

MOVE-IN READY HOME






\$460,760

1871 N Aruba Dr, Green Valley, AZ 85614



Elevation B Rendering

ARCADIA • UNIT: 27/LOT: 51 • EST. COMPLETION: OCTOBER 2026

-  1,772 sq. ft.
-  2 Beds
-  2.5 Baths
-  Den
-  2-Car Garage

SALE PRICE
\$460,760

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

LG slide in gas stainless steel appliance package and refrigerator
 Upgraded Toffee colored cabinets
 Upgraded Quarts Countertops and Backsplash
 Kohler Vault undermount sink – Stainless
 Delta Emmeline Pull-Down Faucet - Chrome

Additional Upgrades:

Upgraded Regal White Cabinets
 Upper and Lower Cabinets In Laundry
 Sink in laundry
 Upgraded Carpet and Luxury Vinyl Plank
 8' Interior Doors

Bathrooms:

Heavy Glass Shower Enclosure in Primary
 Tile Surround in Primary bath and Bath 2
 Upgraded Quartz in Primary and Bath 2
 Upgraded Regal White Cabinets
 Delta Altado Fixtures – Chrome

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

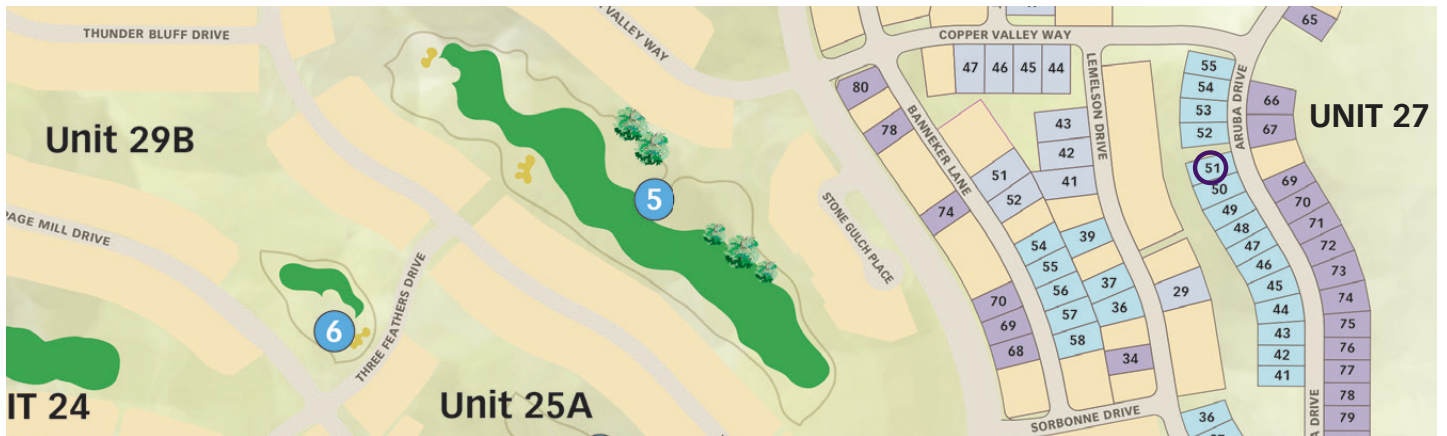
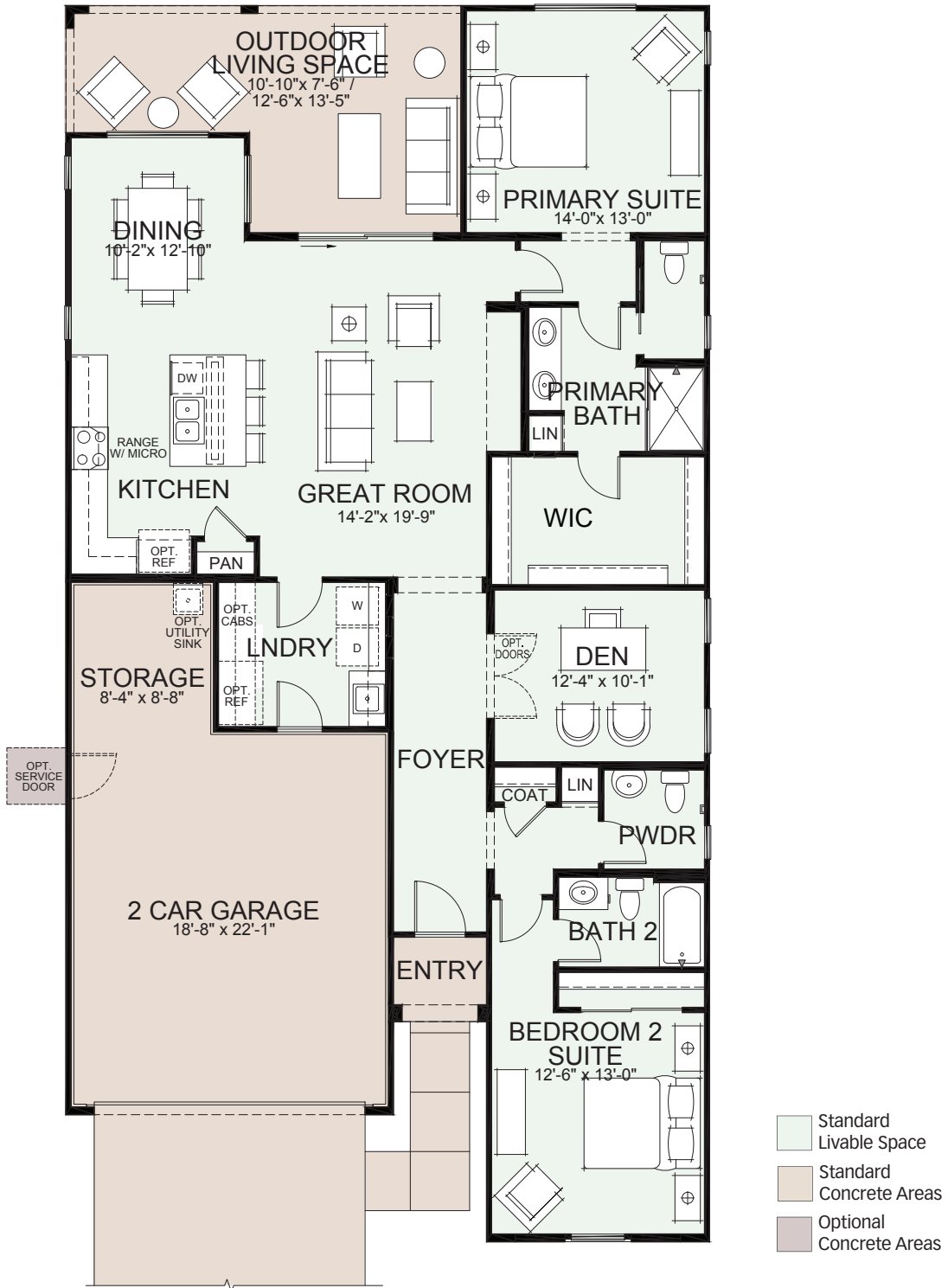


1100 N. Eagle Hollow Road Green Valley, AZ 85614
Model Village Open Daily 9am - 6pm

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 7/6/26. © 2026 Robson Communities®, Inc. All rights reserved.

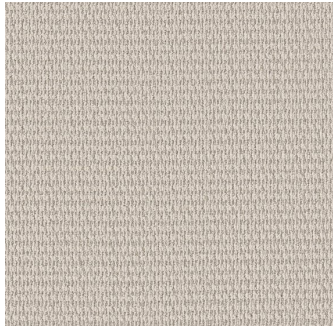




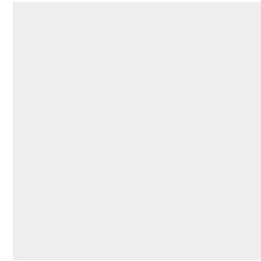
Luxury Vinyl Plank, Paint, Door Hardware



LVP: Shaw 492CT Reversed.
02029 Aldergrove Oak



Carpet: Shaw Tuftex
Cheerful Essence.
#00101 Twilight

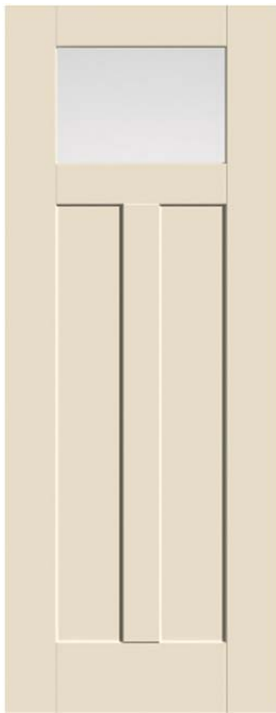


Paint (Trim, Walls & Doors):
SW 7005 Pure White



5" Contemporary
Baseboards & 3 1/4"
casing

Entry Door: ThermaTru
Craftsman lite 2 panel shaker
**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
-Chrome

Appliances



LG Slide-in Gas
Appliances Package-
Stainless



Kitchen:
LG French Door Refrigerator-Stainless
External Dispenser



Laundry:
LG French Door Refrigerator-Stainless
Internal Dispenser

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

Cabinets: Doris- Alder Toffee

Hardware: Pull: Kane 5380226 Polished Chrome
Knob: Kane 5370026 Polished Chrome

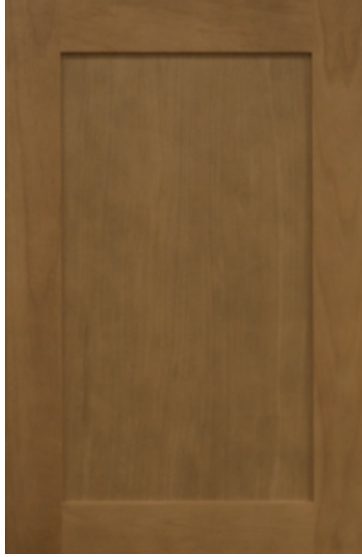
Island Lighting Pendants: Visual Comfort Katie
Conical, Polished Nickel w/Clear Glass. QTY:2

Countertops & Full Height Splash: AZT Zuri
3 CM Eased & Polished

Sink: Kohler Vault Single Bowl-Stainless

Faucet: Delta Emmline Single Handle -Chrome

Floor LVP: Shaw 0492CT Revered. Aldergrove Oak



Powder Room

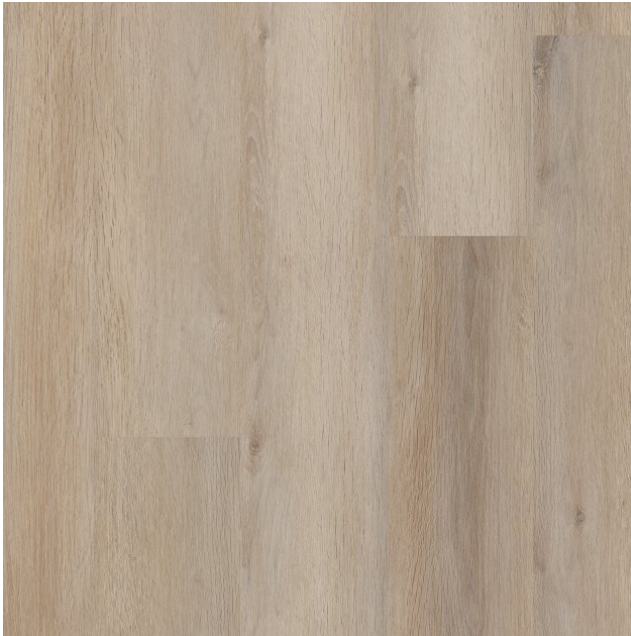
Mirror: 3/8" Metal Silver OEM2S 24"x42"

Vanity Light: Virtual Comfort Keaton Two Light Wall-Chrome

Sink: Sterling Sacramento Pedestal Sink

Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Floor LVP: Shaw 492CT Revered. Aldergrove Oak



Primary Bath



Mirror: 3/8" Metal Silver OEM2S QTY 2: 24"x42"

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

Cabinets: Doris Paint Grade Regal White

Hardware: Pull: Kane 5380226 Polished Chrome Knob: Kane 5370026 Polished Chrome

Countertop: AZT Zuri. 3 CM Eased & Polished

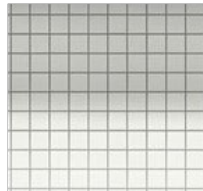
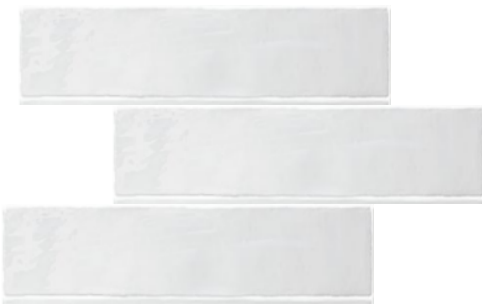
Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Shower Wall Surround & Seat:
AZT Flash White 3x12.

** Installed Horizontally & Offset*

Shower Floor: DT Color Wheel 0790 Matte Arctic White 2x2

Floor LVP: Shaw 492CT Reversed. Aldergrove Oak



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Bath 2

Mirror: 3/8" Metal Silver OEM2S 30"x42"

Vanity Light: Virtual Comfort Keaton Two Light-Chrome

Cabinets: Doris- Paint Grade Stone

Hardware: Pull: Kane 5380226 Polished Chrome
Knob: Kane 5370026 Polished Chrome

Countertop: AZT Denali-N 3CM Eased & Polished

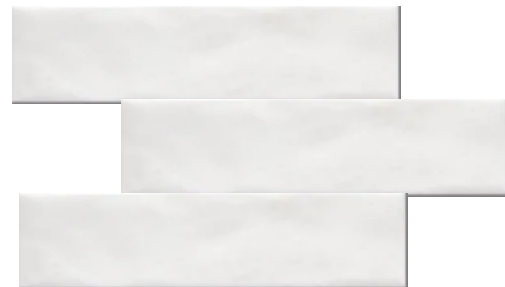
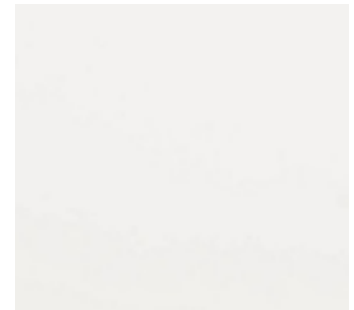
Faucet: Delta Altado 8" Widespread Bath Faucet - Chrome

Tub/Shower Surround: AZT Glam White 2x9.

Tub: White

*Install horizontally & offset

Floor LVP: Shaw 492CT Reversed. Aldergrove Oak



Laundry



Cabinets: Doris- Paint Grade Regal White

Hardware: Pull: Kane 5380226 Polished Chrome
Knob: Kane 5370026 Polished Chrome

Countertop: AZT Denali-N
3 CM Eased & Polished

Sink: Sterling Latitude-Undermount

Faucet: Delta Emmeline-Chrome

Floor LVP: Shaw 492CT Revered. Aldergrove Oak



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