

MOVE-IN READY HOME

\$501,126

12609 Blue Granite Dr. Denton, TX 76207



LEGACY • UNIT: 28-2/LOT:20C • EST. COMPLETION: MARCH 2027



1,759 sq. ft.



2 Beds



2.5 Baths



Den



2-Car

SALE PRICE
\$501,126

CONSTRUCTION & UTILITIES

Unit Style: One Level

Cooling: Refrigeration

Heating: Gas

Construction: Frame/stucco

HOME UPGRADES & FEATURES

Kitchen:

Upgraded Maple Cabinets
Quartz Countertops
Undermount sink
Delta Pull-down Faucet
LG Slide In Gas Appliance Package: Including
Convention oven, microwave, dishwasher in
stainless steel
LG French door refrigerator

Bathrooms:

Delta Plumbing Fixtures
Coordinating Delta Bath Accessories
Quartz Countertops
Frameless Shower Door in Primary Bath

Additional Upgrades:

Upgraded Flooring
Base cabinets in laundry room

HOA Fees: \$3,976.28 per year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts, tennis courts and more!



Robson Ranch®

A ROBSON RESORT
COMMUNITY™

9501 Ed Robson, Denton, TX 76207

Model Village Open Daily 9am - 6pm

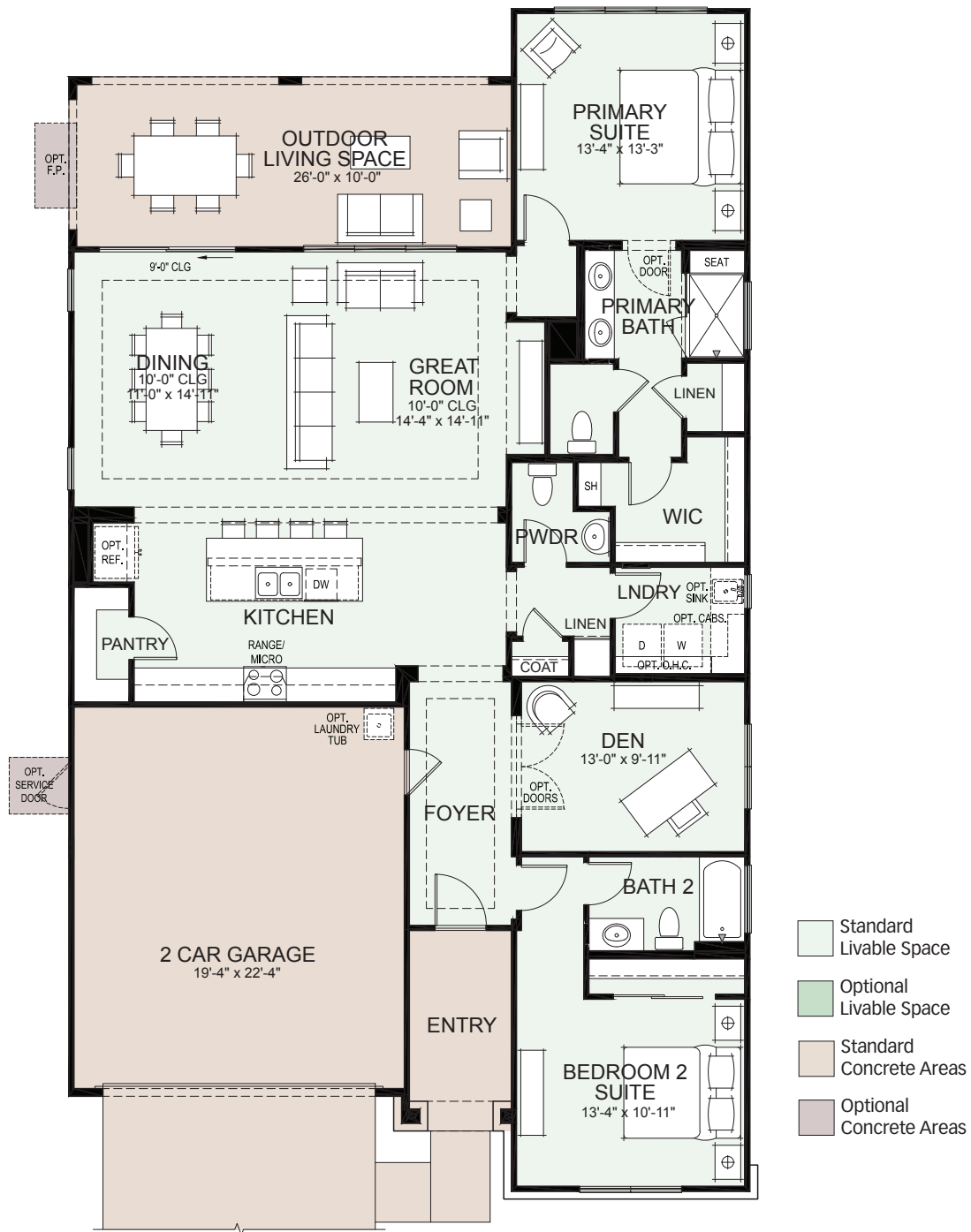
CALL FOR INFORMATION

888.988.3927

940.246.2000

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. 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 unit, although the occupants of a limited number of the 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. The developer of the project and the seller of homes is Robson Denton Development, LP. 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.





Flooring, Interior Paint, Doors & Hardware



Wood Look Floor Tile:
AZT Haru Almond 8x48 Matte
Grout: 386 Oyster Gray



Two-Tone Drift of Mist Wall
Color SW 9166
Extra White Trim / Ceiling
Color SW 7006



Carpet:
Premier Beauty ZB335, 00112
Shoreline Haze

Entry Door: Fiber-
Classic 6-Panel Oak
Texture with Peep hole
*Painted per Exterior
Color Scheme



Entry Door Hardware:
Schlage – Greenwich
Matte Black



Interior Door: Carrara
8' Interior 2-Panel
Square Smooth Door
*Painted to Match
Trim



Interior Door Hardware:
Schlage – Broadway
Matte Black



Kitchen

Cabinets:

Montana Maple – White

Color Change at Island - Ash

Hardware:

Matte Black– Roman

Pull #944-96-MB - Drawers

Knob #944-MB - Doors

Countertop:

Calacatta Elite Quartz

3CM Eased Edge & Polished

Kitchen Backsplash:

AZT Concerto White Glossy 2x9,

Grout: 381 Bright White

Trim with Coordinating

Pencil Bullnose

Sink:

Kohler K-8206 Cairn

Neoroc Single-Bowl Undermount

Faucet:

Delta Coranto Pull out

Matte Black

Floor Tile:

AZT Haru Almond

8x48 Matte

Grout:

386 Oyster Gray

Font to back,

1/3 offset stairstep.



Primary Bath

Cabinets:

Montana Maple – Ash

Hardware:

Matte Black– Roman

Pull #944-96-MB - Drawers

Knob #944-MB - Doors

Countertop:

Premium White Quartz

3CM Eased Edge & Polished

Primary Shower Tile:

AZT Marvel 12x24

Calacatta Prestigio Matte

Grout 642 Ash

Straight Stack Horizontal

Trim with Coordinating

Pencil Bullnose

Primary Shower Floor Tile:

AZT Marvel Calacatta Prestigio

Matte Puzzle Mesh, Grout 642 Ash.

Faucet:

Delta Kayra 8" Widespread

Matte Black

Floor Tile:

AZT Haru Almond

8x48 Matte

Grout:

386 Oyster Gray

Font to back,

1/3 offset stairstep.



Appliances

LG Slide-In Gas Appliance Package - Stainless

LG 36" Freestanding Counter-Depth French Door Stainless



*External Dispenser—AA305
LF24Z6530S*



*Over-the-Range Microwave Oven
MVEL2033F*



*30" Convection Electric Range
LSEL6333XE*



*Top Control Dishwasher
LDNPH753S*