



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

BELLA • UNIT: 19/LOT: 58 • EST. COMPLETION: DECEMBER 2025

1,987 sq. ft.

2 Beds

2.5 Baths

Den

2-Car + Golf Cart Garage

SALE PRICE
\$676,293

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

HOME UPGRADES & FEATURES

Kitchen:
SoLLid Napa Alder Fawn Cabinets w/ 42" Uppers
Full Height Tile Backsplash
Quartz Countertops
Sterling Undermount Sink in Stainless Steel
Delta Pull-Down Faucet - Champagne Bronze
LG Stainless Steel Gas Appliance Package includes:
Convection Wall Oven, Cooktop, Microwave, Dishwasher
Valet in lieu of expanded pantry

Bathrooms:
Upgraded Delta Plumbing Fixtures in Chrome
Coordinating Delta Bath Accessories in Chrome
Quartz Vanities and Tile Surrounds in Primary Bath and Bath 2
Heavy Glass Semi-Frameless Shower Enclosure at Primary

Additional Upgrades:
Golf Cart Garage
4' Extension at 2-Car garage and Golf Cart
Media Alcove w/42" Fireplace
2' Extension at Primary Suite and Walk-in Closet
2' Extension at Den
Expanded Laundry Room
Sterling Latitude Laundry Sink
Luxury Vinyl Plank Flooring
Carpet in bedroom 2 & Closet

Outdoor Living:
BBQ Gas Stub at Patio
42" Gas Exterior Outdoor Fireplace

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

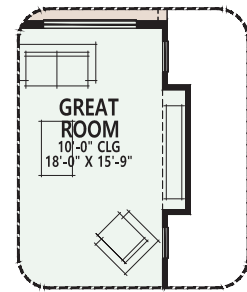
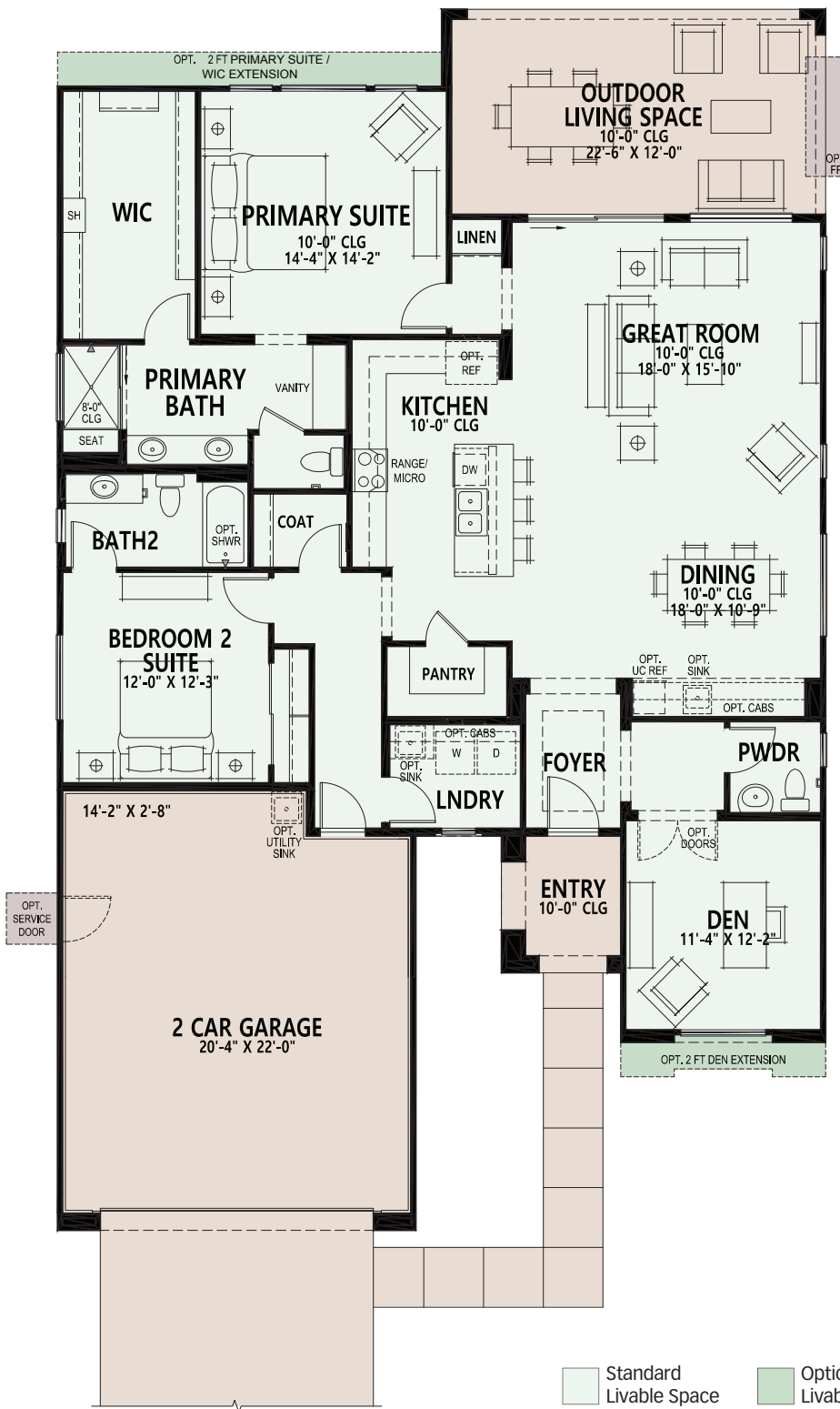


59680 East Robson Circle, Oracle, AZ 85623
Model Village Open Daily 9am - 6pm

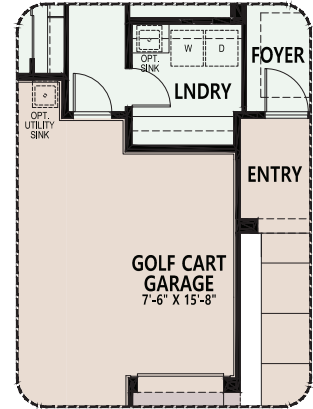
CALL FOR INFORMATION
520.818.6000
866.818.6068

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 9/12/25. © 2025 Robson Communities®, Inc. All rights reserved.

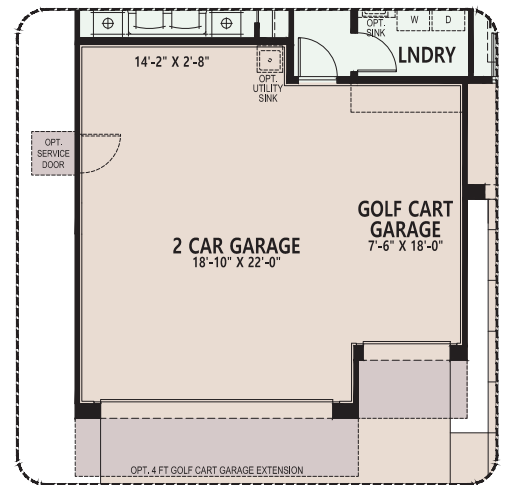




Opt. Alcove



Opt. Laundry Expansion
(at Opt. Golf Cart Garage Only)



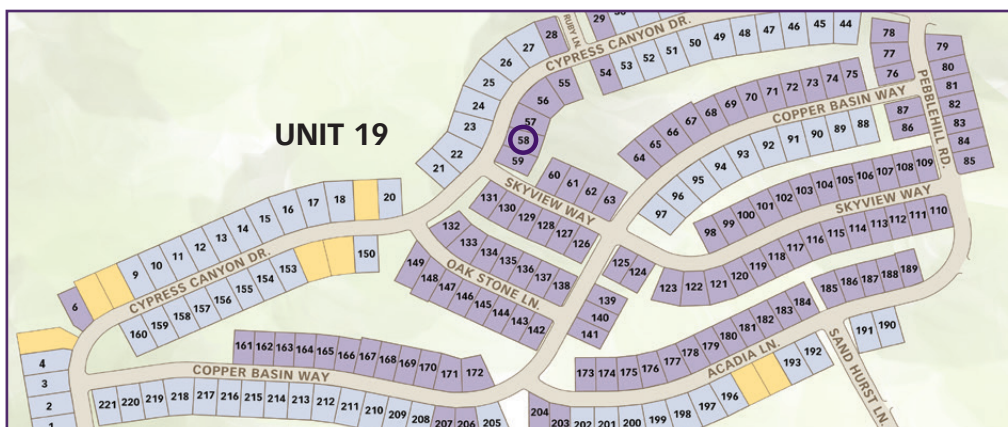
Opt. Golf Cart Garage

Standard Livable Space

Optional Livable Space

Standard Concrete Areas

Optional Concrete Areas



Bella - Elevation B



SaddleBrooke Ranch™
A ROBSON RESORT COMMUNITY™

MOVE-IN READY HOME

Bella - 1912 Unit: 19 Lot: 58



NAPA ALDER FAWN



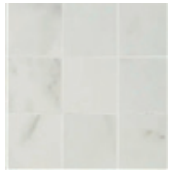
KITCHEN BACKSPLASH



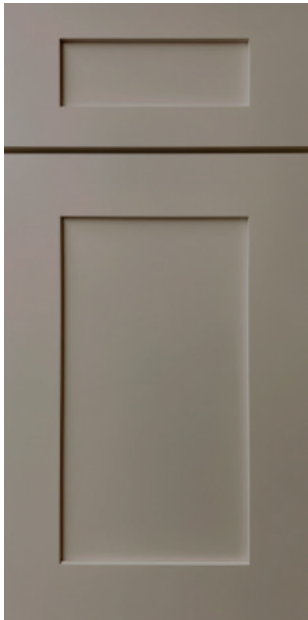
KITCHEN/BAR/VALET/PRIMARY BATH QUARTZ



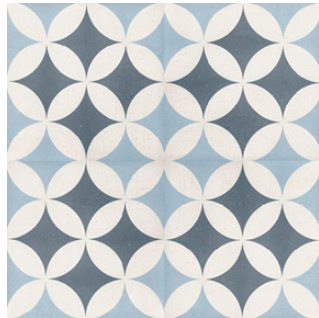
BATH FAUCETS



PRIMARY SHOWER



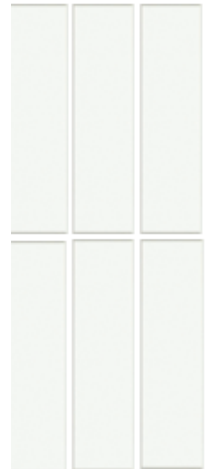
WIND MATTE @ PRIMARY BATH
AND LAUNDRY ONLY



POWDER BATH FLOOR



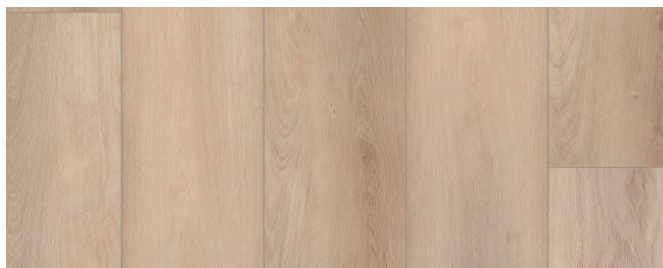
BATH 2 QUARTZ



BATH2TUB/SHOWER



CARPET



LUXURY VINYL PLANK FLOORING

Colors may vary from shown.