MOVE-IN READY HOME | $439,900 | 16882 W Monterey Way, Goodyear AZ 85395



NAPA • UNIT: 49B/LOT: 75 • EST. COMPLETION: NOVEMBER 2026

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

PRICE:	**$529,830**
INCENTIVE:	**- $ 89,930**
SALE PRICE:	**$439,900**

CONSTRUCTION & UTILITIES

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

HOME UPGRADES & FEATURES

Kitchen:

42" Lancaster HDF Vanilla Matte cabinets
LG freestanding electric - stainless steel appliances
- Convection Range
- Over-the-Range Microwave
- Top Control Dishwasher

LG french door refrigerator - Counter Depth - stainless steel
Delta Essa pull-down Kitchen faucet - chrome
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 Altado faucets - chrome
Taymor Sunglow accessories - chrome
Upgraded tile surrounds and deco bands
Eased Edge Quartz countertops
Lancaster HDF Vanilla Matte cabinets

Additional Upgrades:

Ceiling Fan at Great Room, Primary & Bedroom #2
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

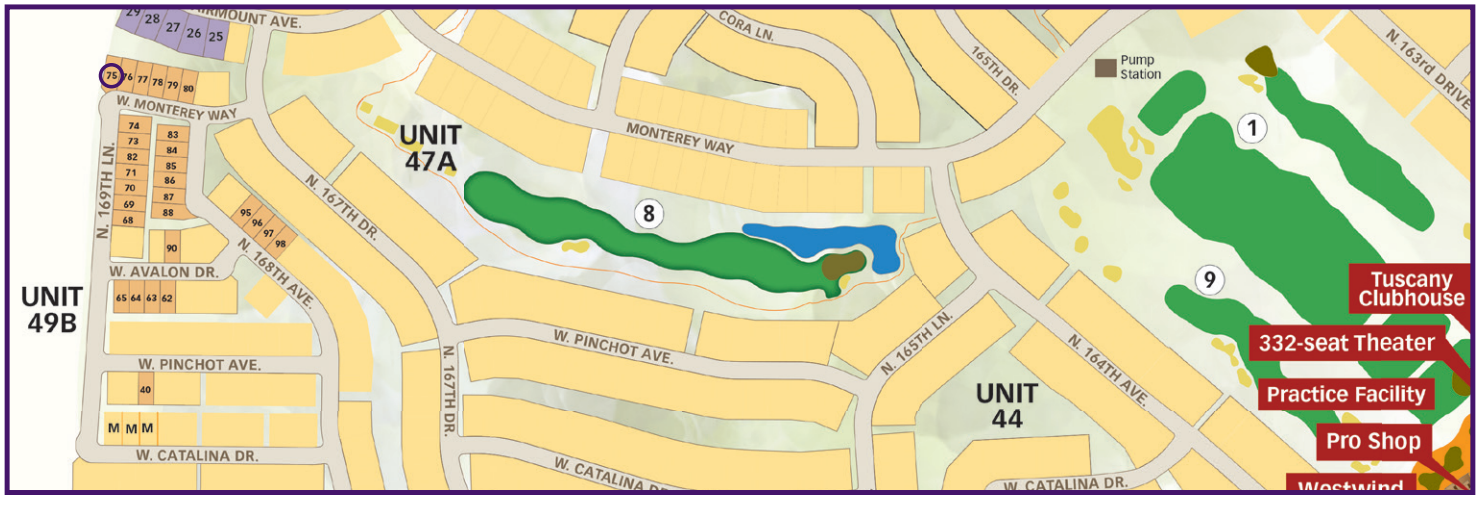
PebbleCreek™
A ROBSON RESORT COMMUNITY™

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

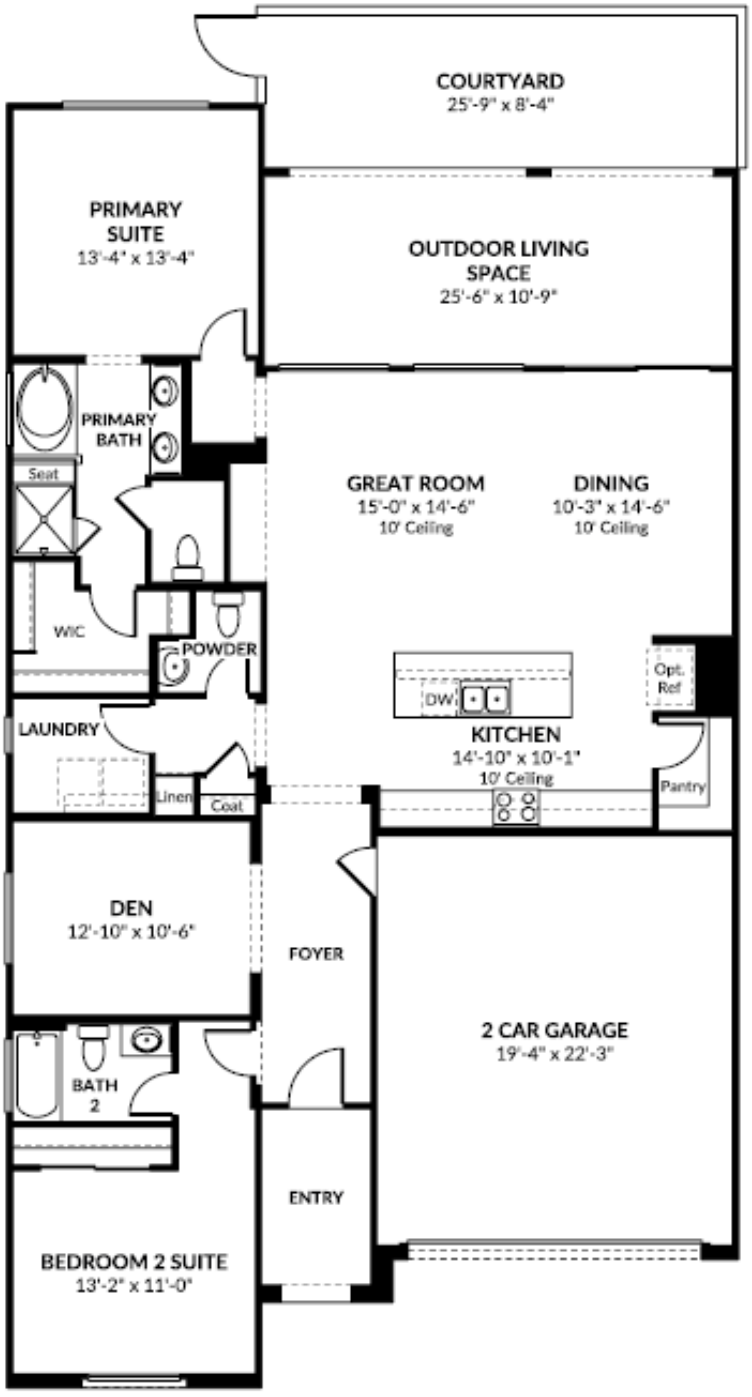
CALL FOR INFORMATION
623.935.6700
800.795.4663

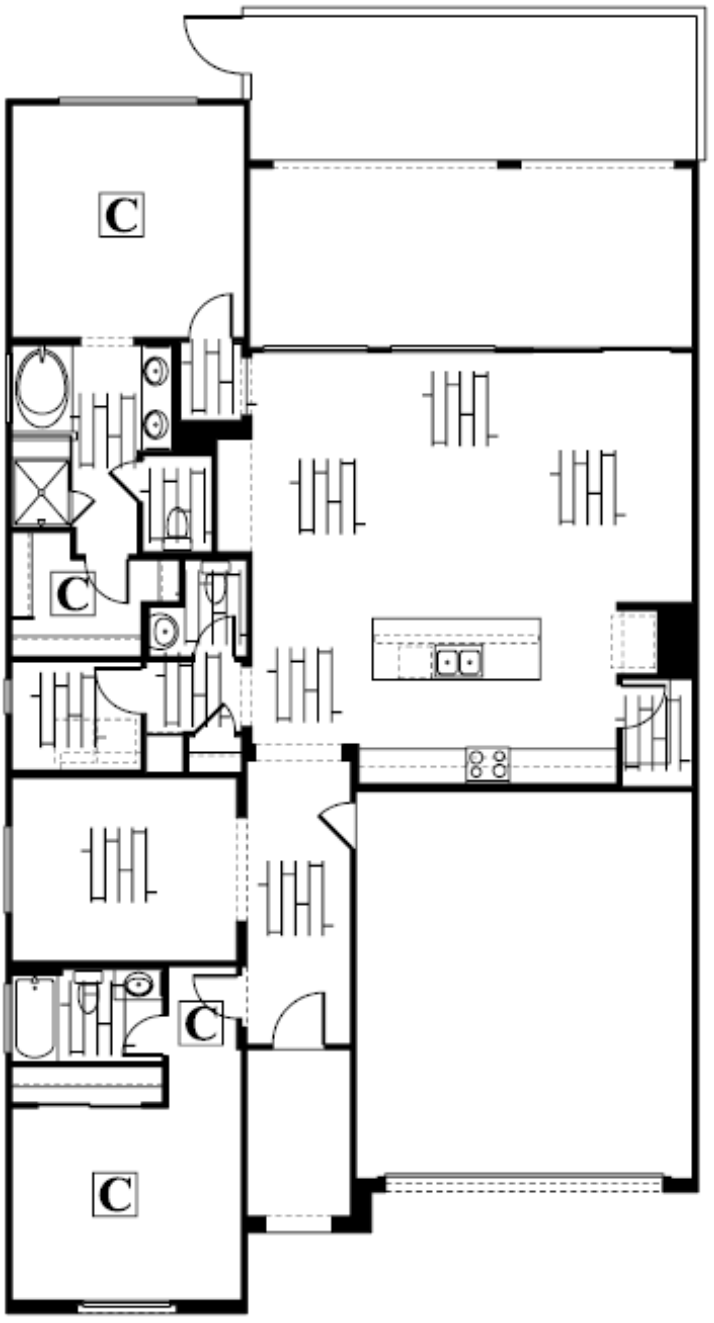
Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. All information is subject to change without notice. We reserve the right to discontinue or change specifications at any time. Promotional materials may show features, options, upgrades 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 11/6/26. © 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.
N. 169TH LN.
N. 167TH DR.
N. 168TH AVE.
N. 165TH LN.
N. 164TH AVE.
CORA LN.
165TH DR.
N. 163rd DRIVE
Pump Station
Tuscany Clubhouse
332-seat Theater
Practice Facility
Pro Shop

PebbleCreek
Move-in Ready/Designer Home
Lot 75 Unit 49B
1724 Napa



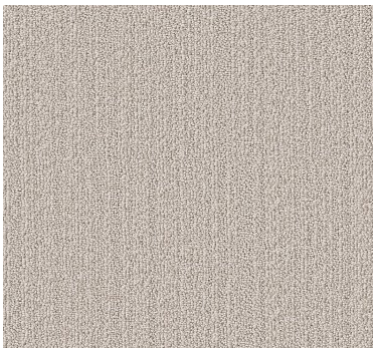


Luxury Vinyl Plank, Paint, Door Hardware



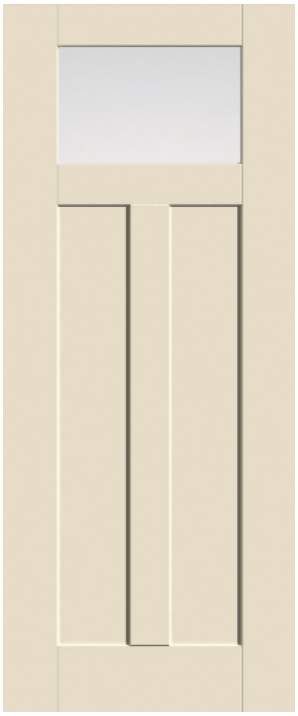
LVP: Shaw 492CT Revered.
02045 Westlake Hickory

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
Hardware:
Dexter Seville
–Chrome

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



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.

Ceiling Fans, Wood Blinds



60" Ceiling Fan at Great Room
52" Ceiling Fan at Primary Bedroom & Bedroom 2



2" Faux Wood Blinds in White at Windows

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LG Freestanding Electric Appliances-Stainless



LG French Door Refrigerator-Countert Depth-Stainless



Kitchen

Cabinets: Lancaster 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

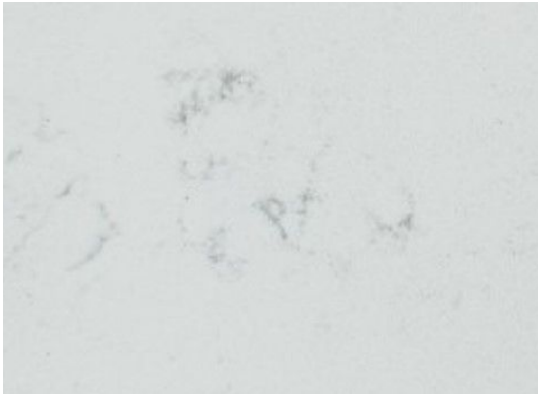
Sink: Sterling Single Bowl - Stainless

Faucet: Delta Essa Single Handle - Chrome

Floor LVP: Shaw 0492CT Revered.
Westlake Hickory











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Powder Room

Sink: Sterling Sacromento Pedestal Sink

Faucet: Delta Altado 8” Widespread Bath Faucet Chrome

Floor LVP: Shaw 492CT Revered. Westlake Hickory







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Primary Bath





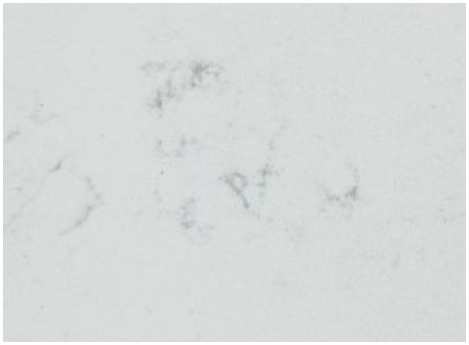
Cabinets: Lancaster HDF Vanilla Matte

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:
Tub-White. AZT Marvel Calacatta Prestigio Matte 12x24
** Installed Horizontally & Stacked.*
Tub: White One-Piece Unit.



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

Floor LVP: Shaw 492CT Revered. Westlake Hickory





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Bath 2

Cabinets: Lancaster 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

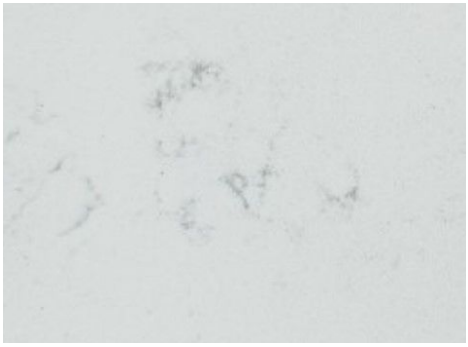
Tub/Shower Surround: AZT Paloma Cotton Matte 4x16

*Installed horizontally & stacked. Tub-White.

Floor LVP: Shaw 492CT Revered. Westlake Hickory











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Laundry

LG Electric Washer/Dryer -White

Floor LVP: Shaw 492CT Revered. Westlake Hickory





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