

12605 Basalt Court, Denton, TX 76207

\$302,540



Artist's Rendering

**DESIGNER HOME**

**Model:** Providence - 1550  
**Beds/Bath:** 2 / 2  
**Sq. Ft.** 1550  
**Year Built:** 2019  
**Level** One level  
**Dwelling Type:** Single Family-Detached  
**Garage:** 2-Car

**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:** This new Encore Series home will be ready for an immediate move-in. The home boasts many wonderful Designer touches and is on an oversized, greenbelt lot in a lovely Cul-de-Sac. It 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

**CONSTRUCTION & UTILITIES**

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

**HOME UPGRADES & FEATURES**

**Kitchen:**

Upgraded Maple Cabinets  
 Upgraded Granite Countertops  
 Full Height Tile Backsplash  
 Kohler Stainless Undermount Sink  
 Delta Stainless Pull-Out Faucet  
 GE Stainless Steel Gas Appliance Package including Slide in Range, Dishwasher and Microwave  
 Under cabinet lighting  
 Walk in Pantry

**Bathrooms:**

Upgraded Delta Plumbing Fixtures in Stainless  
 Coordinating Delta Bath Accessories in Stainless  
 Fine Marble Vanity with Tile Surrounds at Master Bath  
 Heavy, clear glass shower door in Master Bath  
 Decorative Vanity Light Fixtures  
 Framed Mirror in all bathrooms

**Additional Upgrades:**

Upgraded Carpet and 12x24 Tile  
 Added Cabinets above Washer/Dryer  
 Upgraded Paint color  
 BBQ gas stub on Patio  
 Upgraded Front Door



Base Home Price	\$285,900
Upgrades/Options	\$ 46,640
<b>Price</b>	<b>\$332,540</b>
<b>SAVINGS</b>	<b>- \$ 30,000</b>
<b>SPECIAL SALES PRICE</b>	<b>\$302,540</b>

**COUNTY, LOT AND HOA**

**County Code:** Denton  
**Lot Number:** 22 B    **Unit:** 17-3  
**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**<sup>®</sup>  
 A ROBSON RESORT  
 COMMUNITY<sup>™</sup>

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

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