

**MOVE-IN READY HOME**

**\$522,583**

**30654 S Willet Way, Oracle, AZ 85623**



**BRIA • UNIT: 21B/LOT: 50 • EST. COMPLETION: MARCH 2026**

 1,817 sq. ft.	 2 Beds
 2.5 Baths	 Den
 2-Car	

**SALE PRICE:**  
**\$522,583**

**CONSTRUCTION & UTILITIES**

**Unit Style:** Villa Attached Home  
**Cooling:** Refrigeration  
**Heating:** Gas  
**Construction:** Frame/stucco

**HOME UPGRADES & FEATURES**

**Kitchen:**

Sollid Madison Clear Alder Cabinets w/42" Uppers  
2" Shaker Crown Moulding. Kitchen only.  
Full height tile backsplash  
Kohler Vault Single bowl Sink in stainless steel  
Delta Bronze pull-down faucet  
LG built-in stainless steel gas package includes: Convection wall oven, cooktop, Microwave and Dishwasher

**Outdoor Living:**

Landscape at Rear Courtyard

**Additional Upgrades:**

Upgraded carpet  
Engineered wood/luxury vinyl plank flooring

**Bathrooms:**

Curbless Shower at Primary Bath  
Quartz Countertops  
Pedestal sink in Powder Room  
Delta Saylor Bath Fixtures and Accessories in Chrome  
Decorative lighting fixtures

**HOA Fees:** \$3,446.32 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!  
**Unit 21B Villas:** Additional \$210 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy.  
See a New Home Consultant for details.

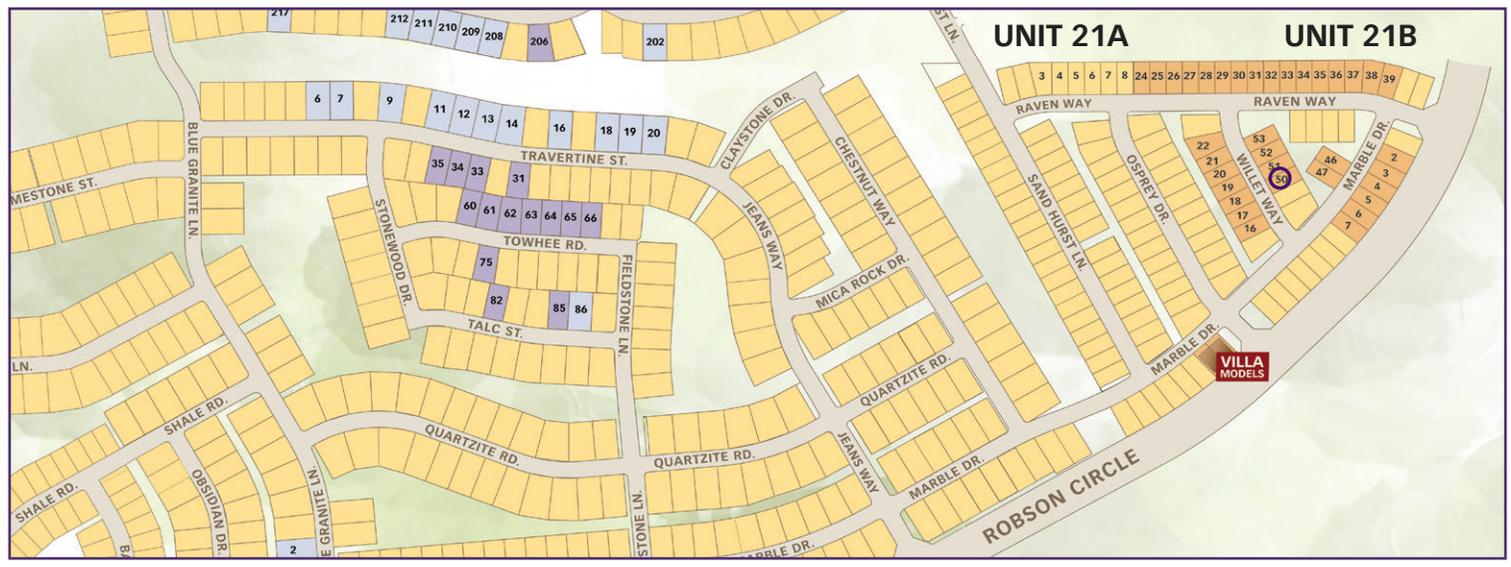
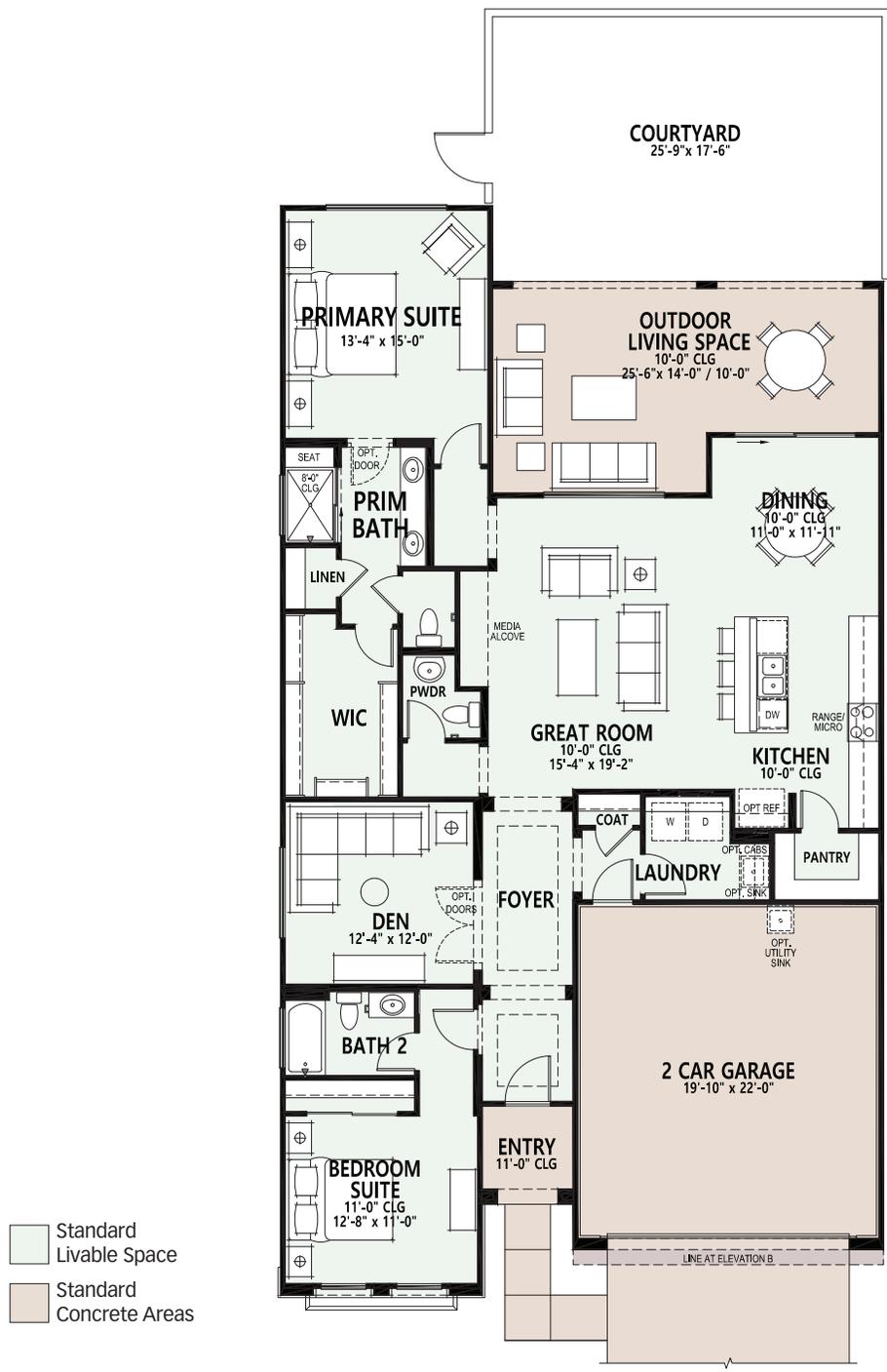


59680 East Robson Circle, Oracle, AZ 85623  
Model Village Open Daily 9am - 6pm

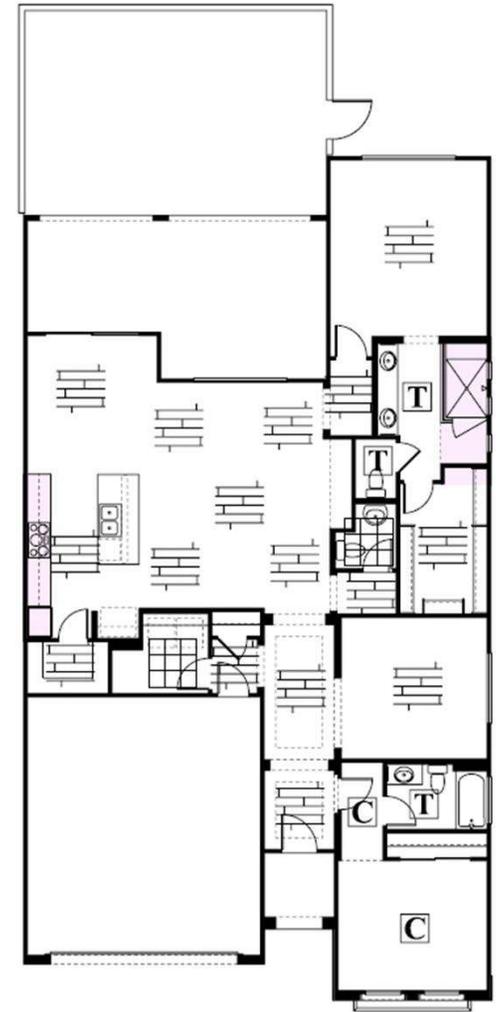
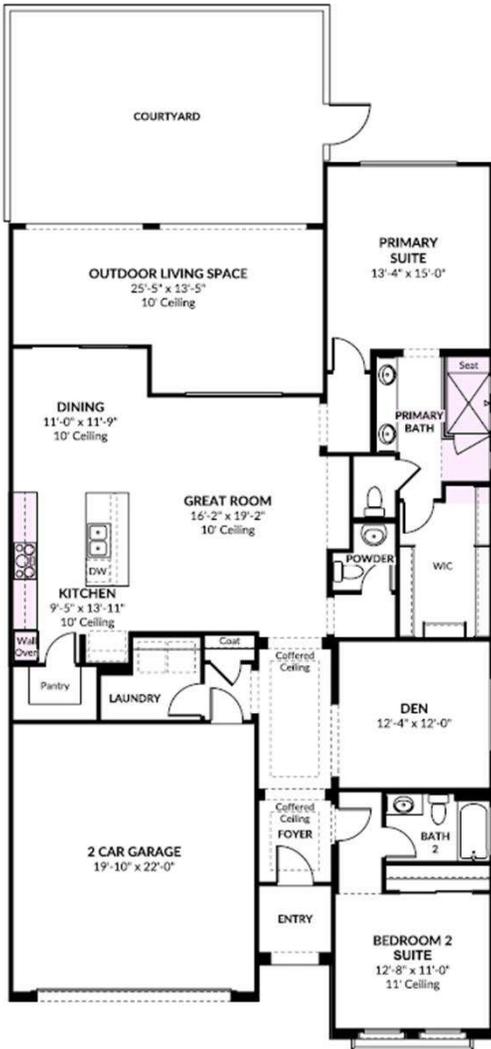
CALL FOR INFORMATION  
520.818.6000  
866.818.6068

Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. 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 2/4/26. © 2026 Robson Communities®, Inc. All rights reserved.





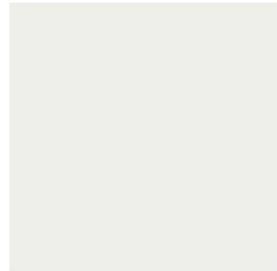
# SaddleBrooke Ranch Designer Home Lot 50 Unit 21B 18173 A Bria



# Luxury Vinyl Plank, Carpet, Paint, Door Hardware



LVP: Shaw 012CT Domain  
#00771 Aurora Oak



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



Entry Door:  
ThermaTru Classic Craft  
Artissa Collection  
*\*Painted per Exterior Color Scheme*



Entry Door Hardware:  
Schlage Camelot – Matte Black



Carpet: Shaw Tuftex – HFN96 Relaxed  
Essence Color: # 00105 Wool Blanket



5" Contemporary Baseboards  
& 2 1/4" casing

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

Interior Door Hardware:  
Schlage Avila – Bright Chrome



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.

# Kitchen

Island Cabinets: Madison Clear Alder Fawn

Perimeter Cabinets: Madison Clear Alder Fawn

Hardware: Sutton 635-128 – Polished Chrome

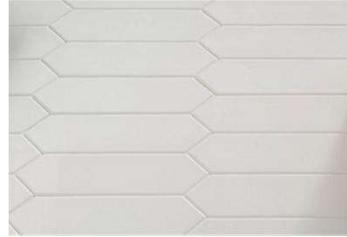
Countertops: AZT Della Terra Quartz Pilar  
3 CM Eased & Polished Edge

Backsplash:  
AZT Paloma Cotton Glossy 3 x 12 Picket  
\* *Installed horizontally*  
Grout: Custom #640 Arctic White  
Schluter Trim - White

Sink: Kohler Vault Undermount Single Bowl  
Stainless Steel

Faucet: Delta Emmeline – Champagne Bronze

Floor LVP: Shaw 012CT Domain #00771 Aurora Oak



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# Primary Bath



Mirror: Precision Frameworks Framed Mirror 711CB-Champagne Bronze QTY 2: 30"x42"  
(From Premier Lighting)

Vanity Fixture: Premier Virtual Comfort Keaton Two Light Wall Sconce QTY 2: – 20" Chrome  
\*Install horizontally above mirror\*

Cabinets: Madison HDF Wind Matte

Cabinet Hardware: Sutton 635-128  
Polished Chrome

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

Faucet: Delta Saylor 8" Widespread – Chrome  
-Matching Bath Accessories

Shower Wall Surround & Seat:  
AZT Marvel Calacatta Prestigio Matte 12x24  
\*Install Horizontally & Stacked  
Grout: Custom #642 Ash  
Schluter Trim – White  
AZT Marvel Calacatta Prestigio Matte 2x2 on  
Shower Floor.

Floor: AZT Tapestri Grey Denim 8 ½ x 8 ½ Hex  
Grout: Custom # 544 Rolling Fog

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# Bath 2

Mirror: Precision Frameworks Framed Mirror  
711S-Silver 30"x42" (From Premier Lighting)

Vanity Fixture: Premier Virtual Comfort Keaton Two  
Light Wall Sconce – 20" Chrome  
\*Install horizontally above mirror\*

Cabinets: Madison Clear Alder Fawn

Cabinet Hardware: Sutton 635-128  
Polished Chrome

Countertop: Dal One Quartz Lucent White OQ97  
3 CM Eased & Polished Edge

Faucet: Delta Saylor 8" Widespread– Chrome  
-Matching Bath Accessories

Tub/Shower Surround: Tub-White.  
Emser Catch Ice Matte 4 x 16  
\* *Installed Vertical Stacked*  
Grout: Custom #642 Ash  
Schluter Trim - White

Floor: AZT CS Calacatta Gris Honed Rhomboid Mesh  
Grout: Custom #642 Ash



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# Powder Room

Mirror: Precision Frameworks Framed Mirror  
711S-Silver 24"x42" (From Premier Lighting)

Vanity Fixture: Premier Virtual Comfort Keaton  
Two Light Wall Sconce – 20" Chrome  
\*Install horizontally above mirror\*

Sink: Sterling Sacramento Pedestal Sink – White

Faucet: Delta Saylor 8" Widespread – Chrome  
-Matching Bath Accessories

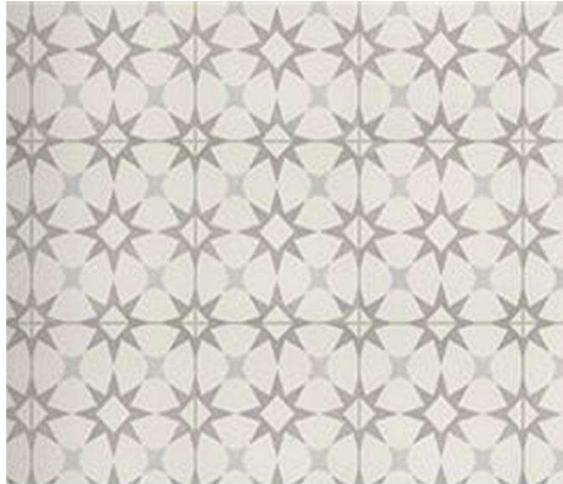
Floor Tile: AZT Reverie Décor 12, 8x8  
Grout: Custom #642 Ash



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# Laundry

Floor: Dal Tile ME28 Memoir Cosmo Grey 12 x 12  
Grout: Custom #642 Ash



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