

DESIGNER HOME

\$834,805

34936 S Middle Bear Ln, Tucson, AZ 85739



Elevation A Rendering

AVALON • UNIT: 45/LOT: 23 • EST. COMPLETION: NOVEMBER 2026



2,780 sq. ft.



2 Beds



2.5 Baths



Den



3-Car

SALE PRICE:
\$834,805*

**Price includes pre-selected options and
 your choices from the base-level selections.*

CONSTRUCTION & UTILITIES**Unit Style:** One Level**Cooling:** Refrigeration**Heating:** Gas**Construction:** Frame/stucco**PERSONALIZE YOUR DESIGNER HOME: FINISH YOUR HOME, YOUR WAY!**

Make your home uniquely yours by selecting final touches that reflect your style. Choose from a curated selection of stylish, included options at no extra cost, or explore premium upgrades for an additional price.
The finishing touch is all yours!

Design Selections:

- Countertops, tile flooring, carpet, and entry door hardware — available in stylish choices, all included in the base price. Want more options? Explore upgrades for even greater personalization.
- Pre-selected faucets and sinks, bath accessories, and bath surrounds are included. Prefer a different look? Optional upgrades are available.

Connect with your new home sales consultant for further details!

Home Upgrades:

- Signature Kitchen Suite in Stainless Steel includes: Combination Wall Oven w/Speed Cook & Steam, dishwasher, gas cooktop, and side-by-side 42" built-in refrigerator
- Madison Clear Alder Cabinets with 42" Uppers
- 2" Shaker crown moulding (kitchen only)
- Center opening sliding glass door at great room.
- 5" Contemporary baseboards.
- Expanded laundry room that includes cabinets and Sterling Latitude Vikrell laundry sink.

HOA Fees: \$3,670.00 per year. Includes access to SaddleBrooke & The Preserve amenities including fitness facilities, pickleball courts, pools and more!

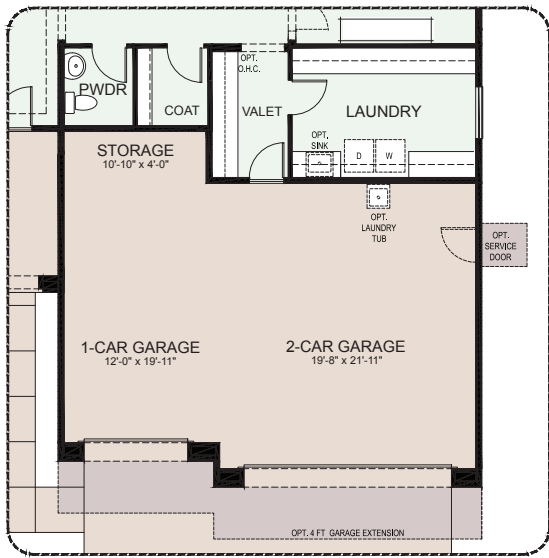


36171 S. Aspen Lane, Tucson, AZ 85739
 Model Village Open Daily 9am - 6pm

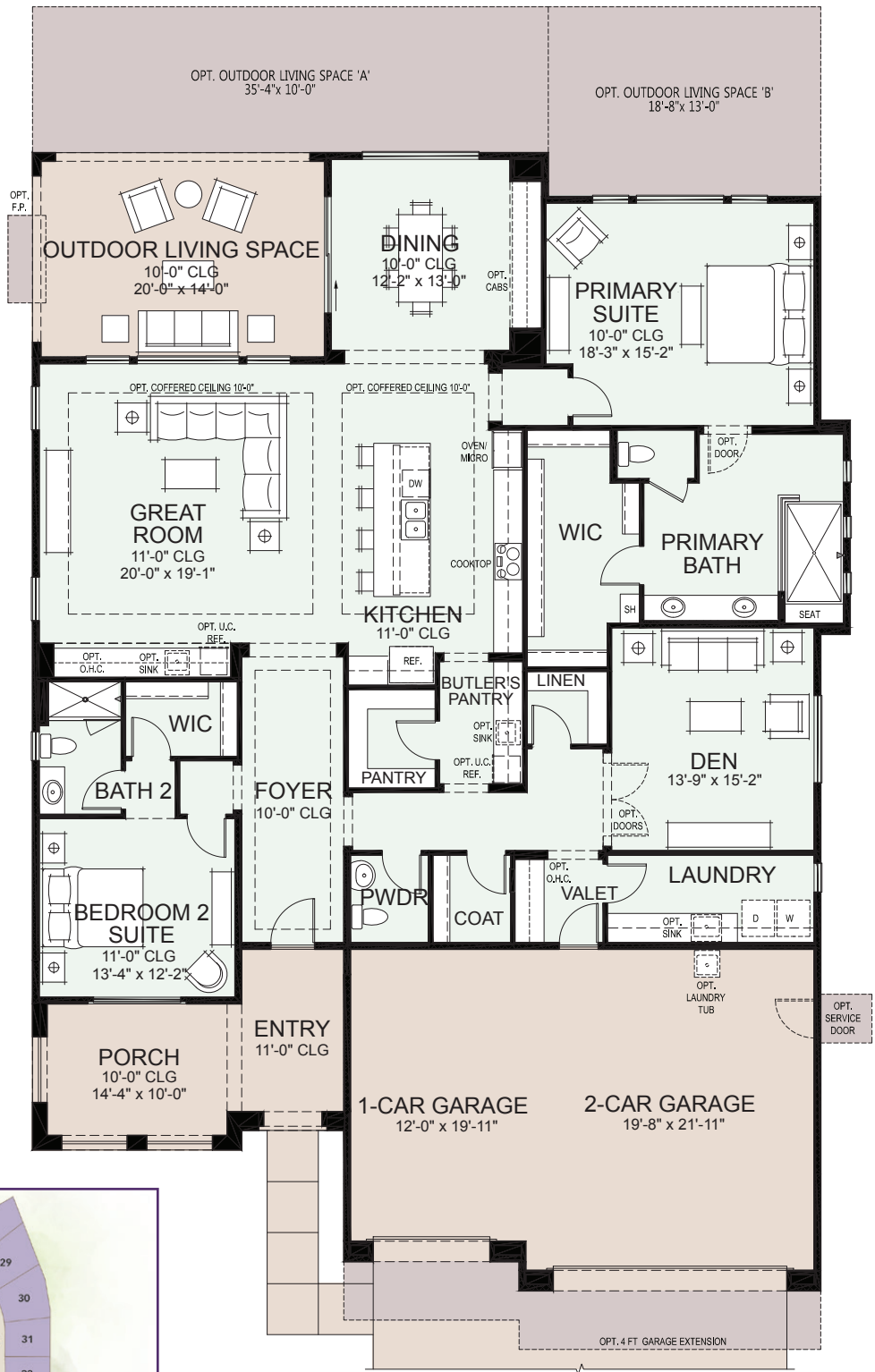
CALL FOR INFORMATION
 520.825.9408

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 floorplan. Measurements in model homes may vary slightly without incurring any obligation or liability. 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 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. Please check with your New Home or Design Consultant. Elevation appearance will change with the addition of a guest suite, separate casita, golf cart garage, 2nd story, bay windows or any other applicable structural option/upgrade. 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 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 SaddleBrooke Development Company, owner/agent. SaddleBrooke Construction Company, general contractor, ROC 192901. 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. This material shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 9/1/26. All photos/pictorials are artist's conception. © 2025 Robson Communities®, Inc. All rights reserved.





Opt. Expanded Laundry -
Elevation A and C

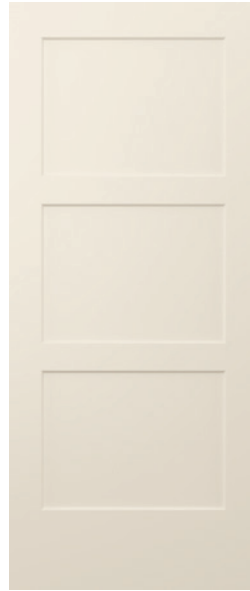


- Standard Livable Space
- Optional Livable Space
- Standard Concrete Areas
- Optional Concrete Areas

CABINET DESIGNER HOME

26953 A Avalon Unit: 45 Lot: 23

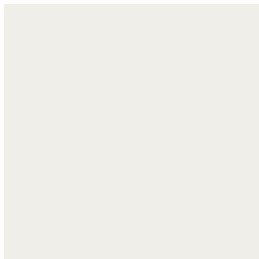
Cabinets: Madison - HDF, Frost



8' Interior Door: 3-Panel Birkdale
Painted Pure White



Entry Door: 3-Lite
Belleville with Chord Glass
Painted per Exterior Scheme



Interior Paint
SW7005 Pure White

Signature Built-In Gas Package & Refrigerator, Stainless - AA033 & AA034



Under-Cabinet Hood
SKSPH3602S



36" Gas Cooktop
SKSGT3654S



Combo Convection Wall Oven
SKSCV3002S



Top Control Dishwasher
SKSDW2411S



External Dispenser - AA034
SKSSB4202S



5" Contemporary Baseboards
with 2-1/4" Casing