

12621 Copper Ore Way Denton, TX 76207

**\$534,123**



Rendering

**MOVE-IN READY HOME**

**Model:** Montecito - 16302 B  
**Beds/Bath:** 2 / 2 with Den  
**Sq. Ft.** 1,630  
**Year Built:** Est. Comp. Fall 22  
**Level** One level  
**Dwelling Type:** Single Family-Detached  
**Garage:** 2-Car w/Golf Cart

**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 home will be ready for a Fall 2022 move-in. The beautiful home has Designer touches throughout including granite countertops & upgraded maple cabinets in the Kitchen, and upgraded carpet & tile flooring, 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 Maple Cabinets  
 Granite Countertops  
 Full Height Tile Backsplash  
 Kohler Undermount Sink  
 Stainless Steel Gas Appliance Package  
 Delta pull-down faucet in Stainless

**Bathrooms:**  
 Upgraded Delta Plumbing Fixtures in Stainless  
 Coordinating Delta Bath Accessories in Stainless  
 Quartz countertops with tile surrounds in all bathrooms

**Additional Upgrades:**  
 Extended Outdoor Living Space A  
 Golf Cart Garage  
 Upgraded Carpet and Tile Flooring  
 Laundry Room Cabinets  
 8' Interior Doors

**CONSTRUCTION & UTILITIES**

**Unit Style:** One Level  
**Const:** Advanced Framing  
**Cooling:** Refrigeration  
**Heating:** Gas

The ENVIRONMENTS FOR *Living* Program  
**GUARANTEES**  
**HEATING & COOLING USAGE**  
**46 (Therms) 330 (kWh)**  
 Estimated Heating & Cooling Energy Costs  
**\$82** per month\*  
 For The 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 2021, and does not include taxes, surcharges, or other fees charged by your utility providers. See the 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	\$454,900
Upgrades/Options	\$ 65,223
Premium Homesite	\$ 14,000
<b>PRICE</b>	<b>\$534,123</b>

**COUNTY, LOT AND HOA**

**County Code:** Denton  
**Lot Number:** 102-C **Unit:** 28-1  
**HOA Fees:** \$3,450.92 a year. Includes access to Robson Ranch amenities including fitness facilities, resort pools, creative arts building, tennis courts and more!

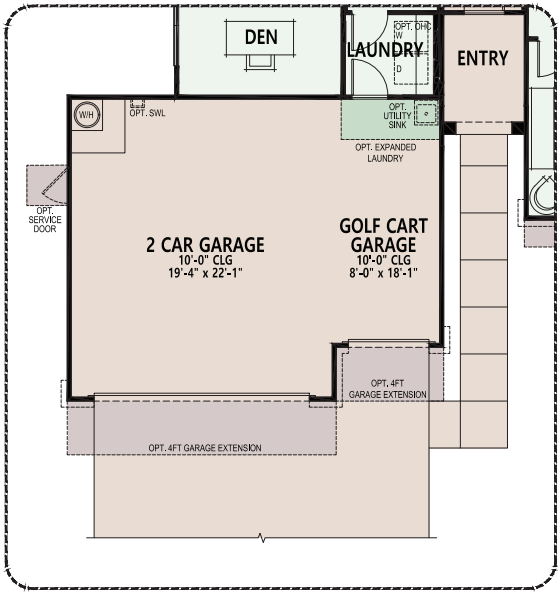
 **Robson Ranch**<sup>®</sup>  
 A ROBSON RESORT  
 COMMUNITY<sup>™</sup>

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

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 floorplan. Measurements in model homes may vary slightly without incurring any obligation or liability. 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<sup>®</sup>, are artist's conceptions and are not intended to show specific detail for homes at any particular Robson Resort Community<sup>™</sup>. Many options are available and will vary per floorplan. Due to the variety of options allowing you to personalize your home, there may be some options which cannot be combined due to structural limitations. Please check with your New Home or Design Consultant. Elevation appearance will change with the addition of a guest suite, separate casita, golf cart garage, 2nd story, bay windows or any other applicable structural option/upgrade. Check with your New Home Consultant. The housing at any Robson Resort Community<sup>™</sup> 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. The developer of the project and the seller of homes is Robson Denton Development, LP. This material shall not constitute an offer in any state where registration is required or if in violation of law. Effective date 7/22/22. All photos/pictorials are artist's conception. © 2022 Robson Communities<sup>®</sup>, Inc. All rights reserved.



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



Opt. Golf Cart Garage

