

DESIGNER HOME

\$680,640

7812 Jimmie Dr. Denton, TX 76207



LARKSPUR • UNIT: 40/LOT: 26B • EST. COMPLETION: TBD



2,295 sq. ft.



2 Beds



2.5 Baths



Den



3-Car

SALE PRICE
\$680,640*

**Price includes pre-selected options and
 your choices from the base-level selections.*

CONSTRUCTION & UTILITIES**Unit Style:** One Level**Cooling:** Refrigeration**Heating:** Gas**Construction:** Frame/stucco**PERSONALIZE YOUR DESIGNER HOME: FINISH YOUR HOME, YOUR WAY!**

Make your home uniquely yours by selecting final touches that reflect your style. Choose from a curated selection of stylish, included options at no extra cost, or explore premium upgrades for an additional price. **The finishing touch is all yours!**

Design Selections:

- Countertops, tile flooring, carpet, and entry door hardware — available in stylish choices, all included in the base price. Want more options? Explore upgrades for even greater personalization.
- Pre-selected faucets and sinks, bath accessories, and bath surrounds are included. Prefer a different look? Optional upgrades are available.

Connect with your new home sales consultant for further details!

Home Upgrades:

- Upgraded Painted Maple Cabinets
- Gas Appliance Package Including Refrigerator
- Single zone Beverage Center with Glass Door
- Upgraded Front Door
- Privacy Wall
- Full Laundry Room Cabinets & Sink

Enhance Your Home Even Further With These Optional Upgrades:

- Refrigerator
- Washer/Dryer
- Garage epoxy
- Upgraded shower enclosure
- Cabinet hardware
- Garage cabinets

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 10/13/26. © 2026 Robson Communities®, Inc. All rights reserved.



Cabinet Designer Home

Larkspur - 2295 Unit: 40 Lot: 26B



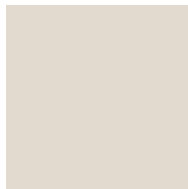
Robson Resort
COMMUNITIES®



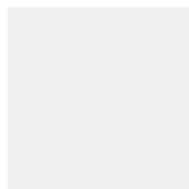
Cabinet Style & Color

Montana Maple
Stain: Smolder

Cabinet Color Paint Change:
White at Kitchen & Bar Uppers



Egret
Walls & Ceiling
SW7570



Extra White Trim
SW7006



Entry Door
3/4-Lite Salento 1-Panel
w/ Water Glass
*Painted per Exterior Color Scheme

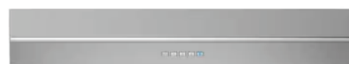


Birkdale Interior Doors
3 Panel Smooth
*Painted to Match Trim

LG Built-in Electric Appliance Package AA032



External Dispenser—AA345
LRFXC2606S



Under-Cabinet Hood
AK1236CS



Single Zone Beverage Cooler
AA450 PRB24C01CG



Microwave Oven & Trim Kit
MSER2090S / MK2030NST



36" Electric Radiant Cooktop
CBEW3613BE



Single Convection Wall Oven
WSEP4723F



Top Control Dishwasher
LDNPH753S

Plumb gas line added for future use. Colors may vary from shown.
Subject to change.