

DESIGNER HOME

\$605,414

30972 S Blue Granite Ln, Oracle, AZ 85623



Elevation A Rendering

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



2,353 sq. ft.



2 Beds



2.5 Baths



Den



3-Car

**PRICE:** \$635,414  
**INCENTIVE:** - \$ 30,000  
**SALE PRICE:** \$605,414\*

*\*Price includes pre-selected options and  
your choices from the base-level selections.*

**CONSTRUCTION & UTILITIES****Unit Style:** One Level**Cooling:** Refrigeration**Heating:** Gas**Construction:** Frame/stucco**PERSONALIZE YOUR DESIGNER HOME: FINISH YOUR HOME, YOUR WAY!**

Make your home uniquely yours by selecting final touches that reflect your style. Choose from a curated selection of stylish, included options at no extra cost, or explore premium upgrades for an additional price.  
**The finishing touch is all yours!**

**Design Selections:**

- Countertops, tile flooring, carpet, and entry door hardware — available in stylish choices, all included in the base price. Want more options? Explore upgrades for even greater personalization.
- Pre-selected faucets and sinks, bath accessories, and bath surrounds are included. Prefer a different look? Optional upgrades are available.

Connect with your new home sales consultant for further details!

**Home Upgrades:**

- LG built-in gas package in Stainless Steel
- Sollid Shaker White Cabinets w/42" Uppers
- 2' Extension at Primary Suite and Walk-in closet
- Full laundry room cabinets

**Enhance Your Home Even Further With These Optional Upgrades:**

- Refrigerator
- Washer/Dryer
- Cabinet hardware
- Garage epoxy
- Upgraded shower enclosure
- Assist bars
- Framed mirrors
- Garage cabinets

**HOA Fees:** \$3,446.32 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!



**SaddleBrooke Ranch™**  
 A ROBSON RESORT COMMUNITY™

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 12/29/25. © 2025 Robson Communities®, Inc. All rights reserved.





# Cabinet Designer Home

Vienta - 2308 Unit: 17 Lot: 2



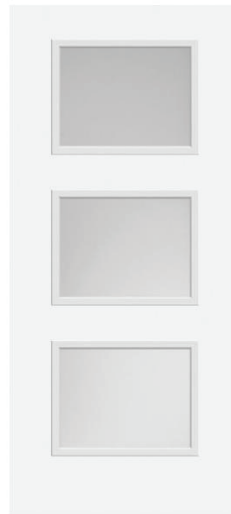
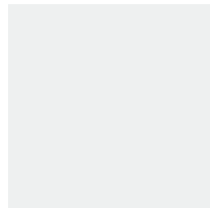
## SaddleBrooke Ranch™

A ROBSON RESORT COMMUNITY™



**Cabinets:**  
*Shaker HDF  
White*

**Pure White  
Interior Paint**  
SW7005



**Belleville Entry Door**  
3-Lite Smooth  
*\*Painted per Exterior Color Scheme*



**Birkdale Interior Doors**  
3 Panel Smooth  
*\*Painted to Match Trim*

### *LG Built-In Gas Package Stainless - AA261 with AA821*



**Under-Cabinet Hood**  
AK1236CS



**Microwave Oven & Trim Kit**  
MSER2090S/MK2030NST



**36" Gas Cooktop**  
CBGJ3627S



**Single Convection Wall Oven**  
WSEP4723F



**Top Control Dishwasher**  
LDTH5554S

*Colors may vary from shown.  
Subject to change.*