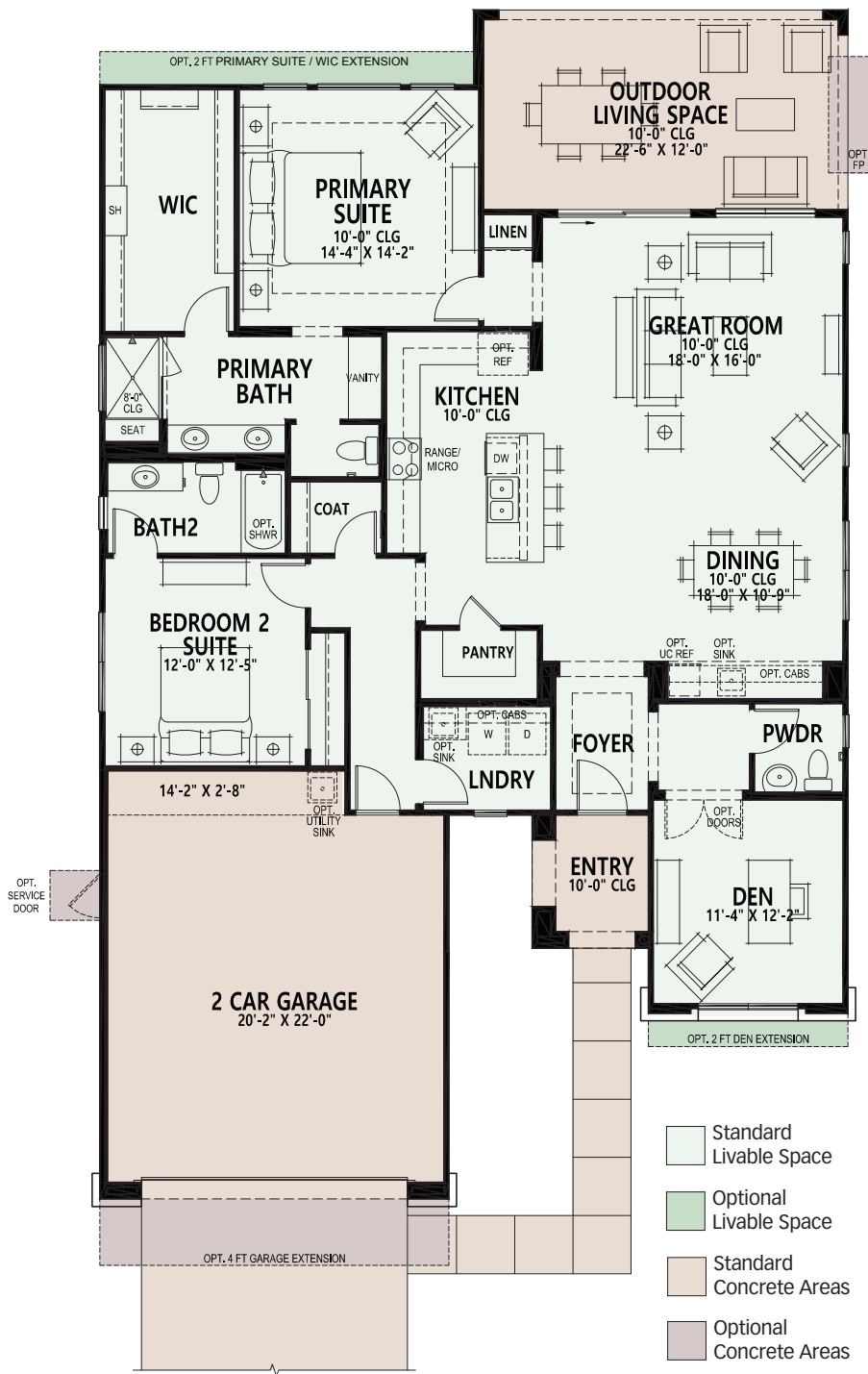


9501 Ed Robson, Denton, TX 76207
Model Village Open Daily 9am - 6pm

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 3/27/26. © 2026 Robson Communities®, Inc. All rights reserved.





Designer Home

Bella - 1912 Unit: 28 1 Lot: 5 G



Robson Ranch

A ROBSON RESORT
COMMUNITY™



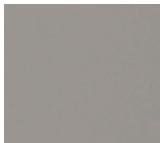
Cabinet Style & Color
Montana White



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

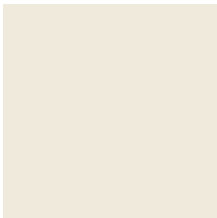


Birkdale Interior Doors
3 Panel Smooth
*Painted to Match Trim



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

GE Profile Built-In Gas Package Stainless - AA225



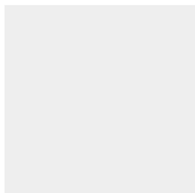
**Alabaster
Walls & Ceiling**
SW7008



Under Cabinet Hood
JVX5360SJSS



Microwave Oven
PCWK22U1WDD



Extra White Trim
SW7006



36" Gas Cooktop
PGP9036SLSS



Single Wall Oven
PTS7000SNSS



Top Control Dishwasher
GDT670SYVFS

Colors may vary from shown.
Subject to change.