MOVE-IN READY HOME | $709,391 | 7508 Jimmie Dr. Denton, TX 76207



Rendering Elevation D

LARKSPUR • UNIT: 40/LOT: 13C • EST. COMPLETION: MARCH 2027

- 2,340 sq. ft.
- 2 Beds
- 2.5 Baths
- Den
- 3-Car

SALE PRICE
$709,391

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
Built-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:
Laundry room sink
Full laundry room cabinets
Upgraded Front Door
2’ Extension Primary Suite & Walk in Closet
Upgraded Flooring

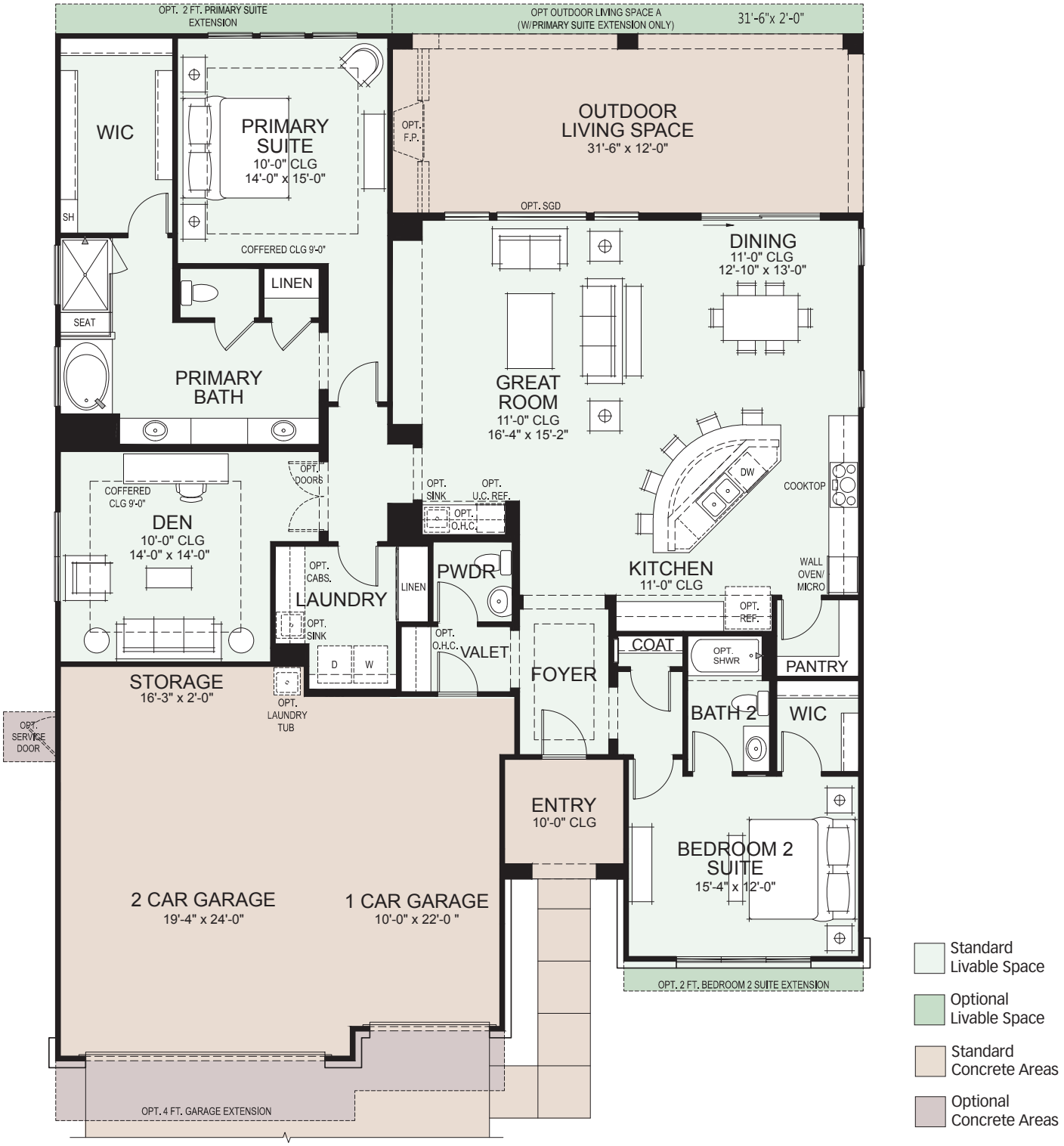
HOA Fees: $3,976.28 per year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts, tennis courts and more!

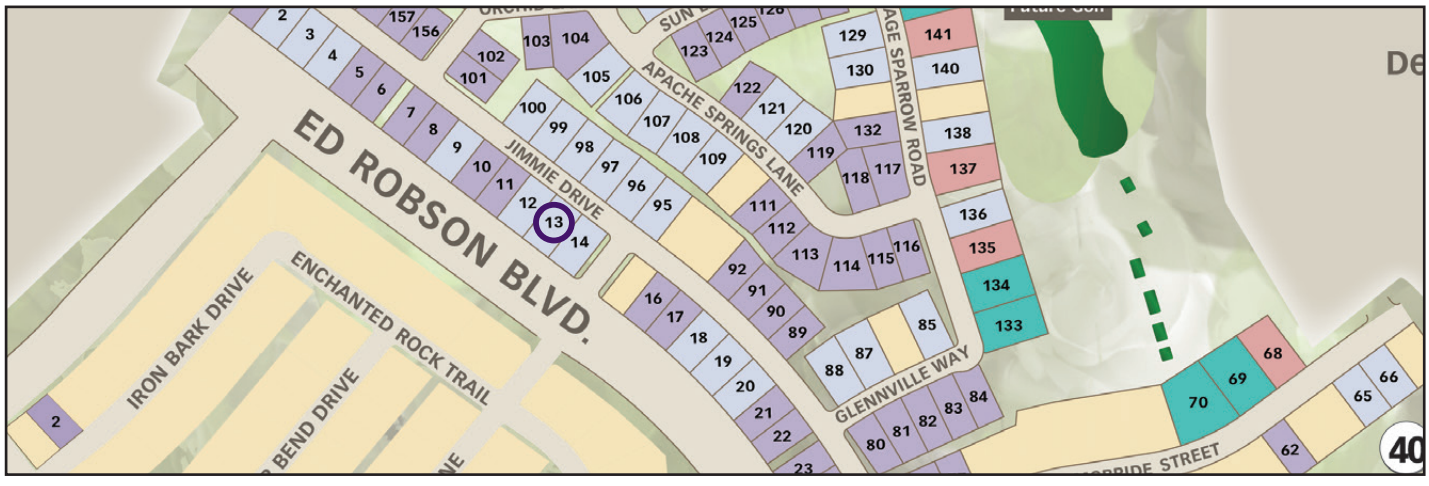
Robson Ranch®
A ROBSON RESORT COMMUNITY™

9501 Ed Robson, Denton, TX 76207
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
888.988.3927
940.246.2000

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OPT. 2 FT. PRIMARY SUITE EXTENSION
OPT OUTDOOR LIVING SPACE A (W/PRIMARY SUITE EXTENSION ONLY)
31'-6"x 2'-0"
WIC
PRIMARY SUITE
10'-0" CLG
14'-0" x 15'-0"
OPT. F.P.
OUTDOOR LIVING SPACE
31'-6" x 12'-0"
OPT. SGD
SH
COFFERED CLG 9'-0"
LINEN
SEAT
PRIMARY BATH
DINING
11'-0" CLG
12'-10" x 13'-0"
GREAT ROOM
11'-0" CLG
16'-4" x 15'-2"
DW
COOKTOP
OPT. DOORS
OPT. SINK
OPT. U.C. REF.
OPT. O.H.C.
COFFERED CLG 9'-0"
DEN
10'-0" CLG
14'-0" x 14'-0"
OPT. CABS.
LAUNDRY
LINEN
PWDR
KITCHEN
11'-0" CLG
WALL OVEN/ MICRO
OPT. REF.
OPT. SINK
OPT. O.H.C.
VALET
COAT
OPT. SHWR
PANTRY
FOYER
STORAGE
16'-3" x 2'-0"
D
W
OPT. LAUNDRY TUB
OPT. SERVICE DOOR
BATH 2
WIC
ENTRY
10'-0" CLG
BEDROOM 2 SUITE
15'-4" x 12'-0"
2 CAR GARAGE
19'-4" x 24'-0"
1 CAR GARAGE
10'-0" x 22'-0 "
OPT. 2 FT. BEDROOM 2 SUITE EXTENSION
OPT. 4 FT. GARAGE EXTENSION
Standard Livable Space
Optional Livable Space
Standard Concrete Areas
Optional Concrete Areas


ED ROBSON BLVD.
APACHE SPRINGS LANE
JIMMIE DRIVE
AGE SPARROW ROAD
GLENNVILLE WAY
IRON BARK DRIVE
ENCHANTED ROCK TRAIL
40

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Robson Ranch Texas
Move-in Ready/Designer Home
Lot 13A Unit 40
2295 Larkspur

Flooring, Interior Paint, Doors & Hardware



LVP:
Shaw VE484 Insight Natural
Bevel 1189 Mineral Grey

Two-Tone Egret White Wall
Color SW 7570
Extra White Trim / Ceiling
Color SW 7006



Carpet:
ZB364 In Good Company, 00177
Passageway

Entry Door: Square Top
3/4 SDL 9-Lite Pro-
Cherry Texture
*Painted per Exterior
Color Scheme



Entry Door Hardware:
Schlage – Greenwich
Satin Nickel







Interior Door Hardware:
Schlage – Avila
Satin Nickel

Interior Door: Carrara
8' Interior 2-Panel
Square Smooth 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.

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Robson Ranch Texas
Move-in Ready/Designer Home
Lot 13A Unit 40
2295 Larkspur

Kitchen

Cabinets:
Montana Maple Smolder

Hardware:
Satin Nickel
Thatcher Pull #859-96 SN
Horizontal on Drawers
Vertical on Doors





Countertop:
Statuario Venetian Quartz
3CM Eased Edge & Polished





Kitchen Backsplash:
AZT Spark White Hex Glossy
Grout: 381 Bright White
Trim with coordinating
Pencil bullnose

Sink:
TCF1000, undermount
Single bowl. Stainless Steel



Faucet:
Delta Trinsic Pull out
Arctic Stainless

Floor LVP:
Shaw VE484
Insight Natural Bevel
1189 Mineral Grey





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Robson Ranch Texas
Move-in Ready/Designer Home
Lot 13A Unit 40
2295 Larkspur

Primary Bath

Cabinets:
Montana Maple Smolder

Hardware:
Satin Nickel
Thatcher Pull #859-96 SN
Horizontal on Drawers
Vertical on Doors



Countertop:
Crown White Quartz
3CM Eased Edge & Polished

Primary Shower Tile:
AZT Flash White 3x12
Horizontal offset, 50/50
Grout: 381 Bright White
Trim with Coordinating
Pencil bullnose.

Primary Shower Floor Tile:
AZT Canyon Ivory 2x2 Mosaic
Grout: 386 Oyster Gray



Faucet:
Delta Altado 8" Widespread
Stainless

Floor Tile:
AZT Canyon Ivory 12x24,
Grout: 386 Oyster Gray
Straight set.







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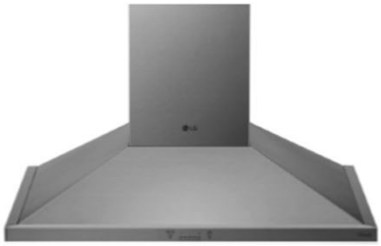
Robson Ranch Texas
Move-in Ready/Designer Home
Lot 13A Unit 40
2295 Larkspur

Appliances

LG Built-in Gas Appliance Package - Stainless

LG 36" Freestanding Counter-Depth French Door Stainless





Chimney Hood
*HCED3615S**



Microwave Oven & Trim Kit
MSER2090S / MK2030NST



36" Gas Cooktop
CBGJ3627S



Single Convection Wall Oven
WSEP4723F



Top Control Dishwasher
LDNPH753S

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