SINGLE FAMILY HOME

# 1222 Villa Road SE

**Rio Rancho, NM 87144**

**NEW HOME SPECIALIST**
Call Us @ 505-337-3243

**UNDER CONSTRUCTION**



## HOME PRICED AT

# $699,485

**Plan:** Audrey II

2,343 Sq. Ft.

4 Bedrooms

3.5 Bathrooms

Looking for more room to spread out? The Audrey II is available through Abrazo's Individual Homesites program, a unique opportunity to build this proven floor plan on a larger homesite of your choosing in Rio Rancho, rather than within a traditional community. Whether you're dreaming of side yard access for your RV or boat, space for a future pool or workshop, or simply life outside an HOA, this program gives you the freedom to build in a location that's truly your own.

And what a home to build there. The Audrey II welcomes you home with a craftsman flat roof tile, exterior cultured stone, and a front courtyard, then opens up with an optional suite, a 3-car garage, and multiple skylights that fill the home with natural light. The kitchen is an entertainer's dream — Sonata quartz counters, a gourmet Briggs cabinet package with undercabinet lighting, a 36" gas cooktop and double oven, and a farmhouse-style apron sink at the island. The primary bath feels like a private retreat with a 60" frameless shower and rich Riverbed tile, while comfort-height commodes, upgraded BN lighting, and a tankless recirculating water heater add everyday ease throughout. Outside, a gas line to the BBQ and a 220V prewire make this home just as ready for entertaining as it is for everyday life.

Because you're building on your own homesite, the process looks a little different than building in one of our communities. Site conditions, utilities, and permitting can all play a role in timeline and investment, and homesite pricing is separate from the base price of the home. Already own land? We'll gladly evaluate it to see if it's a great fit. It's the best of both worlds: the freedom to choose where you live, paired with the craftsmanship and experience of a builder who has perfected the Audrey II time and time again.

Homes may be built in reverse of plans shown, depending on site conditions. Minor architectural changes may be made occasionally at the option of the builder. Printed material is not date stamped. Prices are subject to change. Please reference Abrazo Homes' website for most updated and accurate pricing and information. Please contact your Sales Consultant for details.

EQUAL HOUSING OPPORTUNITY

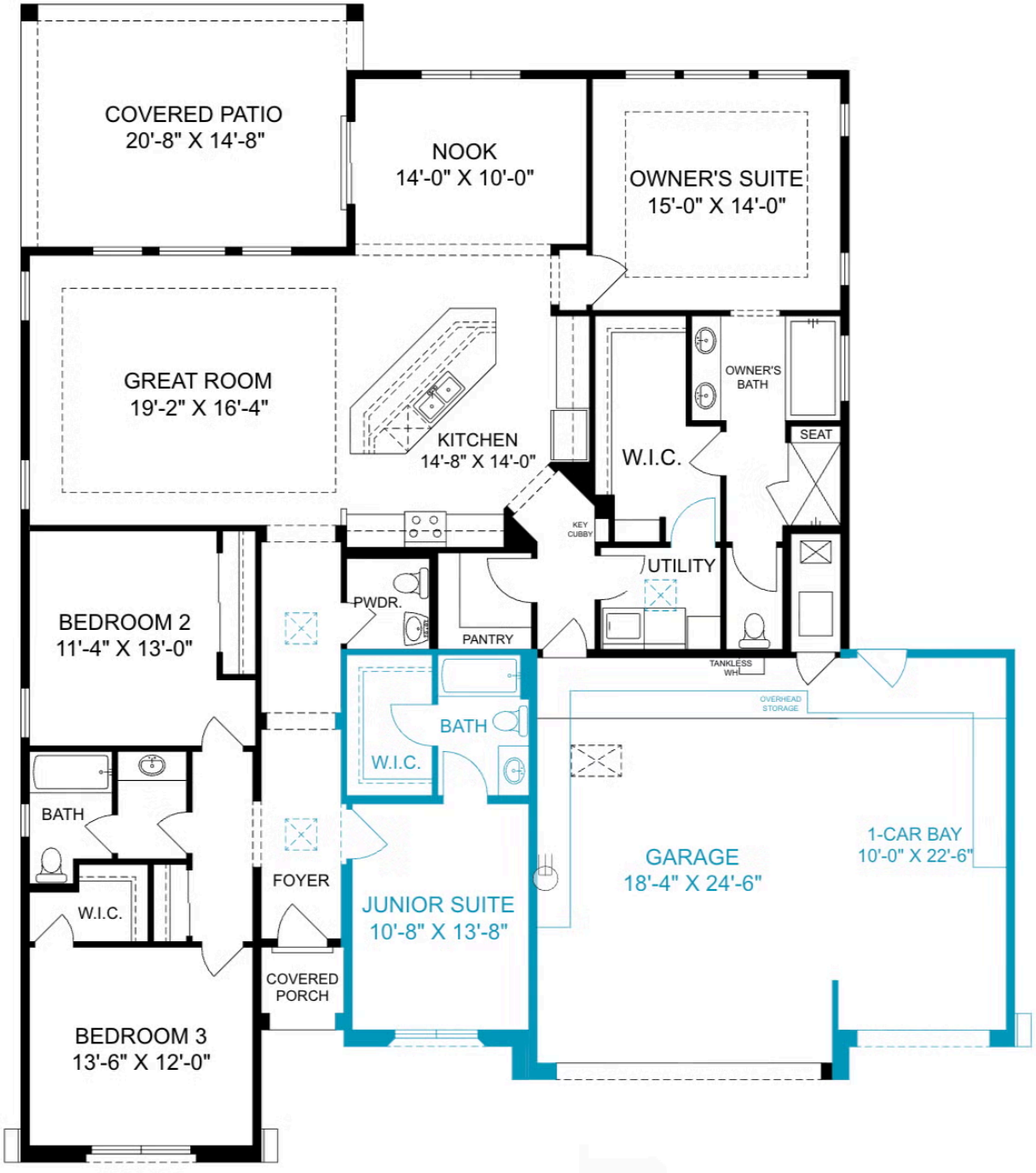
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