

MOVE-IN READY HOME

\$475,000

16905 W Pinchot Ave, Goodyear AZ 85395



NAPA • UNIT: 49B/LOT: 40 • AVAILABLE NOW



1,724 sq. ft.



2 Beds



2.5 Baths



Den



2-Car

PRICE: \$538,820
INCENTIVE: - \$ 63,820
SALE PRICE: \$475,000

CONSTRUCTION & UTILITIES**Unit Style:** Villa**Cooling:** Refrigeration**Heating:** Gas**Construction:** Frame/Stucco**HOME UPGRADES & FEATURES****Kitchen:**

42" Lancaster HDF Vanilla Matte cabinets
LG slide-in gas - stainless steel appliance package
LG french door refrigerator - stainless steel
Delta Emmeline pull-down Kitchen faucet - chrome
Sterling Single Bowl undermount sink - stainless steel
Trash bin cabinet
Upgraded full height tile backsplash
Eased Edge Quartz countertops

Bathrooms:

ProFlo elongated Comfort Height toilets
Delta Altado faucets - chrome
Taymor Sunglow accessories - chrome
Upgraded tile surrounds and deco band
Eased Edge Quartz countertops
Lancaster HDF Vanilla Matte cabinets

Additional Upgrades:

Gas BBQ stub at back
Upgraded LVP & Carpet flooring
Therma Tru 8' entry door
8' Interior doors

VALUE ADDED INCLUDED FEATURES - SEE SALES CONSULTANT

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



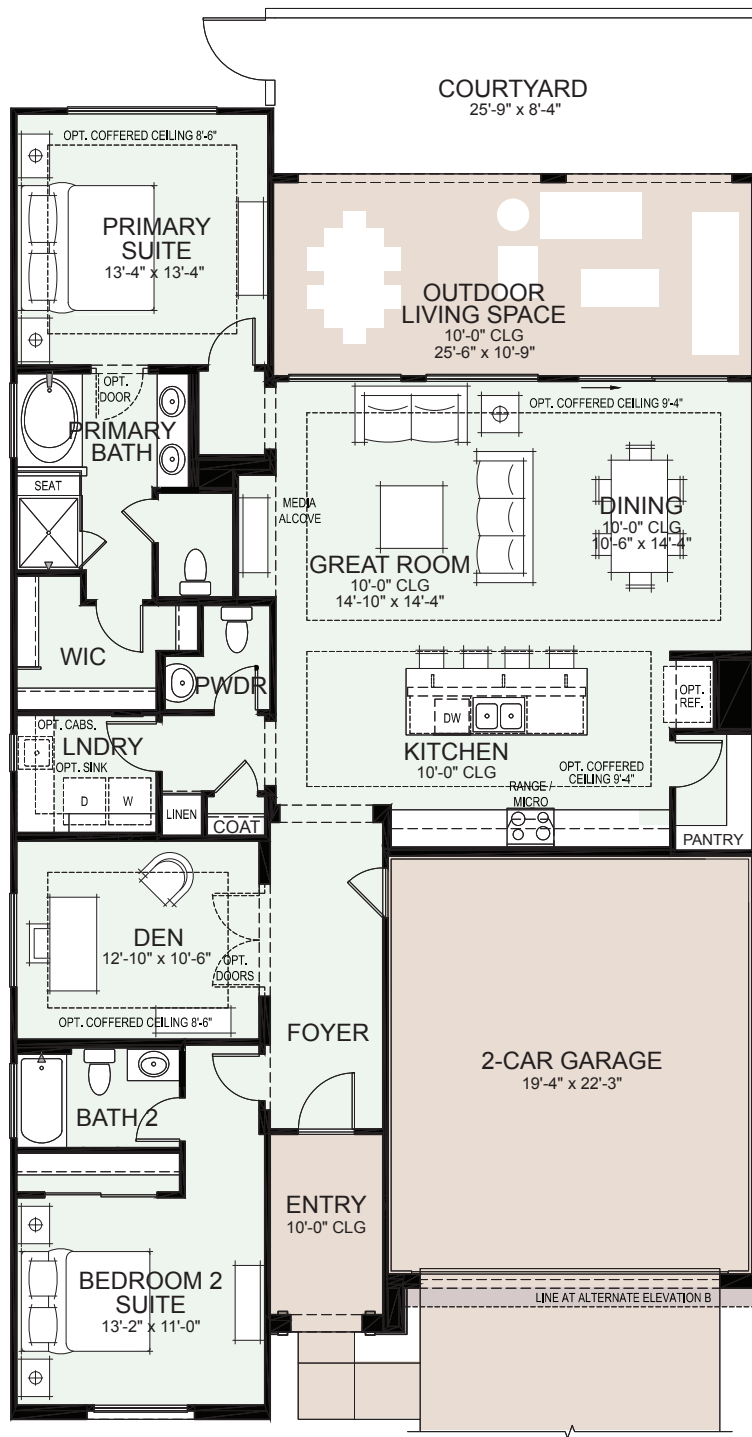
PebbleCreek™
A ROBSON RESORT
COMMUNITY™

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

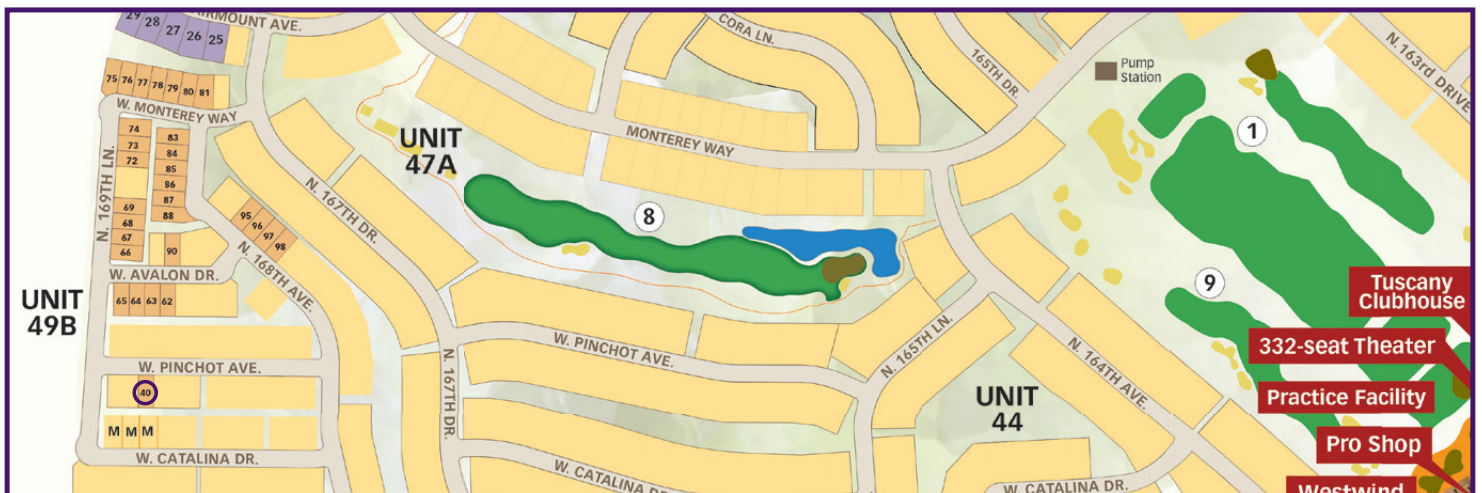
CALL FOR INFORMATION
623.935.6700
800.795.4663

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 10/12/26. © 2026 Robson Communities®, Inc. All rights reserved.

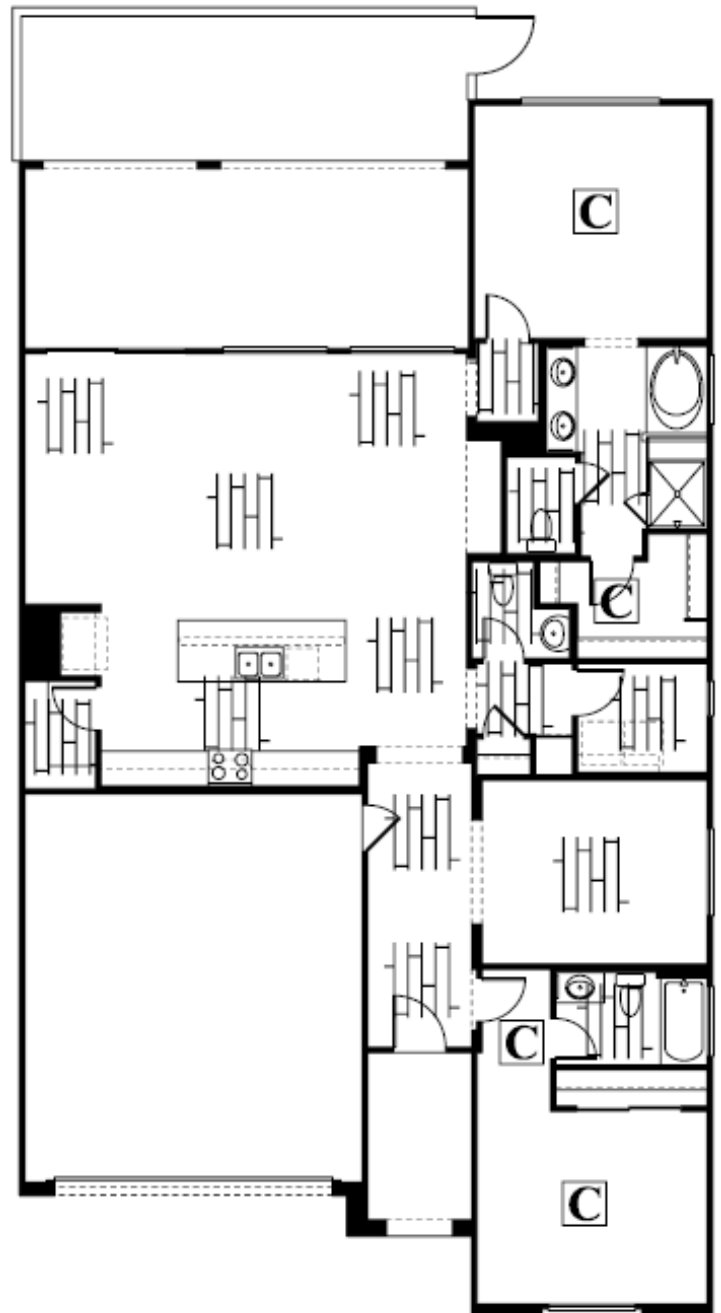
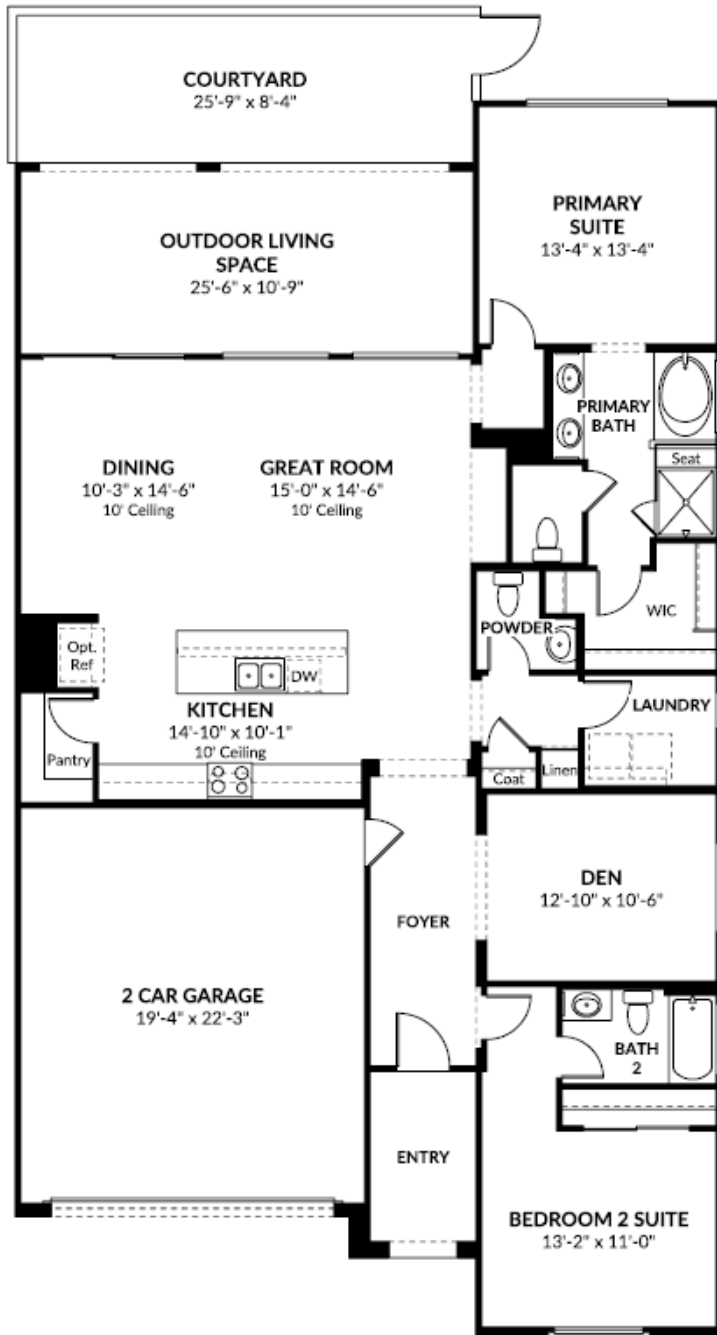




- Standard Livable Space
- Standard Concrete Areas



PebbleCreek
Move-in Ready/Designer Home
Lot 40 Unit 49B
1724 Napa



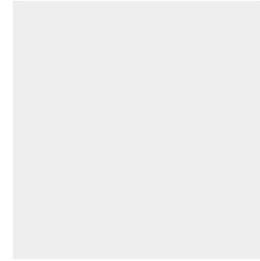
Luxury Vinyl Plank, Paint, Door Hardware



LVP: Shaw 492CT
Revered. 02027 Lyric 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: Therma Tru Half
lite w/ 4 lites
**Painted per Exterior Color Scheme*



Entry Door
Hardware:
Schlage
Century –
Chrome

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



Interior Door
Hardware:
Dexter Seville
–Chrome

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.

LG Slide-in Gas Appliances-Stainless



LG French Door Refrigerator-Countert Depth-Stainless



Kitchen

Cabinets: Lancaster HDF Vanilla Matte

Hardware: P-82034PC Polished Chrome

Countertops: Daltile Carrara Roma
3 CM Eased & Polished

Kitchen Backsplash:

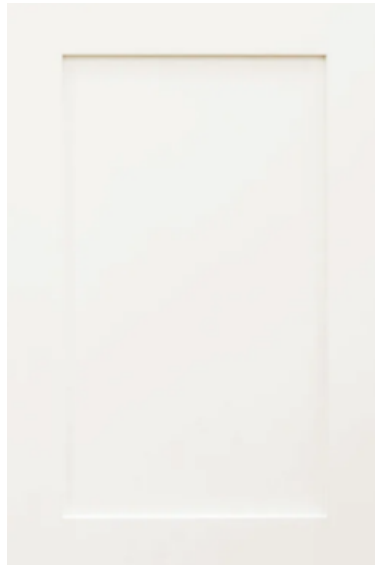
AZT Flash 3x12

Installed horizontally & 50/50 offset

Sink: Sterling Single Bowl - Stainless

Faucet: Delta Emmeline Single Handle -Chrome

Floor LVP: Shaw 0492CT Revered. Lyric Oak



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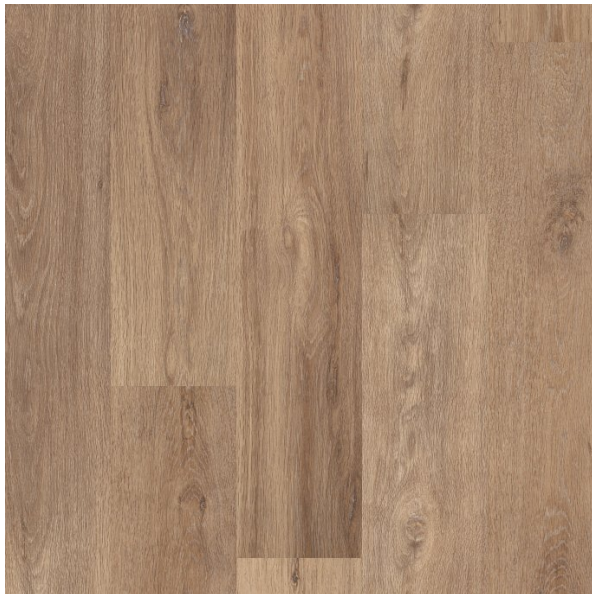
Powder Room

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. Lyric Oak



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Primary Bath



Vanity Light: Virtual Comfort Keaton Two Light-Chrome.

QTY:2

Cabinets: Lancaster HDF Vanilla Matte

Hardware: P-82034.PC Polished Chrome

Countertop: DalTile Carrara Roma
3 CM Eased & Polished

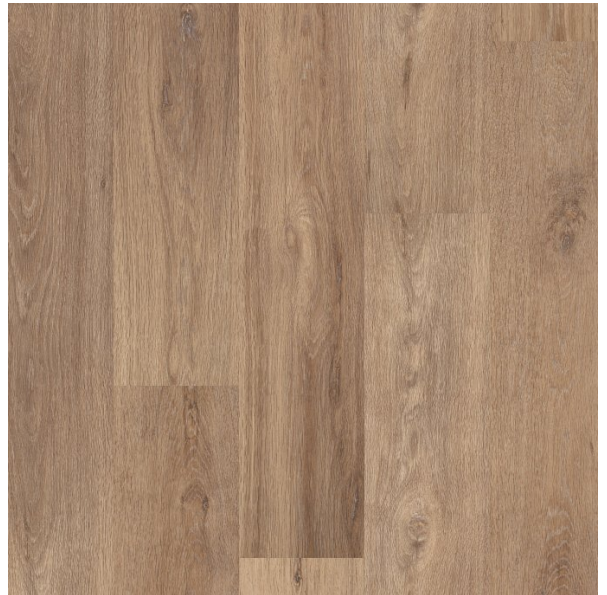
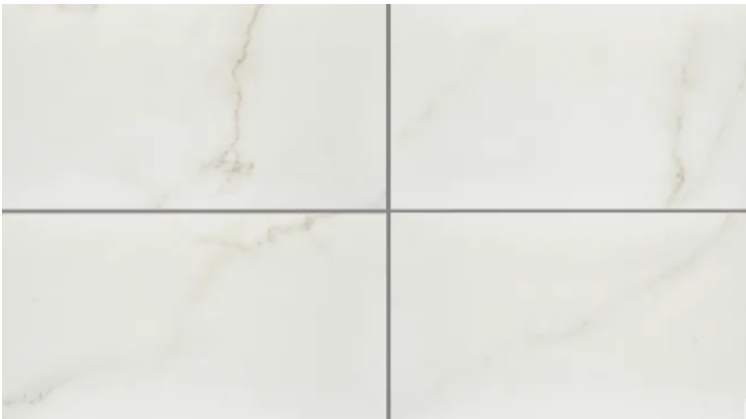
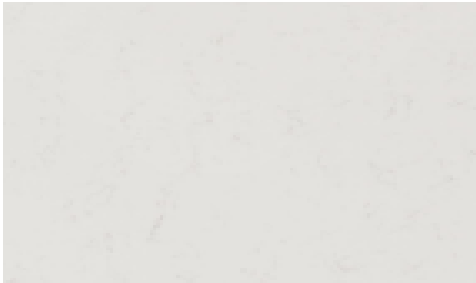
Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Shower Wall Surround & Seat:

Tub-White. AZT Marvel Calacatta Apuano Matte 12x24
** Installed Horizontally & Stacked*

Shower Floor: AZT Marvel Calacatta Apuano Matte 2x2

Floor LVP: Shaw 492CT Revered. Lyric Oak



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Bath 2



Vanity Light: Virtual Comfort Keaton Two Light-Chrome

Cabinets: Lancaster HDF Vanilla Matte

Hardware: P-82034.PC Polished Chrome

Countertop: DalTile Carrara Roma.
3 CM Eased & Polished

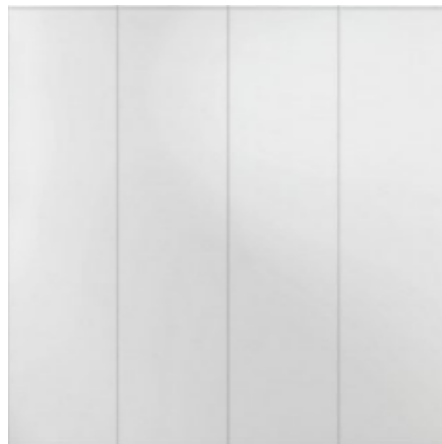
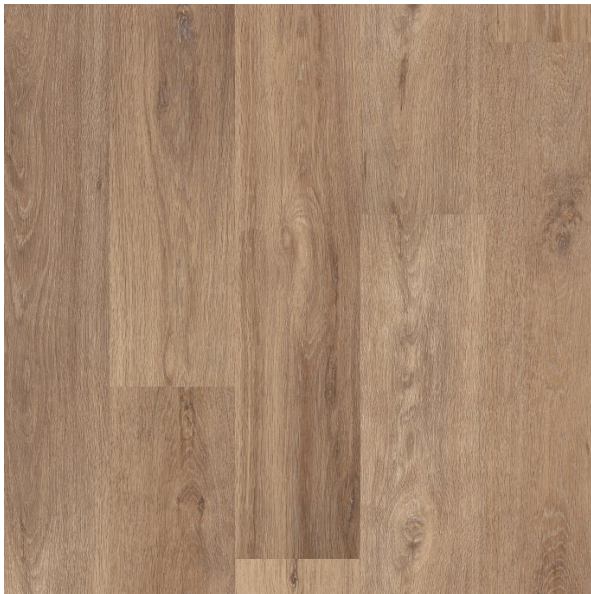
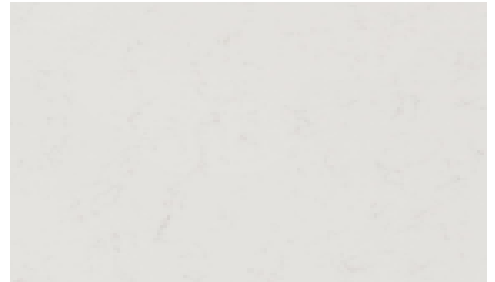
Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Tub/Shower Surround: AZT Paloma Cotton Matte 4x16

*Installed vertically & stacked

Tub-White.

Floor LVP: Shaw 492CT Revered. Sharpwell Oak



Laundry

Floor LVP: Shaw 492CT Revered. Lyric Oak

