

12504 Pumice Lane, Denton, TX 76207

\$536,718



DESIGNER HOME

Model: Aubrey - 2563 D
Beds/Bath: 2 / 2.5 with Den
Sq. Ft. 2563
Year Built: Est. Comp. April 20
Level One level
Dwelling Type: Single Family-Detached
Garage: 3-Car Garage

Community: Robson Ranch
 9501 Ed Robson
 Denton, TX 76207
 Model Village Open 9-6 Daily
 24 hr information visit:
 Robson.com

Why this home is special: Coming Soon! This home will be available for an April 2020 move-in. This is one of our popular floorplans that boasts many wonderful Designer touches. The home includes a 10-year limited construction warranty.

About Robson Ranch:
 Voted one of the 50 best master planned communities by *Where to Retire* magazine, Robson Ranch is located in the Dallas/Fort Worth Metroplex within the Denton area. Amongst the quiet surroundings and ranch-style scenery offered at Robson Ranch, you'll find manicured greens, sparkling lakes, a full calendar of club and event activities and lavish resort-style amenities including:

- Gated entry
- Championship golf
- Pro shop
- Restaurant
- Over 100 clubs & activities
- Clubhouse
- Creative Arts Center
- Fitness center
- Resort-style outdoor pool
- Indoor pool
- Whirlpool
- Grandchildren's pool
- Salon
- Massage & steam rooms
- Tennis courts
- Pickleball courts
- Softball field
- Multi-purpose gym
- Dog park
- Ballroom/Auditorium
- Community garden
- LifeLong Learning

HOME UPGRADES & FEATURES

Kitchen:

Upgraded Painted Maple Cabinets
 Upgraded Granite countertop
 Full Height Tile Backsplash
 Blanco Diamond Granite Under mount Sink
 Delta Stainless Pull-Down Faucet
 Walk-In Pantry
 Stainless Steel gas appliances including: Built in wall oven, cooktop, microwave and dishwasher
 Under cabinet lights
 Under-counter beverage center at Great Room Bar

Bathrooms:

Delta Plumbing Fixtures in Stainless
 Coordinating Delta Bath Accessories in Stainless
 Quartz countertops at master and second bath
 Drop in tub in Master Bath
 Decorative Vanity Light Fixtures at all Baths
 Heavy clear glass shower enclosure in master bath
 Framed mirrors in all bathrooms

Outdoor Living:

Expanded outdoor living space B

Additional Upgrades:

3-car Garage
 16' Multi-slide glass pocket door
 Under cabinet beverage refrigerator
 Full cabinets in laundry room
 Laundry room sink
 Additional cabinets above wet/dry bar
 Upgraded Carpet and Wood look Tile
 Upgraded front door with glass detail



CONSTRUCTION & UTILITIES

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

The ENVIRONMENTS FOR *Living*® Program
GUARANTEES
HEATING & COOLING USAGE
46 (Therms) 357 (kWh)
 Estimated Heating & Cooling Energy Costs
\$87 per month
 For The Aubrey - 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 August 2017, 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.

Base Home Price	\$417,900
Upgrades/Options	\$120,818
Premium Homesite	\$ 18,000
PRICE	\$556,718
SAVINGS	- \$ 20,000
SPECIAL SALES PRICE	\$536,718

COUNTY, LOT AND HOA

County Code: Denton
Lot Number: 89F **Unit:** 18-1

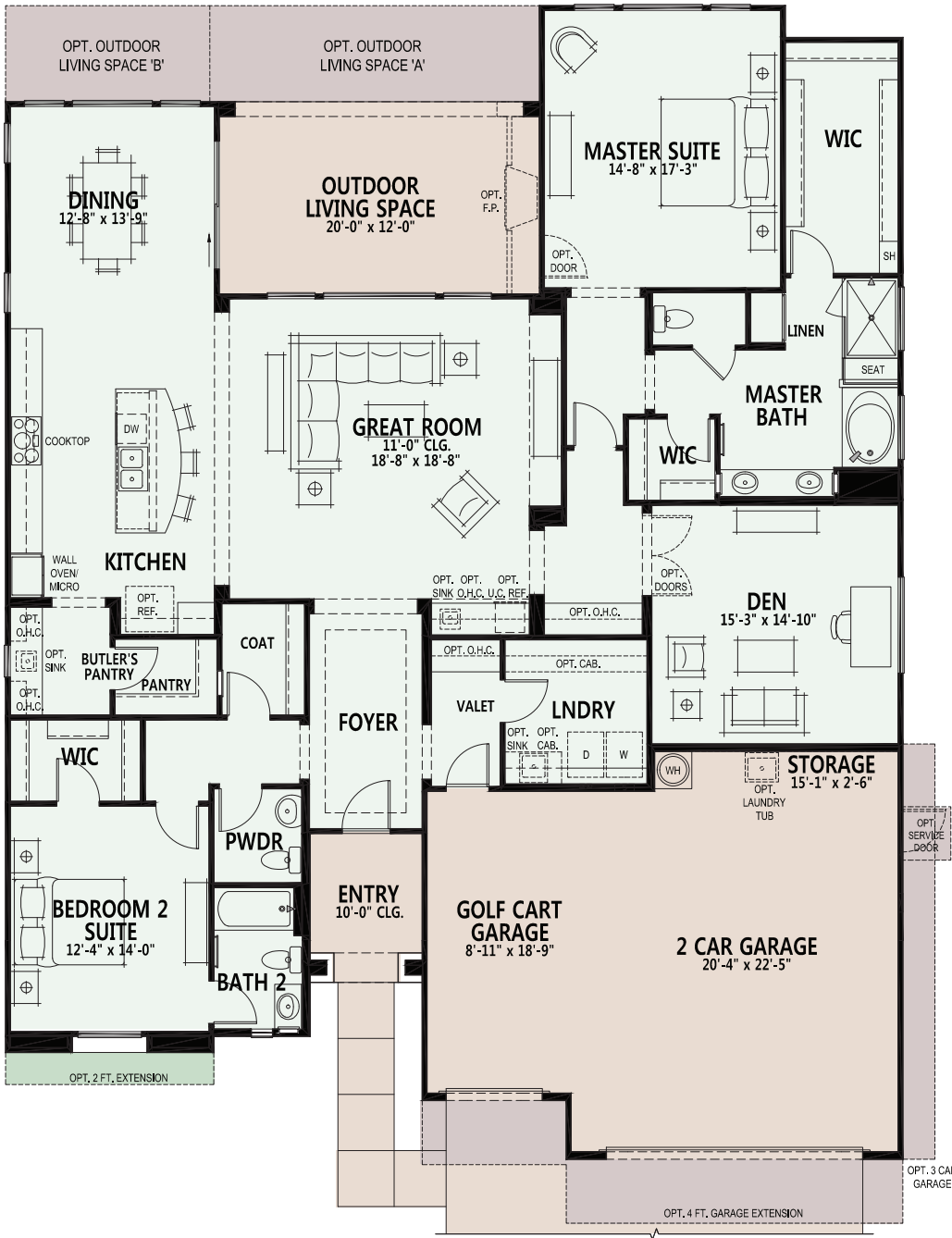
HOA Fees: \$3,418.52 a year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

 **Robson Ranch**®
 A ROBSON RESORT
 COMMUNITY™

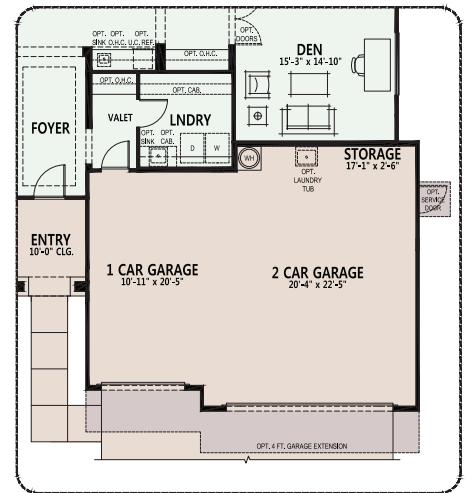
CALL FOR INFORMATION
940-246-2000
888-988-3927



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



Opt. 3 Car Garage

