

MOVE-IN READY HOME

\$960,687

9508 Abachi, Denton, TX 76207



Rendering - Elevation B (optional black window frames not included in this house)

## MAGNOLIA • UNIT: 6-2/LOT: 30E • AVAILABLE NOW



3,611 sq. ft.



3 Beds



3.5 Baths



Den



3-Car

**SALE PRICE**  
**\$960,687****CONSTRUCTION & UTILITIES****Unit Style:** One Level**Cooling:** Refrigeration**Heating:** Gas**Construction:** Frame/stucco**HOME UPGRADES & FEATURES****Kitchen:**

Upgraded Painted Maple Cabinets  
Quartz Countertops  
Stainless Steel Undermount Sink  
Delta Collins Pull-Out Faucet in Chrome  
Built-In Monogram Stainless Steel Gas Appliance Package

**Bathrooms:**

Upgraded Delta Plumbing Fixtures in Chrome  
Coordinating Delta Bath Accessories in Chrome  
Quartz Countertops

**Additional Upgrades:**

Upgraded Carpet and Tile  
BBQ Stub  
Painted Brick on front exterior  
Decorative Lighting  
Upper Cabinets at bar  
Lower Cabinets in Dining Room  
Coffer ceiling in Dining Room  
Expanded Outdoor Living Space  
Patio Fireplace  
Laundry room sink

**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

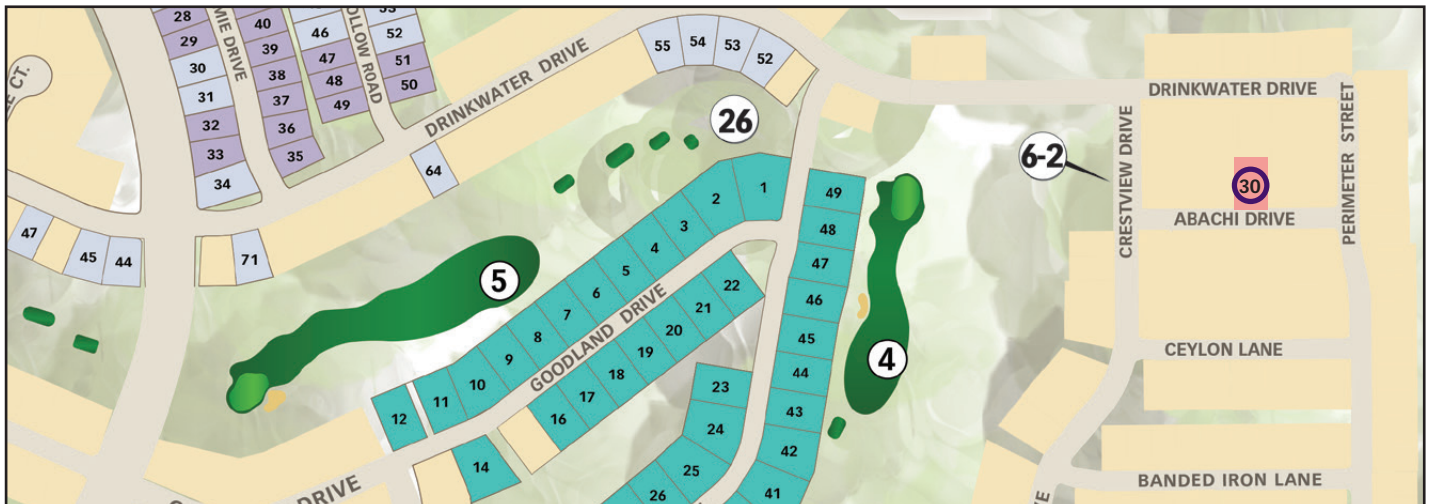
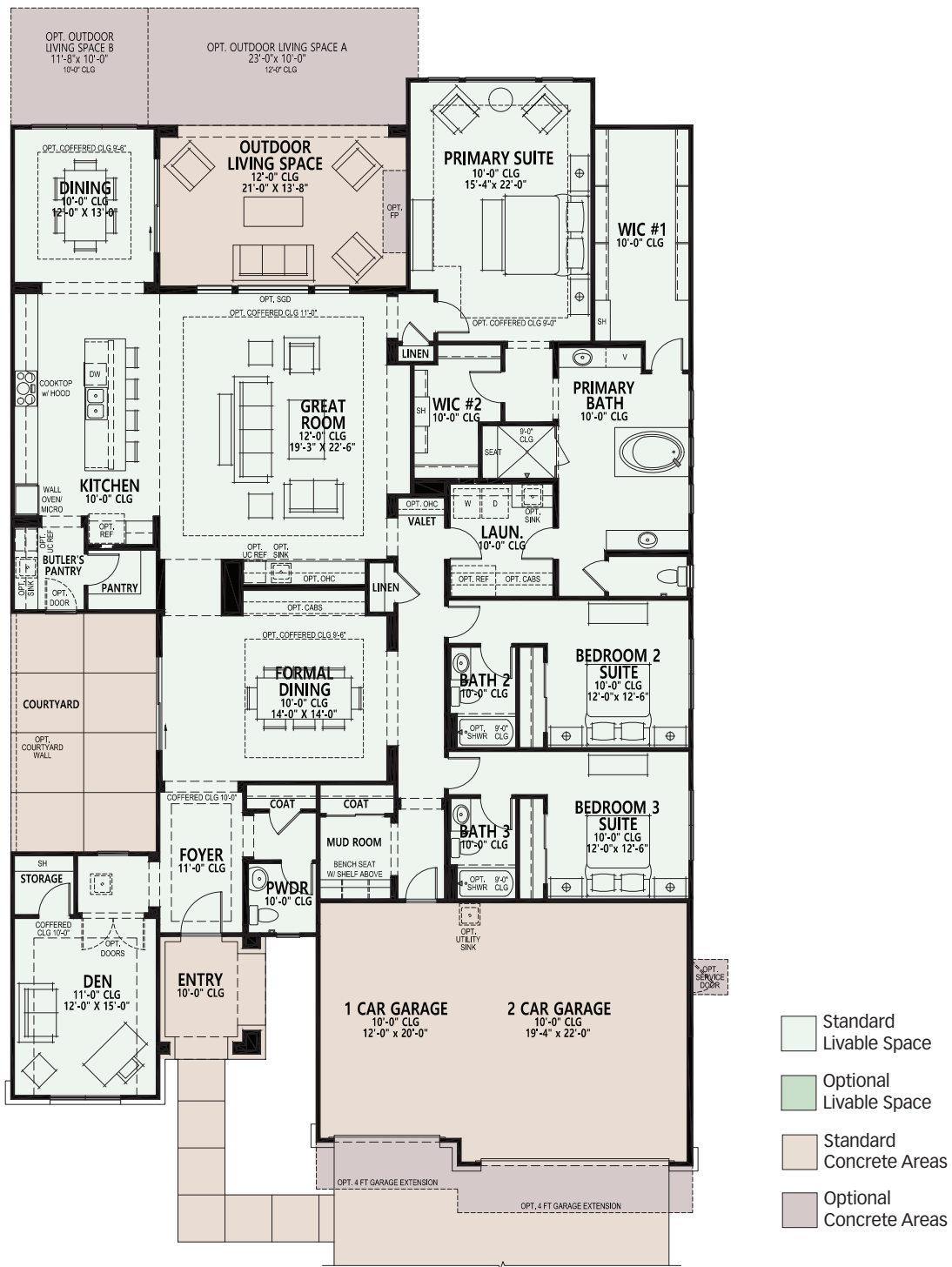
CALL FOR INFORMATION

888.988.3927

940.246.2000

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# Move-in Ready-Designer Home

Magnolia-3611 Unit: 6/2 Lot: 30 E  
9508 Abachi Dr



**Robson Resort**  
COMMUNITIES®



**Cabinet Style & Color**  
Montana White

Countertops: Forever Pure White Quartz  
3m Eased Edge, 4" backsplash

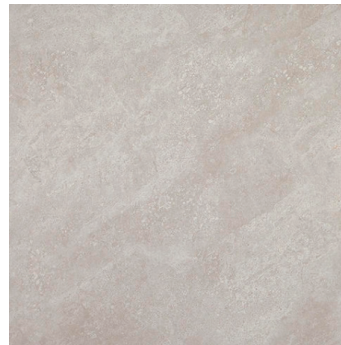


**Kitchen Faucet:**  
Delta Collins-  
Chrome



**Kitchen Sink:** Stainless Steel Undermount TCF1000

**Floor Tile:**  
Daltile CF Cabris  
CS23 Iron 18x18



**Great Room Bar:**  
Sink: Blanco Silgranit  
Undermount-Anthracite  
Faucet: Delta Transitional-  
Champagne Bronze



**Interior Paint:**  
Walls: On the Rocks SW7671  
Trim: Extra White SW7006

**Carpet:**  
Shaw BX001- Vanilla  
Shake 00143  
\*Included carpet pad\*



**Primary Bath Shower:** Daltile  
Sierra Rainer 1500 12x12.  
Shower Floor: Daltile Color Wheel  
Retro 2x3 Cube Matte-Arcitc  
White



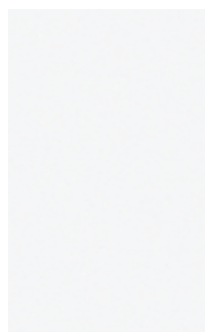
**Bath Fixtures:** Delta 8" widespread  
Woodhurst-Chrome



**Laundry Room**  
Sink: Kohler Kennon  
Undermount-Matte Black  
Faucet: Delta 101-DST Chrome



**Bath 2 /3Shower:** QDI Simply Gloss  
12x24. \*Installed vertically\*  
**Bath 2 Shower Floor:** Daltile Color Wheel  
Retro 2x3 Cube Matte-Arcitc White  
**Bath 3:** Tub-White



Colors may vary from shown.  
Subject to change.