

**MOVE-IN READY HOME**

**\$727,432**

1804 N Aruba DR, Green Valley, AZ 85614



Fresco Model Home with Optional Golf Cart Garage (Not Actual Move-In Ready Home)

**FRESCO • UNIT: 27/LOT: 74 • EST. COMPLETION: AUGUST 2026**

-  2,045 sq. ft.
-  2 Beds
-  2.5 Baths
-  Den
-  2-Car Garage + Golf Cart

**SALE PRICE**  
**\$727,432**

**CONSTRUCTION & UTILITIES**

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

**HOME UPGRADES & FEATURES**

**Kitchen:**

- LG Stainless Steel Gas Appliance Package
- Dishwasher, Oven and Microwave Hood
- Upgraded Mesquite Cabinets with 41" Uppers
- Kohler Vault Undermount Sink - Stainless
- Delta Emmeline Pull-Down Kitchen Faucet - Chrome
- Upgraded Quartz Countertops and Backsplash

**Bathrooms:**

- Heavy Glass Shower Enclosure in Primary
- Quartz Vanity at Primary and Bath 2
- Tile Surround in Primary Bath and Bath 2
- Delta Altado fixtures in Primary Bath and Bath 2 - Chrome

**Additional Upgrades:**

- Golf Cart Garage
- Center open sliding glass door in Great Room
- Expanded Laundry Room
- Sink at Laundry Room
- Upgraded Carpet, Tile and Luxury Vinyl Plank
- Upgraded Quartz Counter tops, Butler Pantry, Bar and Laundry
- 8' Interior Doors

**HOA Fees:** \$3,308 per year. Includes access to Quail Creek amenities including fitness facilities, resort pools, creative arts, tennis courts, Pickleball and more!

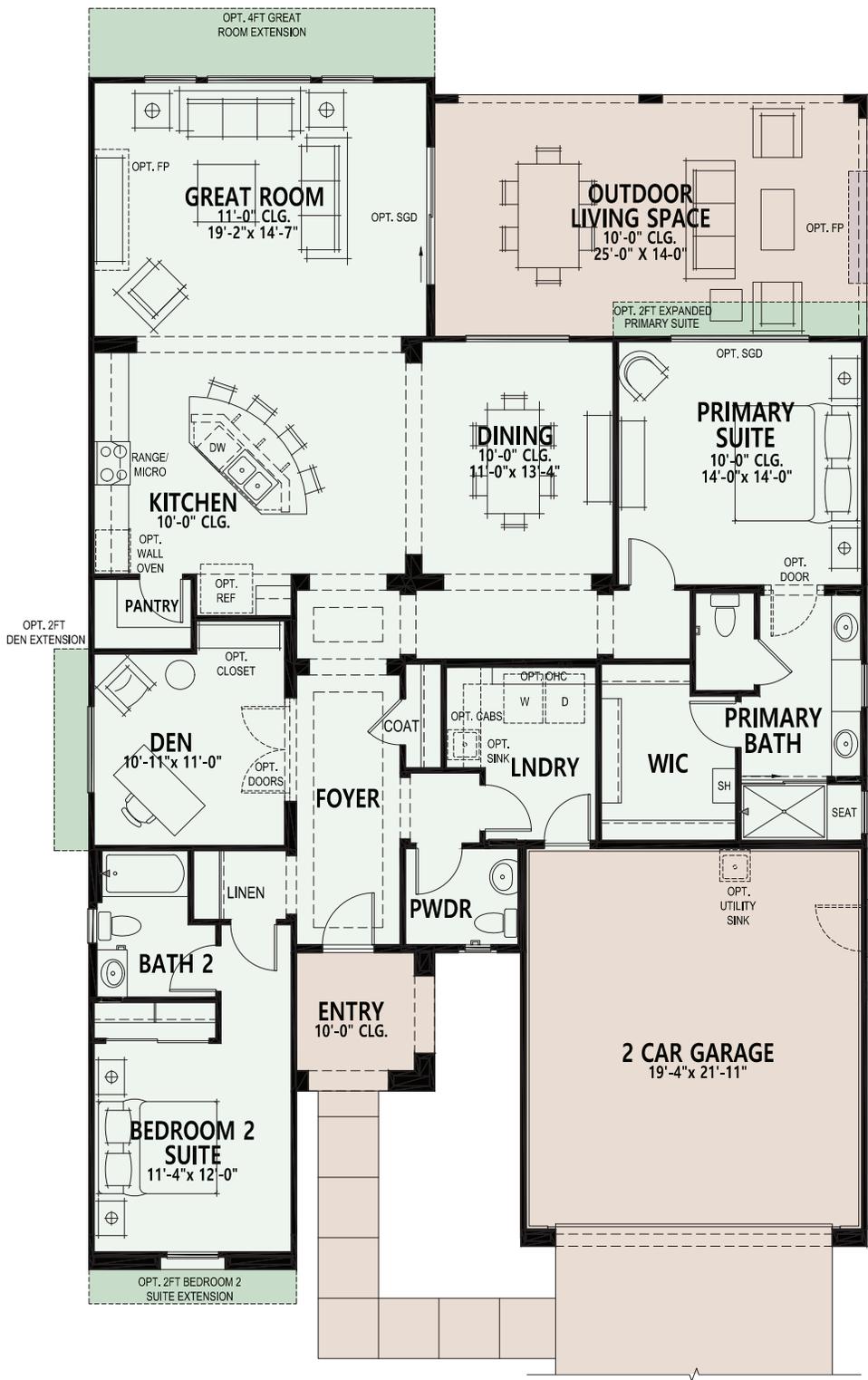


1100 N. Eagle Hollow Road Green Valley, AZ 85614  
Model Village Open Daily 9am - 6pm

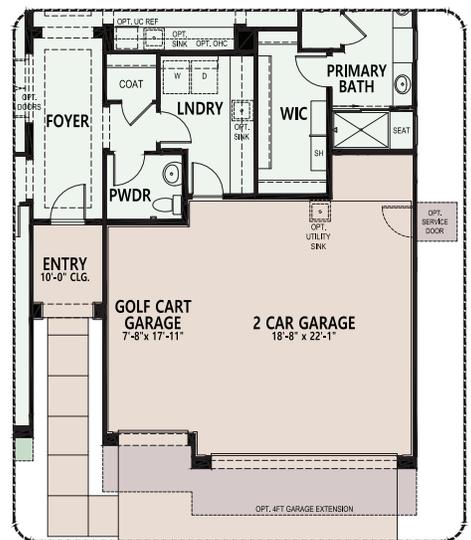
CALL FOR INFORMATION  
520.648.0332  
888.648.0332

Information is subject to change without notice. We reserve the right to discontinue or change options and specifications at any time without notice. Certain features, options, upgrades or improvements are only available at additional cost and are not included unless specifically provided for in the executed purchase contract. All dimensions and measurements are approximate and may vary per elevation and floorplan. Elevation appearance will change with the addition of a guest suite, separate casita, golf cart garage, bay windows or any other applicable structural option/upgrade. Floorplans are merely an illustrative depiction and are not a substitute for nor do they constitute actual construction plans. Actual house construction will be pursuant to the construction plans for the model, elevation and options set forth in an executed purchase contract. In event of conflict between this illustration and the construction plans, construction plans shall control. Many options are available and will vary per floorplan. Due to the variety of options allowing you to personalize your home, there may be some options which cannot be combined due to structural limitations and/or elevation selected. Please check with your New Home or Design 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 Robson Ranch Quail Creek, LLC, owner/agent. 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. This material shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 3/3/26. © 2026 Robson Communities®, Inc. All rights reserved.





Exterior Design B

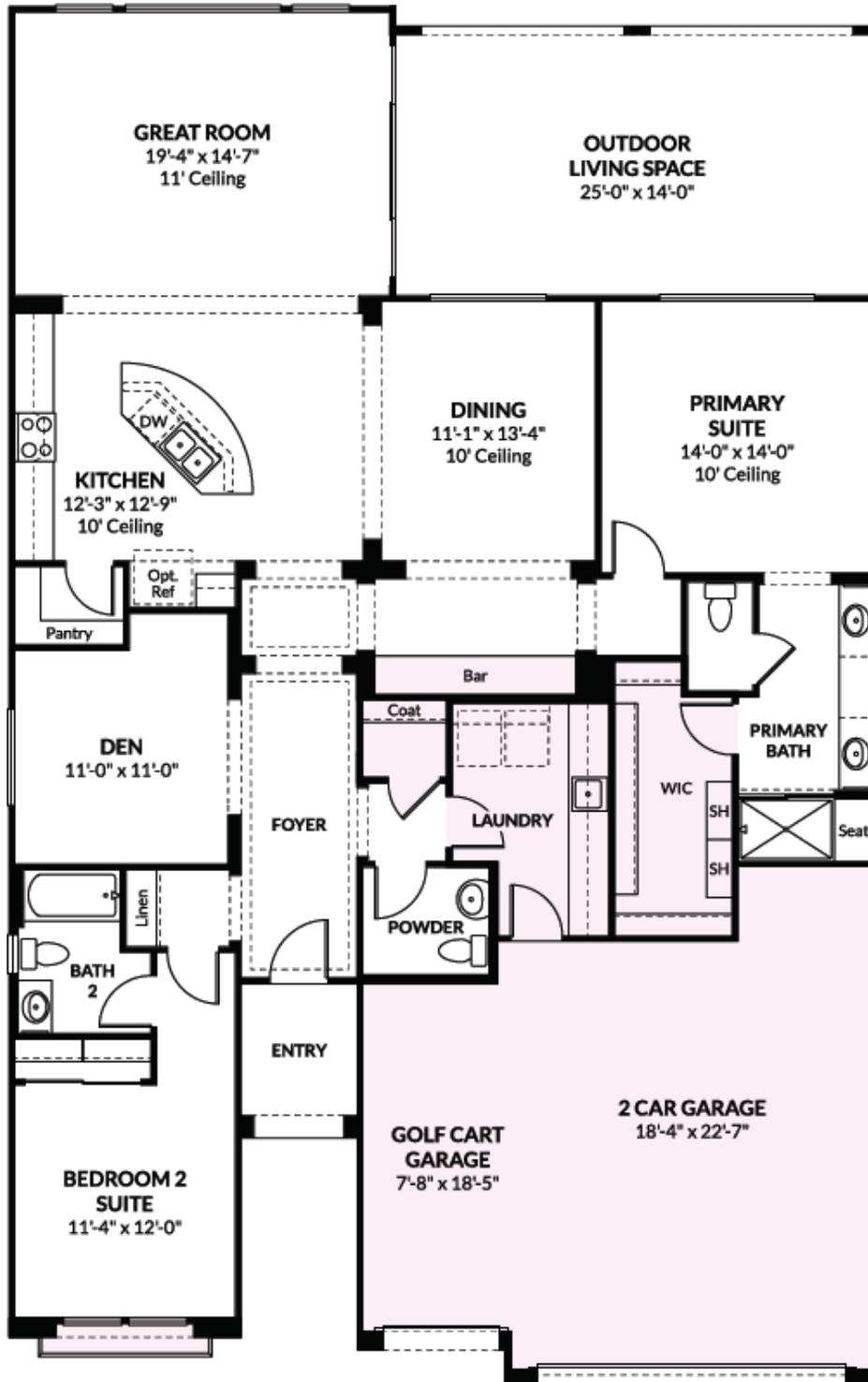


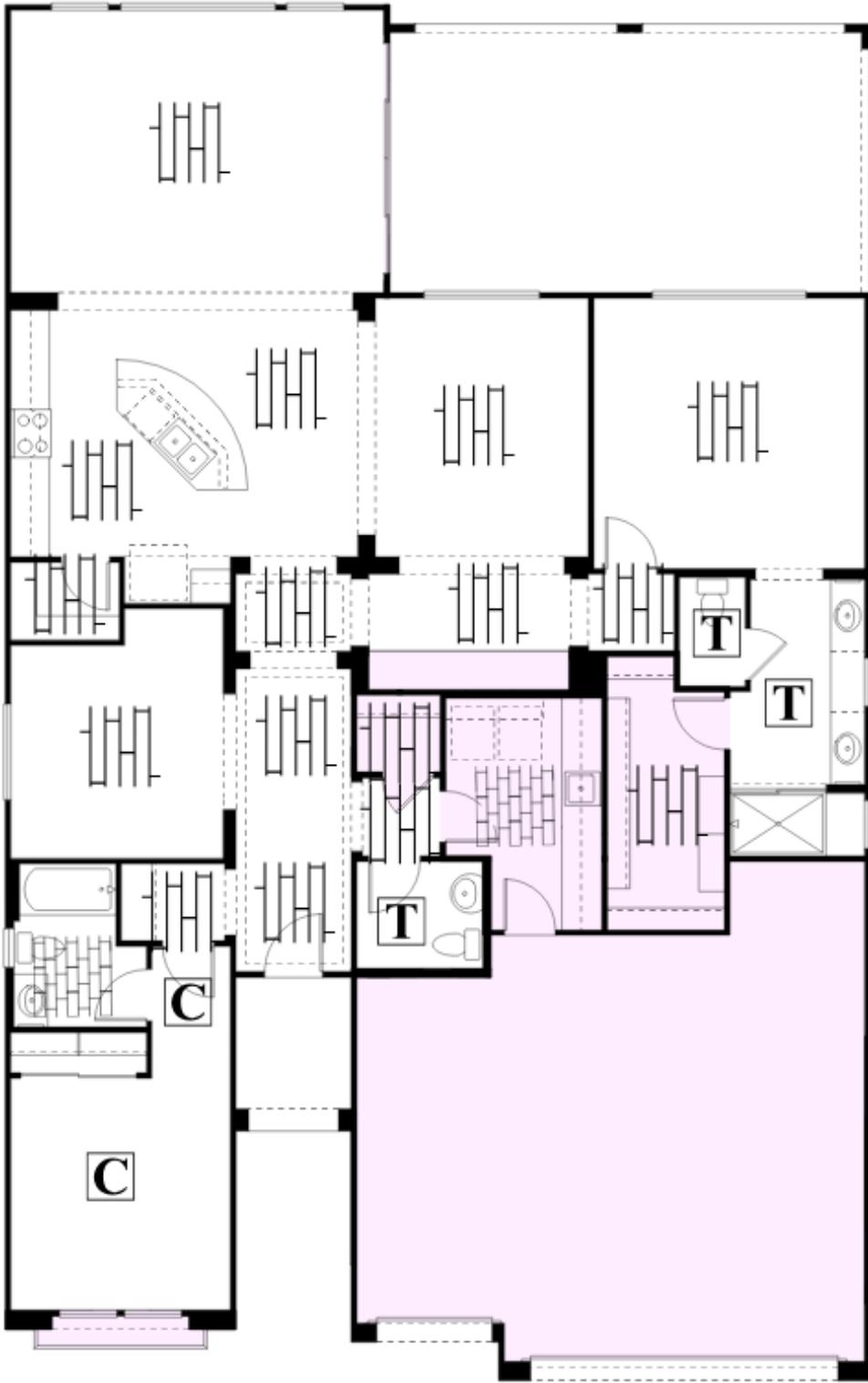
Opt. Golf Cart Garage w/ Bar at Dining / Expanded Laundry / Reconfigured Wic

- Standard Livable Space
- Optional Livable Space
- Standard Concrete Areas
- Optional Concrete Areas



Quail Creek  
Move-in Ready/Designer Home  
1997 Fresco  
Lot 74 Unit 27

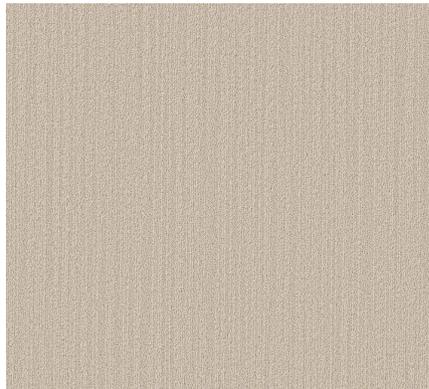




# Luxury Vinyl Plank, Paint, Door Hardware



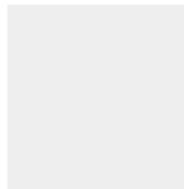
LVP Shaw 492CT Reversed, #02029  
Aldergrove Oak



Carpet: Shaw Tuftex, HFN96  
Relaxed Essence, #00102 Sand  
Dunes



5" Contemporary  
Baseboards & 2 1/4"  
casing



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

Entry Door: Therma Tru  
Artissa Entry Door  
*\*Painted per Exterior Color Scheme*



Entry Door  
Hardware:  
Schlage  
Addison -  
Matte Black

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



Interior Door  
Hardware:  
Schlage  
Broadway-  
Matte Black

# Kitchen, Bar

Cabinets: Shaker 2 Mesquite

Hardware: PROPR14-PC Polished Chrome

Countertop:

AZT Della Terra Quartz Zuri, 3CM Eased and Polished

Kitchen Backsplash:

AZT Della Terra Quart Zuri, Full Height

Sink:

Kitchen - Kohler Vault Single Bowl, Stainless Steel

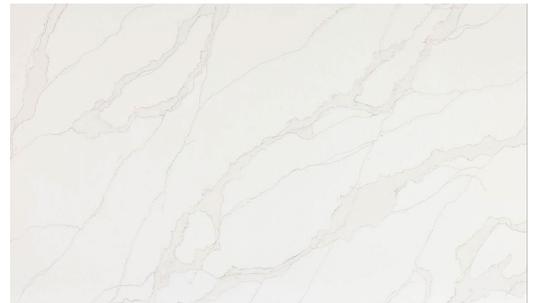
Faucet:

Delta Emmeline, Chrome

Island Lighting Pendants:

Visual Comfort Katie Conical, Polished Nickel w/  
Clear Glass. TOB5226PN/G6-CG QTY: 2

Floor LVP: Shaw 0492CT Revered. Aldergrove Oak



# Powder Room

Mirror: 1/8" Black Infinity Frame ZHAL08 24"x42"

Vanity Light: Virtual Comfort Keaton Two Light -Chrome

Sink: Sterling Sacramento Pedestal Sink

Faucet: Delta Altado 8" Widespread Bath Faucet- Chrome

Floor: AZT Terrazzo 4" White Hex



# Primary Bath



**Mirror:**

1/8" Black Infinity Frame ZHAL08 42"x42" QTY: 2

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

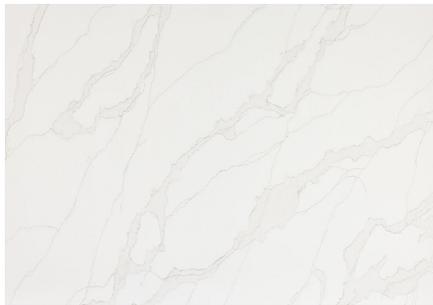
**Cabinets:** Shaker 2 Arctic White

**Cabinet Hardware:**  
PROPR14-PC Polished Chrome

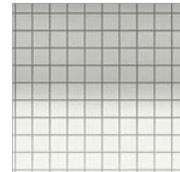
**Countertop:**  
AZT Della Terra Quartz Zuri, 3CM Eased and Polished

**Faucet:**  
Delta Altado 8" Widespread, Chrome

**Shower Wall Surround & Seat:**  
AZT Flash White 3x12  
Install: Stacked Horizontally, 50% staggered  
Shower Floor: Daltile Color Wheel 0790 2x2 Matte Arctic



**Floor Tile:**  
Bedrosians Allora Stella 8.5x10 Hex



## Bath 2

**Mirror:**  
1/8" Black Infinity Frame ZHAL08. 30"x42"

**Vanity Light:** Virtual Comfort Keaton Two Light-Chrome

**Cabinets:** Shaker 2, Repose Grey

**Cabinet Hardware:**  
PROPR14-PC Polished Chrome

**Countertop:**  
AZT Della Terra Quartz Denali, 3CM Eased and Polished

**Faucet:**  
Delta Altado 8" widespread, Chrome

**Tub/Shower Surround:**  
Tub: White. Tile: AZT Glam White Glossy, 2-1/4 x 9 1/2  
Install: Offset 50% Horizontally

**Floor:**  
AZT Marvel Calacatta Prestigio Matte 12x24  
Install: Staggered 33%



## Laundry



Cabinets: Shaker 2 Arctic White

Hardware: PROPR14-PC Polished Chrome

Countertop: DalTile Lucent White  
3 CM Eased & Polished

Sink: Sterling Latitude-Undermount

Faucet: Delta Foundations Pull-out-Chrome

Floor: AZT Pietra Italia Grey 12x24  
Install: Staggered33%

