

MOVE-IN READY HOME

\$430,560

30624 S Willet Way Oracle, AZ 85623



VIVA • UNIT: 21B/LOT: 52 • EST. COMPLETION: DECEMBER 2026

 1,655 sq. ft.

 2 Beds

 2 Baths

 Den

 2-Car

SALE PRICE:
\$430,560

CONSTRUCTION & UTILITIES
Unit Style: Villa Attached Home
Cooling: Refrigeration
Heating: Gas
Construction: Frame/stucco

HOME UPGRADES & FEATURES

Kitchen:
LG Stainless Steel appliance package includes convection oven, electric range,microwave, dishwasher and French door refrigerator
Sollid Laguna II Paint Grade HDF Cabinets with 42” Uppers
Quartz countertops and full height tile backsplash

Additional Upgrades:
8’ Interior doors
Therma Tru entry door
Upgraded carpet, ceramic tile, and wood/luxury vinyl plank flooring

Bathrooms:
Taymor Sunglow bath accessories in Chrome
Delta bath fixtures in Chrome
Quartz counters and decorative tile surrounds

HOA Fees: \$3,446.32 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!
Unit 21B Villas: Additional \$210 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy.
See a New Home Consultant for details.

 **SaddleBrooke Ranch**
A ROBSON RESORT COMMUNITY™

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

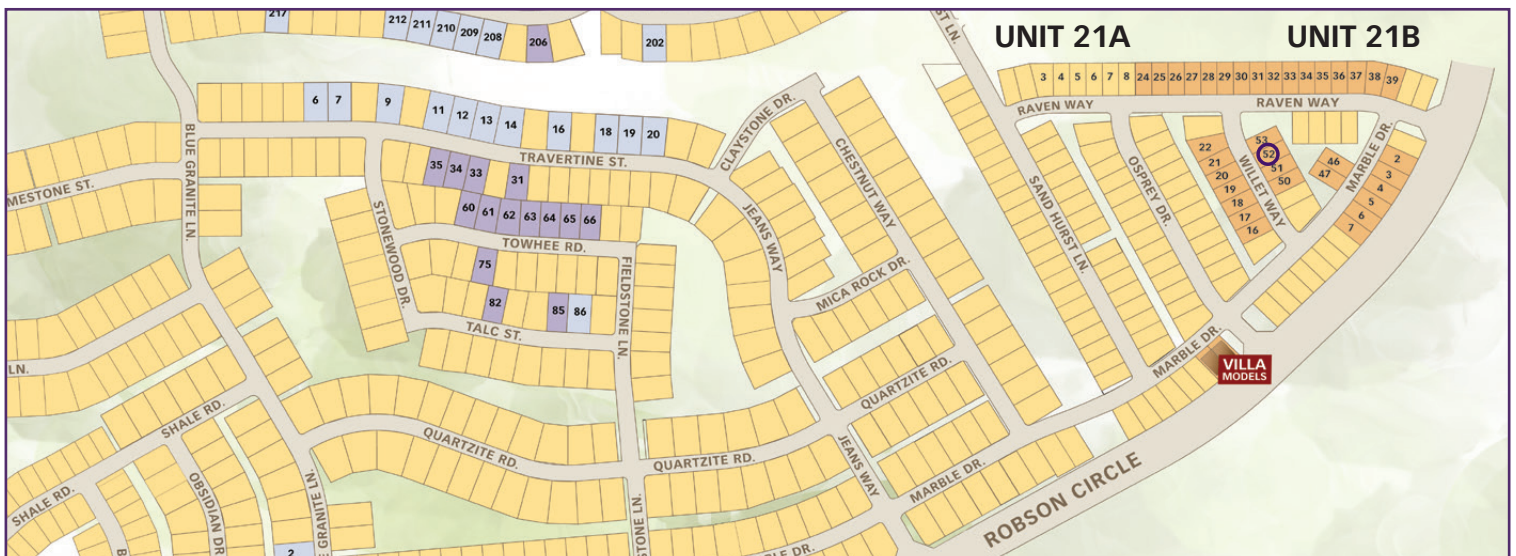
CALL FOR INFORMATION
520.818.6000
866.818.6068

Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. 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 9/8/26. © 2026 Robson Communities®, Inc. All rights reserved.

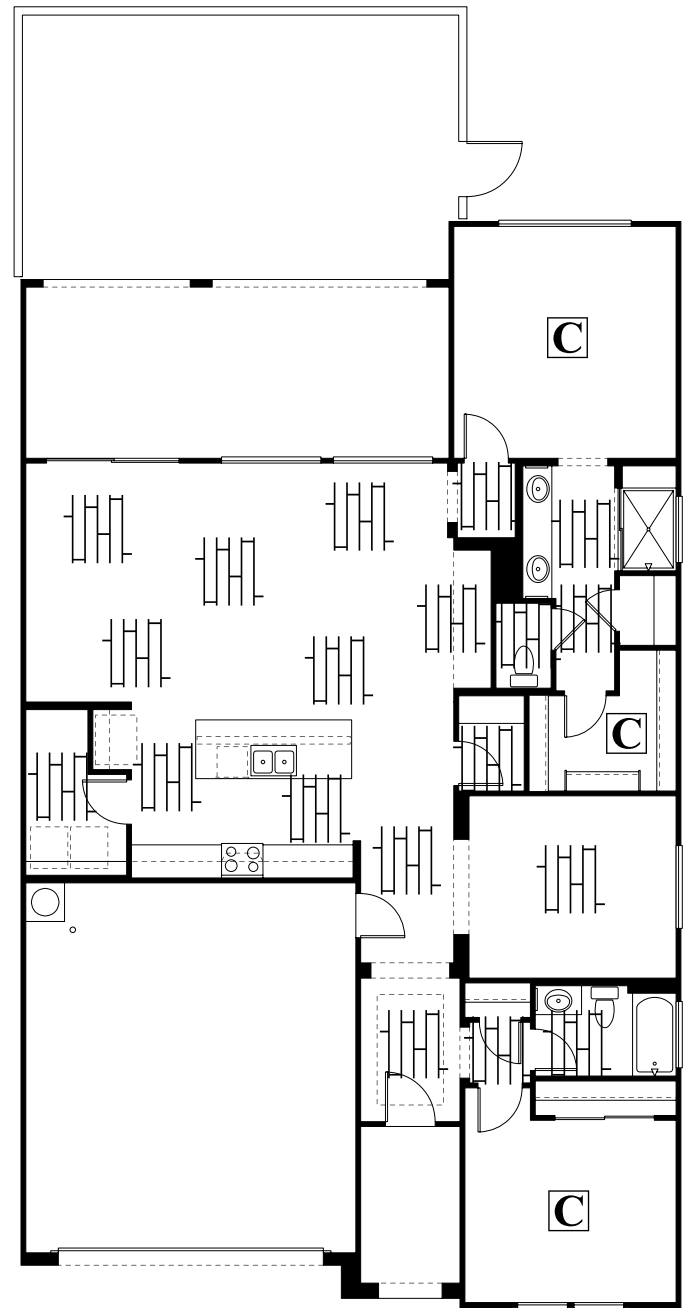
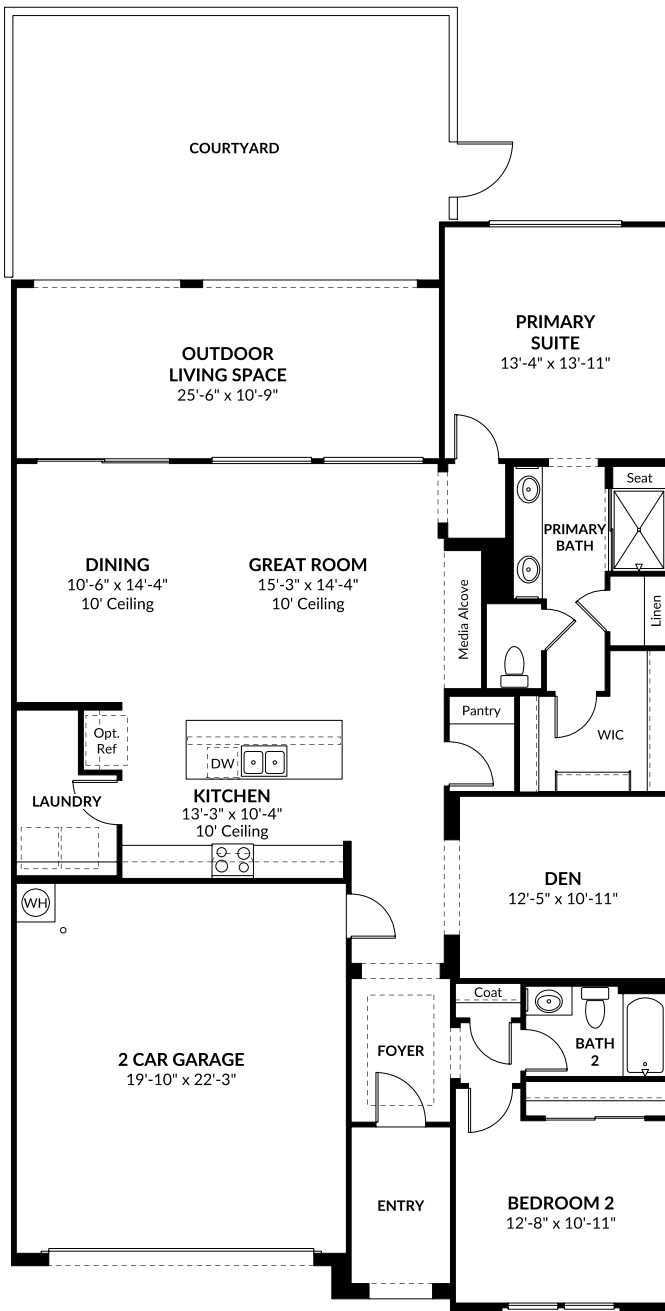




- Standard Livable Space
- Standard Concrete Areas



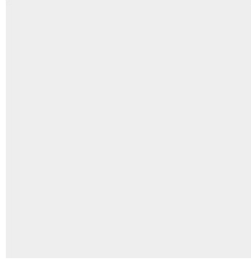
SaddleBrooke Ranch
Move-in Ready/Designer Home
Lot 52 Unit 21B
1655 Viva



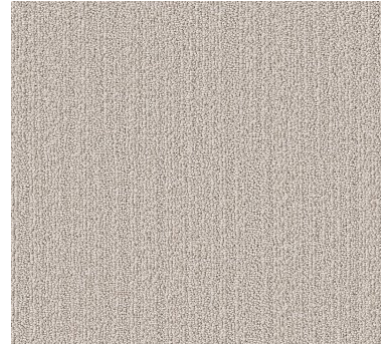
Luxury Vinyl Plank, Paint, Door Hardware



LVP: Shaw 492CT Revered.
02045 Westlake Hickory

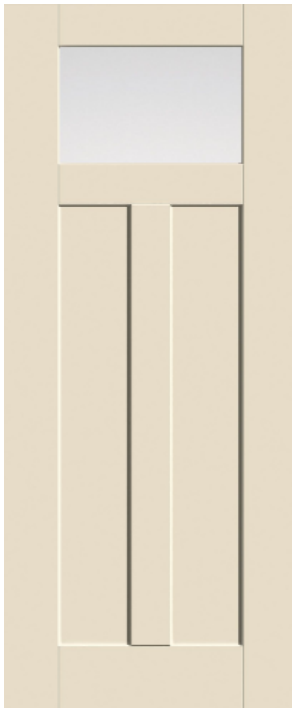


Paint (Trim, Walls & Doors):
SW 7005 Pure White



Carpet: Shaw Tuftex
In Good Company
#00576 Etched Glass

Entry Door: ThermaTru
Craftsman Lite 2-Panel
**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 Freestanding Electric Appliances-Stainless



LG French Door Refrigerator-Countertop Depth-Stainless



2" Faux Wood Blinds in White at Windows

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Kitchen

Cabinets: Laguna II HDF Vanilla Matte

Hardware: Knob K-910PC Polished Chrome

Countertops: Daltile Carrara Pisa
3 CM Eased & Polished

Kitchen Backsplash:
AZT Flash 3x12
Installed horizontally & 50/50 offset

Sink: Sterling Single Bowl - Stainless

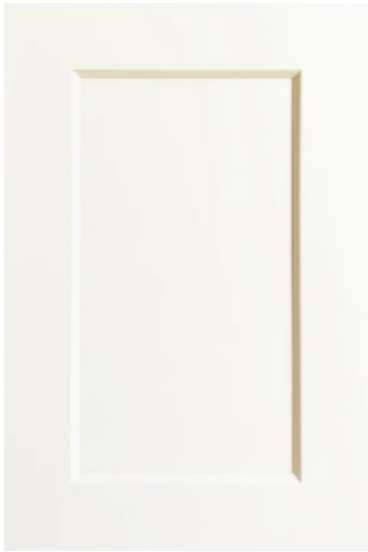
Faucet: Delta Essa Single Handle - Chrome

Floor LVP: Shaw 0492CT Revered.
Westlake Hickory



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Primary Bath



Cabinets: Laguna II HDF Vanilla Matte

Hardware: Knob K-910PC Polished Chrome

Countertop: DalTile Carrara Pisa
3 CM Eased & Polished

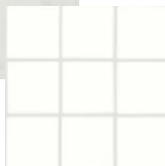
Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Shower Wall Surround & Seat:
AZT Marvel Calacatta Prestigio Matte 12x24
**Installed Horizontally & Stacked.*



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

Floor LVP: Shaw 492CT Revered. Westlake Hickory



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Bath 2

Cabinets: Laguna II HDF Vanilla Matte

Hardware: Knob K-910PC Polished Chrome

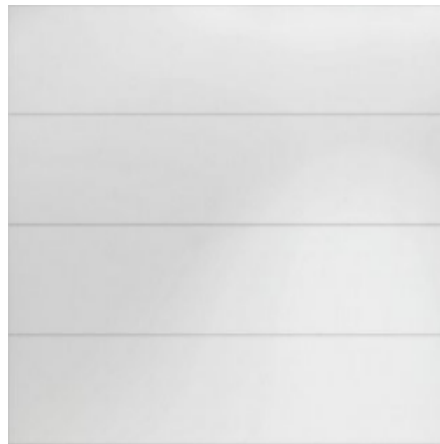
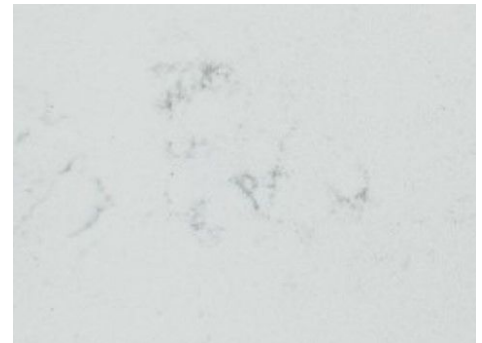
Countertop: DalTile Carrara Pisa. 3 CM Eased & Polished

Faucet: Delta Altado 8" Widespread Bath Faucet Chrome

Tub/Shower Surround: AZT Paloma Cotton Matte 4x16

*Installed horizontally & stacked. Tub-White.

Floor LVP: Shaw 492CT Reversed. Westlake Hickory



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Laundry

Floor LVP: Shaw 492CT Revered. Westlake Hickory

