

MOVE-IN READY HOME

\$568,707

3226 N 169th Ln, Goodyear AZ 85395



Rendering

NAPA • UNIT: 49B/LOT: 67 • EST. COMPLETION: APRIL 2026

-  1,724 sq. ft.
-  2 Beds
-  2.5 Baths
-  Den
-  2-Car

SALE PRICE:
\$568,707

CONSTRUCTION & UTILITIES

- Unit Style:** Villa
- Cooling:** Refrigeration
- Heating:** Gas
- Construction:** Frame/Stucco

HOME UPGRADES & FEATURES

Kitchen:

- Laguna HDF Frost cabinets
- Dove-tail drawers / soft-close
- Built in LG Signature gas / stainless steel appliances
- Delta Trinsic pull-down Kitchen faucet - chrome
- Kohler Vault Single Bowl sink - stainless steel
- Trash bin cabinet
- Upgrade full height tile backsplash
- Eased Edge Quartz countertops

Laundry Room:

- Sterling Latitude laundry sink
- Eased Edge Quartz countertops
- Delta Foundations pull-out faucet - chrome

Bathrooms:

- ProFlo elongated Comfort Height toilets
- Delta Altado faucets - chrome
- Delta Altado accessories - chrome
- Upgraded tile surrounds and deco bands
- Eased Edge Quartz countertops
- Laguna HDF Frost cabinets

Additional Upgrades:

- Gas BBQ stub at back
- Aterra electrical / home technology / media
- Upgraded LVP & Carpet flooring

HOA Fees: \$3,522 per year. Includes access to PebbleCreek amenities including fitness facilities, pools, creative arts building, tennis courts and more!
PebbleCreek Villas Unit 49: Additional \$225 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy

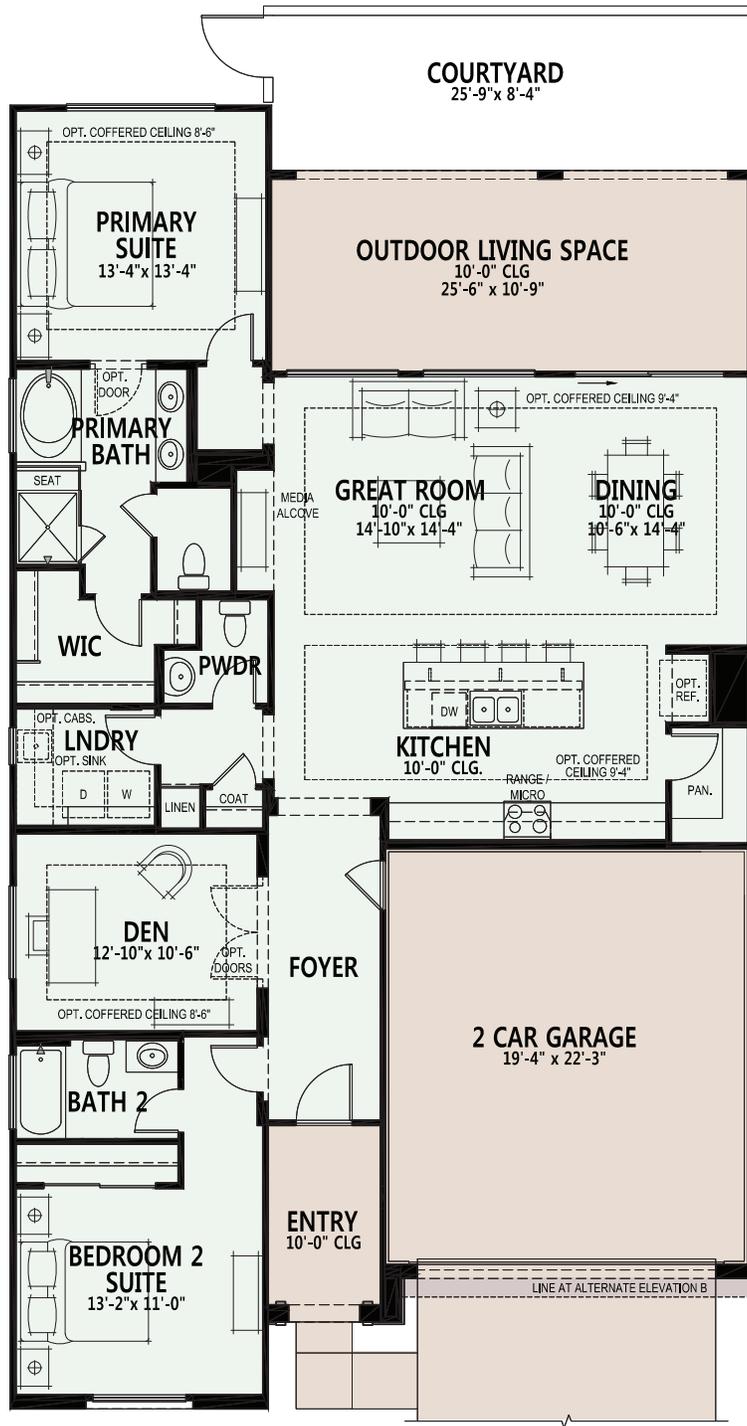


3003 N 164th Ave, Goodyear AZ 85395
Model Village Open Daily 9am - 6pm

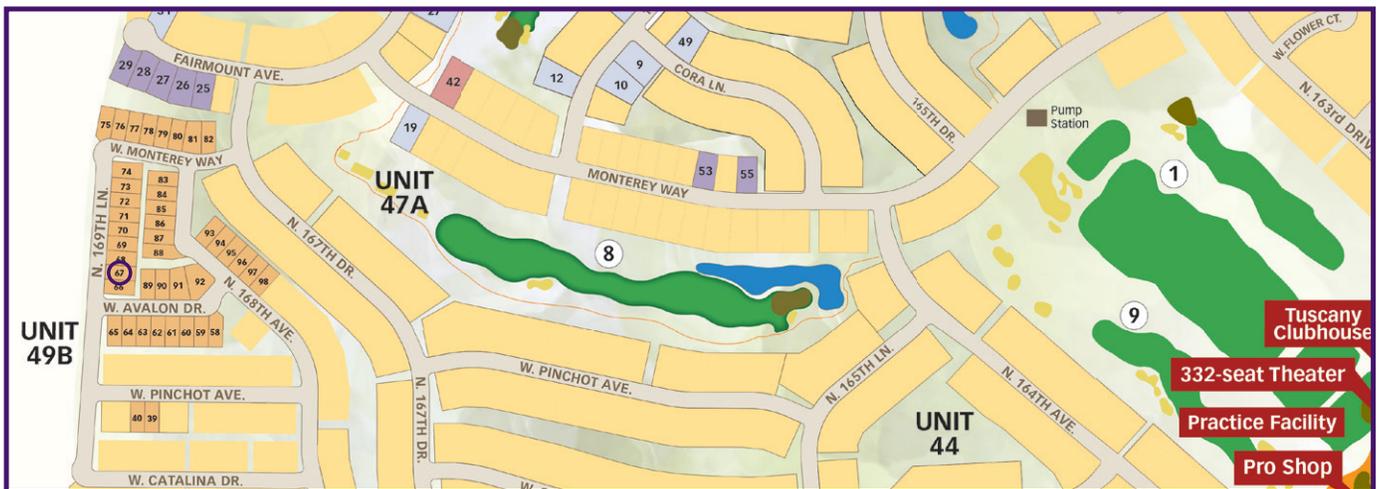
CALL FOR INFORMATION
623.935.6700
800.795.4663

Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. 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 3/4/26. © 2026 Robson Communities®, Inc. All rights reserved.

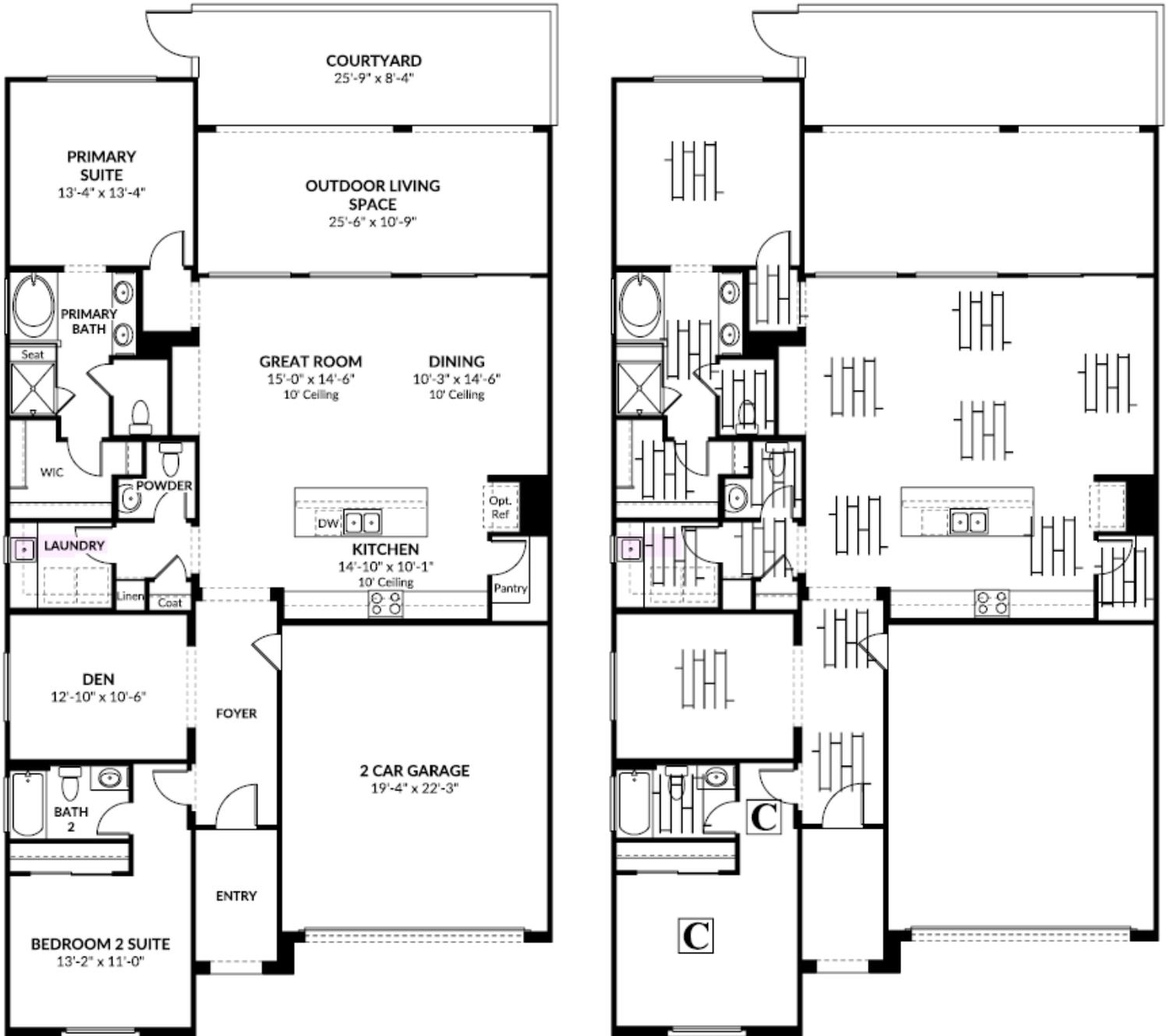




- Standard Livable Space
- Standard Concrete Areas



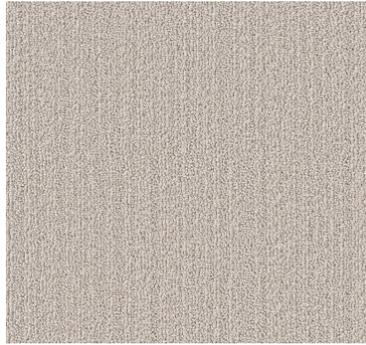
PebbleCreek
Move-in Ready/Designer Home
Lot 67 Unit 49B
1724 Napa



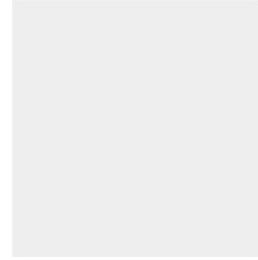
Luxury Vinyl Plank, Paint, Door Hardware



LVP: Shaw 492CT Reversed.
08014 Sharpwell Oak



Carpet: Shaw Tuftex
Relaxed Essence #00102
Sand Dunes

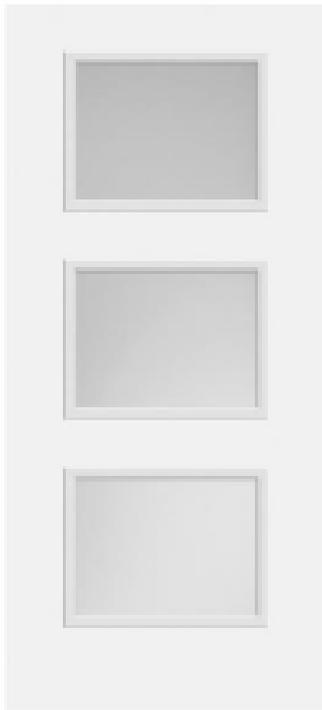


Paint (Trim, Walls & Doors):
SW 7005 Pure White



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 Door
** Painted to Match Trim*



Entry Door
Hardware:
Schlage
Century –
Matte Black



Interior Door
Hardware:
Schlage Latitude
–Chrome

Kitchen

Cabinets: Laguna HDF Frost

Hardware: Sutton P-635-128PC Polished Chrome

Island Lighting Pendants: Visual Comfort Katie
Conical, Polished Nickel w/Clear Glass. TOB5226PN/
G6-CG

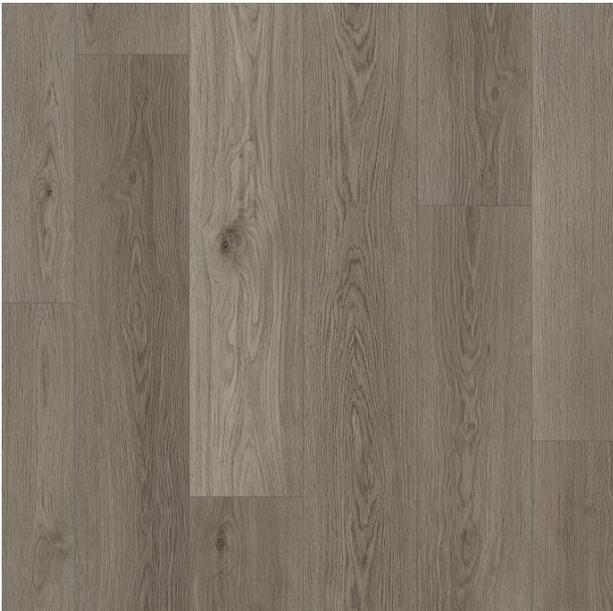
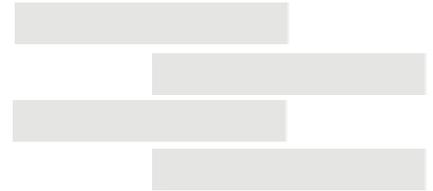
Countertops: AZT New Venatino Grey
3 CM Eased & Polished

Kitchen Backsplash:
AZT S-Vintage Grey Glossy 2x10
*Installed horizontally 50/50 offset

Sink: Kohler Vault Single Bowl - Stainless

Faucet: Delta Trinsic Single Handle -Chrome

Floor LVP: Shaw 0492CT Reversed. Sharpwell Oak



Powder Room

Mirror: 3/8" Metal Silver Frame OEM2S. 24"x42"

Vanity Light: Virtual Comfort Keaton Two Light Wall-Chrome

Sink: Sterling Sacramento Pedestal Sink

Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Floor LVP: Shaw 492CT Revered. Sharpwell Oak



Primary Bath



Mirror: 3/8" Metal Silver Frame: QTY 2: 24"x42"

Vanity Light: Virtual Comfort Keaton Two Light-Chrome.

QTY:2

Cabinets: Laguna HDF Frost

Hardware: Sutton P635-128PC Polished Chrome

Countertop: DalTile Carrara Pisa
3 CM Eased & Polished

Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Shower Wall Surround & Seat:

Tub-White. AZT Marvel Calacatta Prestigio Matte 12x24
** Installed Horizontally & Stacked*

Shower Floor: AZT Marvel Calacatta Prestigio Matte 2x2

Floor LVP: Shaw 492CT Reversed. Sharpwell Oak



Bath 2

Mirror: 3/8" Metal Silver Frame: 30"x42"

Vanity Light: Virtual Comfort Keaton Two Light-Chrome

Cabinets: Laguna HDF Frost

Hardware: Sutton P635-128PC Polished Chrome

Countertop: DalTile Carrara Pisa. 3 CM Eased & Polished

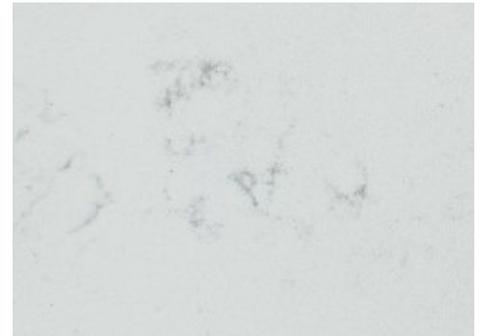
Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Tub/Shower Surround: AZT Flash White 3x12

*Installed horizontally & offset

Tub-White.

Floor LVP: Shaw 492CT Reversed. Sharpwell Oak



Laundry



Cabinets: Laguna HDF Frost

Hardware: Sutton P635-128PC Polished Chrome

Countertop: DalTile Lucent White
3 CM Eased & Polished

Sink: Sterling Latitude-Undermount

Faucet: Delta Foundations Pull-out-Chrome

Floor LVP: Shaw 492CT Reversed. Sharpwell Oak

