

MOVE-IN READY HOME






\$575,525

12608 Blue Granite Dr, Denton, TX 76207



Rendering

LEGACY • UNIT: 28-2/LOT: 16B • EST. COMPLETION: AUGUST 2026

 1,759 sq. ft.
  2 Beds
 2.5 Baths
  Den
 2-Car

SALE PRICE
\$575,525

CONSTRUCTION & UTILITIES

Unit Style: One Level

Cooling: Refrigeration

Heating: Gas

Construction: Frame/stucco

HOME UPGRADES & FEATURES

Kitchen:

- Upgraded Painted Maple Cabinets
- Granite Countertops
- Undermount sink
- Delta Pull-down Faucet
- Built-In Gas Appliance Package Including Convention oven, microwave, dishwasher in stainless steel
- GE 36" Side by Side Refrigerator in stainless steel

Additional Upgrades:

- Laundry Room sink
- Full Laundry Room cabinets
- Upgraded Front Door
- Outdoor fireplace
- Upgraded flooring

Bathrooms:

- Delta Plumbing Fixtures
- Coordinating Delta Bath Accessories
- Quartz Countertops

HOA Fees: \$3,976.28 per year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts, tennis courts and more!

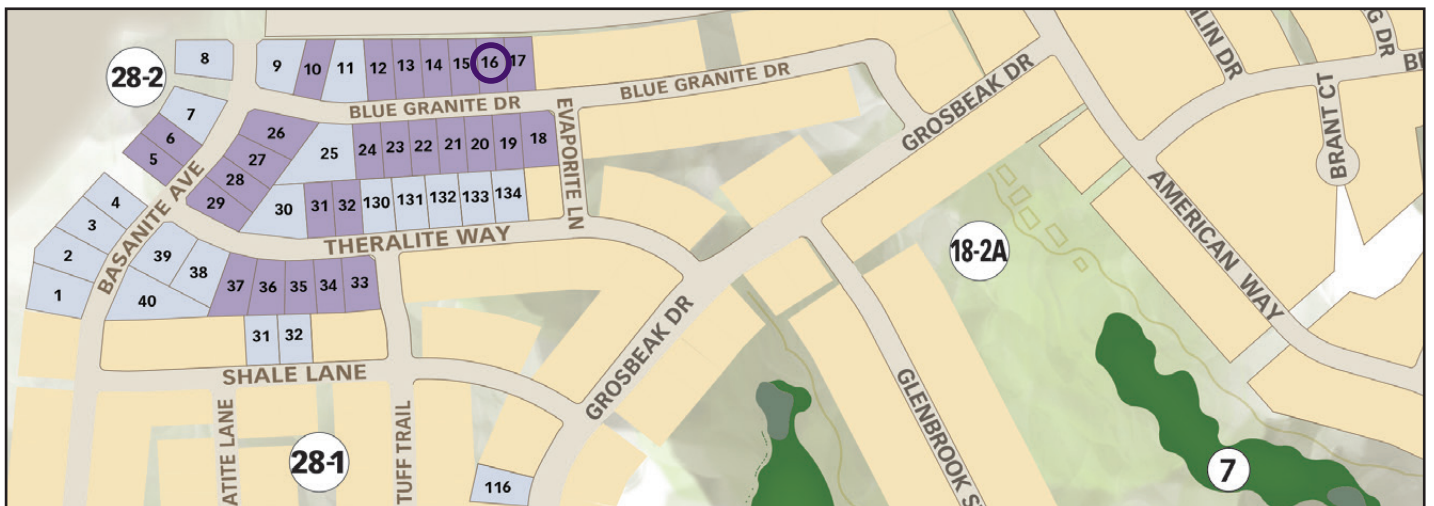
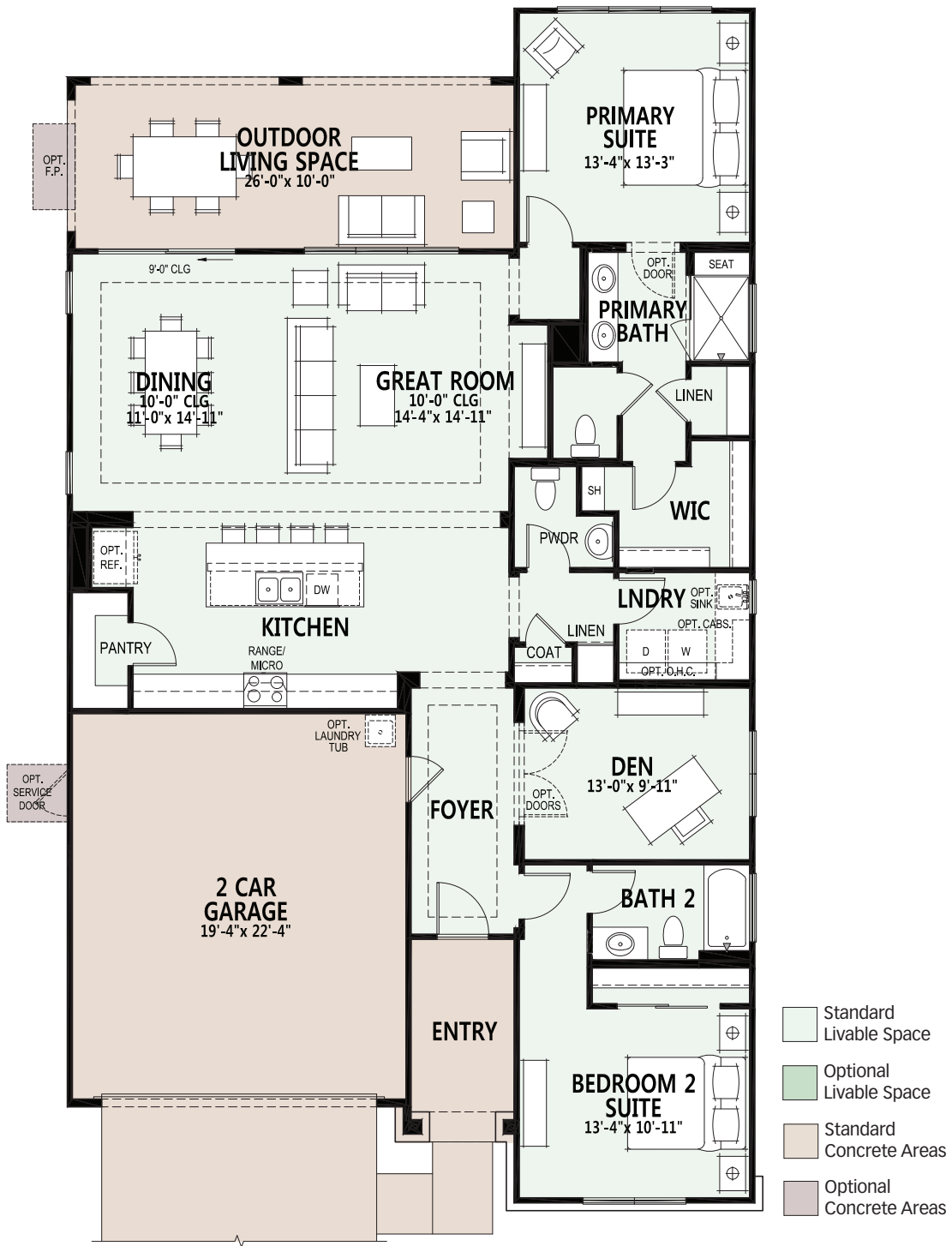


9501 Ed Robson, Denton, TX 76207
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
888.988.3927
940.246.2000

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. 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 unit, although the occupants of a limited number of the 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. The developer of the project and the seller of homes is Robson Denton Development, LP. 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 5/14/26. © 2026 Robson Communities®, Inc. All rights reserved.





Appliances

Model#: PGP9036SLSS

GE Profile™ 36" Built-In Tri-Ring Gas Cooktop with 5 Burners and Included Extra-Large Integrated Griddle



Model#: PTS7000SNSS

GE Profile™ 30" Smart Built-In Convection Single Wall Oven with No Preheat Air Fry and Precision Cook



Model#: GDT670SYVFS

GE® ENERGY STAR® Top Control with Stainless Steel Interior Dishwasher with Sanitize Cycle

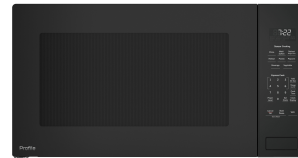


Model#: JVX5360SJSS

GE® 36" Under The Cabinet Hood

Model#: PCWK22U1WDD with Trim Kit JX7230SLSS

GE Profile™ 2.2 Cu. Ft. Built-In Sensor Microwave Oven



GE® 21.9 Cu. Ft. Counter-Depth Side-By-Side Refrigerator

Model#: GZS22DSJSS



LVP, Paint, Door Hardware



LVP: Shaw VE485 Insight NB, 2108 Coastal Drift

Paint:

Walls: Egret White SW7570

Trim: Extra White SW7006



Contemporary Baseboards,
Casing



***Glass shown is not available*

Entry Door:

Santa Barbara Mahogany
Contemporary 1-Lite
Smooth

**Painted per Exterior Color
Scheme*



Entry Door Hardware:

Schlage Greenwich –
Satin Nickel with
Encode Smart deadbolt

Interior Door: 8'H
Cambridge 2-Panel
Smooth Doors

** Painted to Match Trim*



Interior Door Hardware:

Schlage Broadway –
Satin Nickel

Kitchen

Kitchen Cabinets: Brookstone5 Barley stain

Hardware:
859-128 Satin Nickel

Countertops:
Everest White Quartz with
full tiled splash.
3CM Eased & Polished Edge



Kitchen Backsplash:

DT Miramo Pearl MR44 1x6 Flat Top
mosaic laid horizontal straight stacked



Sink: TCF1000 Undermount Stainless Steel

Faucet:
Delta Coranto Arctic Stainless

LVP Floor:
Shaw VE485 Insight NB, 2108 Coastal Drift



Primary Bath

Cabinets:

Brookstone5 Barley stain

Hardware:

859-128 Satin Nickel

Countertops:

Everest White Quartz with

4" slab splash.

3CM Eased & Polished Edge

Faucet:

Delta Altado 8" Widespread Stainless fixtures

Shower Wall Surround & Seat:

Shaw Odyssey TG95F Avail #125

12x24 *Install Horizontally & Stacked

Shower Floor:

AZT Fragment Sand 2x2

Floor:

Shaw Odyssey TG95F Avail #125

