






MOVE-IN READY HOME

\$681,839

30972 S Blue Granite Ln, Oracle, AZ 85623



VIENTA • UNIT: 17/LOT: 2 • EST. COMPLETION: MAY 2026

 2,353 sq. ft.	 2 Beds
 2.5 Baths	 Den
 3-Car	

**SALE PRICE:
\$681,839**

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

LG built-in gas package includes: Sterling steel convection Wall oven, cooktop, microwave and dishwasher
Sollid Shaker White cabinets w/42" Uppers
Quartz countertops and full height backsplash

Additional Upgrades:

2' extension at Primary Suite and walk-in closet
5" Contemporary baseboards
Full laundry cabinets
Upgraded carpet, tile and wood vinyl plank flooring

Bathrooms:

Quartz Countertops
Delta Chrome bath fixtures and accessories
Heavy glass semi-frameless shower enclosure at Primary bath
Framed mirrors in all bathrooms
Decorative lighting fixtures

HOA Fees: \$3,446.32 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 in violation of law. Effective date 3/24/26. © 2026 Robson Communities®, Inc. All rights reserved.

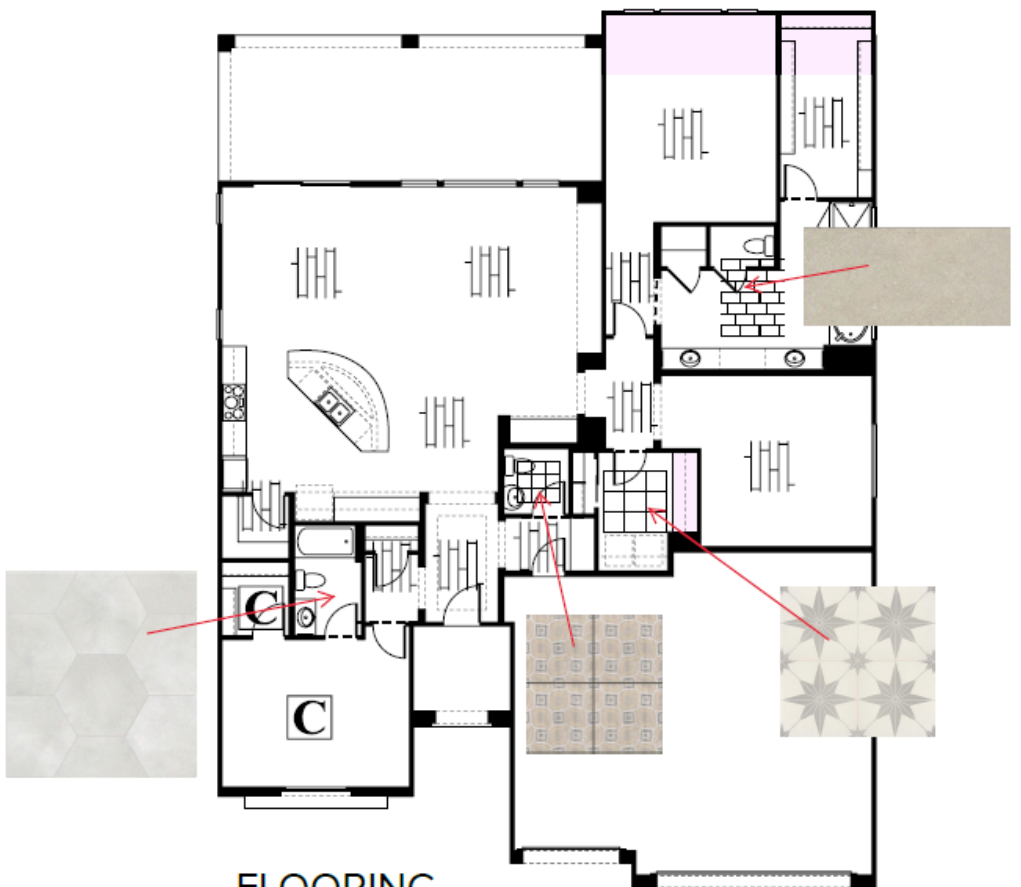


Saddlebrooke Ranch

Designer/Move-in Ready Home

Lot 2 Unit 17

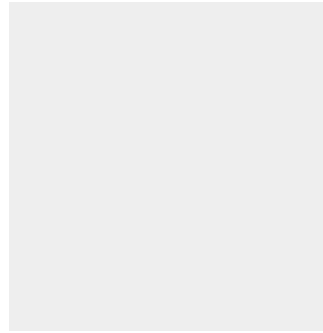
23083 Vienta



Hardwood, Carpet, Paint, Door Hardware



LVP: Shaw 012CT Domain
#00771 Aurora Oak



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



Carpet: Tuftex – HFN97 Cheerfull
Essence Color: #00105 Wool Blanket

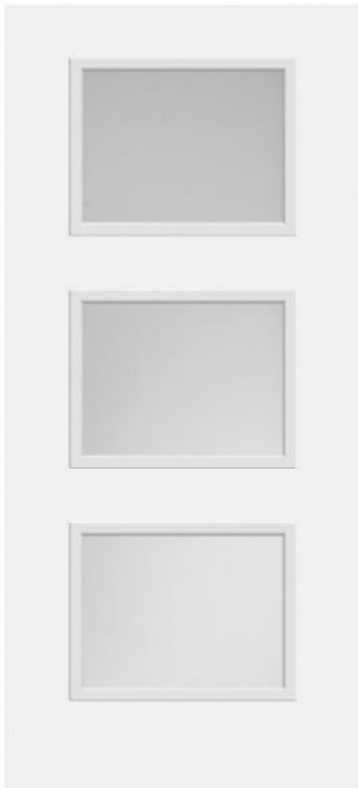


5" Contemporary Baseboards
& 2 1/4" casing

Entry Door:
Belleville 3-lite
**Painted per Exterior Color Scheme*



Entry Door Hardware:
Schlage Century – Matte Black



Interior Door: Birkdale 8' Interior
Single Panel Door
**Painted to Match Trim*



Interior Door Hardware:
Schlage Latitude – Chrome



Kitchen, Bar, Valet

Cabinets: Shaker HDF White

Hardware: Pride Charlotte Pull P-81092 and Knob K-81091 Polished Chrome

Countertops: Daltile Telluride OQ50
3CM Eased and Polished

Backsplash:

AZT Vetri Bianco 4x12

**Installed Stacked Horizontally*

Grout: Custom #642 Ash

Schluter Trim: Brushed Chrome

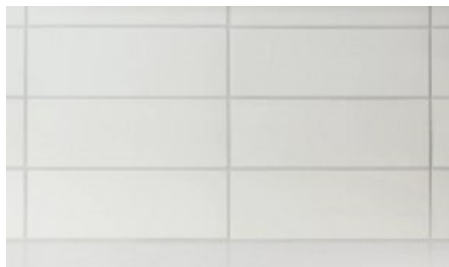
Sink: Kohler Vault Single Bowl - Stainless

Faucet: Delta Trinsic Single Handle, Chrome

Island Lighting Pendants x 2:

Visual Comfort Limoges Large Pendant, Natural rusted iron finish with Plaster White Shade

Floor LVP: Shaw 012CT Domain #00771 Aurora Oak



Powder Room

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

Sink: Sterling Sacramento Pedestal Sink

Faucet: Delta Trinsic 8" Widespread - Chrome
(w/ matching accessories)

Floor Tile: AZT Cementine Evo 3, 8 x 8
Grout: Custom #545 Bleached Wood



Builder reserves the right to alter any products or design without prior notice. Product substitutions will be made, as needed, to meet construction schedules. Photos are intended to be inspiration photos and are not intended to be exact depictions of color, floorplans, or selections.

Primary Bath

Mirror: 3/8" Metal Silver Frame OEM2S
54"x42" x 2

Cabinets: Shaker HDF White

Cabinet Hardware: Pride Charlotte Pull
P-81092 and Knob K-81091 Polished Chrome

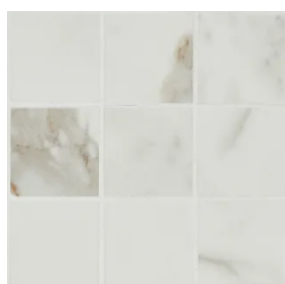
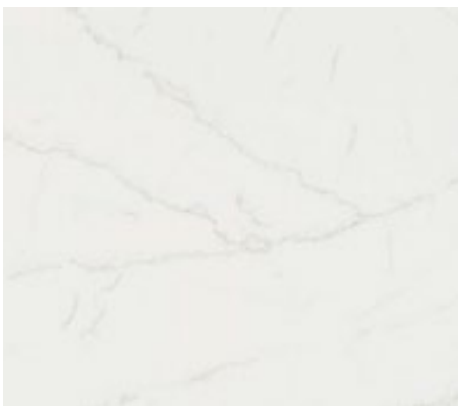
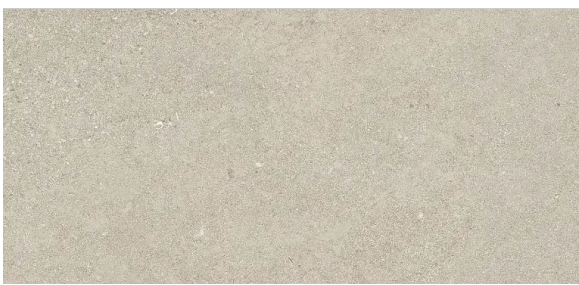
Countertop: AZT Della Terra Quartz Pilar
3CM Eased & Polished

Faucet: Delta Trinsic 8" Widespread - Chrome
(w/ matching accessories)

Shower Wall Surround & Seat:
AZT Marvel Calacatta Prestigio Polished 12x24
**Installed Horizontally & Stacked*
Grout: Custom #642 Ash
Schluter Trim: Brushed Chrome

Shower Floor: AZT Marvel Calacatta Prestigio
Matte 2x2
Grout: Custom #642 Ash

Floor: AZT Intense Perle 12 x 24
**Installed offset*
Grout: Custom #643 Warm Gray



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Bath 2

Mirror: 3/8" Metal Silver Frame OEM2S 30"x42"

Cabinets: Shaker HDF White

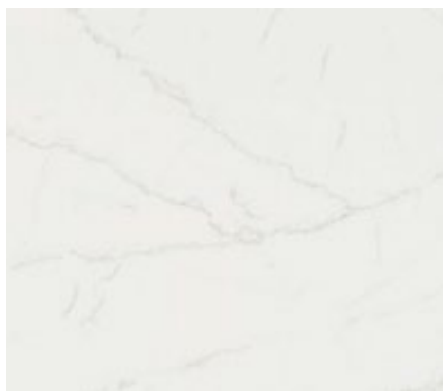
Cabinet Hardware: Pride Charlotte Pull P-81092 and Knob K-81091 Polished Chrome

Countertop: AZT Della Terra Quartz Pilar 3CM Eased and Polished

Faucet: Delta Trinsic 8" Widespread - Chrome (w/ matching accessories)

Tub/Shower Surround:
AZT Concerto 2X10, White Glossy
**Installed Horizontally & 33% staggered*
Grout: Custom #640 Arctic White
Schluter Trim - Brushed Chrome

Floor: Dal Tile SB30 Scrapbook White Hex
Grout: Custom #640 Arctic White



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Laundry

Cabinets: Shaker HDF White

Cabinet Hardware: Pride Charlotte Pull P-81092
and Knob K-81091 Polished Chrome

Countertop: AZT Della Terra Quartz Denali-N
3 CM Eased & Polished

Floor: Dal Tile ME26 Memoir Jewel Grey
Grout: Custom #642 Ash

