MOVE-IN READY HOME | $711,651 | 62075 Cypress Canyon Way, Oracle, AZ 85623

AVALON • UNIT: 19/LOT: 93 • ESTIMATED COMPLETION: FEBRUARY 2027

2,780 sq. ft.
2 Beds
2.5 Baths
Den
3-Car

PRICE:	**$741,651**
INCENTIVE:	**- $ 30,000**
SALE PRICE:	**$711,651**

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

LG Signature built-in gas appliance package includes:
Stainless steel convection wall oven, cooktop, microwave and dishwasher
LG Signature Stainless Steel French door refrigerator
Quartz countertops with full height backsplash

Bathrooms:

Delta Woodhurst bath accessories and fixtures in Chrome
Quartz counters and decorative tile surrounds
Kohler Pedestal sink at Powder Bath
Vanity light fixtures in Chrome.

Additional Upgrades:

Expanded Laundry Room
Delta pull-out faucet.
Upgraded carpet, ceramic tile, and wood/luxury vinyl plank flooring

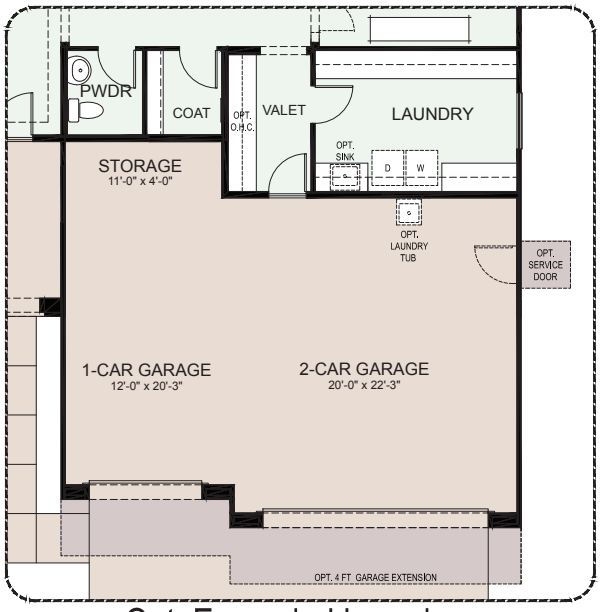
HOA Fees: $3,446.32 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!

SaddleBrooke Ranch™
A ROBSON RESORT COMMUNITY™

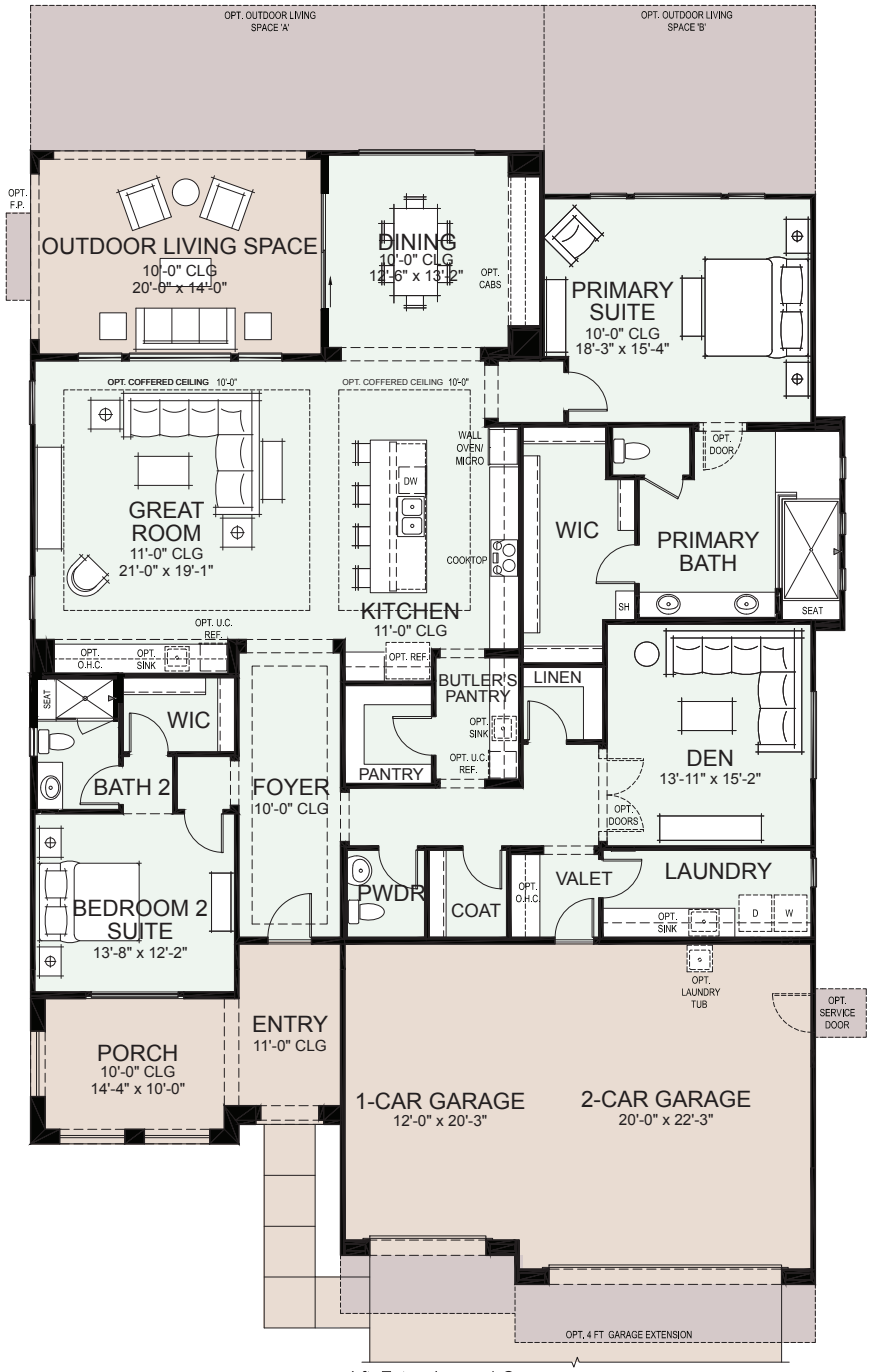
59680 East Robson Circle, Oracle, AZ 85623
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
520.818.6000
866.818.6068

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 old in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner. 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. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Ranch House Grill is currently is open to the public. All photos/pictorials are artist's conception. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 10/13/26. © 2026 Robson Communities®, Inc. All rights reserved.

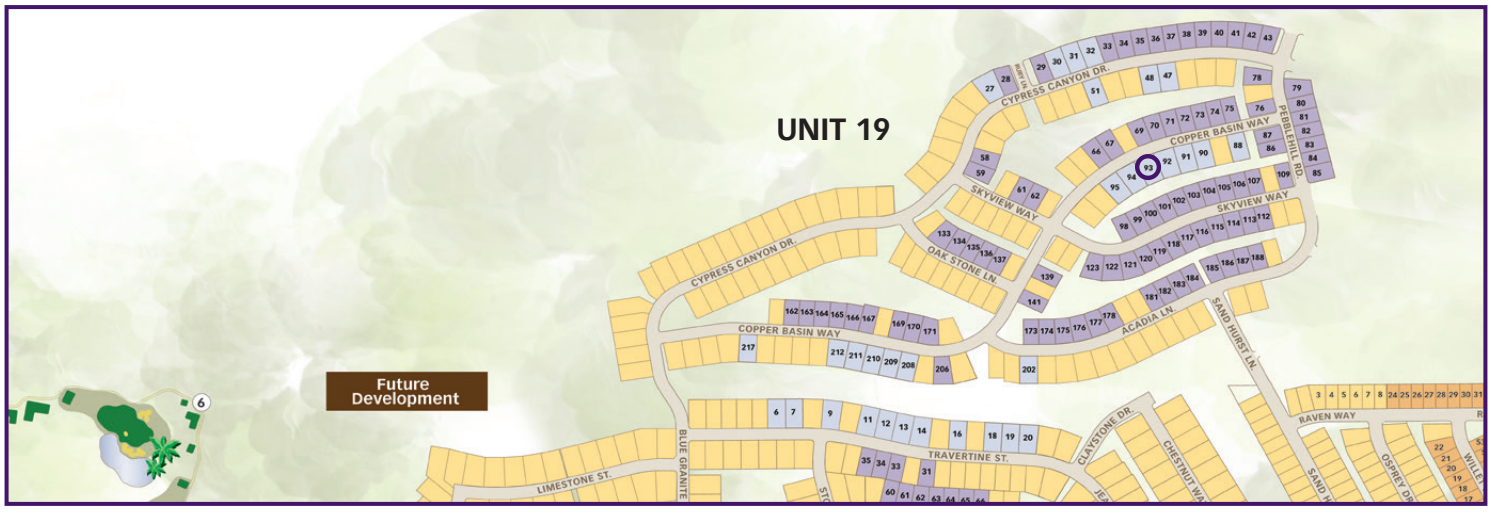


Opt. Expanded Laundry - Elevation A and C



4 ft. Extension on 1 Car Garage Not Available on Exterior Design D

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



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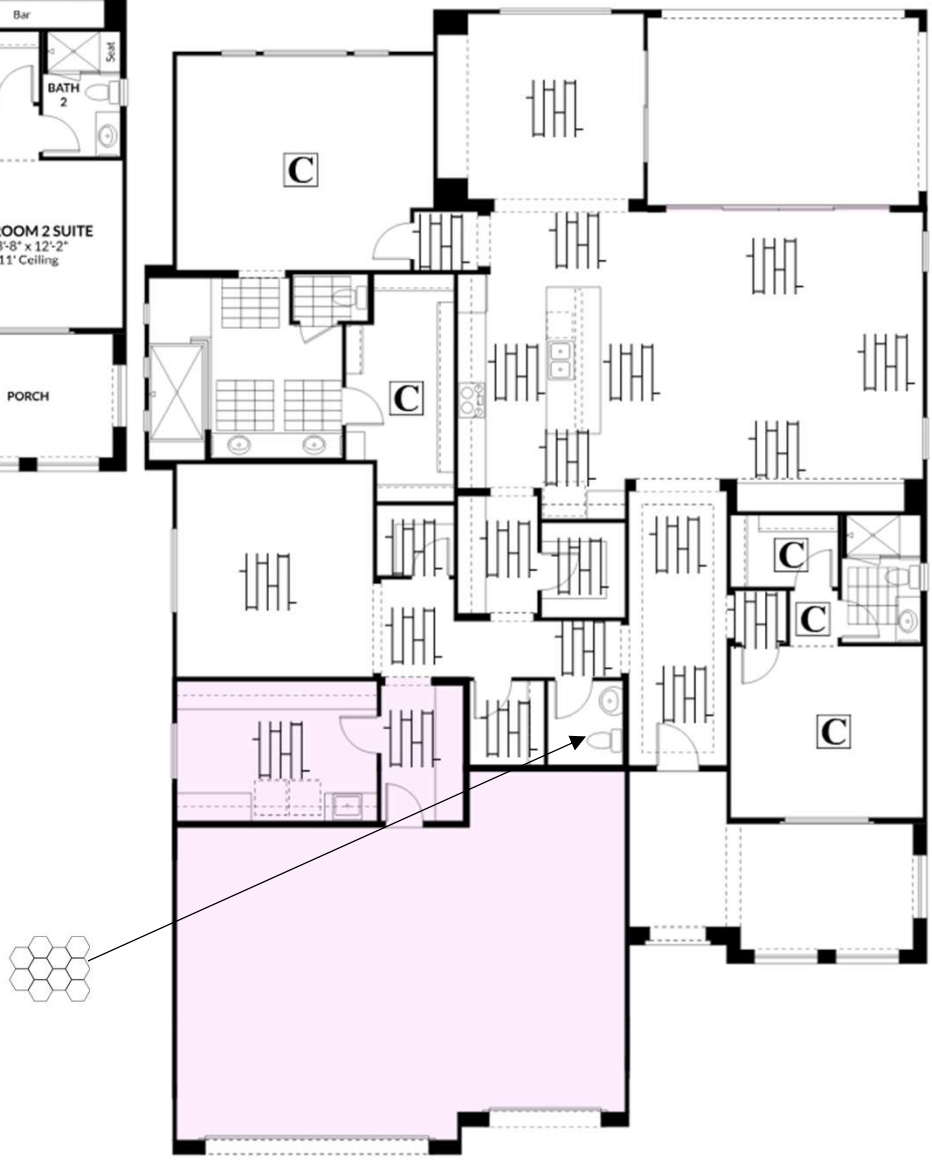
SaddleBrooke Ranch
Move-in Ready/Designer Home
Lot 93 Unit 19
2695 Avalon



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.

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Flooring, Interior Paint, Doors & Hardware

LVP: Shaw Starting Point
VE482 06044 Antique Copper

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

Carpet:
Premier Beauty
ZB335, 00151 Misty Dawn

Entry Door:
Therma-Tru Full Plank
*Painted per Exterior Color Scheme

Entry Door Hardware:
Schlage – Addison
Satin Nickel

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

Interior Door Hardware:
Schlage – Avila
Satin Nickel

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Appliances

Signature Built-in Gas Appliance Package – Stainless

Signature 36" Freestanding Counter-Depth French Door Stainless

Chimney Hood
*SKSCH3601S**

36" Gas Cooktop
SKSGT3654S

Microwave Oven & Trim Kit
SKSMC2411S / MK2030NST

Top Control Dishwasher
SKSDW2411S

Single Convection Wall Oven
SKSSV3001S

External Dispenser—AA399
SKSFD3623SD

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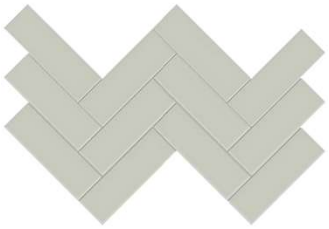
Cabinets: Madison – Perfect Brown

Hardware: Satin Nickel
Install Charlotte Pulls Horizontally on Cab Drawers
Install Charlotte Knobs on Cab Doors

Countertops:
Arizona Tile – Terra Quartz, Calacatta Capella



Kitchen Backsplash:
AZT S-Series 2x6 Herringbone Mesh, Soft Sage

Kitchen Sink:
Sterling 11600 Included Single Bowl Stainless Steel Undermount

Faucet:
Coranto Single Handle Pull-Down Kitchen Faucet in Arctic Stainless

Floor LVP: Shaw Starting Point VE482 06044 Antique Copper

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SaddleBrooke Ranch
Move-in Ready/Designer Home
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Powder

Light Fixture:
Visual Comfort Keaton 20 in. Medium 2-Light Polished Chrome

Powder Sink: Kohler Archer Pedestal

Bath Faucets: Delta Woodhurst 8" Widespread Chrome

Floor LVP: AZT Shibusa Bianco Hex 9 x 11 Matte

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Primary Bath

Cabinets: Madison - Frost

Light Fixture:
(2) Visual Comfort Keaton 20 in. Medium 2-Light Polished Chrome

Hardware: Polished Chrome
Install Charlotte Pulls Horizontally on Cab Drawers
Install Charlotte Knobs on Cab Doors

Countertops: AZT Della Terra Quartz Frost-N 3CM Eased & Polished

Tile Surround: AZT Arte White Glossy 4 x 16 Staggered Horizontally 33% Offset
Shower Floor: AZT Shibusa Bianco 2 x 2 Matte

Bath Faucets: Delta Woodhurst 8" Widespread Chrome

Floor Tile: Arizona Tile – Shibusa Bianco 12 x 24 Matte

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Bath 2

Cabinets: Madison – Dew Matte

Light Fixture:
Visual Comfort Keaton 20 in. Medium
2-Light Polished Chrome

Hardware: Polished Chrome
Install Charlotte Pulls Horizontally on Cab Drawers
Install Charlotte Knobs on Cab Doors
Doors

Countertops: AZT Della Terra Quartz Frost-N 3CM Eased & Polished

Tile Surround: AZT Arte White Glossy 4 x 16 Staggered Horizontally 33% Offset
Shower Floor: AZT Shibusa Bianco 2 x 2 Matte

Bath Faucets: Delta Woodhurst 8" Widespread Chrome

Floor Tile: Arizona Tile – Shibusa Bianco 12 x 24 Matte

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Laundry

Cabinets: Madison – Perfect Brown

Hardware: Satin Nickel
Install Charlotte Pulls Horizontally on Cab Drawers
Install Charlotte Knobs on Cab Doors

Countertops: AZT Della Terra Quartz Frost-N 3CM
Eased & Polished

Laundry Sink: Sterling Latitude-Undermount- White

Faucet: Delta B4310LF Foundations® Single Handle
Pull-Out Stainless

Floor LVP: Shaw Starting
Antique Copper

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