



DESIGNER HOME

Model: Ventana 8005-C
Beds/Baths: 2 / 2-1/2
Sq Ft: 2647 + Casita
Year Built: 2013
Level: One Level
Dwelling Type: Single Family - Detached
Garage: 3-Car

Community: The Preserve at SaddleBrooke
 36297 S. Aspen Lane
 Tucson, AZ 85739
 Model Village Open 8:30-5:30
 24 hr information visit:
 Robson.com

Description:

Our newest plan at The Preserve boasts an open floor plan with generous outdoor living space. From the beautiful Alder cabinets to the stunning flooring, this home is sure to please. A limited 9-year construction warranty is included.

Why this home is special:

This exclusive Preserve home site is located above the golf course with views in multiple directions. It is a short distance to the clubhouse and restaurant.

About SaddleBrooke:

In a world of its own, The Preserve at SaddleBrooke offers unparalleled elegance and the spectacular natural beauty of the Catalina Mountains. The stunning location enhances an easygoing lifestyle while offering exclusive amenities for residents including The Preserve Restaurant, an expansive resort-style pool and whirlpool, championship golf, tennis, fitness center, pro shop & multi-purpose activity rooms. In addition, residents also enjoy the world-class amenities offered at the neighboring community of SaddleBrooke.

HOME UPGRADES & FEATURES

Kitchen:

Upgraded Alder Cabinets
 Under Cabinet Lighting
 Granite Countertops
 Full Height Tile Backsplash
 BlancoDiamond Granite Undermount Sink
 Delta Stainless Pull-Down Faucet
 GE Stainless Steel Gas Appliance Package Includes Cooktop, Dishwasher, Wall Oven and Advantium Speedcook Oven
 GE Stainless French Door Refrigerator
 GE Stainless Undercounter Refrigerator at Bar

Bathrooms:

Upgraded Delta Plumbing Fixtures in Stainless
 Coordinating Delta Bath Accessories in Stainless
 Quartz Vanity and Surrounds in Casita Bath
 Granite Vanity with Tile Surrounds in Master Bath and Bath 2
 Wood Framed Mirrors in Master Bath and Powder Room
 Decorative Vanity Light Fixtures in all Baths

Outdoor Living:

Rain Gutters
 Landscaping Package

Additional Upgrades:

Casita
 Two-Tone Interior Paint
 Upgraded Carpet and Faux Wood Tile Flooring
 Sink in Laundry Room
 Soft Water Loop

CONSTRUCTION & UTILITIES

Unit Style: One Level
Const: Frame/Stucco
Cooling: Refrigeration
Heating: Gas Heat

The ENVIRONMENTS FOR *Living*® Program
GUARANTEES
HEATING & COOLING USAGE
40 (Therms) 418 (kWh)
 Estimated Heating & Cooling Energy Costs
\$104 per month*
 For The Ventana - The Base Home

*This cost is strictly an estimate and will vary with your actual cost of energy. This heating and cooling cost is based only on the utility rates as of November 2012, and does not include taxes, surcharges, or other fees charged by your utility providers. See the ENVIRONMENTS FOR *Living*® guarantee for further details and limitations. Display information and guarantee provided by the ENVIRONMENTS FOR *Living*® program, TopBuild Home Services, Inc.
 Estimates do not reflect optional casita, cart storage, flex space, tandem garage or other options that affect square footage, all of which may affect estimated utility costs.

Home Base Price:	\$521,900
Upgrades/Options:	\$194,934
Premium Homesite:	\$ 75,000
SALE PRICE	\$791,834
DISCOUNT	- \$ 60,000
SPECIAL SALES PRICE	\$731,834

COUNTY, LOT AND HOA

County Code: Pinal
Lot Number: 4 **Unit:** 43
HOA Fees: \$1,870 per year. Includes access to SaddleBrooke amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!



CALL FOR INFORMATION
520.825.9408
800.514.4428



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 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 SaddleBrooke Development Company, owner/agent. SaddleBrooke Construction Company, general contractor, ROC 192901. 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 state real estate department's website. This material shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 9/1/15. All photos/pictorials are artist's conception. © 2015 Robson Communities®, Inc. All rights reserved.

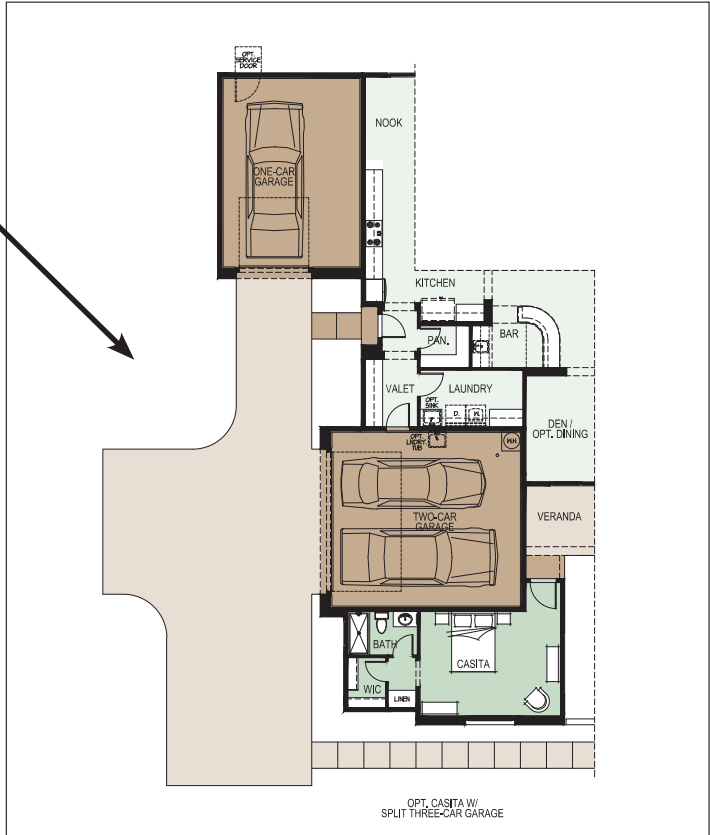
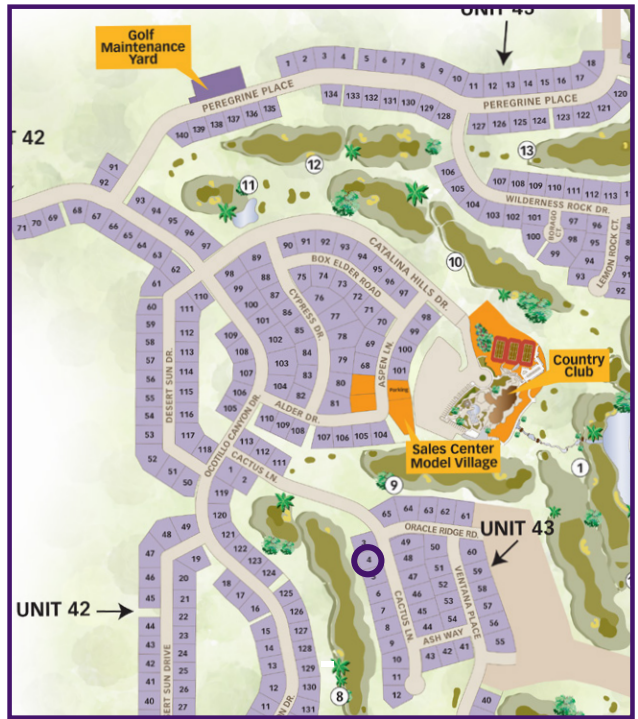


COLOR LEGEND

- Standard Livable Space
- Optional Livable Space
- Standard Concrete Areas
- Optional Concrete Areas

See Garage Layout with Casita

Optional Casita W/ Split Three-Car Garage





Kitchen



Great Room



Master Bath



View from Backyard