

# Community Overview



PebbleCreek™  
A ROBSON RESORT  
COMMUNITY™



*Wake up with nothing to do or everything to do.*

When searching master-planned communities/homebuilders for your new home, compare the amenities, activities & classes offered **for active adults**. At PebbleCreek, you'll find extensive multi-million dollar amenities and activities rivaling world-class resorts **available today...not in a few years**. There's simply no comparison.

## Compare Our Amenities

	AMENITIES OFFERED AT PEBBLECREEK	OTHER MASTER-PLANNED COMM./HOMEBUILDERS (AMENITIES FOR ACTIVE ADULTS)
<b>GATED ENTRY</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>EAGLE'S NEST &amp; TUSCANY FALLS GOLF CLUBS</b>		
18-Hole Championship Golf Course	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27-Hole Championship Golf Course	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driving Ranges & Practice Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fully Stocked Pro Shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Restaurants & Lounges	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>EAGLE'S NEST COUNTRY CLUB</b>		
Luxurious Clubhouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grand Ballroom & Auditorium	<input checked="" type="checkbox"/>	<input type="checkbox"/>
State-of-the-Art Fitness Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Resort-style Swimming Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lap Pool and Whirlpool	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multi-purpose Activity Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bocce Courts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tennis Courts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>TUSCANY CLUBHOUSE</b>		
332-seat Renaissance Theater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Banquet Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ballroom/Auditorium	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Dining Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Billiards Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multi-purpose Activity Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>TUSCANY CREATIVE ARTS CENTER</b>		
Woodcarving Studio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Painting Studio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiber Arts, Sewing, Stitching, Beading & Quilting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stained & Fused Glass Studio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pottery, Sculpture, & Ceramics Studio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Expressions Gallery Showcasing Residents' Talents	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>TUSCANY SPORTS &amp; AQUATICS COMPLEX</b>		
20 Pickleball Courts with Ramada	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Resort-style Pool with Beach Access & Resistance Walking Channel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Indoor Pool with Lap Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outdoor Grandchildren's Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cool Down Café & Ed's Dogs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
State-of-the-Art Fitness Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tennis Complex - w/ Two Stadium Courts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fitness Studios	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ADDITIONAL AMENITIES</b>		
Softball Field	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Armed Forces Plaza	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dog Park	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# An Abundance of Clubs, Classes & Activities

With dozens of well-established groups and the freedom to create new ones, you'll find an intriguing variety of activities, classes and events all around you...each offering satisfying ways to make life even better.

## Games & Social

- Bingo Group
- Bridge (Duplicate, Ladies, Mixed, pairs, Racehorse, Swiss Team)
- Bunco Group
- Cribbage Club
- Euchre Club
- Fine Dining Club of PebbleCreek
- Flair Friendship Fun Club of PebbleCreek
- Good Time Gals
- Just Folks Association
- Ladies Hand & Foot
- Mah Jongg
- PebbleCreek Singles Club
- PebbleCreek Sunday Night Club
- PebbleCreek Wine Club
- Pinochle Club
- Poker Club
- Ponytail Canasta
- Whist Club
- Wise Old Men

## Golf

- Ladies' 18-Hole Association
- Ladies' 9-Hole Association
- Ladies' Golf Putters Club
- Men's 18-Hole Association
- Men's 9-Hole Association

## Wellness/Fitness

- Bocce Ball Association
- Hatha Yoga Club
- Hiking Club
- Pickleball Club
- Ping Pong Club
- Softball Association
- Tennis Club

## Performing Arts

- Ballroom Dance Club
- Fun Line Dancing Club
- PebbleCreek Musicians
- PebbleCreek Singers
- ShowTime Productions, Inc.

## Creative Arts

- Art Club
- Ceramics Club
- Beading Group
- Glass Arts Club
- Knimble Kneedles
- PebbleCreek Quilters
- PebbleCreek Sewing Club
- Pottery/Sculpture Club
- Rug Hooking
- Scrapbooking Creatively Club
- Sit-N-Stitch
- Stampers Club
- Woodcarvers club

## Interests & Hobbies

- Classics Car Club
- Computer Club
- Democratic Club
- Model Railroad Club
- PebbleCreek Guitar Club
- PebbleCreek Gun Club
- PebbleCreek Spanish Club
- PebbleCreek Stock Club
- Republican Club
- Rovin' Pebbles RV Club
- Travel International Club
- Womens' Investment Club

## Giving Back

- AA Serenity Group
- Alzheimer's Caregiver Support Group
- Breast Cancer Support Group
- Kare Bears
- Nurses Group
- PebbleCreek Women Heart Discussion Group
- Dog Park Association
- Pet Companions Club
- Share Bears

## Learning

- LifeLong Learning at PebbleCreek

For a more extensive list of current groups, clubs, and organizations, please visit the HOA website at: [www.pebblecreekhoa.org](http://www.pebblecreekhoa.org)

All clubs, classes and organizations are formed and operated by the individual homeowners and are not endorsed or sponsored by the developer or the Homeowners Association. Homeowners are always welcome to form a new club, class or organization if one is not represented here.



**PebbleCreek™**

A ROBSON RESORT  
COMMUNITY™

3003 N. 164th Avenue • Goodyear, AZ 85395  
800.795.4663 • 623.935.6700

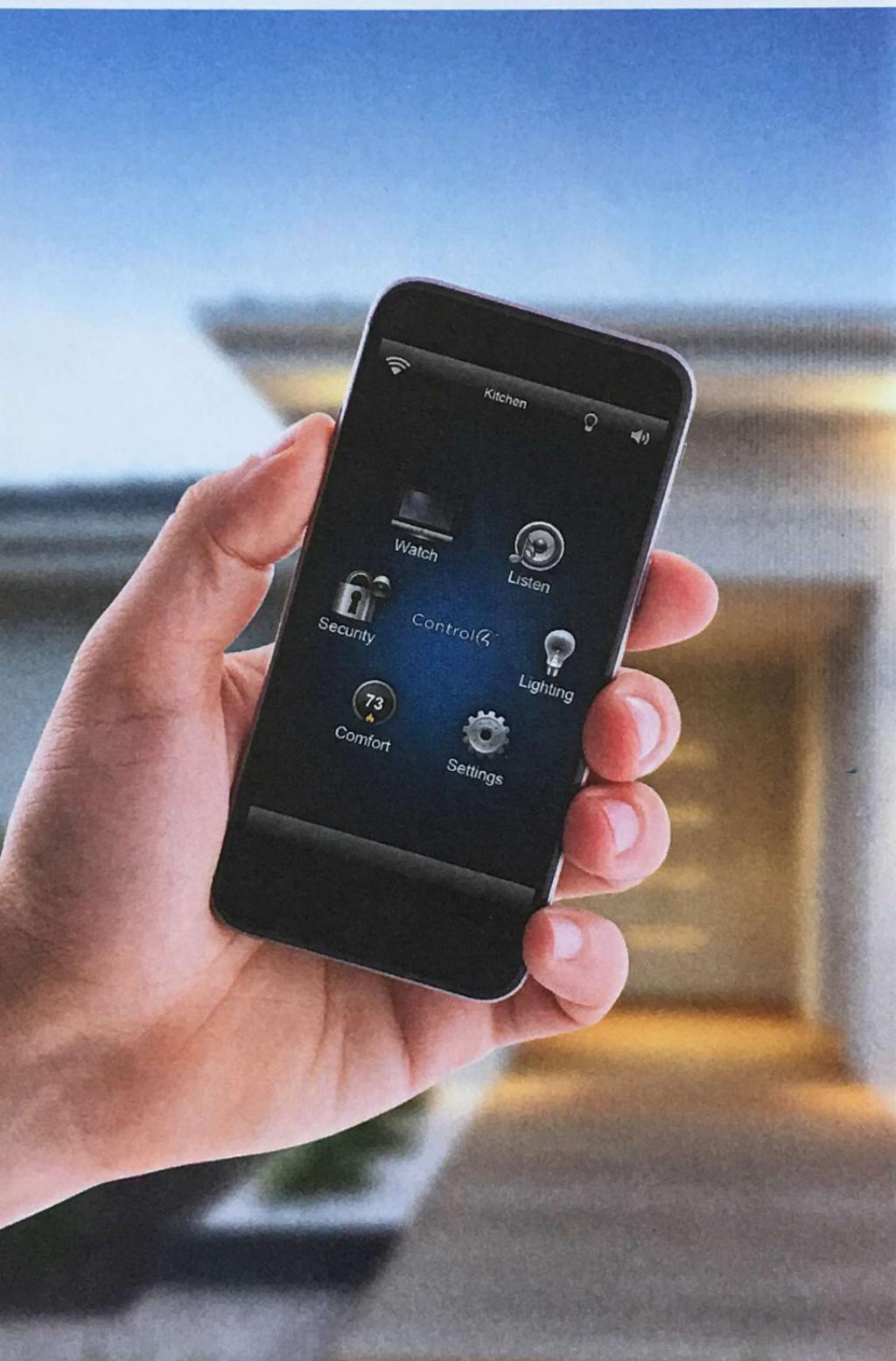
Take a closer look at [www.robson.com/pebblecreek](http://www.robson.com/pebblecreek)

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Control<sup>4</sup>

YOU'RE THIS CLOSE  
TO SMARTER  
LIVING



# BETTER LIVING AUTOMATICALLY

Control4® premium home automation solutions make virtually everything work together so your house is smart, safe, secure, comfortable, and more inspiring than ever. Control4 integrates lighting, music, video, climate control, security, and more into one simple system—a system you can access and control from anywhere in the world. You determine when, where and how things happen. You decide what actions and events take place. Because only you know what is best for your lifestyle.

## PEACE OF MIND

Lock doors and arm the security system from your bedside.

## MORE CONVENIENCE

Exterior lights turn on and off with sunrise and sunset.

## SMART THERMOSTAT

Adjust temperatures remotely to return home to a comfortable home.

## REMOTE CONTROL

Use your phone or tablet to control everything, at home or on the go.

## SOLUTIONS

Control4® premium home automation solutions make virtually everything work together so your house is smart, safe, secure, comfortable, and more inspiring than ever. Control4 integrates lighting, music, video, climate control, security, and more into one simple system—a system you can access and control from anywhere in the world. You determine when, where and how things happen. You decide what actions and events take place. Because only you know what is best for your lifestyle.

## HOME THEATER

Dim the lights and start the movie in just one touch.

## STREAM MUSIC

Play music in every room throughout the house.

## BRILLIANT LIGHTING

With engraved buttons control lights, music, video, and more.

## MORE SECURITY

Access security cameras from anywhere and get instant text alerts.



Control  
your home  
easily from  
anywhere





## WELCOME HOME

Imagine if your home managed itself. Your lights knew when to turn on and off. Your doors lock as you leave. Your heater warms the house as you head home from work. From the time you wake up until the time you go to sleep, you're taken care of at every turn. And from your smartphone, you can command virtually any system and device, from anywhere, at any time. You've imagined Control4 premium home automation solutions.

## MAKE YOUR HOME A SMART HOME

Control4 is proud to partner with PebbleCreek to offer home buyers a variety of premium home automation packages that can transform a beautiful new house into a smart home.

With Control4 it's easy to automate virtually everything in the home—lights, music, video, security, temperature and more—so you can enjoy a whole new level of comfort, convenience, energy efficiency and peace of mind from the day you move in.

We will guide you through the process of designing a customized automation system for your new home that's right for you, your lifestyle and your budget. It's better living, automatically.

## GET STARTED

Work with your PebbleCreek Certified Control4 Dealer to design and personalize the smart home of your dreams.



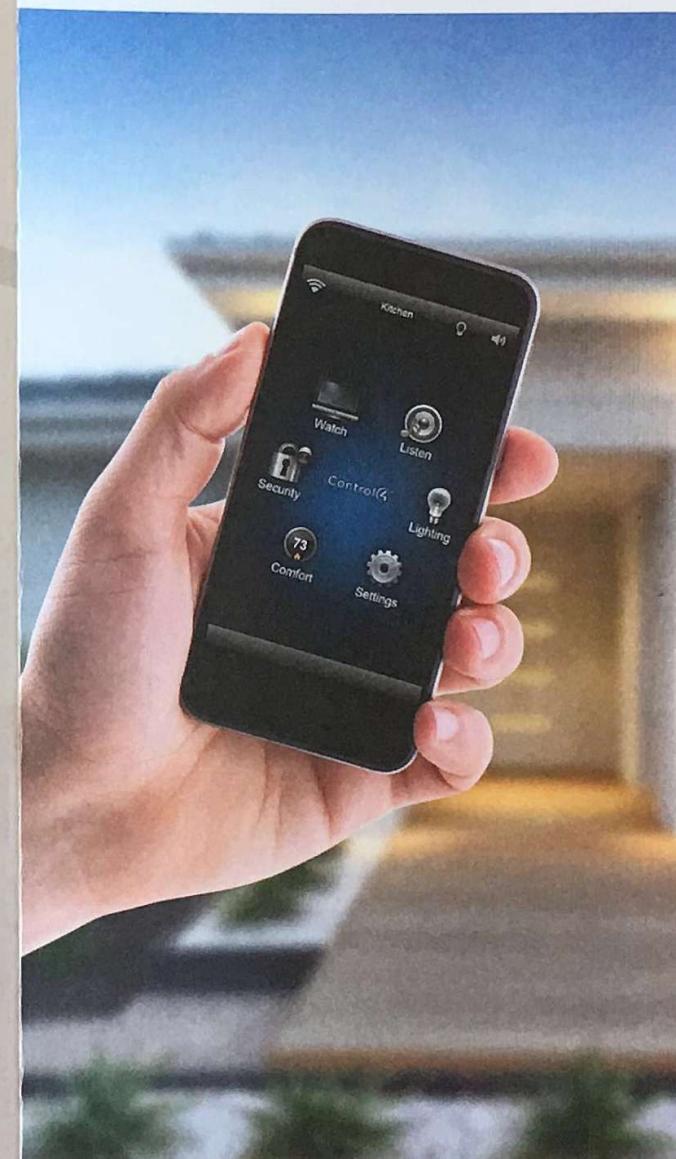
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Control4

# YOU'RE THIS CLOSE TO SMARTER LIVING



**TRADITION SERIES**

Plan Name	Sq.Ft.	Description	EXTERIOR DESIGN			
			A	B	C	D
<b>MONTECITO</b> <i>*New Plan*</i>	1630	Master Suite, Bedroom 2, Great Room, Den, 2 Baths, 2-Car Garage	\$273,900	\$276,900	\$276,900	-----
<b>SERA</b>	1837	Master Suite, Bedroom 2 Suite, Great Room, Den, 2-1/2 Baths, 2-Car Garage	295,900	*297,900	303,900	299,900
<b>VITA</b>	1919	Master Suite, 2 <sup>nd</sup> Bedroom, Great Room, Den, Dining, 2 Baths, 2-Car Garage	*295,900	296,900	300,900	302,900
<b>FIESTA</b>	1965	Master Suite, Bedroom 2 Suite, Great Room, Den, Dining, 2-1/2 Baths, 2-Car Garage	301,900	*304,900	313,900	310,900
<b>FRESCO</b> <i>*New Plan*</i>	2020	Master Suite, Bedroom 2 Suite, Great Room, Den, Dining, 2-1/2 Baths, 2-Car Garage	322,900	328,900	328,900	-----

**PREMIERE SERIES**

<b>CORTEZ</b>	2051	Master Suite, Bedroom 2 Suite, Great Room, Den, Dining, 2-1/2 Baths, 2-Car Garage with Golf Cart Space	342,900	344,900	348,900	350,900
<b>TREVISO</b>	2204	Master Suite, Bedroom 2 Suite, Great Room, Den, Dining, 2-1/2 Baths, 2-Car Garage with Side Entry Golf Cart Space	*367,900	369,900	377,900	372,900
<b>MIRADOR</b>	2366	Master Suite, Bedroom 2 Suite, Great Room, Den, 2-1/2 Baths, 2-Car Garage with Golf Cart Space	387,900	389,900	*394,900	393,900
<b>TESORO</b>	2395	Master Suite, Bedroom 2 Suite, Great Room, Den, 2-1/2 Baths, 2-Car Garage with Golf Cart Garage	391,900	-----	*400,900	395,900
<b>SONATA</b>	2541	Master Suite, Bedroom 2 Suite, Great Room, Hobby Room, Dining Room, 2-1/2 Baths, 2-Car Garage with Golf Cart Space	407,900	*409,900	413,900	410,900
<b>AVALON</b> <i>*New Plan*</i>	2695	Master Suite, Bedroom 2 Suite, Great Room, Den, Dining Room, 2-1/2 Baths, 3-Car Garage	431,900	-----	440,900	434,900

## ESTATE SERIES

<b>MONTARA</b>	2686	Master Suite, Bedroom 2 Suite, Great Room, Den, Nook, 2-1/2 Baths, 3-Car Garage	447,900	449,900	459,900	*460,900
<b>BACARA</b> <i>*New Plan*</i>	3077	Master Suite, Bedroom 2 Suite, Bedroom 3 Suite, Great Room, Den, 3-1/2 Baths, 3-Car Garage plus storage	485,900	-----	492,900	491,900
<b>CRISTALL</b>	3134	Master Suite, Bedroom 2 Suite, Great Room, Den, Nook, 2-1/2 Baths, 3-Car Split Garage	488,900	488,900	*494,900	493,900
<b>STERLING</b> <i>*New Plan*</i>	3217	Master Suite, Flex Suite - Bedroom 2 and Suite Retreat, Great Room, Office, 2-1/2 Baths, 3-Car Split Garage	502,900	-----	521,900	516,900

\*Denotes exterior design displayed in model village.

Denotes net base price for Build To Order Contract. Optional bedrooms, golf cart garages, guest casitas are not included in listed prices.

Price includes standard homesite. Inventory fluctuations may cause periods when no standard lots are available. Some homesites are priced with additional premiums due to location, orientation and/or size. Certain homes require larger homesites. All square footages, whether of homes, lots, rooms or otherwise, are approximate. Promotional materials and/or model homes may include or exhibit extra features or improvements that will not be included in a purchase unless specifically provided for in the purchase contract at additional cost. For example and without limitation, model homes have been professionally decorated with such items as certain floor coverings, wallpaper, draperies, shutters, furniture, mirrors, pictures, accessories, landscaping and outdoor additions that are not included with the home. Each series of homes has its own standard features. Please refer to the specific floorplans of each model for details. Prices effective as of 01/02/17. Prices, features, specifications and amenities are subject to change at any time without notice.

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 PebbleCreek Properties Limited Partnership, owner/agent. PebbleCreek Construction Company, general contractor, ROC 190149. 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. Some amenities not included in community service fees. 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.  
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## VILLA SERIES

Plan	Sq.Ft.	Description	
<b>ORA</b> <i>*New Plan*</i>	1404	Master Suite, 2 <sup>nd</sup> Bedroom, Great Room, 2 Baths, 2-Car Garage	\$225,900
<b>ARIA</b>	1487	Master Suite, 2 <sup>nd</sup> Bedroom, Great Room, 2 Baths, 2-Car Garage	\$225,900
<b>VIVA</b>	1629	Master Suite, 2 <sup>nd</sup> Bedroom, Great Room, Den, 2 Baths, 2-Car Garage	\$243,900
<b>LAGO</b>	1737	Master Suite, 2 <sup>nd</sup> Bedroom, Great Room, Den, 2 Baths, 2-Car Garage	\$257,900
<b>TARO</b>	1863	Master Suite, 2 <sup>nd</sup> Bedroom Suite, Great Room, Den, 2-1/2 Baths, 2-Car Garage	\$274,900

Denotes net base price for Build To Order Contract.

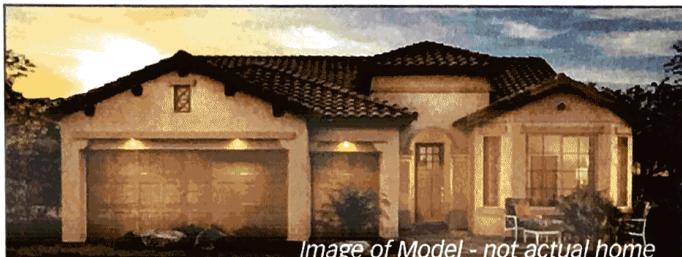
Price includes standard homesite. Inventory fluctuations may cause periods when no standard lots are available. Some homesites are priced with additional premiums due to location, orientation and/or size. Certain homes require larger homesites. All square footages, whether of homes, lots, rooms or otherwise, are approximate. Promotional materials and/or model homes may include or exhibit extra features or improvements that will not be included in a purchase unless specifically provided for in the purchase contract at additional cost. For example and without limitation, model homes have been professionally decorated with such items as certain floor coverings, wallpaper, draperies, shutters, furniture, mirrors, pictures, accessories, landscaping and outdoor additions that are not included with the home. Each series of homes has its own standard features. Please refer to the specific floorplans of each model for details. Prices effective as of 11/15/16. Prices, features, specifications and amenities are subject to change at any time without notice.

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16668 W Virginia Ave, Goodyear AZ 85395

\$375,541



*Image of Model - not actual home*

## DESIGNER HOME

### Why this home is special:

This home will be ready for a March move-in. You'll appreciate the open-concept great room, dining room & kitchen areas. The master suite and dining room include bay windows. The home enjoys a North/South orientation and backs to a lovely common area. A limited 9-year construction warranty is included.

### About PebbleCreek:

One of the best-selling active adult communities in Arizona, PebbleCreek located right in Metro Phoenix, makes it convenient to just about everything including sports venues, entertainment, shopping centers, top-rated doctors and well-established healthcare facilities. Within this gated community are world-class amenities including:

- Gated entry
- 45 holes of golf
- Pro shops
- Restaurants
- Over 100 Clubs & activities
- Clubhouses
- Resort-style outdoor pools
- Indoor pool
- Whirlpools
- Dance/yoga/aerobics room
- Fitness centers
- Tennis & bocce courts
- 20 Pickleball courts
- Softball field
- Creative Arts Center
- Grand ballrooms
- Performance theater
- Dog park
- LifeLong Learning

## CONSTRUCTION & UTILITIES

**Unit Style:** One Level

The ENVIRONMENTS FOR *Living*® Program

**Const:** Integra Block

### GUARANTEES

**Cooling:** Refrigeration

HEATING & COOLING USAGE  
24 (Therms) 411 (kWh)

**Heating:** Gas

Estimated Heating & Cooling Energy Costs

**\$75** per month

For The Sera – 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 June 2013, and does not include taxes, surcharges, or other fees charged by your utility providers. See the ENVIRONMENTS FOR *Living*® program 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.

## COUNTY, LOT AND HOA

**County Code:** Maricopa

**Lot Number:** 81    **Unit:** 62B

**HOA Fees:** \$2,310 per year. Includes access to PebbleCreek amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

**Model:** Sera - 1837-D  
**Beds/Bath:** 2 / 2-1/2  
**Sq. Ft.** 1837  
**Year Built:** Est. Comp. March 17  
**Level** One level  
**Dwelling Type:** Single Family-Detached  
**Garage:** 2-Car + Golf Cart

**Community:** PebbleCreek

3003 N 164th Ave  
Goodyear AZ 85395

Model Village Open 9-6 Daily  
24 hr information visit:  
Robson.com

## HOME UPGRADES & FEATURES

### Kitchen:

Upgraded Wilmington-Alder Full-Overlay Cabinets with 42" Uppers  
Under Cabinet Lighting  
Quartz Countertops  
Full Height Tile Backsplash  
Blanco Granite Undermount Sink  
Delta Leland Arctic Stainless Pull-Down Faucet  
GE Stainless Gas Slide-In Appliance Package Includes Slide-In Front Control Gas Range, Dishwasher, and Over-the Range Sensor Microwave Oven

### Bathrooms:

Upgraded Delta Plumbing Fixtures in Stainless  
Coordinating Bath Accessories in Stainless  
Quartz Vanity with Tile Surrounds at Master Bath  
Tile Deco Band at Master and Second Bath Vanity Surrounds  
3/8" Heavy Clear Glass Enclosure at Master Shower  
Decorative Vanity Light Fixtures

### Outdoor Living:

BBQ Gas Stub at Patio  
Optional Additional Outdoor Living Space "A"

### Additional Upgrades:

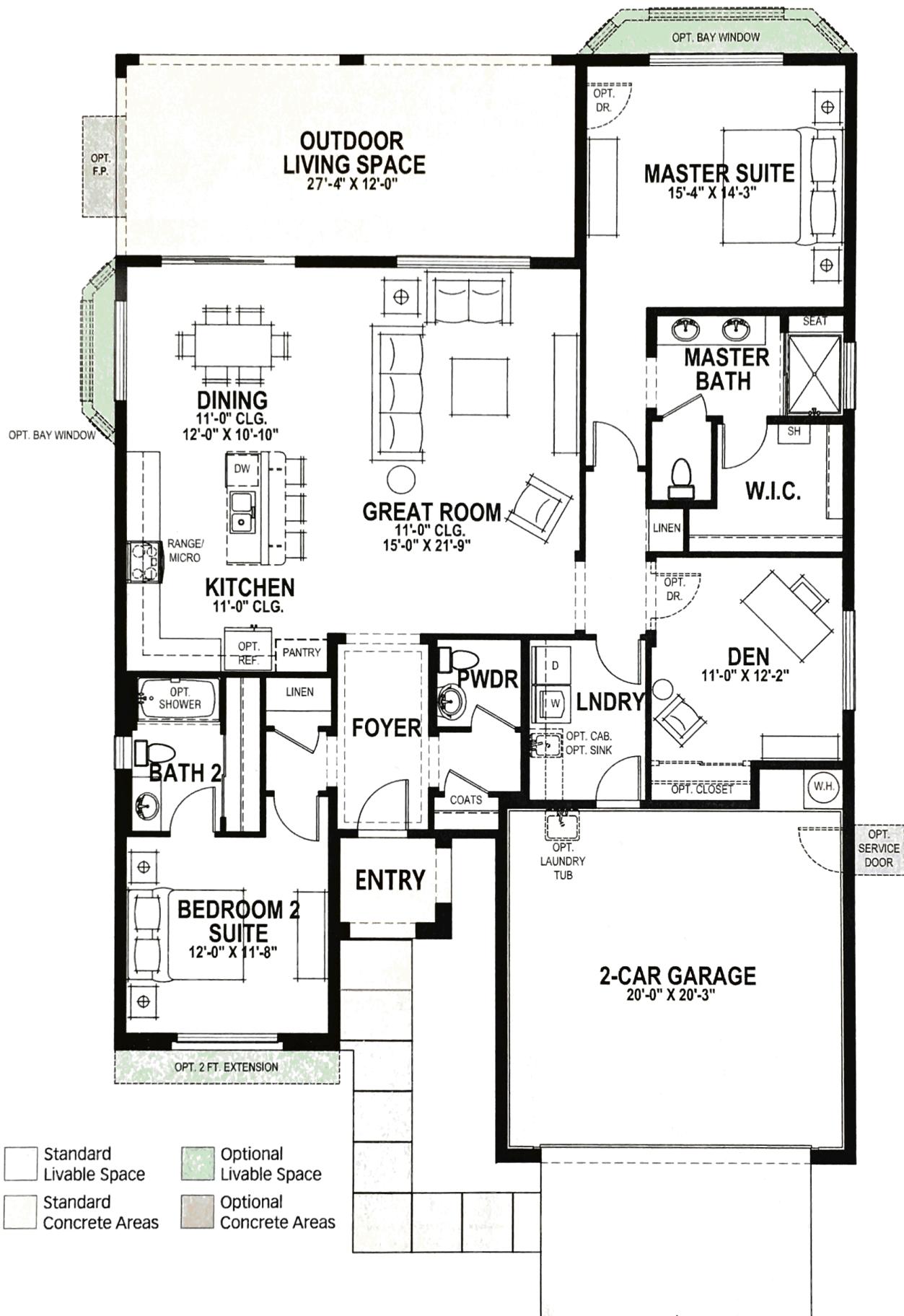
Bay Window at Master Bedroom  
Bay Window at Dining Room  
Upgraded Carpet and 17" x 17" Tile  
Two-Tone Interior Paint  
Soft Water Loop  
Full Cabinets in Laundry Room  
5 1/4" Baseboards

<b>Upgrades/Options</b>	<b>\$ 65,641</b>
<b>Base Home Price:</b>	<b>\$ 299,900</b>
<b>Premium Lot:</b>	<b>\$ 10,000</b>
<b>Sale Price</b>	<b>\$375,541</b>

 **PebbleCreek**  
A ROBSON RESORT  
COMMUNITY™

CALL FOR INFORMATION  
**623.935.6700**  
**800.795.4663**

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 dwelling 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 PebbleCreek Properties Limited Partnership, owner/agent. PebbleCreek Construction Company, general contractor, ROC 190149. 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 2/10/17. All photos/pictorial are artist's conception. © 2017 Robson Communities, Inc. All rights reserved.



**DESIGNER HOME****Why this home is special:**

Enjoy the fantastic location of this Villa which will be ready for a February move-in. The south facing patio overlooks a wide expanse of common area. This luxury Villa is just steps from the soon to be completed new pool complex. A limited 9-year construction warranty is included.

**About PebbleCreek:**

One of the best-selling active adult communities in Arizona, PebbleCreek located right in Metro Phoenix, makes it convenient to just about everything including sports venues, entertainment, shopping centers, top-rated doctors and well-established healthcare facilities. Within this gated community are world-class amenities including:

- Gated entry
- 45 holes of golf
- Pro shops
- Restaurants
- Over 100 Clubs & activities
- Clubhouses
- Resort-style outdoor pools
- Indoor pool
- Whirlpools
- Dance/yoga/aerobics room
- Fitness centers
- Tennis & bocce courts
- 20 Pickleball courts
- Softball field
- Creative Arts Center
- Grand ballrooms
- Performance theater
- Dog park
- LifeLong Learning

**CONSTRUCTION & UTILITIES****Unit Style:** One LevelThe ENVIRONMENTS FOR *Living*® Program**Const:** Advanced Framing**Cooling:** Refrigeration**Heating:** Gas

**GUARANTEES**  
HEATING & COOLING USAGE  
22 (Therms) 421 (kWh)  
Estimated Heating & Cooling Energy Costs

**\$82** per month\*

For The Aria - 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 June 2013, and does not include taxes, surcharges, or other fees charged by your utility providers. See the ENVIRONMENTS FOR *Living*® program 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.

**COUNTY, LOT AND HOA****County Code:** Maricopa    **Lot Number:** 29    **Unit:** 55A

**HOA Fees:** \$2,310 per year. Includes access to PebbleCreek amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

**PebbleCreek Villas Association:** Additional \$150 per month covers maintenance of landscaping, maintenance of exterior of home and blanket insurance policy.

**Model:** Aria 1487-A  
**Beds/Bath:** 2/2  
**Sq. Ft.** 1487  
**Year Built:** Est. Comp. Feb. 17  
**Level:** One level  
**Dwelling Type:** Townhome  
**Garage:** 2-Car

**Community:** PebbleCreek  
3003 N 164th Ave  
Goodyear AZ 85395  
Model Village Open 9-6 Daily  
24 hr information visit:  
Robson.com

**HOME UPGRADES & FEATURES****Kitchen:**

Hampton Maple Semi-Overlay Cabinets  
Quartz Countertops  
Blanco Granite Undermount Sink  
Delta Leland Pull-Down Faucet in Chrome  
Slide-in GE Stainless Gas Appliance Package Includes Stove, Dishwasher, and Microwave  
Full height tile backsplash

**Bathrooms:**

Upgraded Delta Plumbing Fixtures in Chrome  
Coordinating Bath Accessories in Chrome  
Quartz Vanity at Master Bath  
Quartz Vanity at Bath 2  
Curbless Shower at Master Bath with Tile Surround  
Tile Surround at tub/shower in Bath 2

**Outdoor Living:**

Covered Patio  
Fenced courtyard

**Additional Upgrades:**

Upgraded Carpet and 18" x 18" Tile  
Two-Tone Interior Paint  
5 1/4" Baseboards throughout  
Soft Water Loop  
Decorative Tile Border in Entry



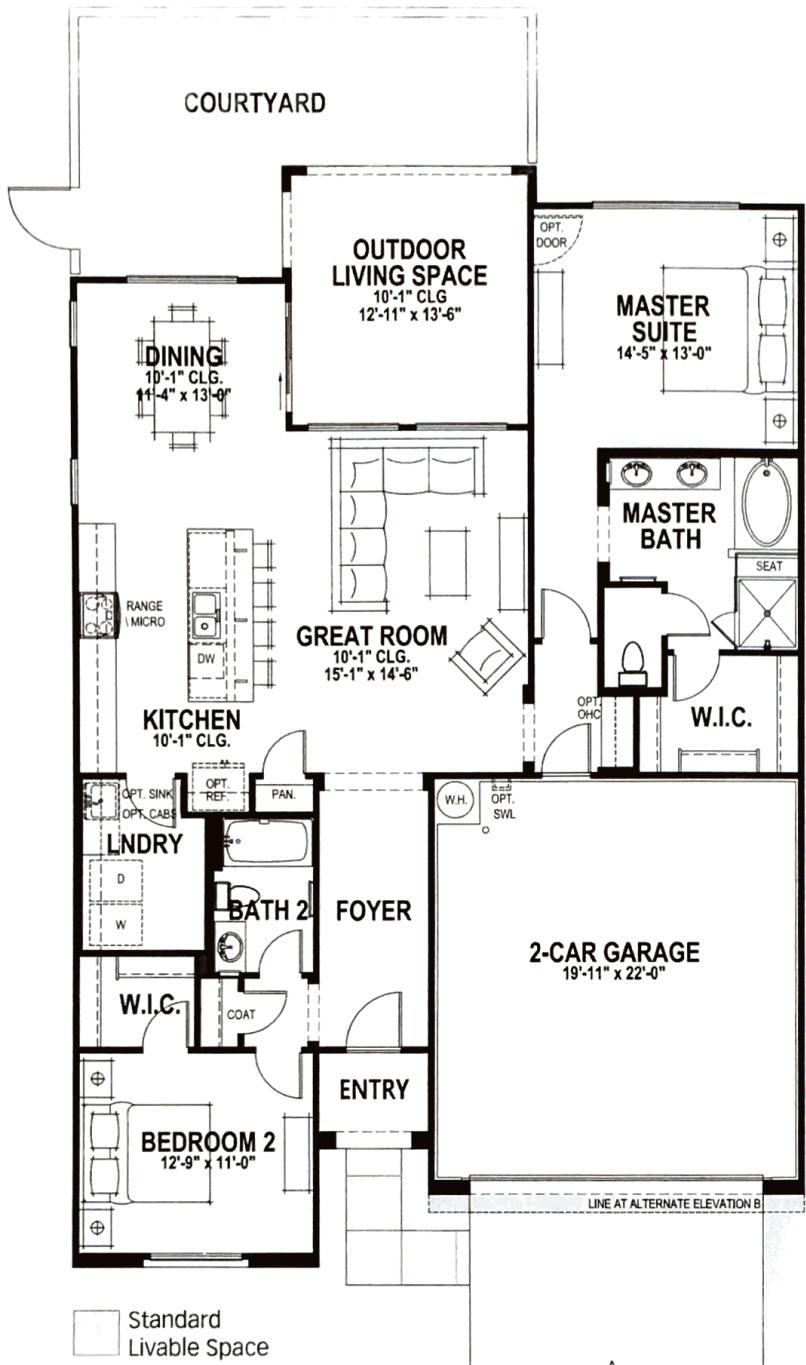
<b>Upgrades/Options</b>	<b>\$ 28,033</b>
<b>Base Home Price:</b>	<b>\$ 225,900</b>
<b>Premium Lot:</b>	<b>\$ 6,000</b>
<b>Sale Price</b>	<b>\$259,933</b>
<b>SAVINGS</b>	<b>- \$ 4,000</b>
<b>SALE PRICE</b>	<b>\$255,933</b>

 **PebbleCreek™**  
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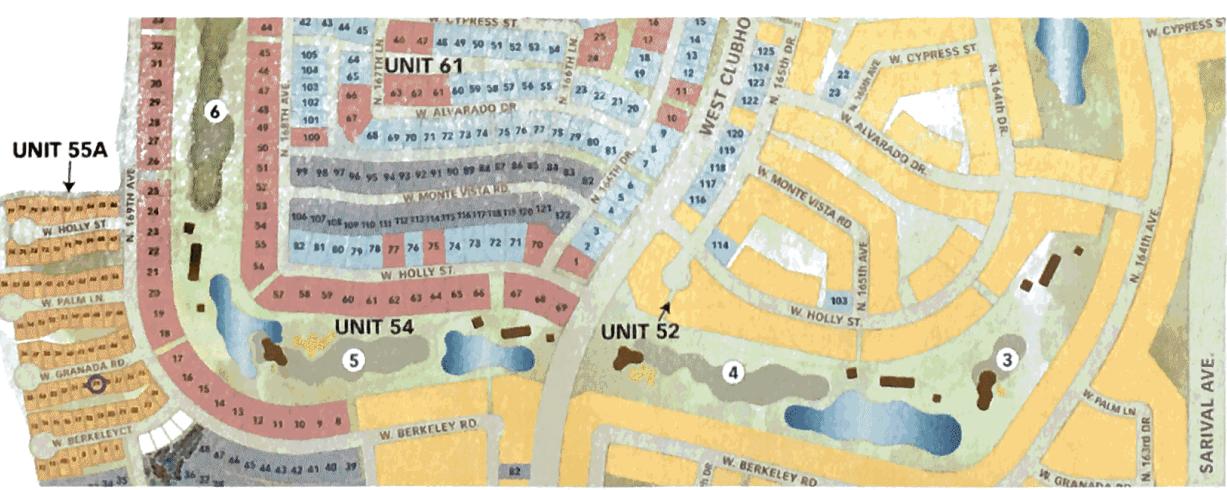
**CALL FOR INFORMATION****623.935.6700****800.795.4663**

Please review the CC&R's for the Villas regarding details for home exterior, landscaping & common areas maintenance. 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 dwelling 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 PebbleCreek Properties Limited Partnership, owner/agent. PebbleCreek Construction Company, general contractor, ROC 190149. 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 1/10/17. All photos/pictorial are artist's conception. © 2017 Robson Communities, Inc. All rights reserved.





Standard Livable Space  
 Standard Concrete Areas



16686 w Virginia Ave., Goodyear AZ 85395

\$349,669



### DESIGNER HOME

#### Why this home is special:

This Montecito Designer Home will be ready for a March move-in. You'll enjoy open-concept living in the great room, dining, and kitchen areas. The home backs to a common area and has a great nearly north/south orientation, with the covered back patio on the north side. A limited 9-year construction warranty is included.

#### About PebbleCreek:

One of the best-selling active adult communities in Arizona, PebbleCreek located right in Metro Phoenix, makes it convenient to just about everything including sports venues, entertainment, shopping centers, top-rated doctors and well-established healthcare facilities. Within this gated community are world-class amenities including:

- Gated entry
- 45 holes of golf
- Pro shops
- Restaurants
- Over 100 Clubs & activities
- Clubhouses
- Resort-style outdoor pools
- Indoor pool
- Whirlpools
- Dance/yoga/aerobics room
- Fitness centers
- Tennis & bocce courts
- 20 Pickleball courts
- Softball field
- Creative Arts Center
- Grand ballrooms
- Performance theater
- Dog park
- LifeLong Learning

#### CONSTRUCTION & UTILITIES

**Unit Style:** One Level

**Const:** Integra Block

**Cooling:** Refrigeration

**Heating:** Gas

The ENVIRONMENTS FOR *Living*® Program

### GUARANTEES

HEATING & COOLING USAGE

15 (Therms) 348 (kWh)

Estimated Heating & Cooling Energy Costs

**\$61** per month\*

For Montecito - 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 June 2013, 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.

#### COUNTY, LOT AND HOA

**County Code:** Maricopa

**Lot Number:** 78    **Unit:** 62B

**HOA Fees:** \$2,310 per year. Includes access to PebbleCreek amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

**Model:** Montecito 1630-C  
**Beds/Baths:** 2 / 2  
**Sq Ft:** 1630  
**Year Built:** Est. Comp. March 17  
**Level:** One Level  
**Dwelling Type:** Single Family - Detached  
**Garage:** 2-Car + Golf Cart

**Community:** PebbleCreek

3003 N 164th Ave  
 Goodyear AZ 85395

Model Village Open 9-6 Daily  
 24 hr information visit:  
[Robson.com](http://Robson.com)

#### HOME UPGRADES & FEATURES

##### Kitchen:

Semi-Overlay Hampton Maple Cabinets  
 Under cabinet lighting  
 Quartz Countertops  
 Full Height Tile Backsplash  
 Blanco Granite Undermount Sink  
 Delta Trinsic Pull-Down Faucet  
 GE Stainless Gas Slide-In Appliance Package Includes Slide-In Front Control Gas Range w/5th burner, Dishwasher, and Over-the Range Sensor Microwave Oven

##### Bathrooms:

Upgraded Delta Plumbing Fixtures in Chrome  
 Coordinating Bath Accessories in Chrome  
 Square Integral Sinks at Master and Bath 2  
 Deco Tile Band at Vanity Surround in Master Bath  
 3/8" Clear Glass Bi-Pass Shower Doors at Master Shower  
 Ceramic Tile at Tub Surround in Master and Bath 2

##### Outdoor Living:

Optional Outdoor Living Space "A"

##### Additional Upgrades:

Golf Cart Garage with 4' extension  
 Laundry flex space expansion  
 Expanded Den  
 Base and Upper Cabinets at expanded Laundry Room  
 Upgraded Carpet and 8 1/2" x 34" Wood Look Tile  
 5 1/4" Mitered Baseboards

Upgrades/Options: \$ 57,769

Home Base Price: \$276,900

Premium Lot: \$ 15,000

**PRICE** \$349,669

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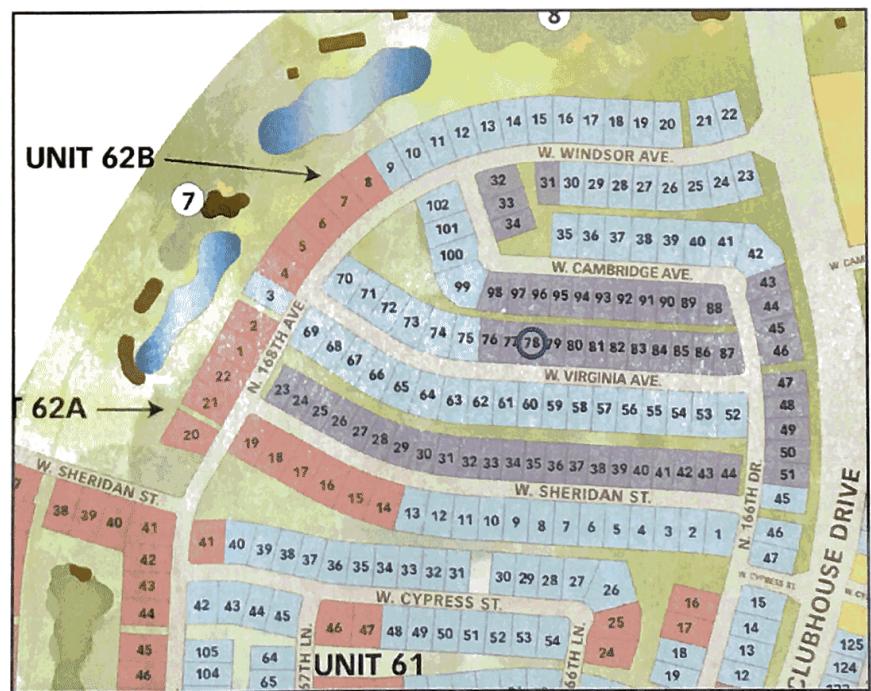
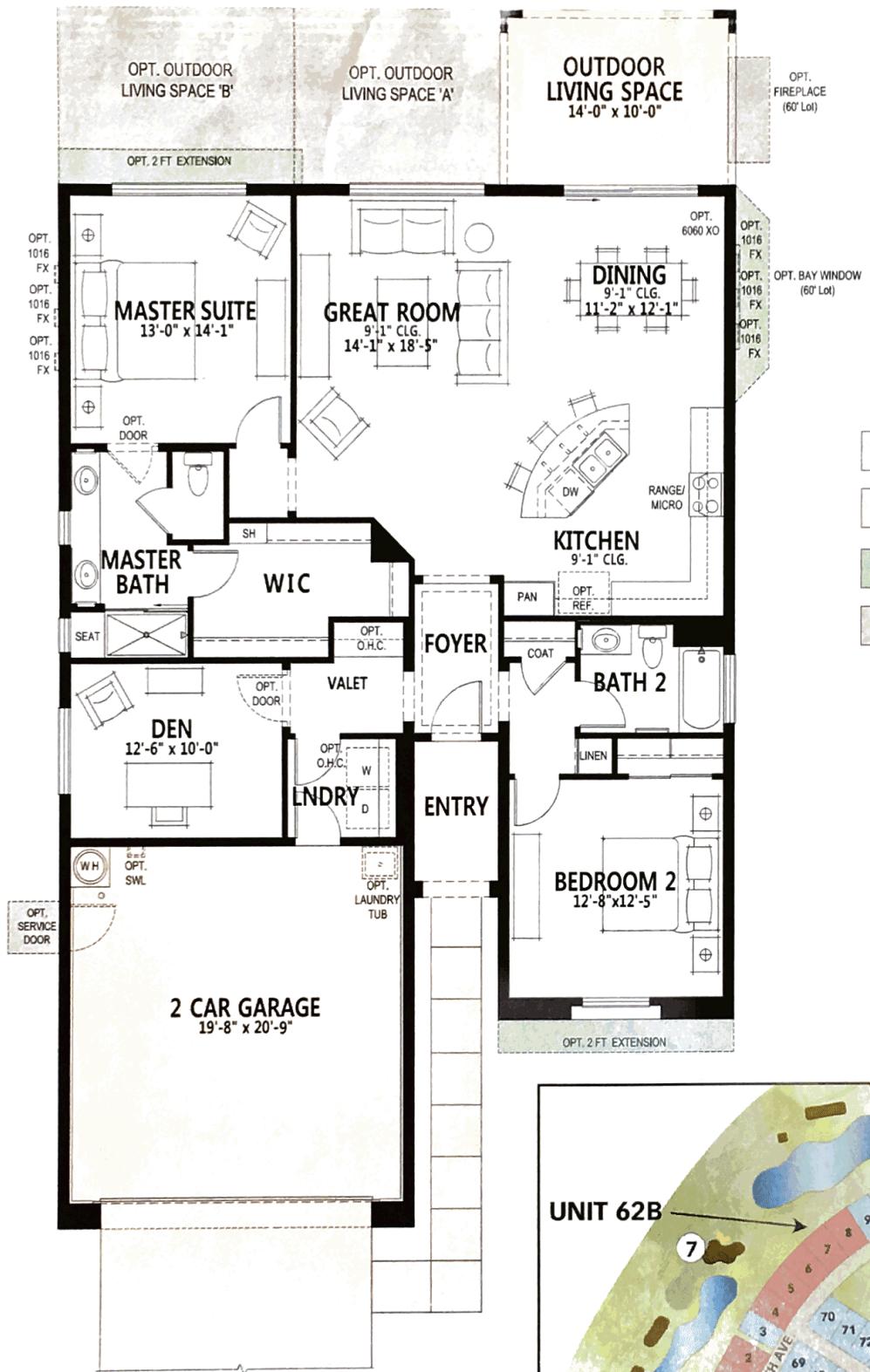
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## MODEL VILLAGE MAP



### Single-Family Homes Not Modeled:

- Montecito, 1630 Sq. Ft.
- Cortez, 2051 Sq. Ft.
- Sterling, 3217 Sq. Ft.

### Ask About Our Villas:

- Ora, 1404 Sq. Ft.
- Aria, 1487 Sq. Ft.
- Viva, 1629 Sq. Ft.
- Lago, 1737 Sq. Ft.
- Taro, 1863 Sq. Ft.

3003 N. 164th Avenue, Goodyear, AZ 85395  
800.795.4663 • 623.935.6700 • [www.robson.com](http://www.robson.com)

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