

Q&A on Robson Ranch

1. How Big is Robson Ranch

- Robson Ranch has 2,700 Acres inside the City of Denton with 1,650 homes completed with a target in 20 years of 7,000

2. Location

- 6 miles south of Denton on I35W or 6 miles north of Texas Motor Speedway to Exit 79. West one mile to gated security entrance

3. Security

- Gated community, 24 hour security patrol, free alarm systems on houses. EMS & Fire station next exit on I35W

4. Houses

- Homes from \$150,000 to \$500,000 Both Resale and BTO-Build to Order
- Single dwelling, 2-4 bedroom, 2-3 car garage, Patio, green space and golf course views
- Model Village to see the BTO homes (allow a Realtor to introduce you to a BTO Agent)

5. Golf Course

- 18 hole Wild Horse Club with an additional 9 holes underway, ultimately built in 20 years with 3 18 hole courses
- No Trail Fee for owned carts
- \$41.00 for 18 homes, \$2600 annual for all the golf you can play.

6. HOA Fee

- \$1185 paid every 6 months
- Access to all 100 clubs and activities with exception of Green Fees

7. Taxes

- City of Denton promotes Senior living and provides a generous age exemption along with Homestead and Handicap VA exemptions
- The Non Exempt tax mill rate is .025%

8. Shopping

- Robson Ranch is a large Ranch so the stores are 6 miles away with a convenience store at the next exit south.

9. Sports

- The Sports Center opens from 5am to 10pm with three pools, gym, tennis & pickle ball courts, work out center, spa, whirlpool, sauna

10. Activities

- Over 100 Activities and clubs including a wood working shop, pottery, painting, library, computers, gamers, travel clubs etc
- Dining at the Grill, Bar, Club house and performance hall, Pro shop, Wine Tasting, Pot luck groups, Movies etc

11. Traffic

- There is very limited traffic at 20 miles an hour with no stop signals

12. Weather

- Winter is golf weather
- Spring is brief and early
- Summer is toasty
- Fall is wonderful and long
- Overall it is semi arid

13. Builder

- Mr Robson is the only Builder, and has 6 other communities in Arizona. The homes are nationally recognized for quality

14. Rental Homes

- Limited number of furnished and a good choice of unfurnished from 6-24 months.