

MOVE-IN READY HOME






\$570,167

3245 N 168th Ave, Goodyear AZ 85395



Rendering

NAPA • UNIT: 49B/LOT: 93 • EST. COMPLETION: JUNE 2026

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

**SALE PRICE:**  
**\$570,167**

**CONSTRUCTION & UTILITIES**

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

**HOME UPGRADES & FEATURES**

**Kitchen:**

- Madison Fawn cabinets
- Dove-tail drawers / soft-close
- Slide- in LG gas / stainless steel appliances
- Delta Emmeline pull-down Kitchen faucet - chrome
- Kohler Carin Single Bowl sink - Matte White
- 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
- Full laundry room cabinets

**Bathrooms:**

- ProFlo elongated Comfort Height toilets
- Delta Kayra faucets - chrome
- Delta Kayra accessories - chrome
- Upgraded tile surrounds and deco bands
- Eased Edge Quartz countertops

**Additional Upgrades:**

- Gas BBQ stub at back
- Aterra electrical / home technology / media
- Upgrade 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

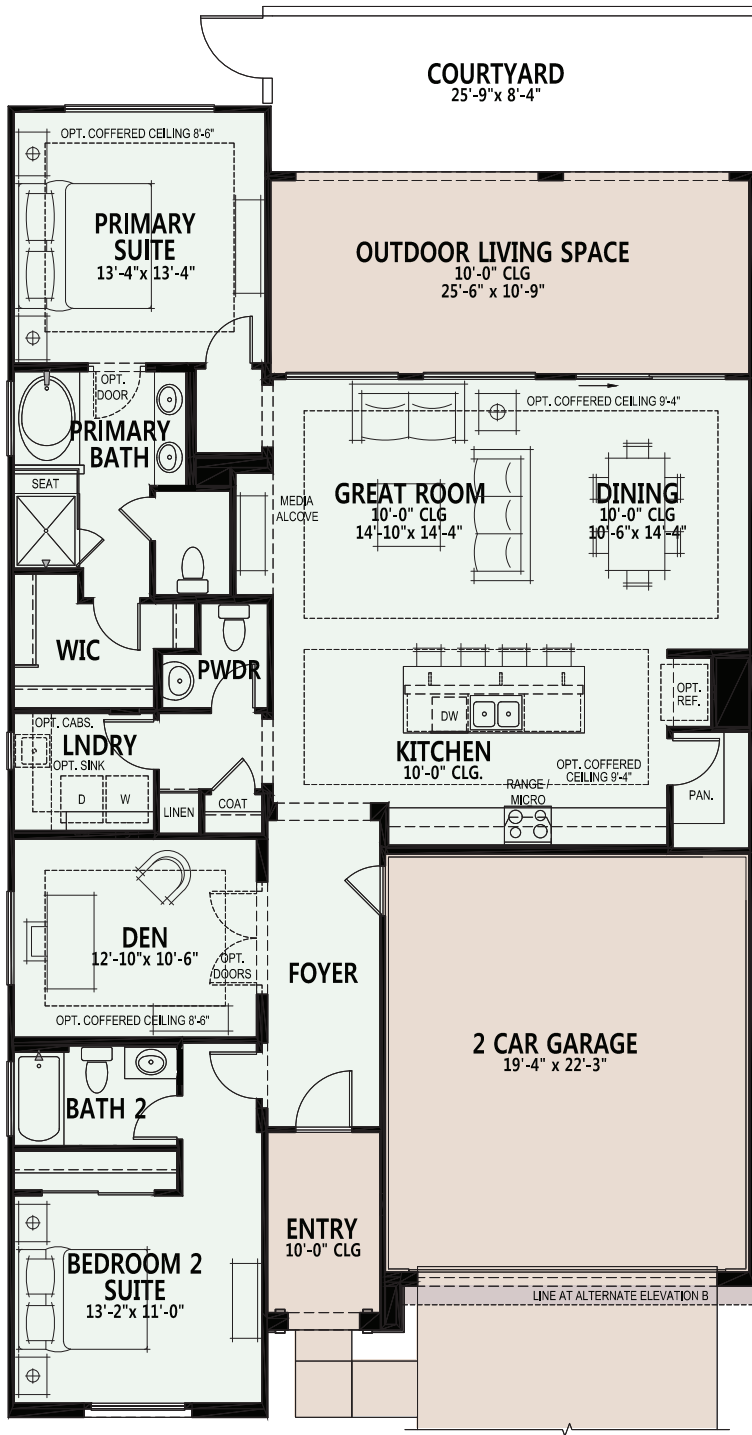


3003 N 164th Ave, Goodyear AZ 85395  
Model Village Open Daily 9am - 6pm

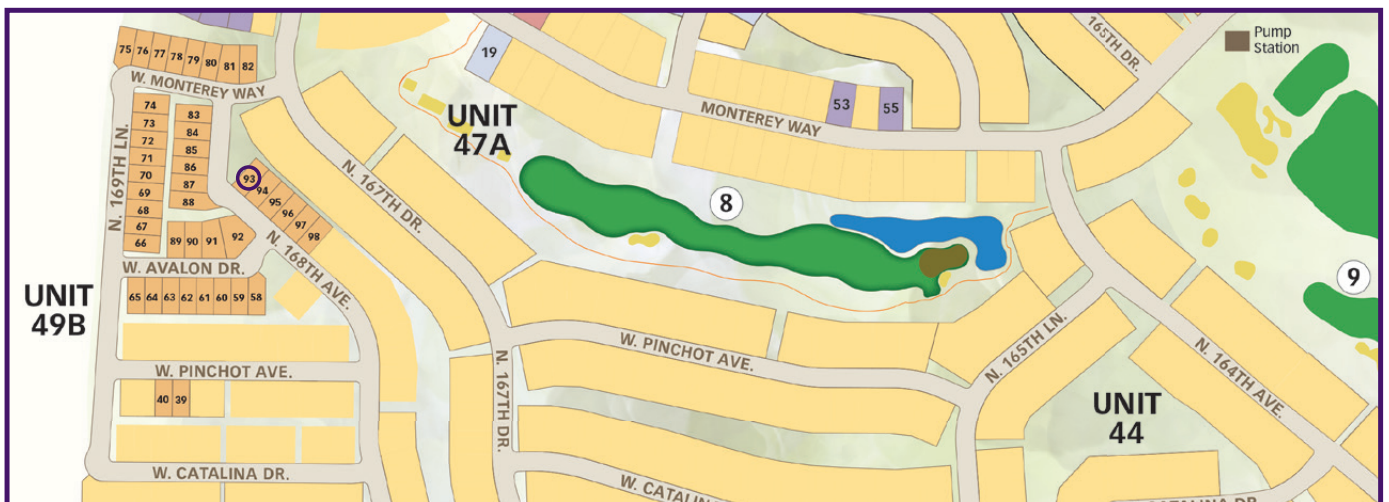
CALL FOR INFORMATION  
623.935.6700  
800.795.4663

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 4/1/26. © 2026 Robson Communities®, Inc. All rights reserved.





- Standard Livable Space
- Standard Concrete Areas

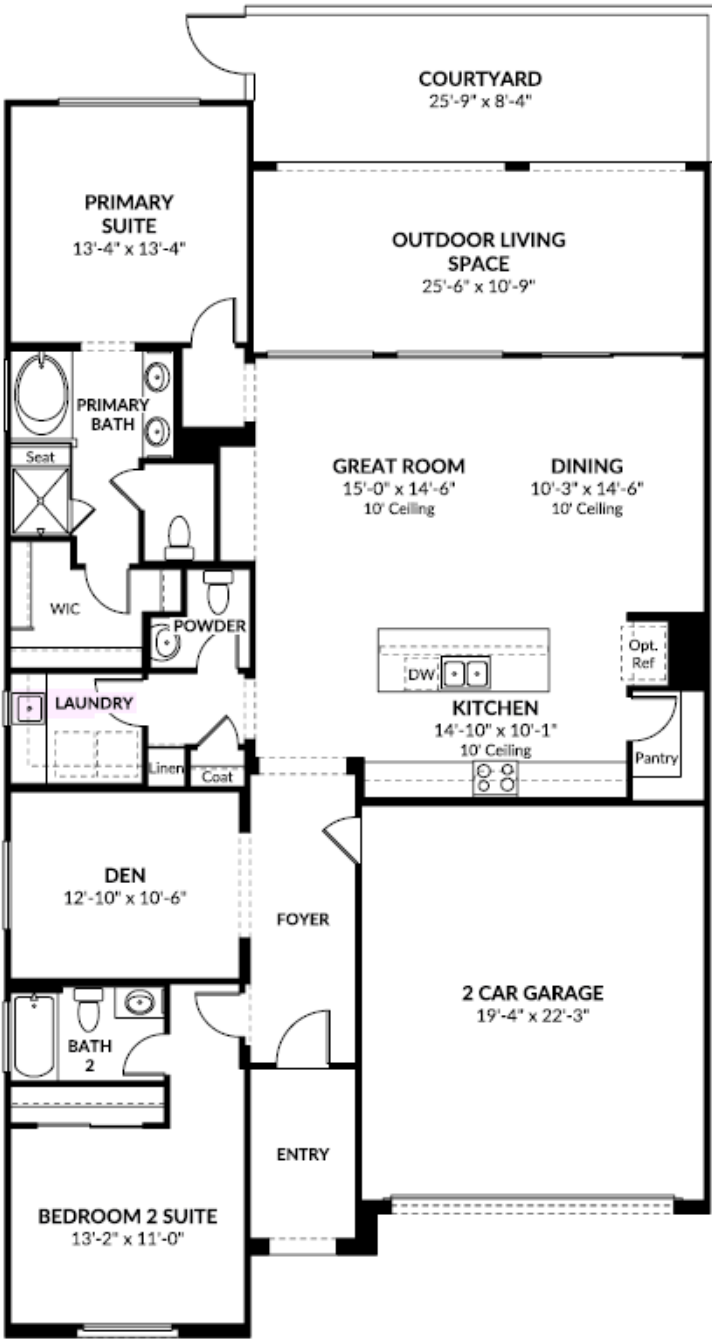


# PebbleCreek

## Move-in Ready/Designer

### Home Lot 93 Unit 49B

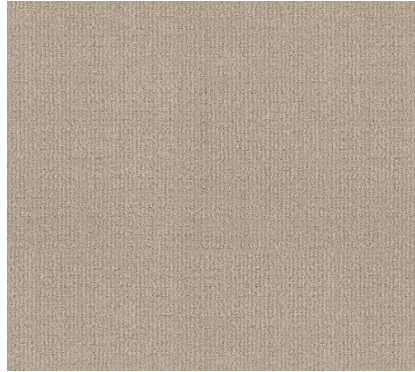
#### 17243 Napa



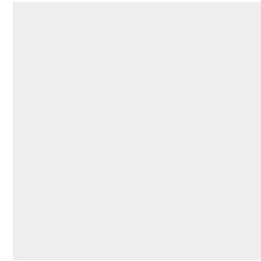
# Luxury Vinyl Plank, Paint, Door Hardware



LVP: Shaw 492CT Reversed.  
02029 Aldergrove Oak



Carpet: Shaw Tuftex  
In Good Company  
00177 Passageway

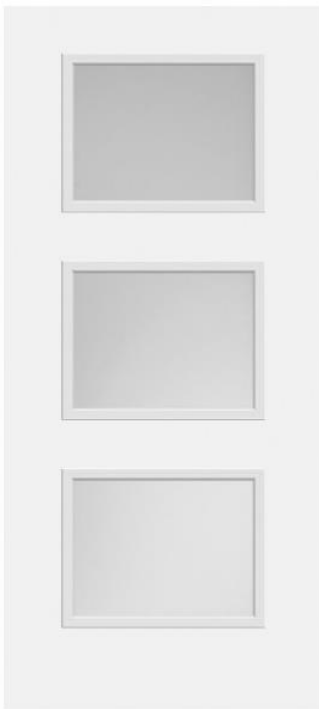


Paint (Trim, Walls & Doors):  
SW 7005 Pure White



5" Contemporary  
Baseboards & 2 1/4"  
casing

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



Entry Door  
Hardware:  
Schlage  
Camelot –  
Matte Black

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



Interior Door  
Hardware:  
Dexter Seville  
–Chrome

LG Slide-in Gas  
Appliance Package



LG French Door Refrigerator  
Counter Depth-Stainless



# Kitchen

Cabinets: Madison Fawn

Hardware: P-82034.PC Polished Chrome

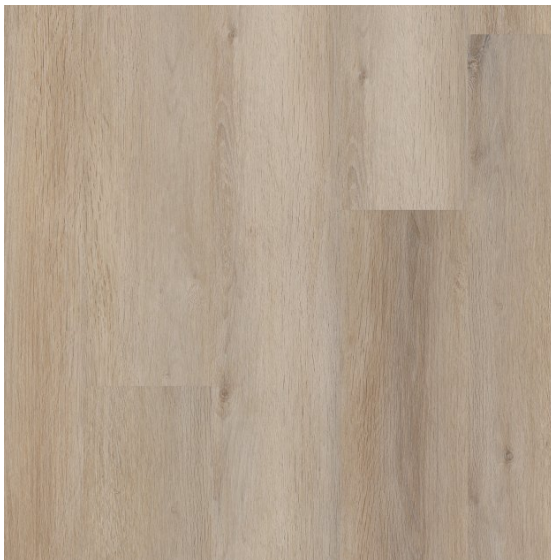
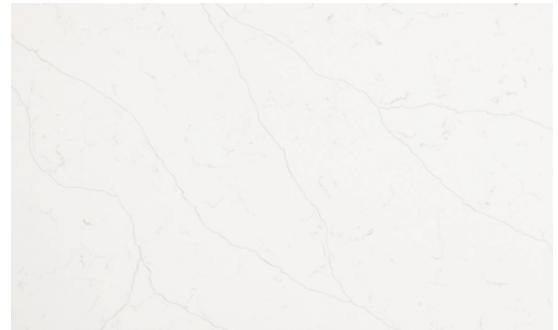
Countertops: AZT New Venatino Beige  
3 CM Eased & Polished

Kitchen Backsplash: AZT Paloma Cotton Glossy Picket  
3x12

Sink: Kohler Carin Single Bowl-Matte White

Faucet: Delta Emmeline Single Handle -Chrome

LVP: Shaw 0492CT Revered. Aldergrove Oak



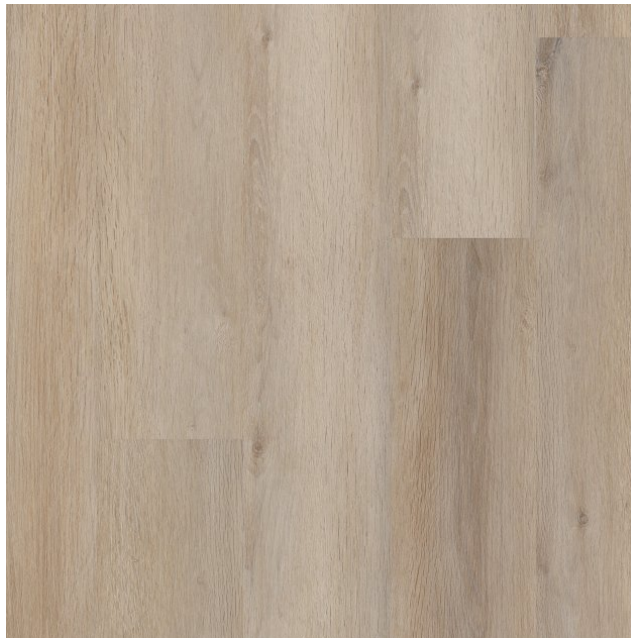
# Powder Room

Vanity Light: Virtual Comfort Keaton Two Light Wall-Chrome

Sink: Sterling Sacramento Pedestal Sink

Faucet: Delta Kayra 8" Widespread Bath Faucet Chrome

Floor LVP: Shaw 492CT Revered. Aldergrove Oak



# Primary Bath



Vanity Light: Virtual Comfort Keaton Two Light-Chrome.  
QTY: 2

Cabinets: Madison HDF Wind Matte

Hardware: P-82034.PC Polished Chrome

Countertop: AZT New Venatino Beige  
3 CM Eased & Polished

Faucet: Delta Kayra 8" Widespread Bath Faucet Chrome

Curbless Shower Wall Surround & Seat:  
AZT Marvel Calacatta Prestigio Matte 12x24.  
Grout: Custom #642 Ash  
\* Installed Horizontally & Stacked

Shower Floor:  
AZT Marvel Calacatta Prestigio Matte 2x2

Floor LVP: Shaw 492CT Revered. Aldergrove Oak



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.

## Bath 2

Vanity Light: Virtual Comfort Keaton Two Light-Chrome



Cabinets: Madison Fawn

Hardware: P-82034.PC Polished Chrome

Countertop: AZT New Venatino Beige  
3CM Eased & Polished

Faucet: Delta Kayra 8" Widespread Bath Faucet-Chrome

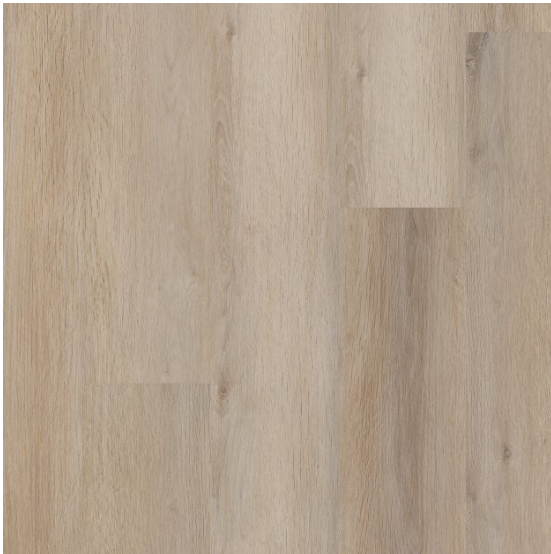
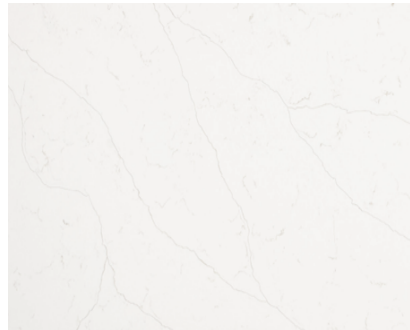


Tub/Shower Surround: AZT Paloma Cotton Matte  
4x16

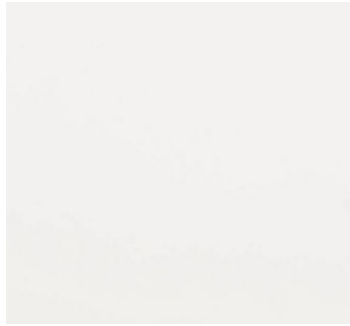
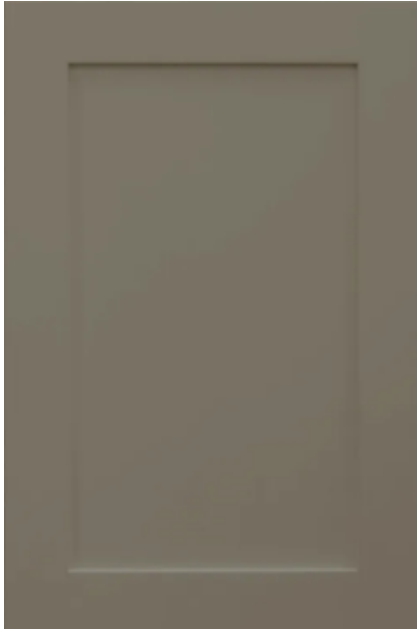
\*Installed vertically and stacked Tub-White.



Floor LVP: Shaw 492CT Revered. Aldergrove Oak



## Laundry



Cabinets: Madison HDF Wind Matte

Hardware: P-82034.PC Polished Chrome

Countertop: AZT-Linen-N  
3 CM Eased & Polished

Sink: Sterling Latitude-Undermount

Faucet: Delta Foundations Pull-out-Chrome

Floor LVP: Shaw 492CT Reversed. Aldergrove Oak

