MOVE-IN READY HOME | $453,900 | 3258 N 169th Ln, Goodyear AZ 85395



NAPA • UNIT: 49B/LOT: 71 • AVAILABLE NOW

1,724 sq. ft. | 2 Beds | 2.5 Baths | Den | 2-Car

PRICE:	**$538,280**
INCENTIVE:	**- $ 84,380**
SALE PRICE:	**$453,900**

CONSTRUCTION & UTILITIES

Unit Style: Villa
Cooling: Refrigeration
Heating: Gas
Construction: Frame/Stucco

HOME UPGRADES & FEATURES

Kitchen:

42" Lancaster HDF Vanilla Matte Cabinets - Perimeter
Lancaster HDF Midnight Sun Cabinets - Island
LG freestanding electric - stainless steel appliances
- Convection Range
- Over-the-Range Microwave
- Top Control Dishwasher

LG french door refrigerator - Counter Depth - stainless steel
Delta Coranto pull-down Kitchen faucet - matte black
Sterling Single Bowl undermount sink - stainless steel
Upgrade full height tile backsplash
Eased Edge Quartz countertops

Laundry Room:

LG Top Load Washer / Electric Dryer - white

Bathrooms:

ProFlo elongated Comfort Height toilets
Delta Ashlyn faucets / fixtures - matte black
Delta Ashlyn Bath Accessories - matte black
Upgraded tile surrounds and deco bands
Eased Edge Quartz countertops
Lancaster HDF Vanilla Matte Cabinets

Additional Upgrades:

Faux wood blinds
Gas BBQ stub at back
Upgrade LVP & Carpet flooring
8' high interior doors
Therma Tru 8' entry door

VALUE ADDED INCLUDED FEATURES - SEE SALES CONSULTANT

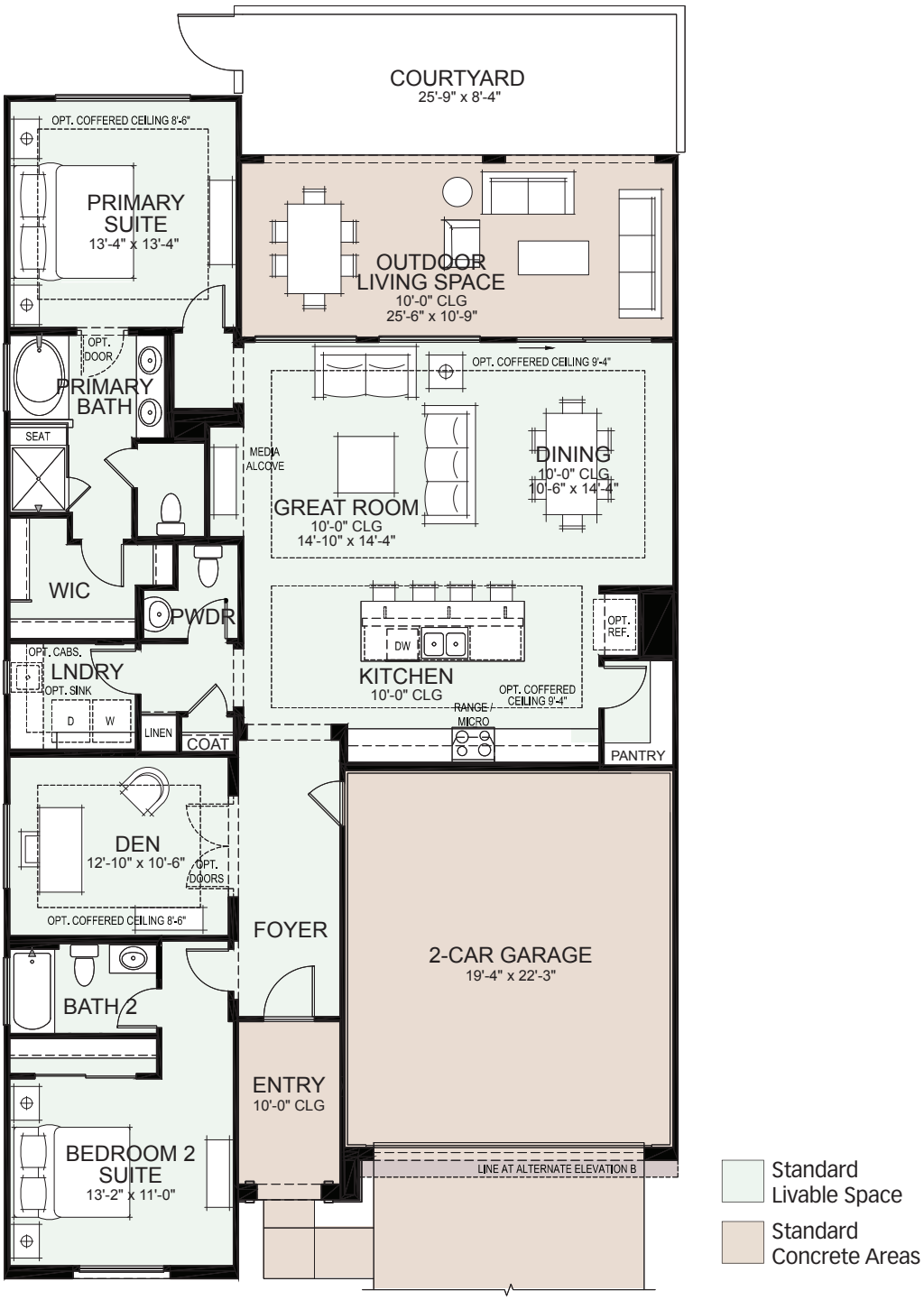
HOA Fees: $3,522 per year. Includes access to PebbleCreek amenities including fitness facilities, pools, creative arts building, tennis courts and more!
PebbleCreek Villas Unit 49: Additional $225 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy

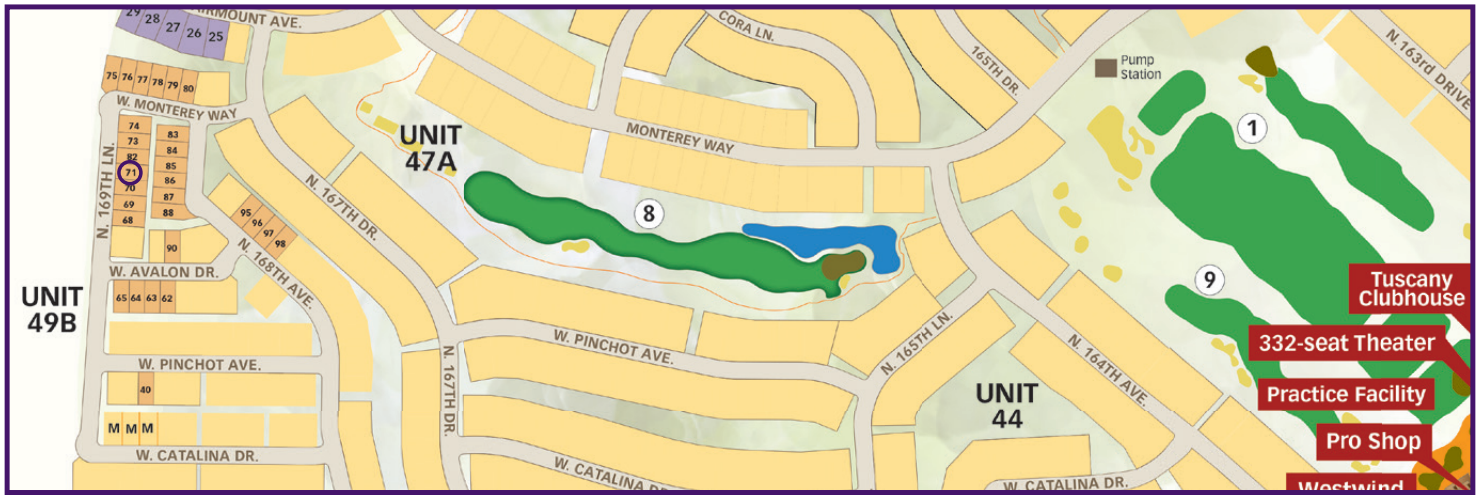
PebbleCreek™
A ROBSON RESORT COMMUNITY™

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 9/22/26. © 2026 Robson Communities®, Inc. All rights reserved.


COURTYARD
25'-9" x 8'-4"
OPT. COFFERED CEILING 8'-6"
PRIMARY SUITE
13'-4" x 13'-4"
OUTDOOR LIVING SPACE
10'-0" CLG
25'-6" x 10'-9"
OPT. DOOR
PRIMARY BATH
SEAT
MEDIA ALCOVE
OPT. COFFERED CEILING 9'-4"
GREAT ROOM
10'-0" CLG
14'-10" x 14'-4"
DINING
10'-0" CLG
10'-6" x 14'-4"
WIC
PWDR
OPT. CABS.
LNDRY
OPT. SINK
D
W
LINEN
COAT
DW
KITCHEN
10'-0" CLG
OPT. COFFERED CEILING 9'-4"
OPT. REF.
RANGE / MICRO
PANTRY
DEN
12'-10" x 10'-6"
OPT. DOORS
OPT. COFFERED CEILING 8'-6"
FOYER
2-CAR GARAGE
19'-4" x 22'-3"
BATH 2
ENTRY
10'-0" CLG
BEDROOM 2 SUITE
13'-2" x 11'-0"
LINE AT ALTERNATE ELEVATION B
Standard Livable Space
Standard Concrete Areas


UNIT 47A
UNIT 49B
UNIT 44
MONTEREY WAY
W. MONTEREY WAY
W. AVALON DR.
W. PINCHOT AVE.
W. CATALINA DR.
CORA LN.
165TH DR.
N. 163rd DRIVE
Pump Station
N. 169TH LN.
N. 167TH DR.
N. 168TH AVE.
N. 165TH LN.
N. 164TH AVE.
Tuscany Clubhouse
332-seat Theater
Practice Facility
Pro Shop
Westwind













