DESIGNER HOME | $658,175 | 61964 E Cypress Canon Dr, Oracle, AZ 85623


Elevation C Rendering

VIENTA • UNIT: 19/LOT: 31 • EST. COMPLETION: APRIL 2027

- 2,308 sq. ft.
- 2 Beds
- 2.5 Baths
- Den
- 3-Car

SALE PRICE
$658,175*

**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:

- LG stainless steel electric appliance package includes: Convection wall oven, microwave, cooktop, dishwasher, and French door refrigerator w/external dispenser, dual ice-maker
- Sollid Laguna II HDF Cabinets w/42" Uppers

Enhance Your Home With These Optional Upgrades:

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

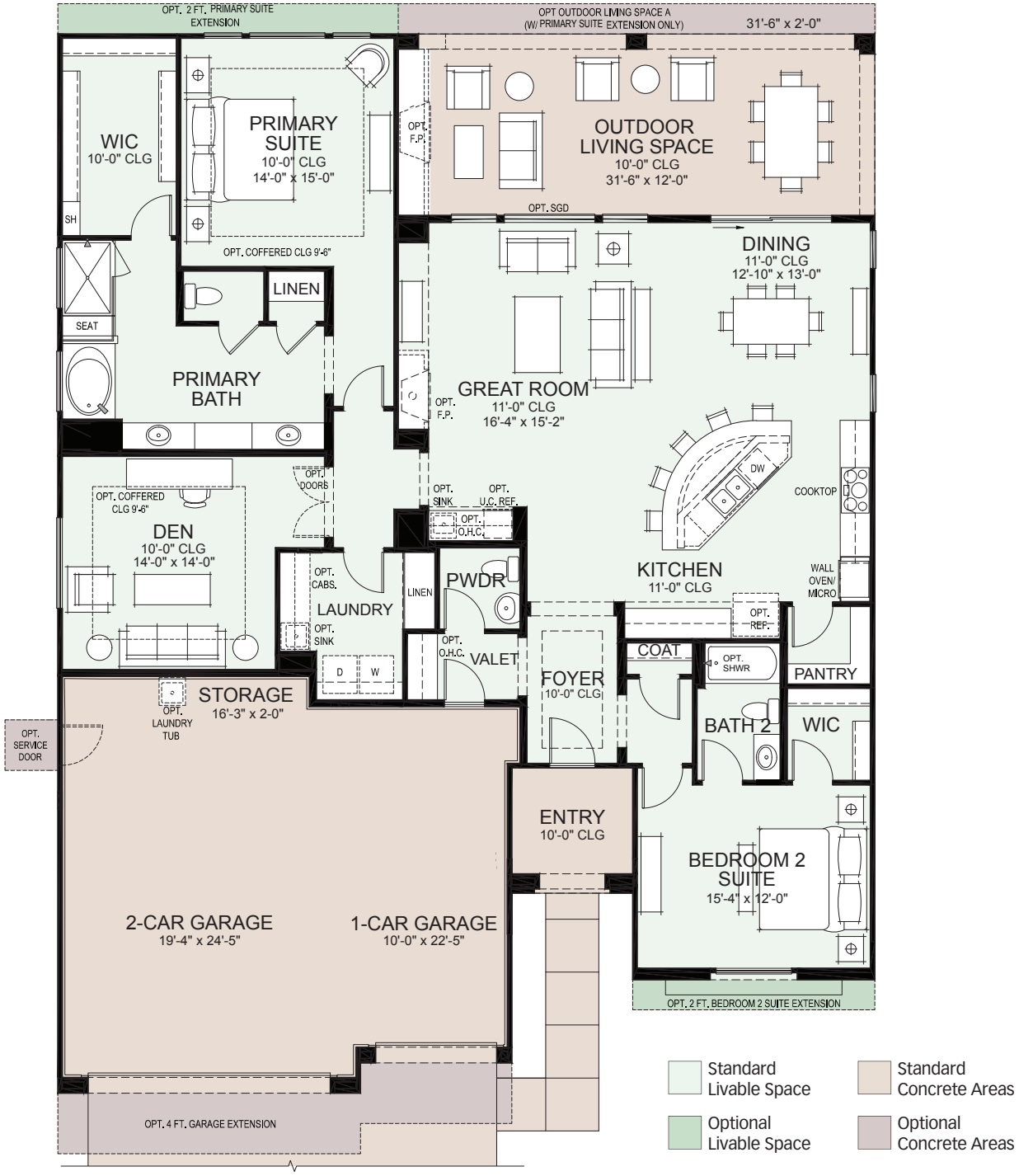
HOA Fees: $3,446.32 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!

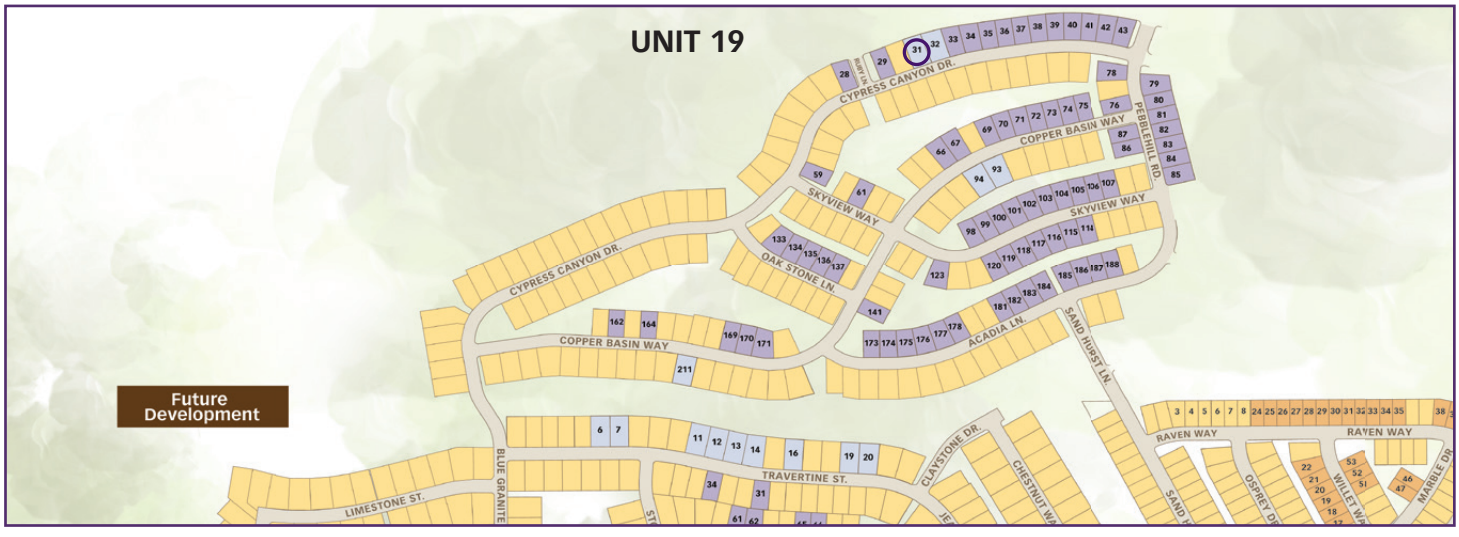
SaddleBrooke Ranch™
A ROBSON RESORT COMMUNITY™

59680 East Robson Circle, Oracle, AZ 85623
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION
520.818.6000
866.818.6068

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 old in each unit. No one in permanent residence under 19 years of age. Homes are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner. Robson Ranch Arizona Construction Company, general contractor, ROC 192584. 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. The golf course, pro shop and practice facility are open to the public and will be owned by the developer or its assignee(s). Availability of these facilities for use by owners of interests in the development is at the pleasure of the owners of the facilities. The Ranch House Grill is currently is open to the public. All photos/pictorials are artist's conception. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 10/27/26. © 2026 Robson Communities®, Inc. All rights reserved.


OPT. 2 FT. PRIMARY SUITE EXTENSION
OPT OUTDOOR LIVING SPACE A (W/ PRIMARY SUITE EXTENSION ONLY)
31'-6" x 2'-0"
WIC
10'-0" CLG
PRIMARY SUITE
10'-0" CLG
14'-0" x 15'-0"
OPT. F.P.
OUTDOOR LIVING SPACE
10'-0" CLG
31'-6" x 12'-0"
OPT. SGD
SH
OPT. COFFERED CLG 9'-6"
LINEN
SEAT
PRIMARY BATH
DINING
11'-0" CLG
12'-10" x 13'-0"
GREAT ROOM
11'-0" CLG
16'-4" x 15'-2"
OPT. F.P.
OPT. COFFERED CLG 9'-6"
DEN
10'-0" CLG
14'-0" x 14'-0"
OPT. DOORS
OPT. SINK
OPT. U.C. REF.
OPT. O.H.C.
DW
COOKTOP
KITCHEN
11'-0" CLG
WALL OVEN/ MICRO
OPT. CABS.
LAUNDRY
OPT. SINK
LINEN
PWDR
OPT. REF.
COAT
OPT. SHWR
PANTRY
OPT. O.H.C.
VALET
FOYER
10'-0" CLG
D
W
STORAGE
16'-3" x 2-0"
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'-5"
1-CAR GARAGE
10'-0" x 22'-5"
OPT. 2 FT. BEDROOM 2 SUITE EXTENSION
OPT. 4 FT. GARAGE EXTENSION
Standard Livable Space
Standard Concrete Areas
Optional Livable Space
Optional Concrete Areas


UNIT 19
CYPRESS CANYON DR.
COPPER BASIN WAY
PEBBLEHILL RD.
SKYVIEW WAY
OAK STONE LN.
ACADIA LN.
SAND HURST LN
RAVEN WAY
TRAVERTINE ST.
LIMESTONE ST.
BLUE GRANITE
CLAYSTONE DR.
CHESTNUT WAY
OSPREY DR.
WILLET WAY
MARBLE DR.
Future Development

SaddleBrooke Ranch
A ROBSON RESORT COMMUNITY™

CABINET DESIGNER HOME

Vienta 23083 Unit: 19 Lot: 31

Cabinetry: Laguna II
Paint Grade HDF Frost



Cabinet Color Change at Kitchen Island:
Laguna II Paint Grade HDF Dew Matte

Interior Paint
SW7005 Pure White



Birkdale Interior Doors
3 Panel Smooth
Painted Pure White



ThermaTru Entry Door
1/2 Lite 1 Panel Shaker
**Painted per Exterior Color Scheme*

LG Built-in Gas Appliance Package AA032 & French Door Refrigerator AA345



External Dispenser—AA345
LRFXC2606S



Under-Cabinet Hood
AK1236CS



36" Electric Radiant Cooktop
CBEW3613BE



Single Convection Wall Oven
WSEP4723F

Microwave Oven & Trim Kit
MSER2090S / MK2030NST



Top Control Dishwasher
LDNPH753S

Colors may vary from shown.