



**SaddleBrooke™**  
A Robson Resort Community

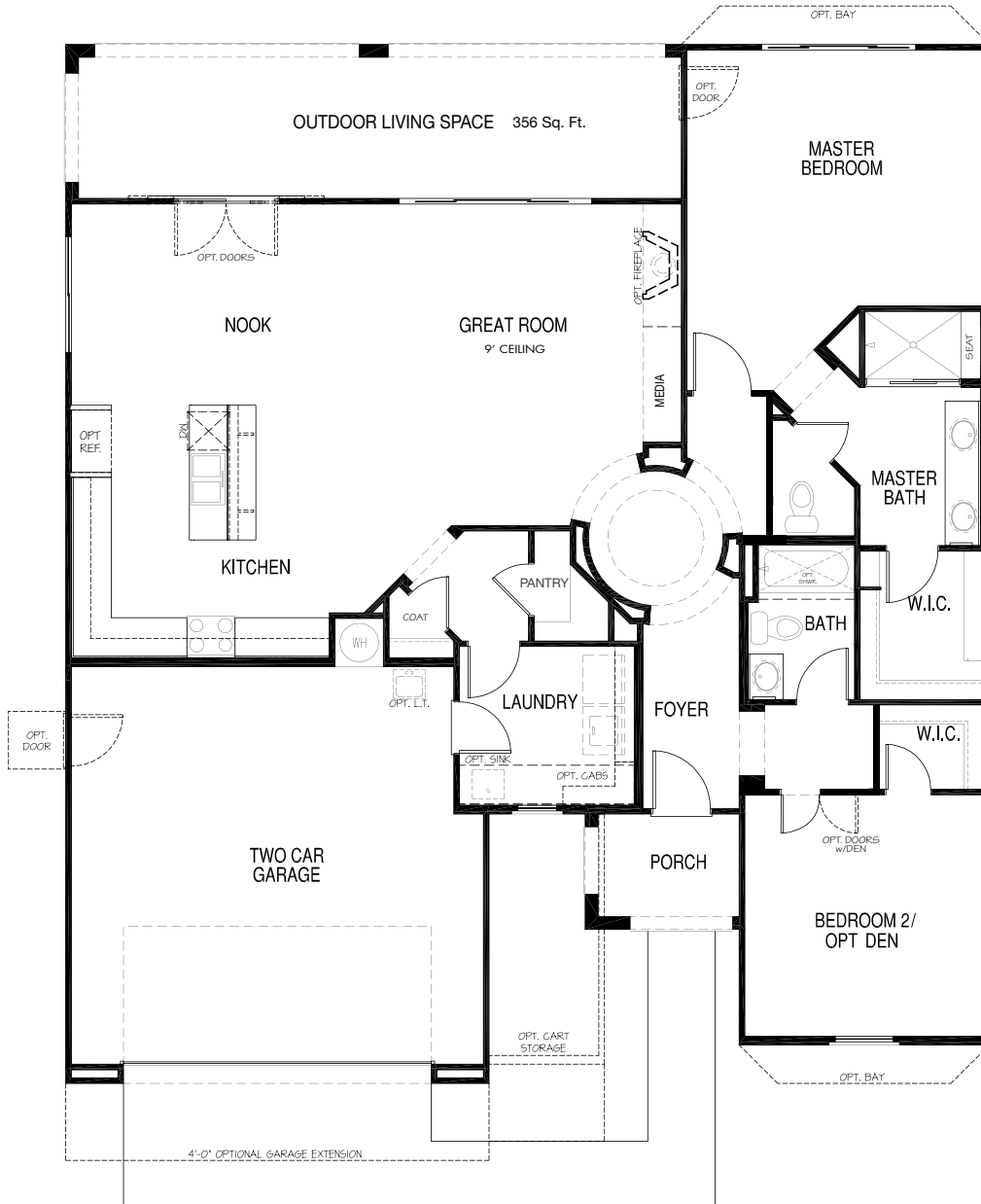
# Mateo 1665

TRADITIONS SERIES

63395 E. Flower Ridge Dr.  
Tucson, AZ 85739

Models Open Daily 9-6

800-733-4050  
520-825-3030



Exterior Design A



Exterior Design B



Exterior Design C

2 Bedrooms (Opt. Den), 2 Baths,  
Great Room, 1665 Sq. Ft.

Information is subject to change without notice. Floorplans and renderings are artist's illustrations and are not to scale or intended to show specific details. Illustrations may show optional upgrades (e.g. garage door style), landscaping, hardscapes/retaining walls and other improvements or features which are not included. We reserve the right to discontinue or change specifications of designs at any time and any prospective buyer is aware that any promotional materials that have been viewed may have extra features or improvements shown therein, which may not be included unless specifically provided for in the purchase contract. All measurements in model home may vary slightly without incurring any obligation. Floorplans will vary depending on exterior design chosen. Many options are available and will vary per plan. Check with your New Home Consultant. Homes are offered and sold by SaddleBrooke Development Company, owner/agent. SaddleBrooke Construction Company ROC192901(KB-01) & ROC098395(A); Robson Ranch Arizona Construction Co (dba Sunburst Roofing) ROC231205(K-42) and Flooring Gallery and More LLC ROC220602(K-08) & ROC231203(K-48). Per R4-28-504, all photos are artist conception. No offer for sale or lease may be made or accepted prior to buyer's receipt of Arizona Subdivision Public Report. Shared Use of Phase I & II amenities subject to reciprocal agreement. Some amenities not included in community service fees. The availability of the facilities for use by homeowners is at the discretion of the owner of the facility. The housing at any Robson community 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 the dwelling units may be younger. One person must be at least 40 years old in each unit. No one in permanent residence under 19 years of age. ©2008 Robson Communities, Inc.® 6/08

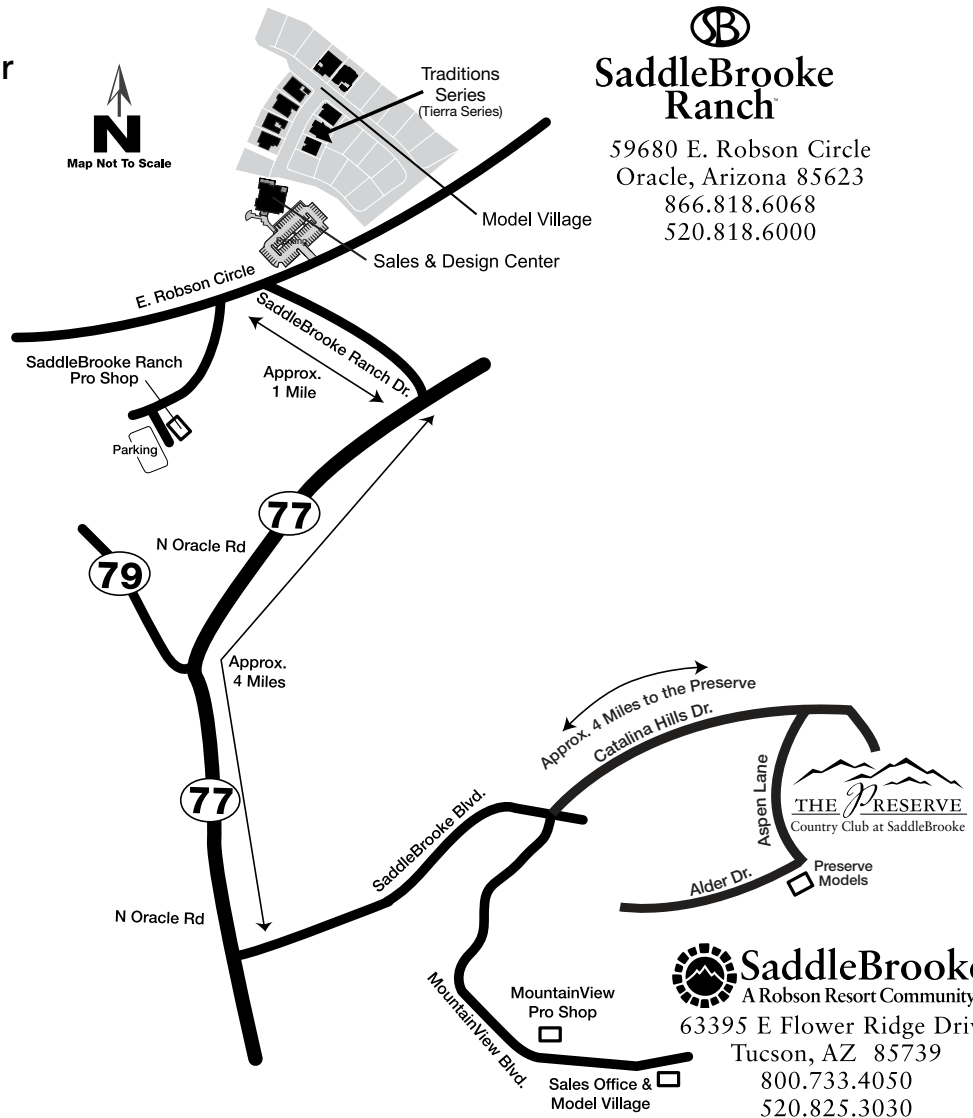


**Directions to SaddleBrooke from Tucson International Airport:**  
Drive North on Tucson Blvd. to Valencia - turn left - approximately 3 miles you'll see the on-ramp to I-19 on your right. Take I-19 to Tucson/I-10 junction. Travel West on I-10 (North towards Phoenix) 12 miles to Ina Road (Exit #248). Exit and turn right on Ina - travel East 6 miles and turn left on Oracle Road. Continue North through the town of Catalina to SaddleBrooke Blvd. and turn right. Continue East 2 miles on SaddleBrooke Blvd. then turn right on MountainView Blvd. and follow signs to the Model Homes.



**Directions to SaddleBrooke from Sky Harbor International Airport in Phoenix:**  
Take I-10 East for approx. 90 miles to Tangerine Rd. Exit #240. Exit and turn left on Tangerine Rd. - travel East 17 miles to Oracle Road and turn left. Continue North 8 miles through the town of Catalina to SaddleBrooke Blvd. and turn right. Continue East 2 miles on SaddleBrooke Blvd. turn right on MountainView Blvd. and follow signs to the Model Homes.

**Directions from SaddleBrooke to SaddleBrooke Ranch to tour the New Traditions Models**



**SaddleBrooke Ranch**  
59680 E. Robson Circle  
Oracle, Arizona 85623  
866.818.6068  
520.818.6000

**SaddleBrooke™**  
A Robson Resort Community  
63395 E Flower Ridge Drive  
Tucson, AZ 85739  
800.733.4050  
520.825.3030