

MOVE-IN READY

\$879,900

3464 N 166th Dr, Goodyear AZ 85395



Elevation C Rendering

MIRA • UNIT: 46/LOT: 20 • EST. COMPLETION: MARCH 2026

-  2,308 sq. ft.
-  2 Beds
-  2.5 Baths
-  Den
-  2-Car + Golf Cart

**PRICE:** \$971,265  
**INCENTIVE:** - \$ 91,365  
**SALE PRICE:** \$879,900

**CONSTRUCTION & UTILITIES**  
**Unit Style:** One Level  
**Cooling:** Refrigeration  
**Heating:** Gas  
**Construction:** Modified BASF  
 HP+ Wall System

**HOME UPGRADES & FEATURES**

**Kitchen:**

Napa HDF Cabinets - Frost  
 Dove-tail drawers / soft-close  
 Built in LG gas / stainless steel appliances  
 Eased Edge Quartz countertops  
 Delta Emmeline pull-down Kitchen faucet - Chrome  
 Kohler Vault Single Bowl stainless steel undermount sink  
 Pot & Pan drawers  
 Trash bin cabinet  
 Upgraded tile backsplash

**Bathrooms:**

ProFlo elongated Comfort Height toilets  
 Upgrade tile surrounds and deco  
 Delta Kayra fixtures - Chrome  
 Eased Edge Quartz countertops

**Laundry Room:**

Sterling Latitude laundry sink - White  
 Full Laundry Cabinets  
 Eased Edge Quartz countertops

**Bar:**

Full Upper / Lower Cabinets  
 Eased Edge Quartz countertops

**Additional Upgrades:**

3-lite Masonite Belleville entry door  
 Expanded Primary walk-in closet  
 Aterra electrical / home technology / media  
 Upgrade LVP, Carpet and Tile flooring

**HOA Fees:** \$3,522 per year. Includes access to PebbleCreek amenities including fitness facilities, pools, creative arts building, tennis courts and more!

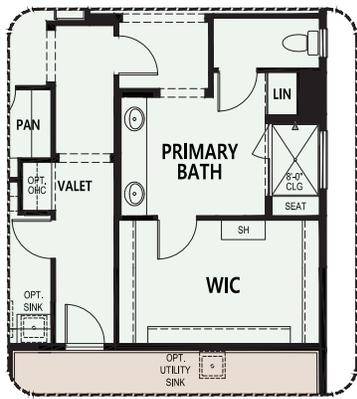
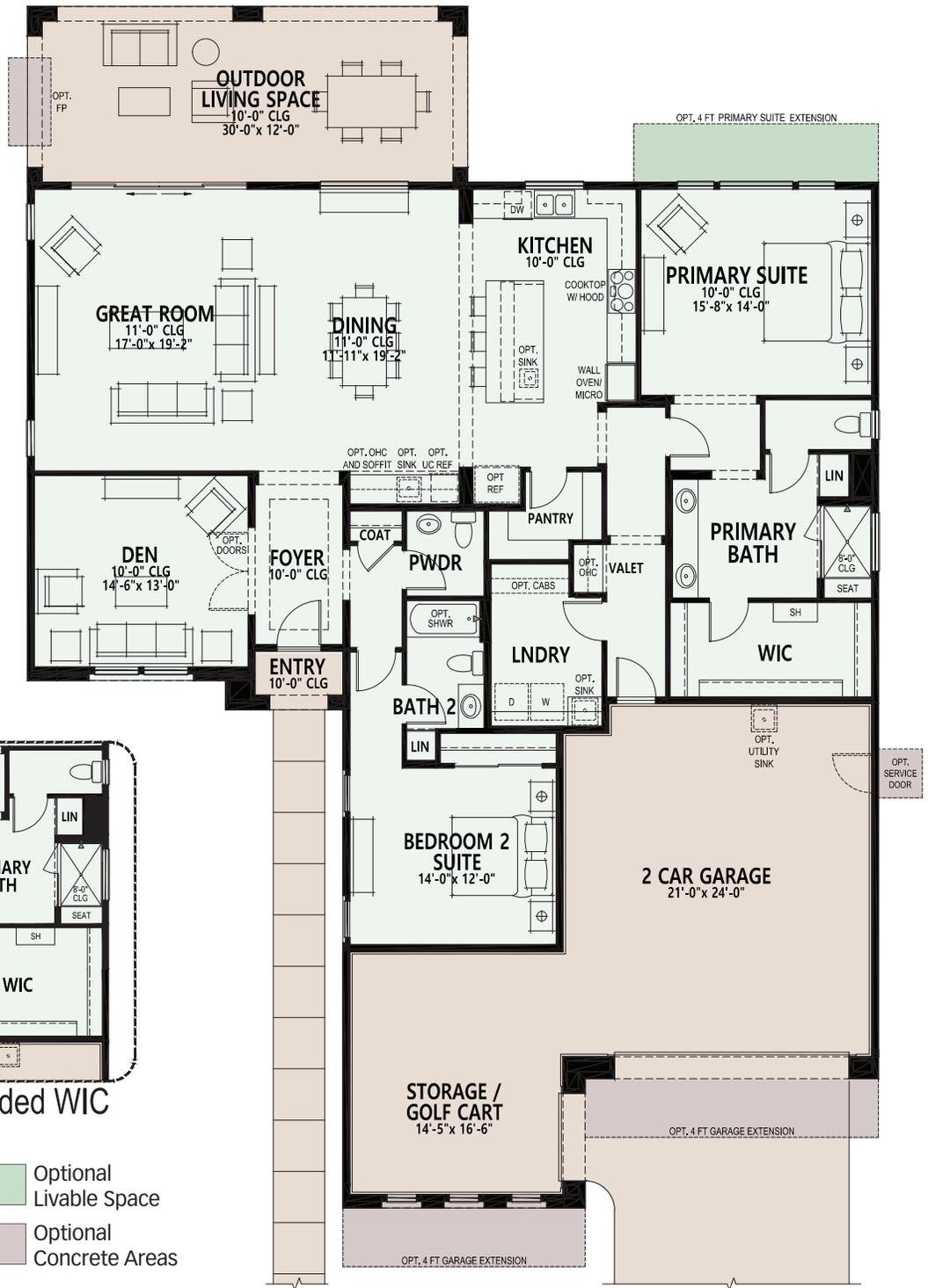


3003 N 164th Ave, Goodyear AZ 85395  
 Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION  
 623.935.6700  
 800.795.4663

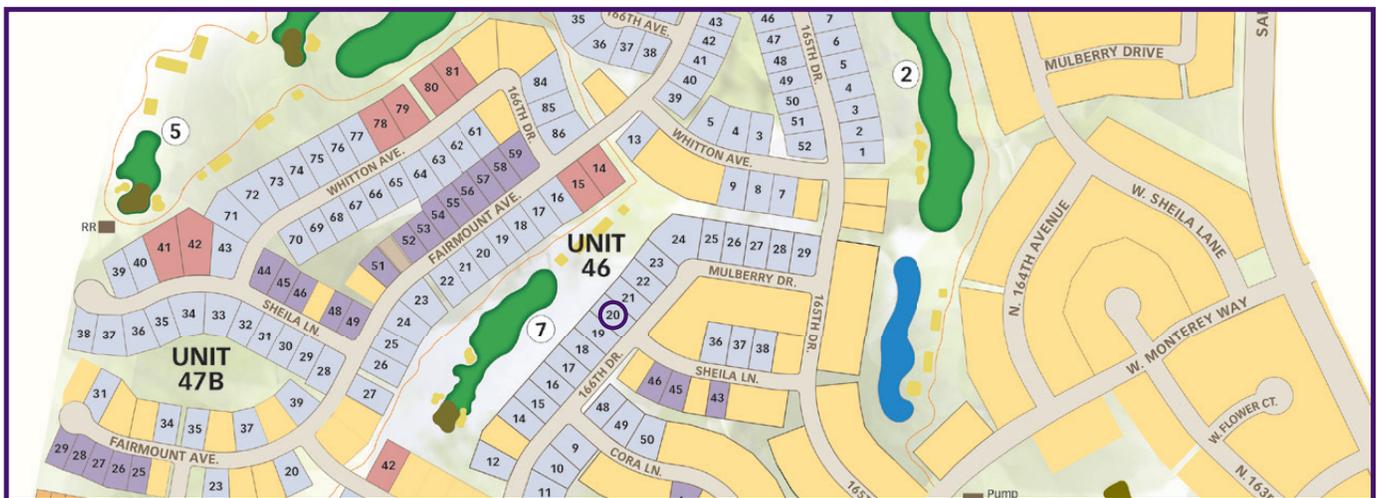
All information is subject to change without notice. We reserve the right to discontinue or change specifications at any time. Promotional materials may show features, options, upgrades or improvements that are only available at an additional cost and that are not included unless specifically provided 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. 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 of age in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by PebbleCreek Properties Limited Partnership, owner/agent. PebbleCreek Construction Company, general contractor, ROC 190149. 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. 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 2/13/26. © 2026



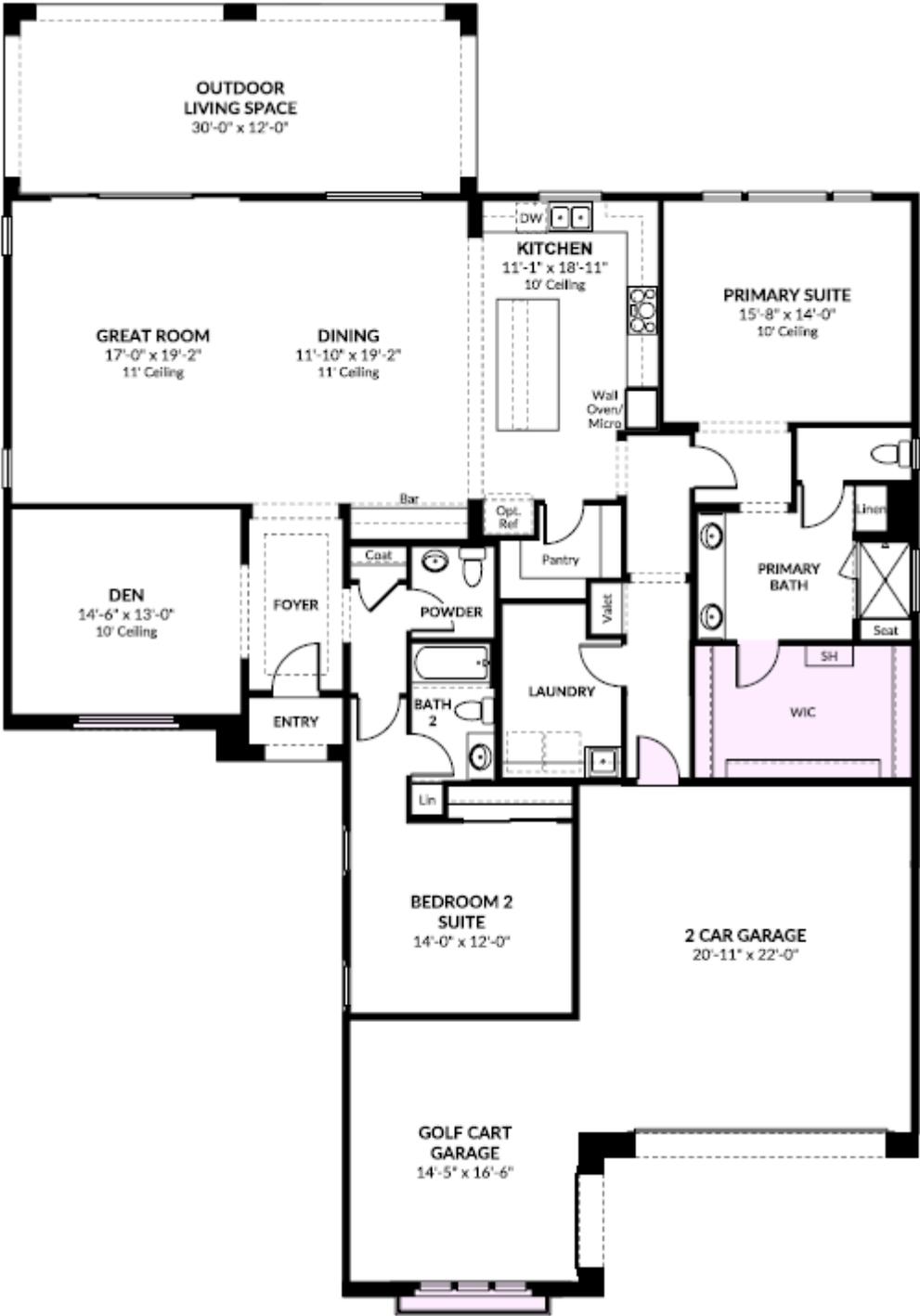


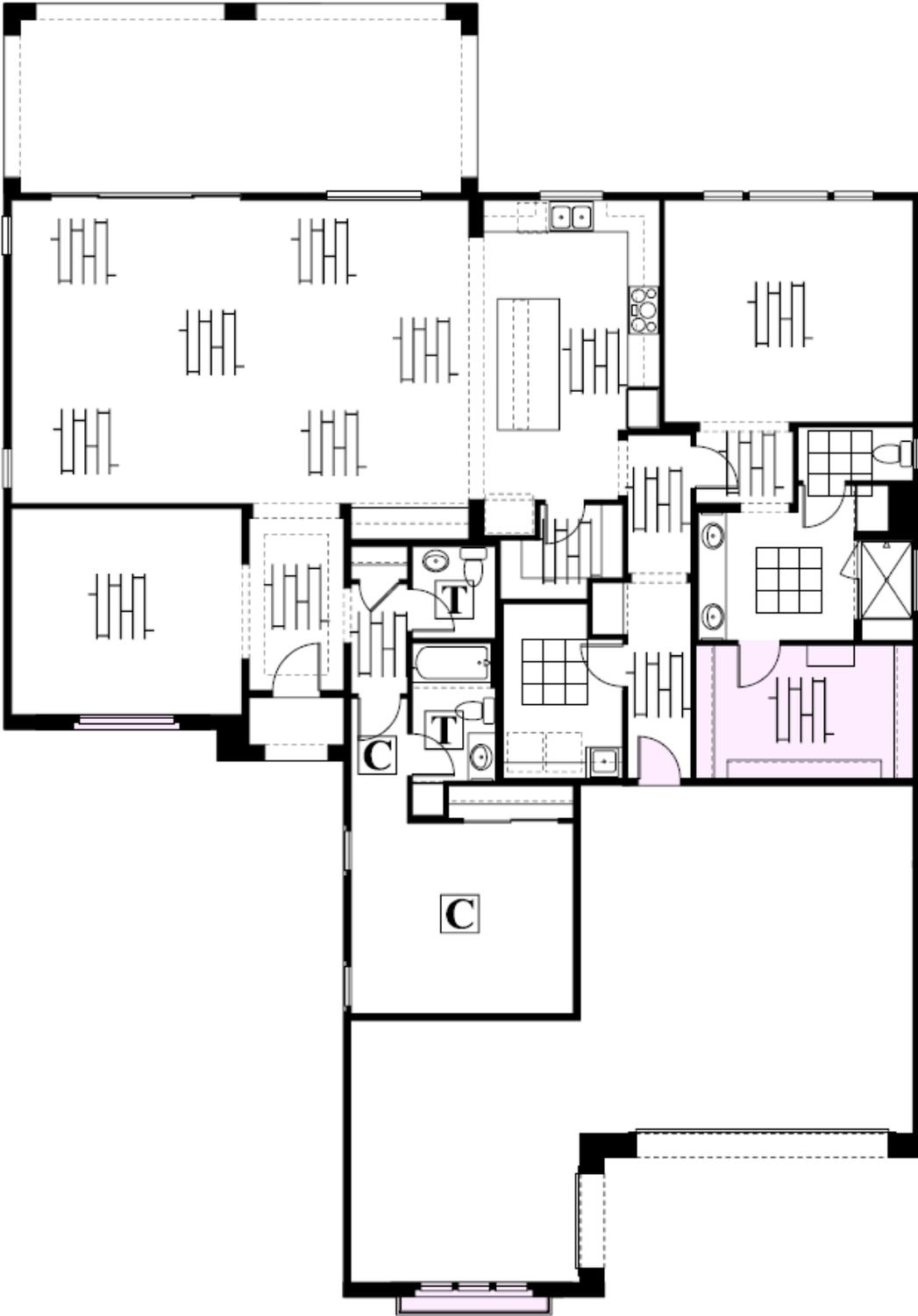
Opt. Expanded WIC

- Standard Livable Space
- Optional Livable Space
- Standard Concrete Areas
- Optional Concrete Areas



PebbleCreek  
Designer/Move-in Ready Home  
Lot 20 Unit 46  
2271 Mira





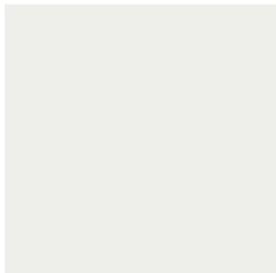
# Luxury Vinyl Plank, Carpet, Paint, Door Hardware



LVP: Shaw 678CT Unviraled  
#02906 Sheff Pine



Carpet: Shaw HFN96  
Tuftex – Relaxed Essence  
Color: #00102 Sand Dunes

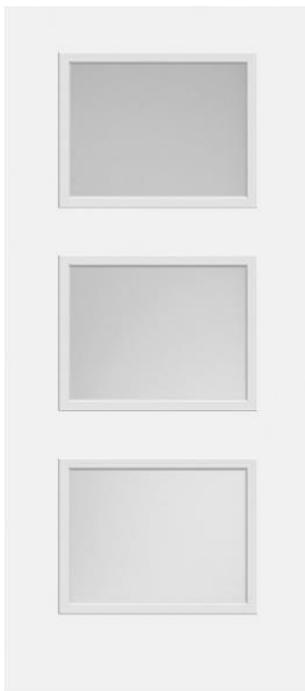


Paint (Trim, Walls & Doors):  
SW 7005 Pure White



5" Contemporary  
Baseboards  
& 2 1/4" casing

Entry Door:  
Belleville 3-lite w/ Chord Glass  
*\*Painted per Exterior Color  
Scheme*



Interior Door: Birkdale 8'  
Interior  
3-Panel Smooth Doors  
*\* Painted to Match Trim*



Entry Door Hardware:  
Schlage Century – Matte Black



Interior Door  
Hardware:  
Schlage Latitude –  
Matte Black

## Kitchen, Bar, Valet

Cabinets: Napa HDF Frost

Hardware: Sutton 635-128PC Polished Chrome

Countertop: AZT Della Terra Quartz Bertoli  
3 CM Eased & Polished

Island Countertop: AZT Black Mist Honed  
Granite. 3 CM Eased & Polished

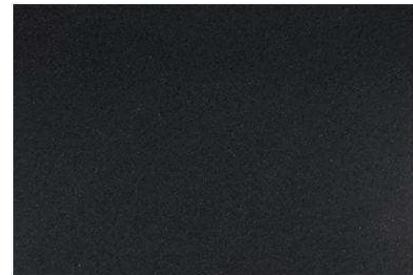
Kitchen Backsplash: AZT Della Terra Quartz  
Bertoli Full Height Quartz

Kitchen Sink: Kohler Vault Single Bowl  
Stainless

Kitchen Faucet: Delta Emmeline – Chrome

Island Lighting Pendants: Symphony –  
Chrome / White. QTY: 2

Floor LVP: Shaw 678CT Unviraled  
#02906 Sheff Pine



# Powder Room

Mirror: 1/8" Black Infinity Frame ZHAL08 24"X42"



Vanity Light: Visual Comfort Keaton Two Light Wall Sconce, Chrome

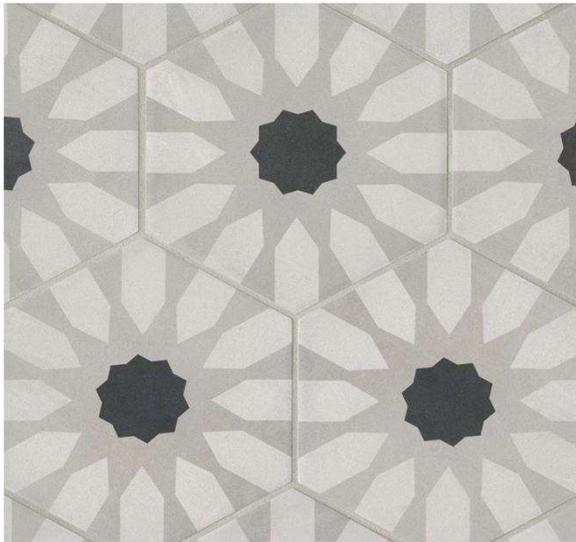


Sink: Sterling Pedestal Sink

Faucet: Delta Kayra 8" Widespread – Chrome



Floor Tile: Bedrosians Allora Fiore 8.5 x 10 Hex



# Primary Bath



Mirror: 1/8" Infinity Black Frame  
QTY: 2. 30"x42"

Vanity Light: Visual Comfort Keaton Two Light Wall Sconce, Chrome. QTY: 2

Cabinets: Napa HDF Dew Matte

Cabinet Hardware: Sutton 635-128PC Polished Chrome

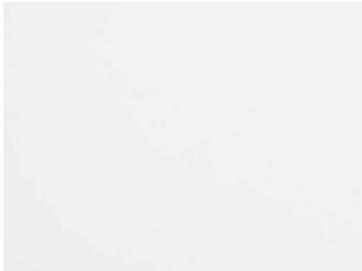
Countertop: AZT Denali-N  
3 CM Eased & Polished

Faucet: Delta Kayra 8" Widespread- Chrome

Shower Wall Surround & Seat:  
AZT Cala Lenci Polished 12x24  
*\* Installed Stacked Horizontally*

Shower Floor:  
Daltile Color Wheel 0790 Matte Arctic White 2x2  
Grout: Custom #640 Arctic White

Floor: American Olean 0061 Matte Designer  
White 12 x 12



## Bath 2

Mirror: 1/8" Black Infinity Frame ZHAL08. 30"x42"

Vanity Light: Visual Comfort Keaton Two Light Wall Sconce, Chrome.

Cabinets: Napa HDF Frost

Cabinet Hardware: Sutton P635-128MB Matte Black

Countertop: AZT Denali-N 3 CM Eased & Polished

Faucet: Delta Kayra 8" Widespread – Chrome

Tub / Shower Surround:

Tub: White. AZT Gioia Ash 4x16

\* *Installed Stacked Horizontally*

Floor: AZT Petal Blanc Honed Mosaic



# Laundry

Cabinets: Napa HDF Frost

Cabinet Hardware: Sutton P635-128MB Matte Black

Countertop: AZT Denali-N 3 CM Eased & Polished

Sink: Sterling Latitude- White

Faucet: Delta 101-DST Chrome

Floor: Shaw Resurgence Josefina Onyx 8 x 8

