

**MOVE-IN READY HOME**

**\$644,544**

**16937 W Almeria Rd., Goodyear, AZ 85395**



Rendering

**MANDARA – 18842-C • AVAILABLE NOW**

 <b>1,884 sq. ft.</b>	 <b>2.5 Baths</b>	 <b>Den</b>
 <b>2 Beds</b>	 <b>2-Car + Golf Cart Garage</b>	

**CONSTRUCTION & UTILITIES**

**Unit Style:** One Level **Cooling:** Refrigeration **Heating:** Gas  
**Construction:** Modified BASF HP+ Wall System

**COUNTY, LOT AND HOA**

**County Code:** Maricopa **Lot Number:** 8 **Unit:** 55B

**HOA Fees:** \$2,908 per year. Includes access to PebbleCreek amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

**OVERVIEW**

The Mandara floorplan has an open-concept Great Room, Dining Room and Kitchen areas. A Golf Cart Garage has been added to the 2 Car-Garage. The Master suite has a large walk in closet and beautiful on-suite bath including linen closet. The home is close to the Oasis Pool & Pavilion. A limited 9 year warranty is included.

One of the best-selling active adult communities in Arizona, PebbleCreek located in Metro Phoenix, makes it convenient to just about everything. Amenities include: Gated entry, 54 holes of golf, restaurants, creative arts center, resort-style outdoor pools, indoor pool, fitness centers, tennis courts, 20 pickleball courts, softball field, performance theater, clubhouses, grand ballrooms, dog park, and more.

**HOME UPGRADES & FEATURES**

**Kitchen:**

Upgraded White Shaker Cabinets in Kitchen with 42" Uppers with Full-overlay, dovetail drawer boxes with soft-close guides & hinges throughout the house. Beautiful Metro Opal Quartz Countertops in the Kitchen, Master Bath and Bar Area in Great Room. Blanco Granite Undermount Sink in the Kitchen Delta Emmeline Pull-Down Faucet in Chrome LG Stainless Free Standing Gas Convection Package, Over-the range Microwave, LG Top Control dishwasher Shaker Stone lower Cabinets in the Great Room Bar Area

**Bathrooms:**

Upgraded Delta Woodhurst Plumbing Fixtures in Chrome Coordinating Bath Accessories in Chrome Sphinx Gray tile surround to the ceiling in Master Bath Shower Upgraded 3/8 inch Master Shower Door with C handle Ceramic Tile Surround at tub/shower in Bath 2 Decorative Vanity Light Fixtures in all Baths

**Outdoor Living:**

Extra Large sized Covered Outdoor area Exterior Barbecue gas stub Landscaping Package

**Additional Upgrades:**

Upgraded Luxury Vinyl Plank flooring in all areas except bedrooms and den. Upgraded Tuftex Bay Bridge carpet in both Bedrooms and Den. Upgraded 5 1/4 mitered baseboards Two Tone paint in interior - Agreeable Gray and Extra White Trim

Home Base Price	\$581,900
Upgrades/Options	\$107,644
<b>PRICE</b>	<b>\$689,544</b>
<b>Discount</b>	<b>- \$ 45,000</b>
<b>SALE PRICE</b>	<b>\$644,544</b>

**RECEIVE UP TO \$29,000 TOWARDS YOUR MORTGAGE CLOSING COSTS/BUYDOWN\***



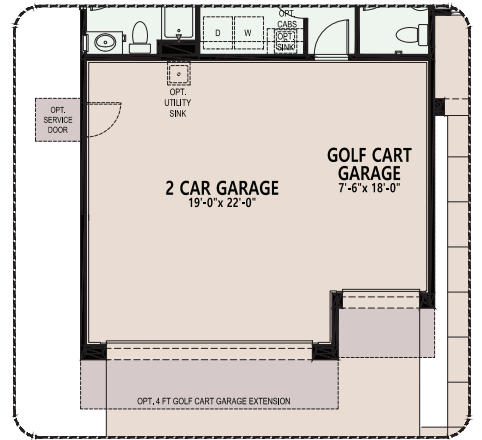
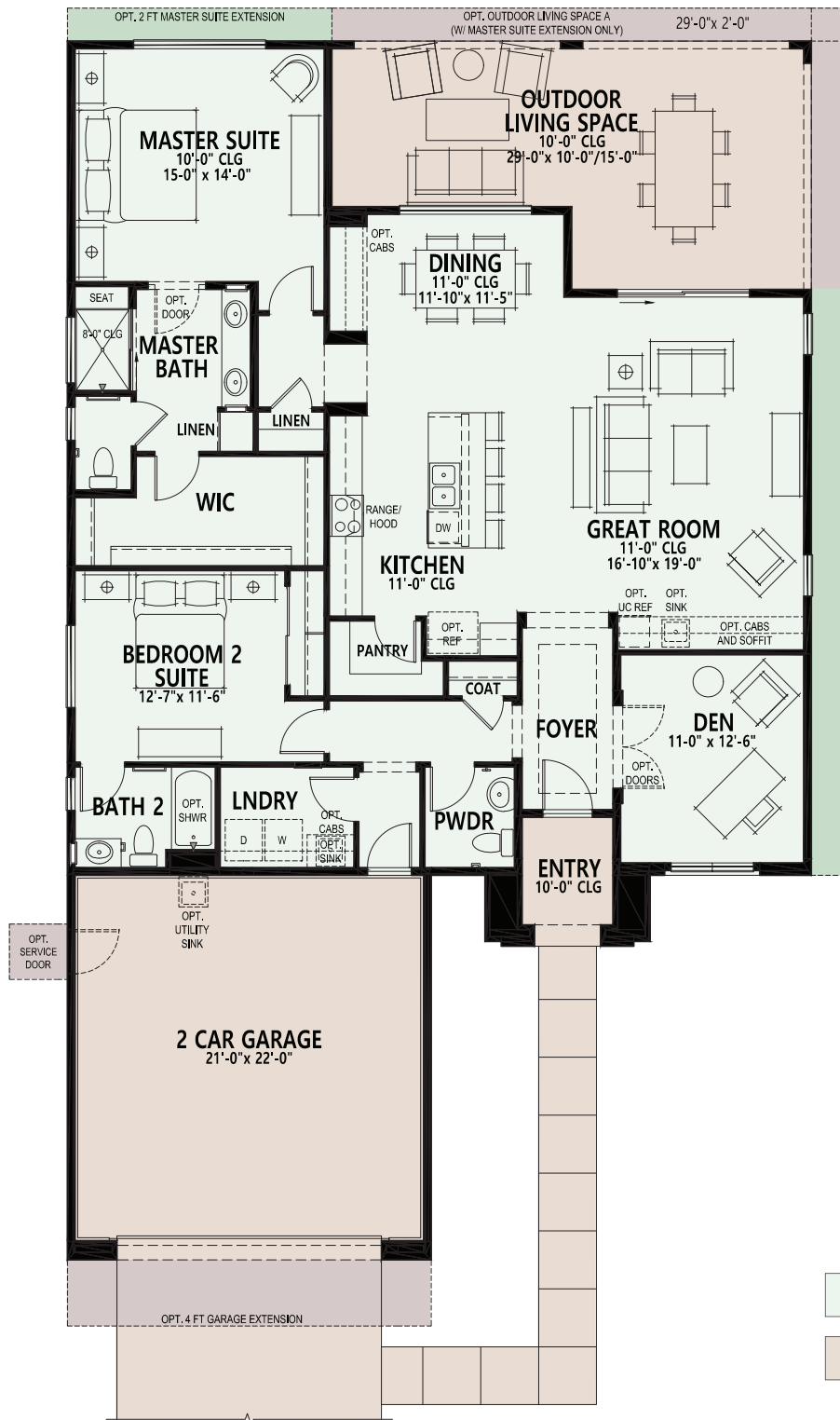
3003 N 164th Ave, Goodyear AZ 85395  
Model Village Open Daily 9am - 6pm

CALL FOR INFORMATION  
623.935.6700  
800.795.4663

\*Seller's Incentive towards payment of closing costs (other than any lender required down payment) available for a limited time on select move-in ready homes only for buyer's obtaining an institutional loan to finance their home purchase. Cannot be combined with any other incentives or discounts. Offer valid only on qualifying new home sales contracts at PebbleCreek signed between 11/17/23 and 12/31/23. Seller is not a lender, mortgage broker or mortgage banker. This is not an offer for extension of credit nor commitment to lend nor to enter into a loan and any such agreement may only be made in writing signed by the buyer, as borrower and buyer's selected lender. Available only for buyers who purchase select move-in ready homes with an institutional loan. Loan qualification and loan terms, including without limitation down payment, amount of loan, maturity, interest rate, discount points, payments, lock requirements, closing costs, is determined by the lender and compliance with applicable laws, rules and loan and compliance with applicable laws, rules and regulations, see your selected lender for details. All approvals subject to loan underwriting guidelines. Not all buyers/loan applicants will qualify. Amount of seller's contribution to closing costs may be limited by the terms of the loan and compliance with applicable laws, rules and regulations. No cash value for inventive amount in excess of closing costs. Additional terms, conditions and restrictions may apply, see sales person for special details. Subject to change without notice. Selected homes are subject to prior sale or withdrawal from market and price is subject to change without notice.

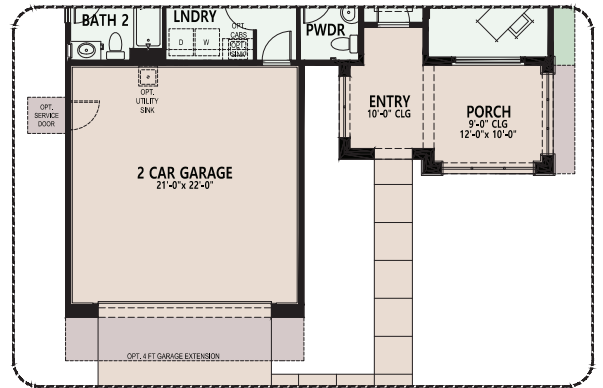
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Opt. Golf Cart Garage

OPT. 2 FT  
EXTENSION TO  
SIDE OF HOUSE



Elevation C

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

