



# YOUR LIFESTYLE REDEFINED.

The evolution of Rosewood Communities continues.

Ridgewalk  
COTTAGES





# EXPECT NO LESS, INSIDE.

All Rosewood Cottages come with granite countertops, stone fireplaces with cedar mantles, 9-foot ceilings, and ceramic floors in all wet areas.

With our upgrades such as quartz countertops, smart home features and numerous appliance packages, we can make your dream home come to life inside and out.





















# THE CRAFTSMAN-B



\$304,900 | \$319,900 WITH FINISHED 2ND FLOOR

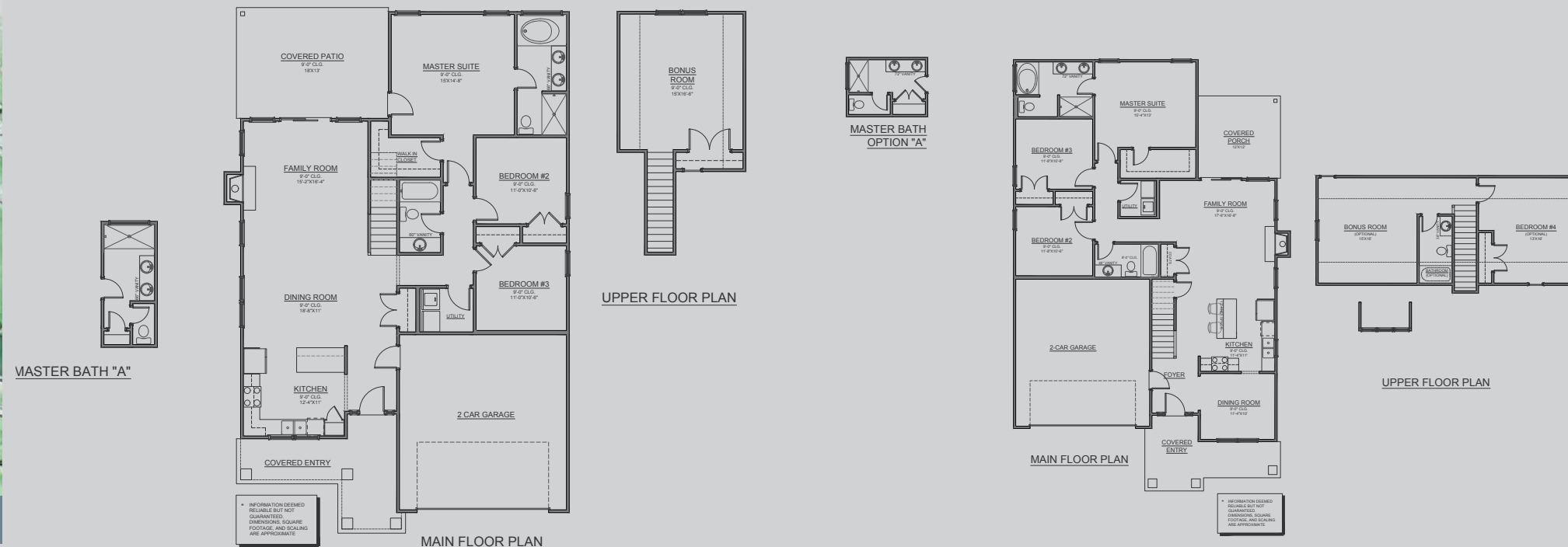
1566 SQ.FT.

+290 SQ.FT. OPTIONAL 2<sup>ND</sup> FLOOR


## 3 BED // 2 BATH

Renderings are artist conception only.

Open dining and living room with a huge patio. Master Suite and two bedrooms on the main floor with optional finished bonus room.



# THE MOUNTAIN-B

A hand-drawn architectural sketch of a two-story house. The house features a dark, gabled roof with a small dormer window on the left side. The front facade includes a large, multi-paneled garage door on the left, a central front door with a small porch supported by columns, and a large window on the right. The house is surrounded by green trees and a blue sky. The title 'THE MOUNTAIN-B' is written in large, bold, black letters at the top of the image.

\$333,150

2199 SQ.FT.

4 BED // 3 BATH

Renderings are artist conception only.

Master suite and 2 bedrooms on the main floor, with an optional bedroom, bath and bonus room on the finished 2<sup>nd</sup> floor.





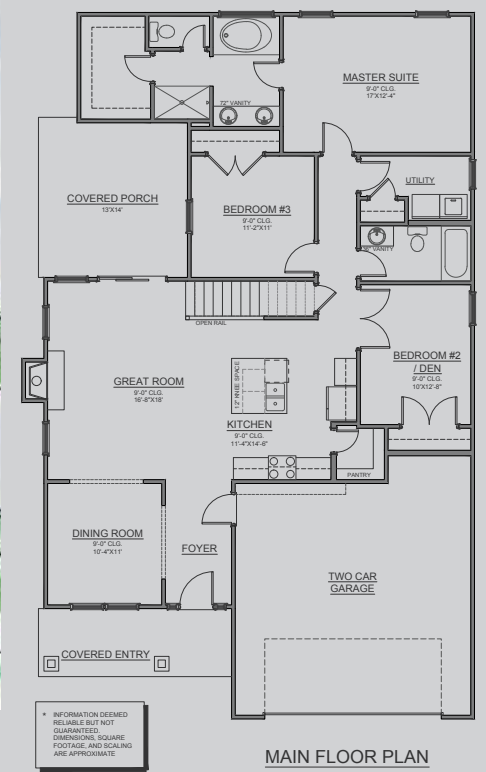
/COTTAGE SERIES  
THE ENGLISH

\$333,850

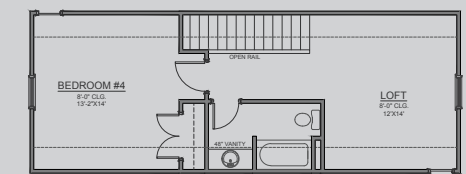
2168 SQ.FT.  
4 BED // 3 BATH

Master suite and 2 bedrooms on the main floor, with a bedroom, bath and bonus room on the finished 2nd floor.

Renderings are artist conception only.



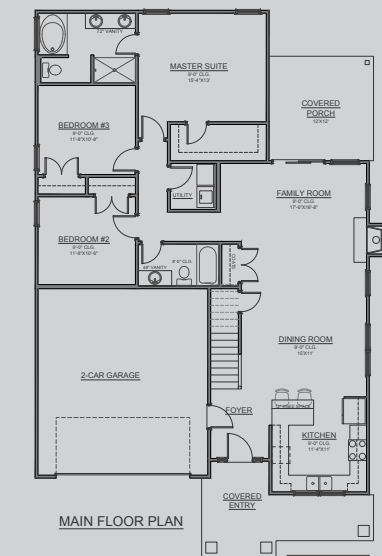
MAIN FLOOR PLAN



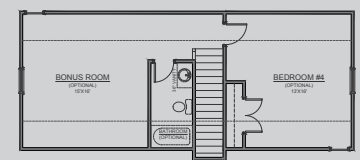
UPPER FLOOR PLAN



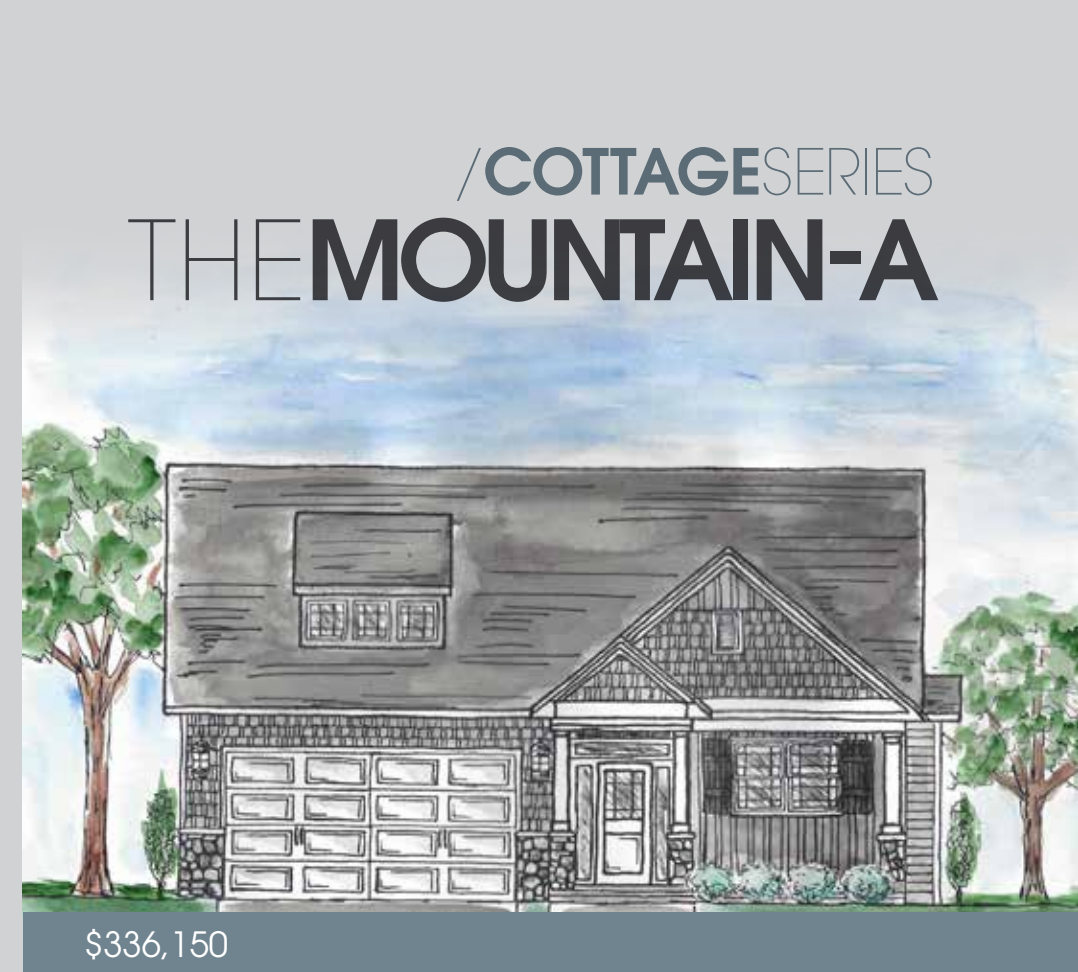
MASTER BATH  
OPTION "A"



MAIN FLOOR PLAN



UPPER FLOOR PLAN



/COTTAGE SERIES  
THE MOUNTAIN-A

\$336,150

2199 SQ.FT.  
4 BED // 3 BATH

Master suite, 2 bedrooms and front kitchen on the main floor, with an optional bedroom, bath and bonus room on the finished 2nd floor.

Renderings are artist conception only.



# /COTTAGE SERIES THE PORTLAND-A



\$313,900 | \$343,900 WITH FINISHED 2ND FLOOR

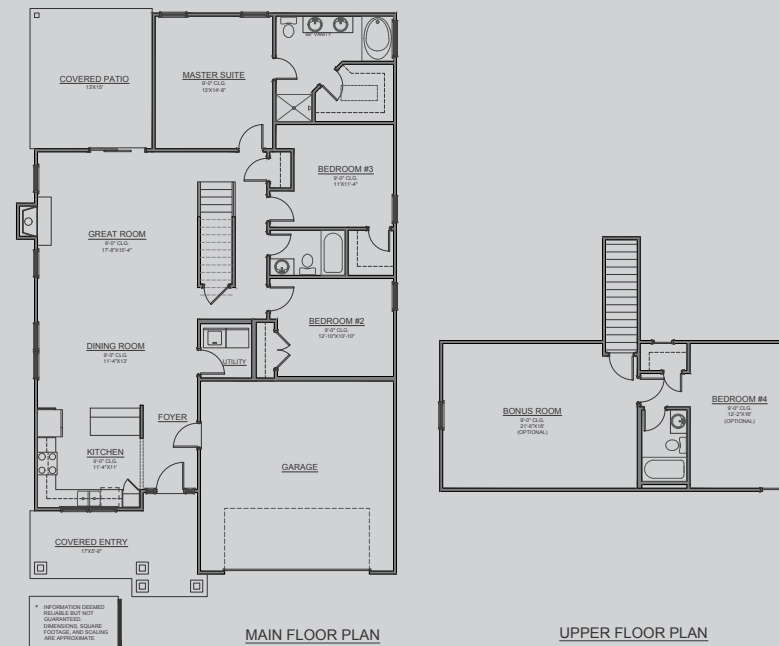
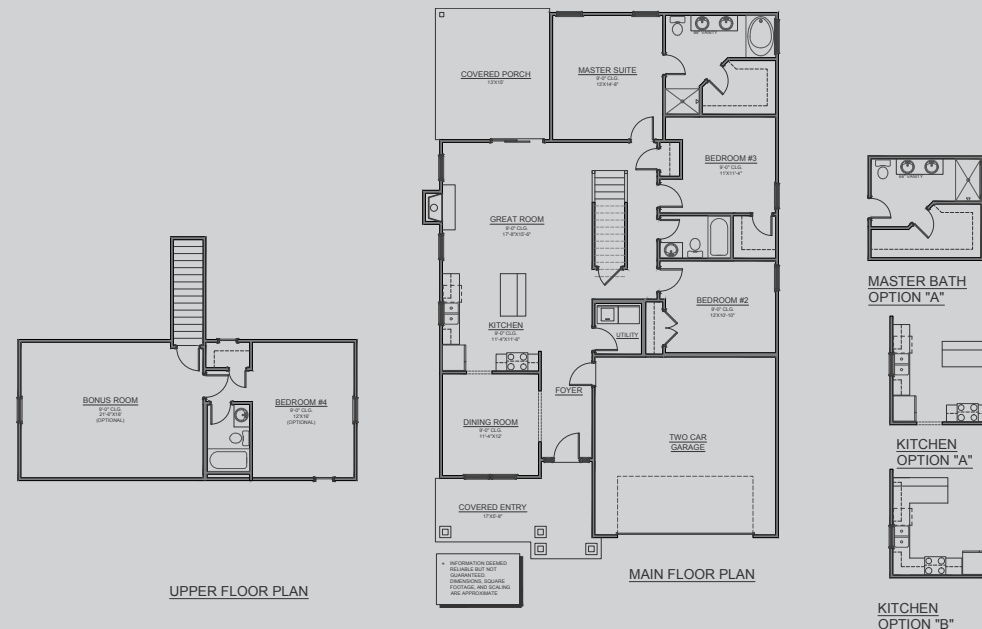
## 1690 SQ.FT.

+663 SQ.FT. OPTIONAL 2<sup>ND</sup> FLOOR

## 4 BED // 3 BATH

Renderings are artist conception only.

Master suite and two bedrooms on the main floor, with optional bonus room, bedroom and bath on the finished 2<sup>nd</sup> floor.



# /COTTAGE SERIES THE PORTLAND-B



\$315,400 | \$345,400 WITH FINISHED 2ND FLOOR

## 1690 SQ.FT.

+663 SQ.FT. OPTIONAL 2<sup>ND</sup> FLOOR

## 4 BED // 3 BATH

Renderings are artist conception only.

Master suite, two bedrooms and front kitchen on the main floor with optional bonus room, bedroom and bath on the finished 2<sup>nd</sup> floor.



# /COTTAGE SERIES THE SKANDIA



\$321,678 | \$351,678 WITH FINISHED 2ND FLOOR

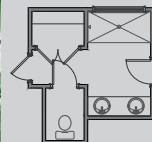
1729 SQ.FT.

+665 SQ.FT. OPTIONAL 2<sup>ND</sup> FLOOR

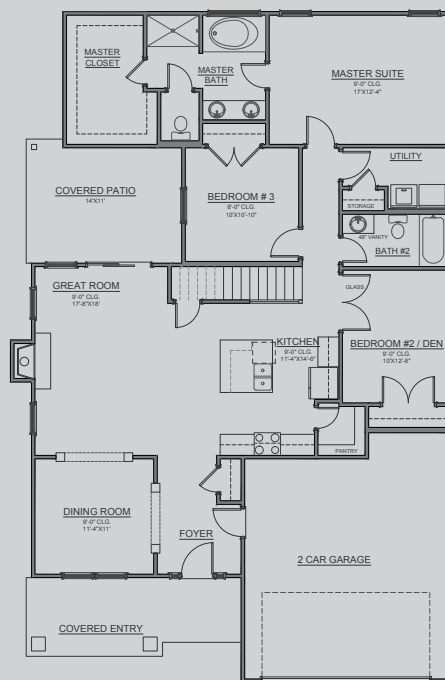
4 BED // 3 BATH

Renderings are artist conception only.

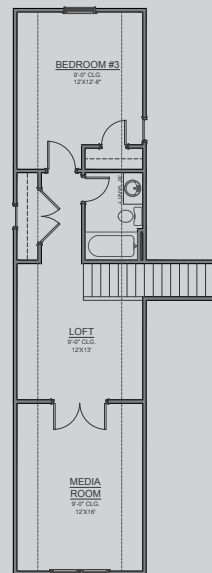
Master suite and 2 bedrooms on the main floor, with an optional bedroom, bath, loft and media room on the finished 2<sup>nd</sup> floor.



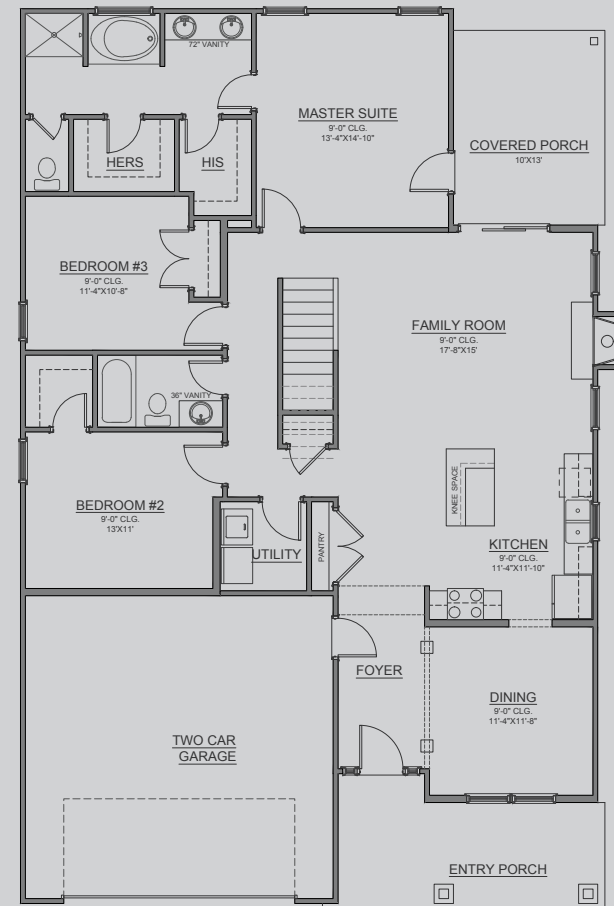
MASTER BATH  
OPTION "A"



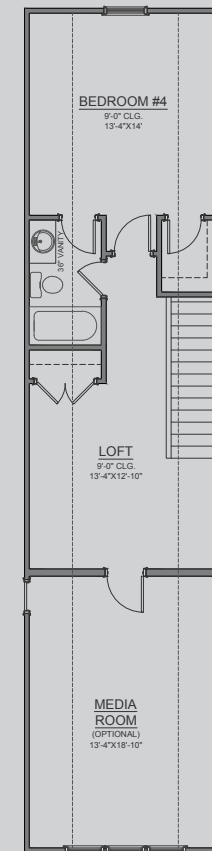
MAIN FLOOR PLAN



UPPER FLOOR PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN

# /COTTAGE SERIES THE CANYON



\$322,869 | \$352,869 WITH FINISHED 2ND FLOOR

1735 SQ.FT.

+777 SQ.FT. OPTIONAL 2<sup>ND</sup> FLOOR

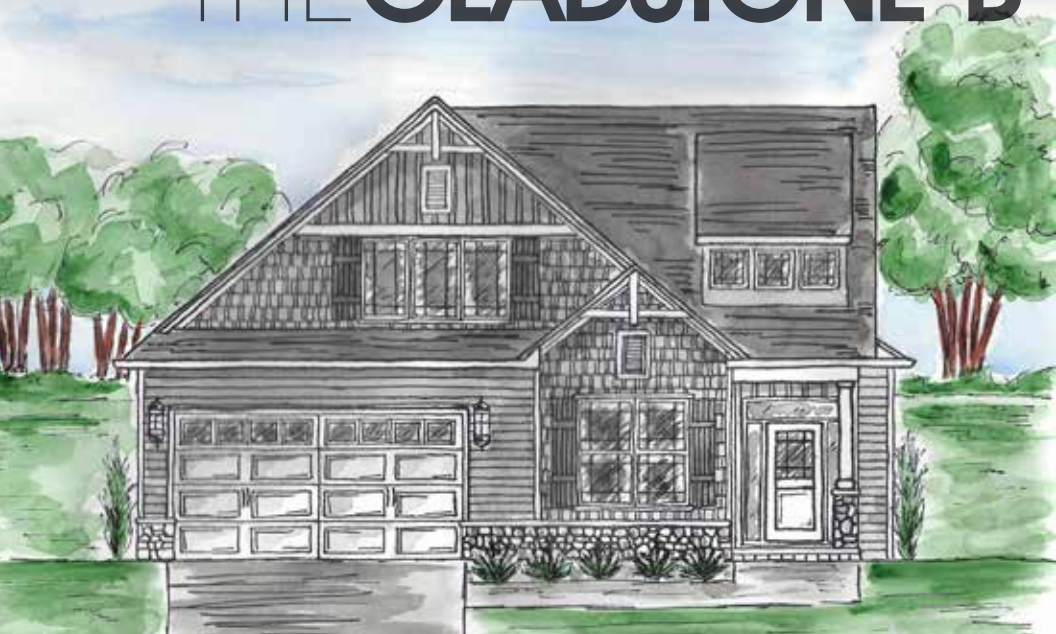
4 BED // 3 BATH

Renderings are artist conception only.

Master suite and 2 bedrooms on the main floor, with a bedroom, bath, loft and bonus room on the finished 2<sup>nd</sup> floor.



# /COTTAGE SERIES THE GLADSTONE-B

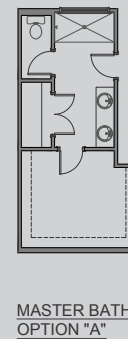


\$334,950

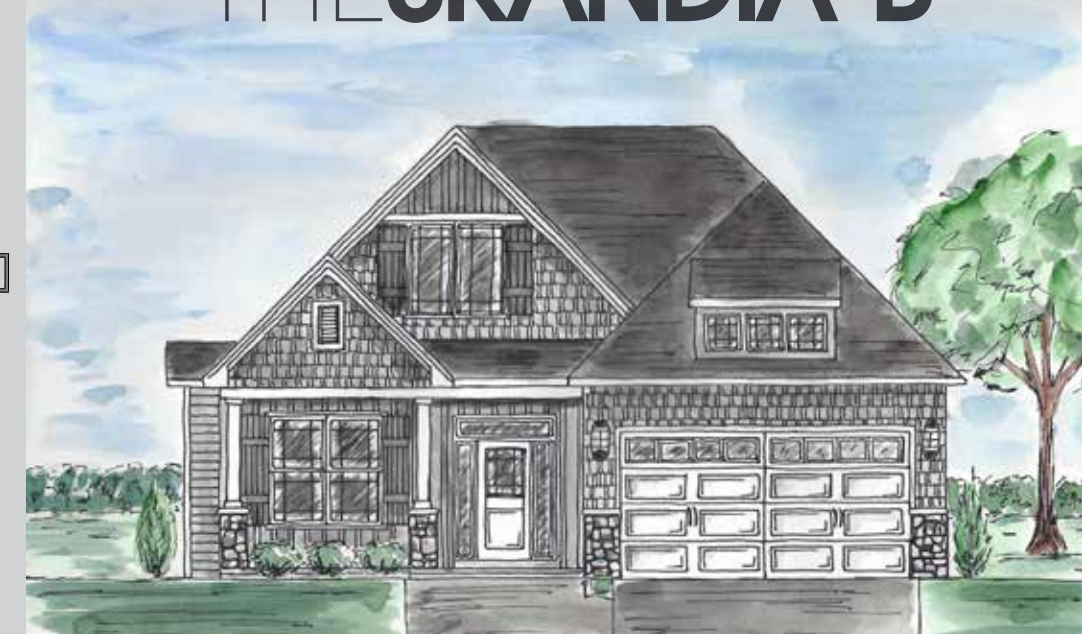
2271 SQ.FT.  
3 BED // 3 BATH

Master suite and bedroom on the main floor, with a bedroom, bath, loft and bonus room on the 2nd floor.

Renderings are artist conception only.



# /COTTAGE SERIES THE SKANDIA-B



\$338,678

2254 SQ.FT.  
3 BED // 3 BATH

Master suite, bedroom and extra large outdoor living area on the main floor, with a bedroom, bath, loft and media room on the 2nd floor.

Renderings are artist conception only.



# /COTTAGE SERIES THE EDMUND

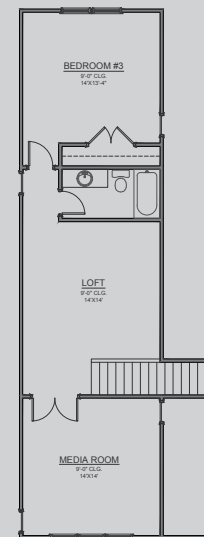


\$352,535

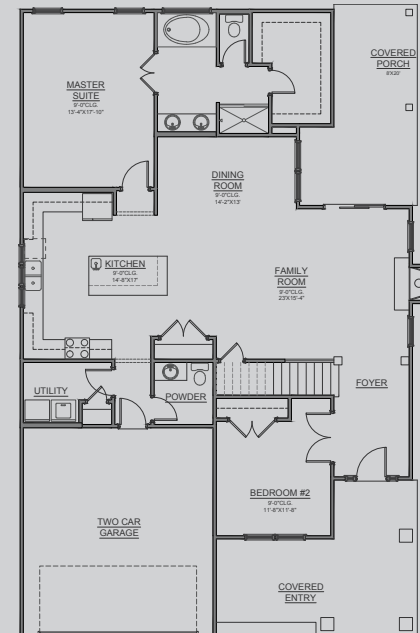
2477 SQ.FT.  
3 BED // 2.5 BATH

Master suite and bedroom on the main floor with a bedroom, bath, loft and media room on the 2<sup>nd</sup> floor.

Renderings are artist conception only.

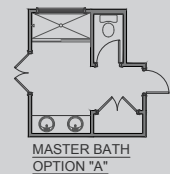


UPPER FLOOR PLAN

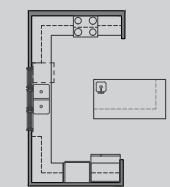


MAIN FLOOR PLAN

\* INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. DIMENSIONS, SQUARE FOOTAGE, AND SCALING ARE APPROXIMATE.



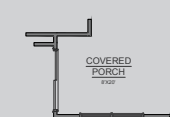
MASTER BATH  
OPTION "A"



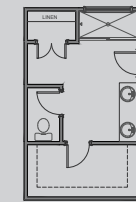
KITCHEN  
OPTION "A"



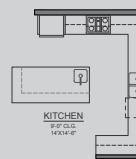
UTILITY / GUEST BATH  
OPTION "A"



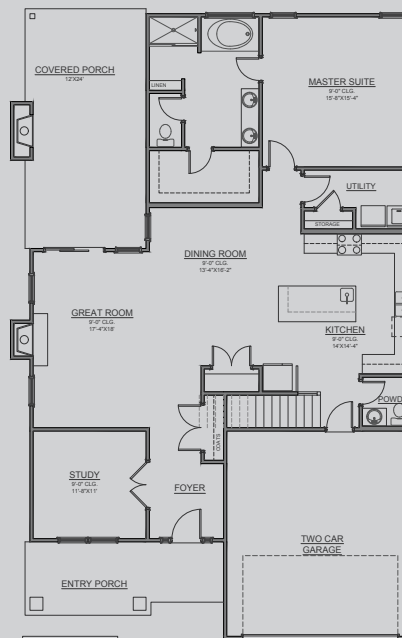
SLIDER RELOCATION  
OPTION



MASTER BATH  
OPTION "A"

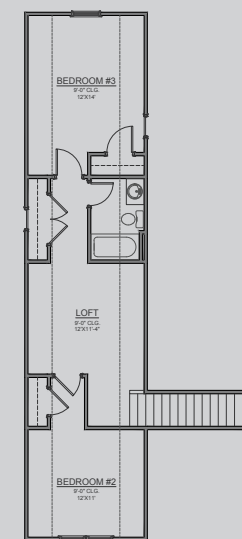


KITCHEN  
OPTION "A"



MAIN FLOOR PLAN

\* INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. DIMENSIONS, SQUARE FOOTAGE, AND SCALING ARE APPROXIMATE.



UPPER FLOOR PLAN

# /COTTAGE SERIES THE NORDEA



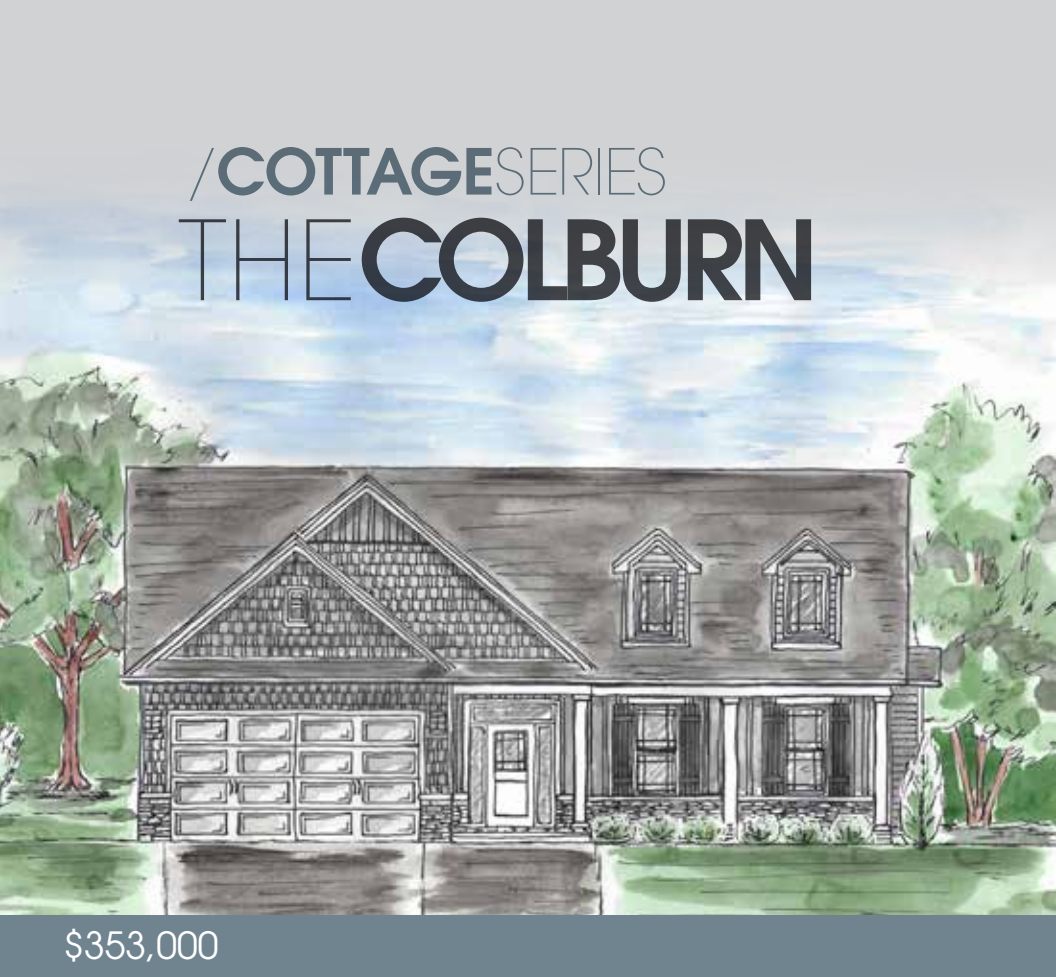
\$356,430

2336 SQ.FT.  
3 BED // 2.5 BATH

Master suite, bedroom and extra large outdoor living area on the main floor, with 2 bedrooms, loft and a bath on the 2<sup>nd</sup> floor.

Renderings are artist conception only.





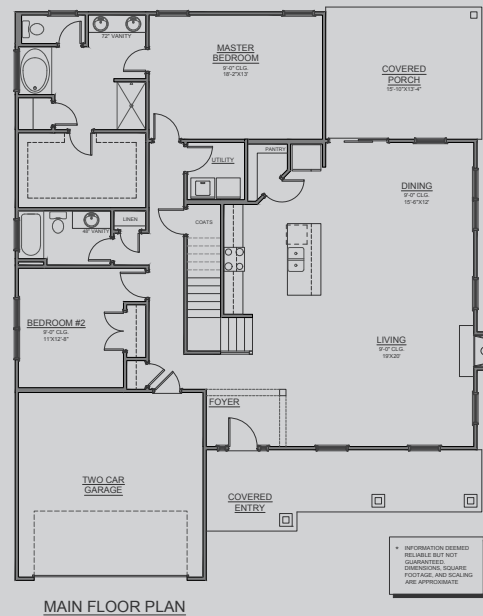
/COTTAGESERIES  
THE COLBURN

\$353,000

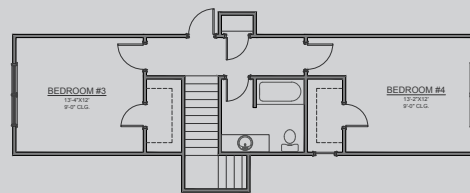
2486 SQ.FT.  
4 BED // 3 BATH

Master suite and additional bedroom with open floor plan and 9 ft. ceilings on the main floor with 2 bedrooms and one bath on the 2nd floor.

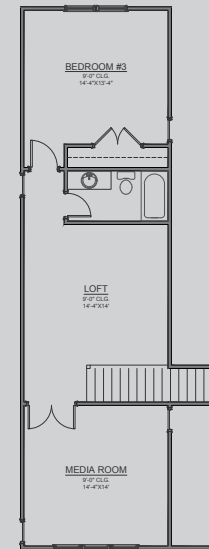
Renderings are artist conception only.



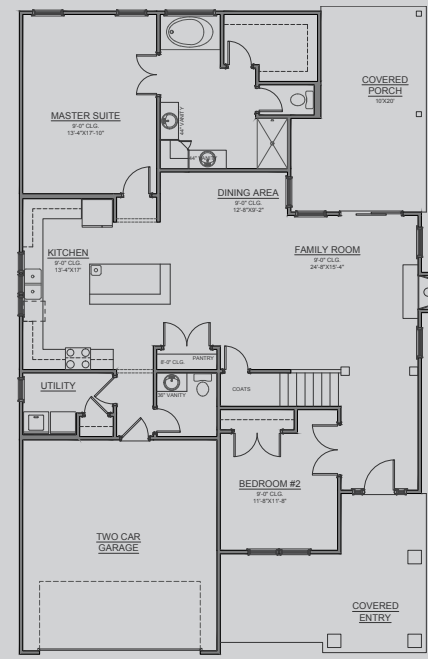
MAIN FLOOR PLAN



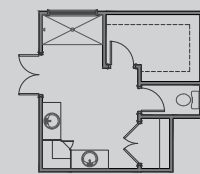
UPPER FLOOR PLAN



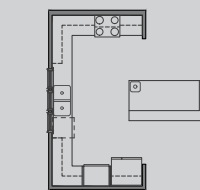
UPPER FLOOR PLAN



MAIN FLOOR PLAN



MSTR. BATH  
OPTION "A"



KITCHEN  
OPTION "A"



UTILITY/GUEST BATH  
OPTION "A"

\* INFORMATION DEEMED  
RELIABLE BUT NOT  
GUARANTEED.  
DIMENSIONS, SQUARE  
FOOTAGE, AND SCALING  
ARE APPROXIMATE.



/COTTAGESERIES  
THE BOTNIA

\$350,929

2452 SQ.FT.  
3 BED // 2.5 BATH

Master suite, bedroom and open floor plan on the main floor with a bedroom, bath, loft and media room on the 2nd floor.

Renderings are artist conception only.



# /COTTAGE SERIES THE RIVERSIDE-C

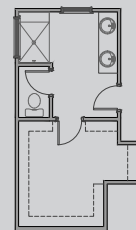


\$366,950

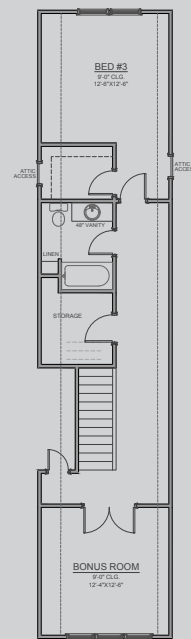
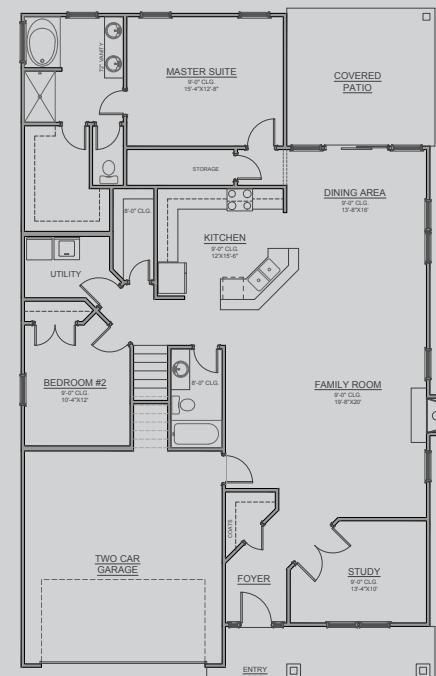
2618 SQ.FT.  
3 BED // 3 BATH

Master suite and bedroom on the main floor, with a bedroom, bath, loft and bonus room on the 2nd floor.

Renderings are artist conception only.



MSTR. BATH  
OPTION "A"



\* INFORMATION DEEMED  
RELIABLE BUT NOT  
GUARANTEED. SQUARE  
FOOTAGE, AND SCALING  
ARE APPROXIMATE.

# /COTTAGE SERIES THE RIVERSIDE-D

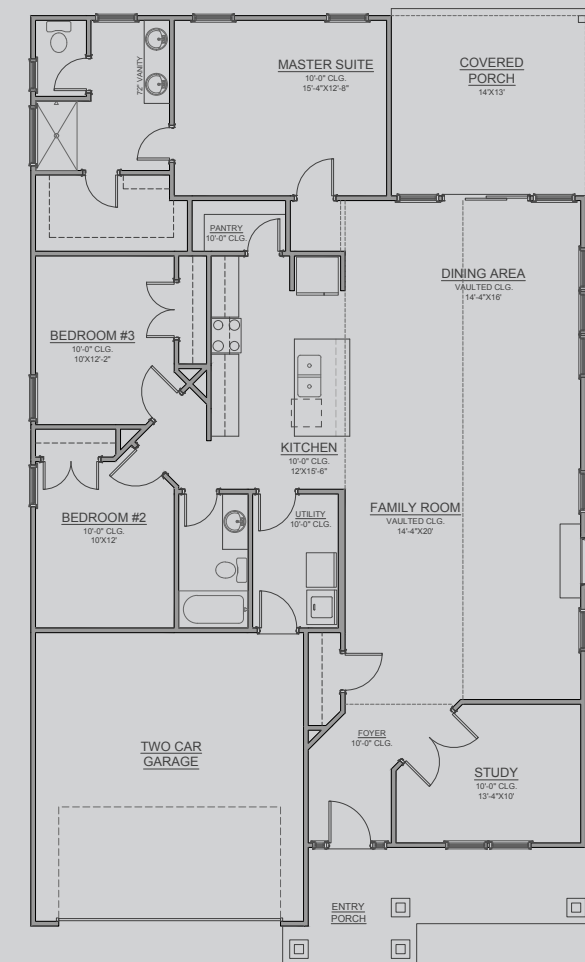


\$353,450

1904 SQ.FT.  
3 BED // 2 BATH

Three bedrooms and two bathrooms on one level with 10 ft. ceilings, vaulted ceilings in the living area and a study.

Renderings are artist conception only.



\* INFORMATION DEEMED  
RELIABLE BUT NOT  
GUARANTEED. SQUARE  
FOOTAGE, AND SCALING  
ARE APPROXIMATE.

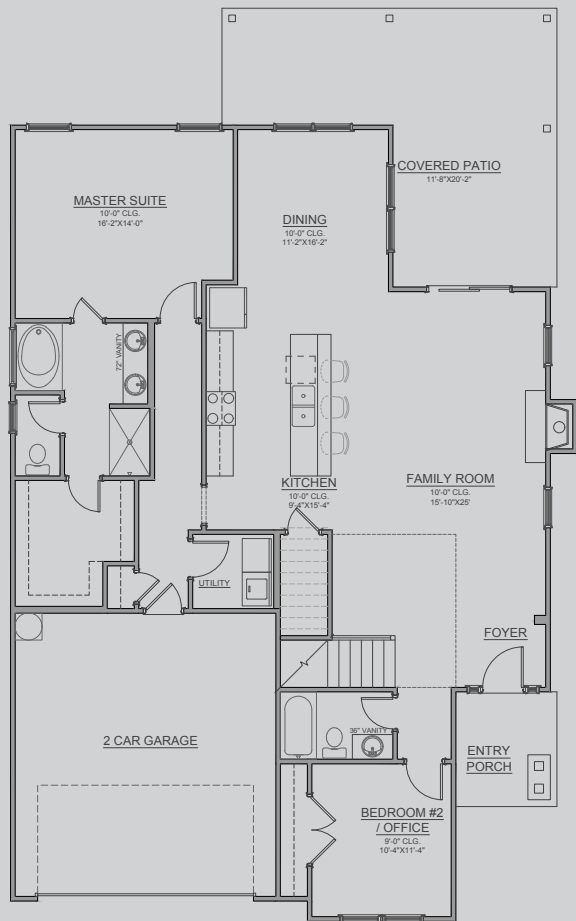




2446 **SQ.FT.**  
3 BED // 3 BATH

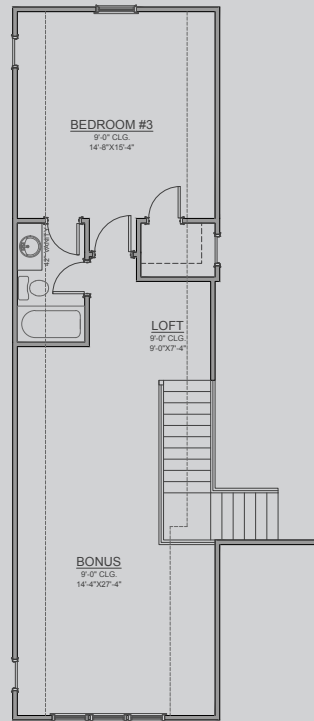
10 ft. ceilings with master suite and additional bedroom on main with an extended covered patio. Bonus, loft, bath and third bedroom upstairs.

Renderings are artist conception only.

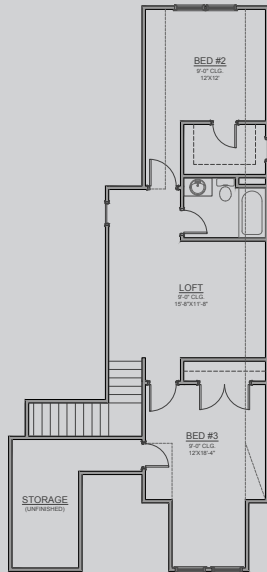


MAIN FLOOR PLAN

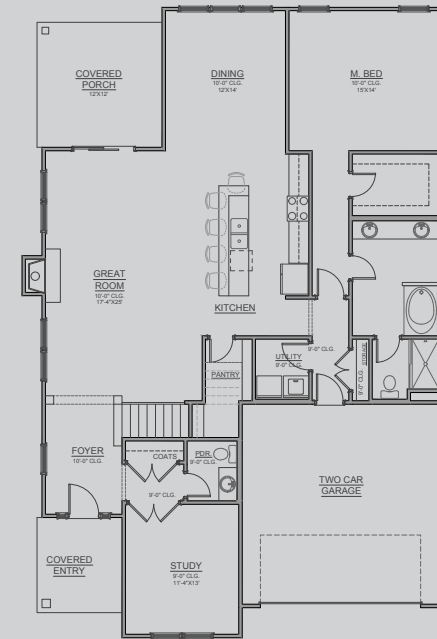
\* INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. DIMENSIONS, SQUARE FOOTAGE, AND SCALING ARE APPROXIMATE.



UPPER FLOOR PLAN

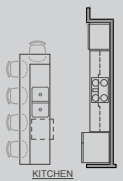
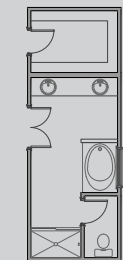


UPPER FLOOR PLAN



MAIN FLOOR PLAN

\* INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. DIMENSIONS, SQUARE FOOTAGE, AND SCALING ARE APPROXIMATE.



2546 **SQ.FT.**  
3 BED // 2.5 BATH

Master suite, huge great room and open floorplan with 10 ft. ceilings on the main floor with 2 bedrooms, bath and loft on the 2<sup>nd</sup> floor.

Renderings are artist conception only.



# /COTTAGE SERIES THE AURORA-C

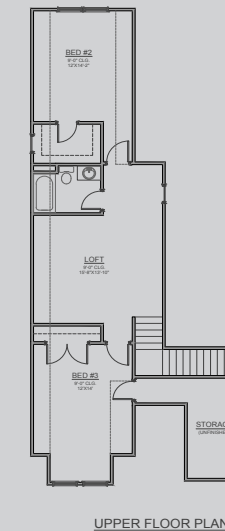
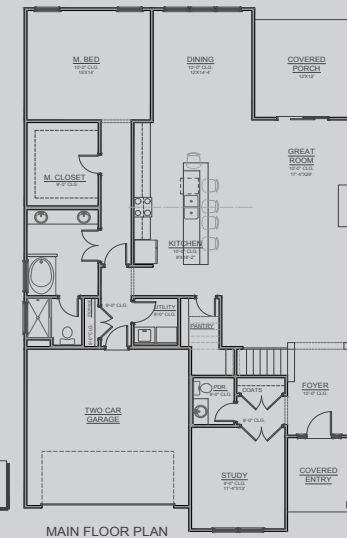
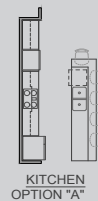
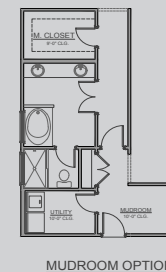
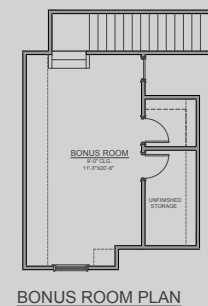
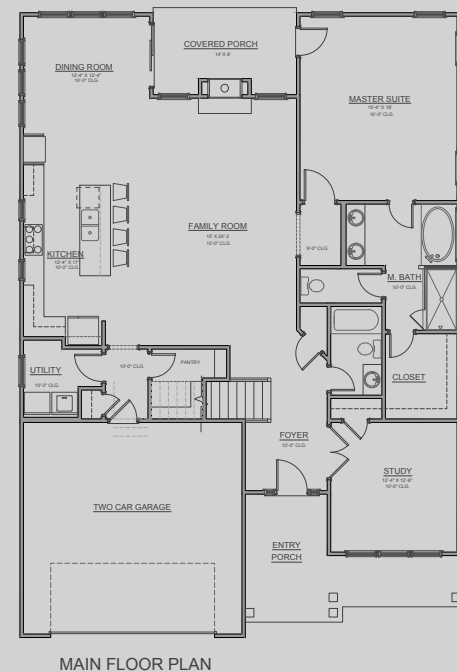
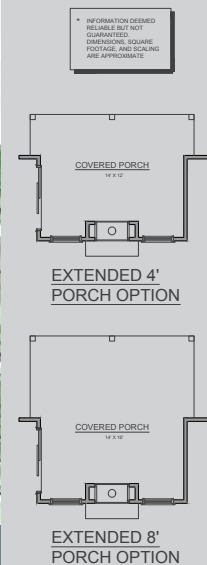


\$376,750

2122 SQ.FT.  
3 BED // 2 BATH

Master suite, 1 additional bedroom, open floorplan with an optional see through fireplace, huge covered patio with a third bedroom upstairs.

Renderings are artist conception only.



# /COTTAGE SERIES THE BALTIC



\$377,735

2773 SQ.FT.  
3 BED // 2.5 BATH

Master suite, huge great room and open floor plan with 10 ft. ceilings on the main floor with 2 bedrooms, bath and loft on the 2nd floor.

Renderings are artist conception only.



# /COTTAGE SERIES THE AURORA

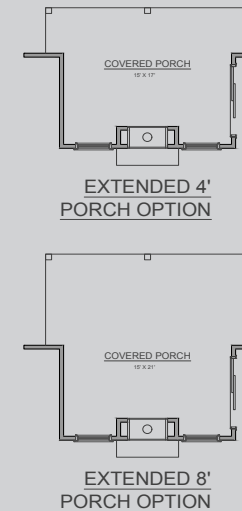
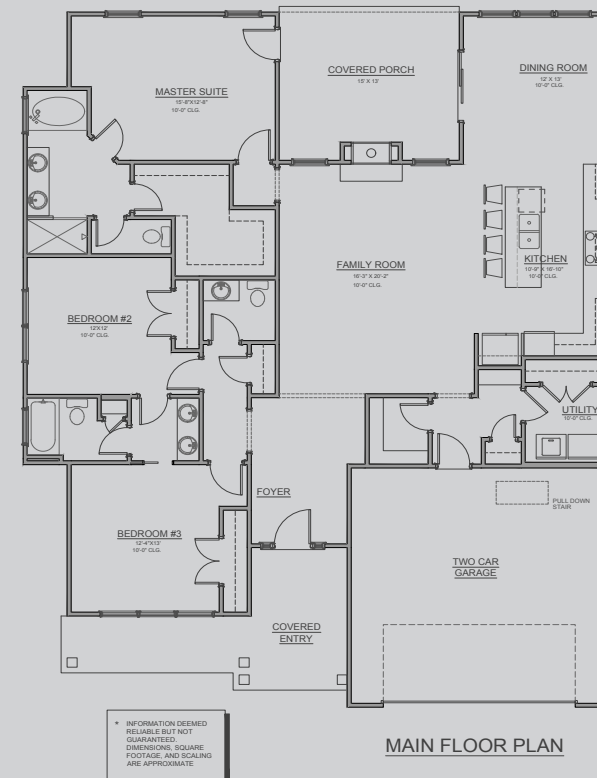
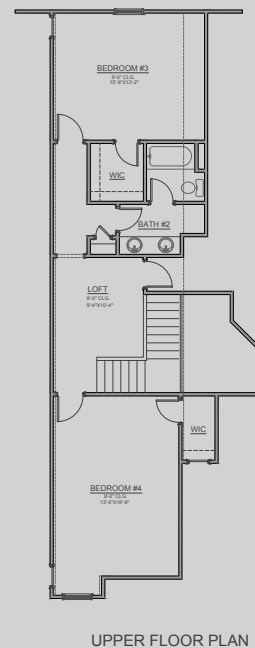
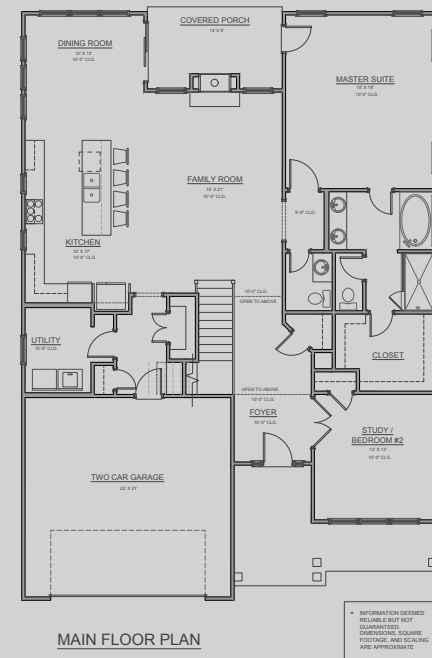
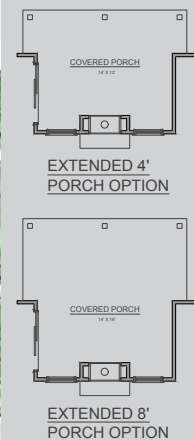


\$389,750

2685 SQ.FT.  
4 BED // 2.5 BATH

Renderings are artist conception only.

Master suite, huge great room and open floor plan with optional see through fire place and 10 ft. ceilings on the main floor with 2 bedrooms, bath and loft on the 2nd floor.



\$361,350

2008 SQ.FT.  
3 BED // 2.5 BATH

Renderings are artist conception only.

Master suite, 2 additional bedrooms, open floor plan with an optional see through fireplace and huge covered patio all on one level.



# /COTTAGE SERIES THE AURORA-D

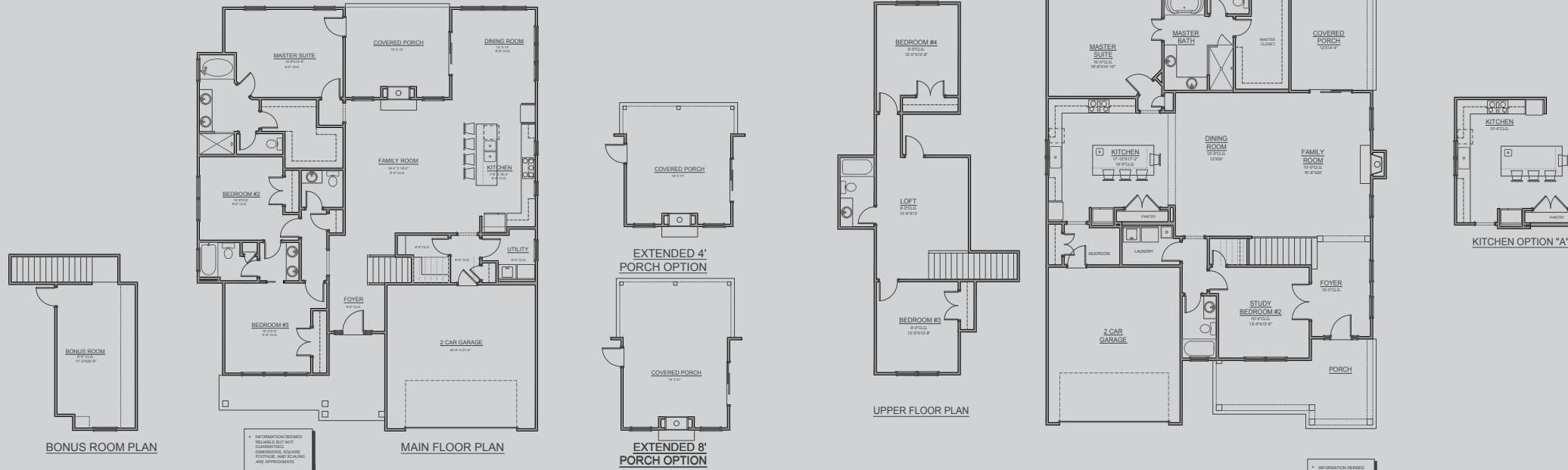


\$378,500

2258 SQ.FT.  
3 BED // 2.5 BATH

Renderings are artist conception only.

Master suite, 2 additional bedrooms, open floor plan with an optional see through fireplace and huge covered patio all on one level.



# /COTTAGE SERIES THE BELLE VUE



\$394,900

2735 SQ.FT.  
4 BED // 3 BATH

Renderings are artist conception only.

Master suite with an additional suite, open floor plan and 10 ft. ceilings on the main floor with 2 bedrooms, bath and loft on the 2nd floor.



# /COTTAGE SERIES THE DARBY

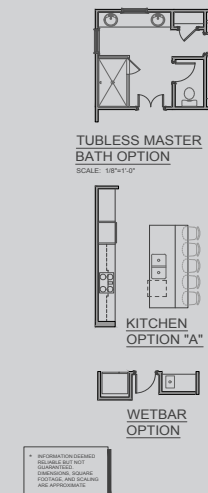
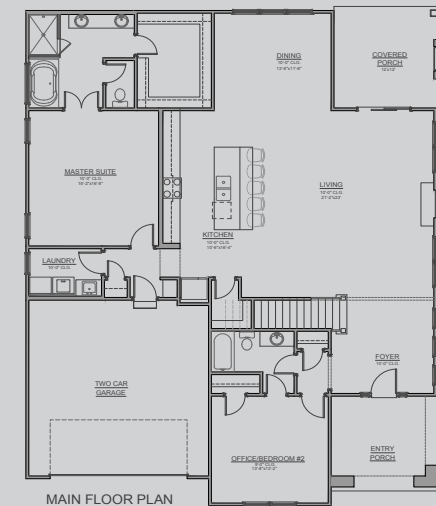
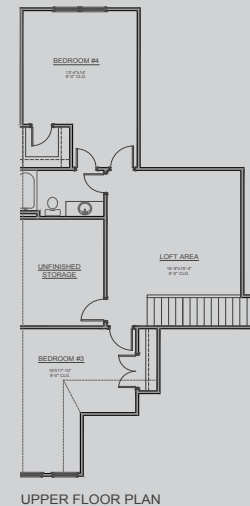
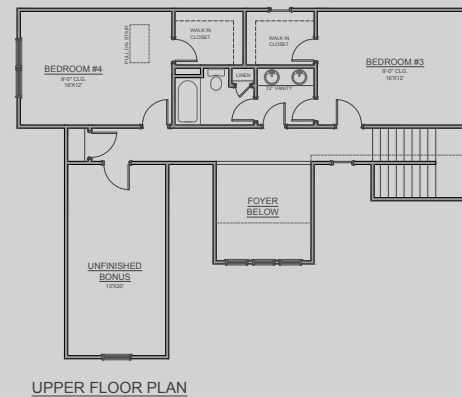
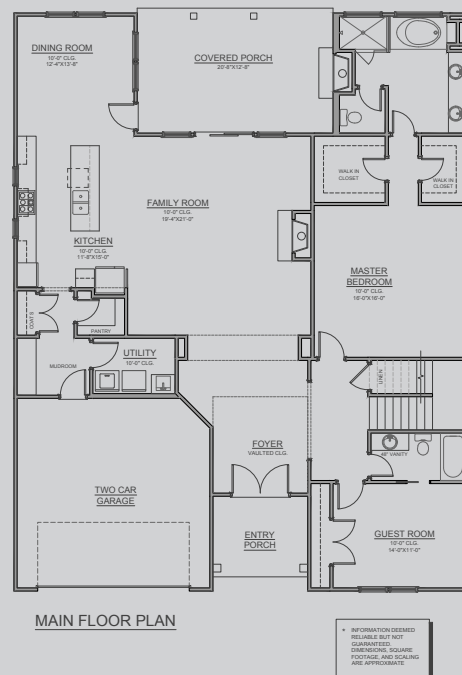


\$419,000

2891 SQ.FT.  
4 BED // 3 BATH

Renderings are artist conception only.

Master suite and additional bedroom with open floor plan, two story foyer and 10 ft. ceilings on the main floor with 2 bedrooms, bath and loft on the 2nd floor.



# /COTTAGE SERIES THE BORG



\$428,300

2987 SQ.FT.  
4 BED // 3 BATH

Renderings are artist conception only.

Master suite, additional bedroom and open floor plan with 10 ft. ceilings on the main floor with 2 bedrooms, bath and huge loft on the 2nd floor.



## Interior Features

- ❖ 4-5 ft ceramic shower and floors in master bath
- ❖ Shower door in master bath
- ❖ Garden tub
- ❖ Ceramic floors in laundry and baths
- ❖ Prairie-style Elite® series interior doors
- ❖ 9 and 10 ft high ceilings
- ❖ GFCI protection outlet in baths, kitchens, and laundry rooms
- ❖ All cottages are smart home ready
- ❖ Knock down decorative brocaded ceiling
- ❖ 50 gallon quick recovery gas hot water heater
- ❖ Smoke / Carbon Monoxide detectors
- ❖ Crown molding in kitchen, dining, family room & foyer
- ❖ Hardwood flooring in kitchen, dining, family room & foyer
- ❖ Vented fireplace with gas logs and stone accents

## Kitchen

- ❖ Granite countertops
- ❖ Smooth top, self-cleaning oven
- ❖ Microwave/hood fan combo
- ❖ Dishwasher
- ❖ Garbage disposal
- ❖ Ice maker hookup for refrigerator
- ❖ Stainless steel kitchen sink with vegetable sprayer
- ❖ Designer flat panel cabinets with crown molding
- ❖ 42” Mid Continent upper cabinets - “Adams”
- ❖ Wastebasket in cabinet
- ❖ Stainless appliances

- ❖ Cedar mantle over fireplace (dark stain)
- ❖ Cabinet over refrigerator
- ❖ 6” craftsman baseboards through out entire house (8” in 10’ ceiling plans)
- ❖ Wire shelving in all closets
- ❖ Can lights in kitchen
- ❖ 36” high vanities
- ❖ Cultured marble tops in baths
- ❖ Decorative staircase railing

## Roof

- ❖ 2x4 engineered trusses
- ❖ 15 LB felt underlay
- ❖ Ridge venting on roofs
- ❖ 30 year architectural grade shingles
- ❖ Sheathing 7/16’ OSB board with roof clips @ 2’ on center

## Craftsman Style Exterior/Features

- ❖ Landscaped irrigated maintenance-free yards
- ❖ Carriage style garage doors
- ❖ YALE® dead bolt locks on exterior doors
- ❖ Sheetrocked, painted, finished garage interior
- ❖ Energy efficient insulation – R-30 ceiling, R-13 walls
- ❖ Insulated exterior doors
- ❖ Energy efficient double pane vinyl windows, single hung with grids
- ❖ Gutters, soffits, and downspouts prefinished to match trim
- ❖ Craftsman style Portrait® series fiberglass front door with leaded glass
- ❖ Covered porches
- ❖ Fiber cement siding with stone and shake detail

## Electrical

- ❖ 200 amp electrical circuit breaker panel
- ❖ Doorbell at front entry
- ❖ 2 exterior weatherproof electrical receptacle (Front & Rear)
- ❖ 2 ceiling fans, one in great room & one in master bedroom
- ❖ Cable TV pre-wire in every bedroom & in main living area
- ❖ Garage door openers
- ❖ Garage keypads

## Plumbing / Mechanical

- ❖ HVAC – Energy Efficient sealed & pressure-tested duct system with zone system and programmable thermostat
- ❖ PVC sewer lines
- ❖ Wirsbo water line
- ❖ MOEN™ plumbing fixtures
- ❖ 2 exterior hose bibs
- ❖ Raised elongated toilets



PLUMBING & HVAC

	PRICE
Super-efficient HVAC. . . . .	\$3500 (single)
Tankless water heater (waterline looped for future recirculating pump). . . . .	\$2150
Recirculation pump for hot water heater . . . . .	\$850
Upgraded plumbing options are available	

ELECTRICAL

Additional cable, phone, electrical outlet . . . . .	\$75 each
Additional weatherproof outlet . . . . .	\$150 each
Additional ceiling fan. . . . .	\$300 each
Dimmer switch. . . . .	\$75 each
Switched Outlet . . . . .	\$150
Ceiling fan prewire (includes switch) . . . . .	\$150 each
Additional can Lighting . . . . .	\$100 each
Ceiling fan on porch . . . . .	\$300
Floor outlets in concrete. . . . .	\$400
Under cabinet lighting . . . . .	\$850
LED Light Bulb Package (except fluorescent lighting) . . . . .	\$780
Decora Style switches . . . . .	\$900
Upgraded lighting options are available	

PRICED PER PLAN

- Adorne under cabinet modular strips (includes 1 USB & 1 iPad holder)
- All Audio, visual, and security system options
- Extra concrete pad off patio
- Additional hardwoods
- Tile backsplash in kitchen

APPLIANCES

	PRICE
Gas line to stove with electrical . . . . .	\$600
Gas line to dryer . . . . .	\$600
Gas line to grill . . . . .	\$600
Microwave vented to outside . . . . .	\$600

CABINETS

Cabinets over washer & dryer. . . . .	\$1500
Upgraded Cabinets (Parker). . . . .	\$1000
Upgraded Cabinets (Burke) . . . . .	\$1500
Upgraded Cabinets (Towne) . . . . .	\$1500
Upgraded Cabinets (Copenhagen) . . . . .	\$2000
Upgraded Cabinets (Dalton) . . . . .	\$2000
Designer Series Painted Cabinets (cost in addition to cabinet style) . . . . .	\$1500
Designer line Granite Tops in kitchen . . . . .	\$2000
Quartz Tops in kitchen . . . . .	\$3500
Glazed cabinet options available in design center	

BATHROOM & LAUNDRY

Upgraded colored marble tops in master . . . . .	\$600
Upgraded colored marble tops in guest. . . . .	\$450 each
Granite tops in master . . . . .	\$1250
Granite tops in guest . . . . .	\$950 each
Free-standing laundry sink. . . . .	\$1000
Shower Handrail . . . . .	\$250
Frameless shower door . . . . .	\$1800
Stainless or ORB shower door for secondary bathrooms. . . . .	\$1000
Venetian marble tops with white wave sink in master. . . . .	\$800
Venetian marble tops with white wave sink in guest baths . . . . .	\$600



# MISCELLANEOUS

	PRICE
Additional single windows . . . . .	\$500 each
Additional door . . . . .	\$500 each
Pocket door . . . . .	\$800 each
Door Levers . . . . .	\$500
Central vacuum system . . . . .	\$1800
Upgraded central vac system . . . . .	\$4000
Kitchen vac unit (only with system) . . . . .	\$350
Screen patio . . . . .	\$3000
Upgraded carpet . . . . .	\$1000
8-pound pad . . . . .	\$500
Radiant Barrier (OSB) . . . . .	\$1075
Super Efficiency Insulation Package (R-15 in walls, R-38 in ceiling) . . . . .	\$1500
Hardwood stair treads . . . . .	\$3000
Exterior ventless fireplace & cultured stone mantel . . . . .	\$5350
See thru fireplace for select plans . . . . .	\$4800
Skylights with blinds. . . . .	\$1800 each
Farmhouse kitchen sink stainless . . . . .	\$1580
Farmhouse kitchen sink white . . . . .	\$1980
Shower bench . . . . .	\$500
4" Crown molding . . . . .	\$400 per room



Only the Highest Standards

From our Craftsman Style exteriors to high ceilings and energy-efficient windows, Rosewood Communities sets the standard.

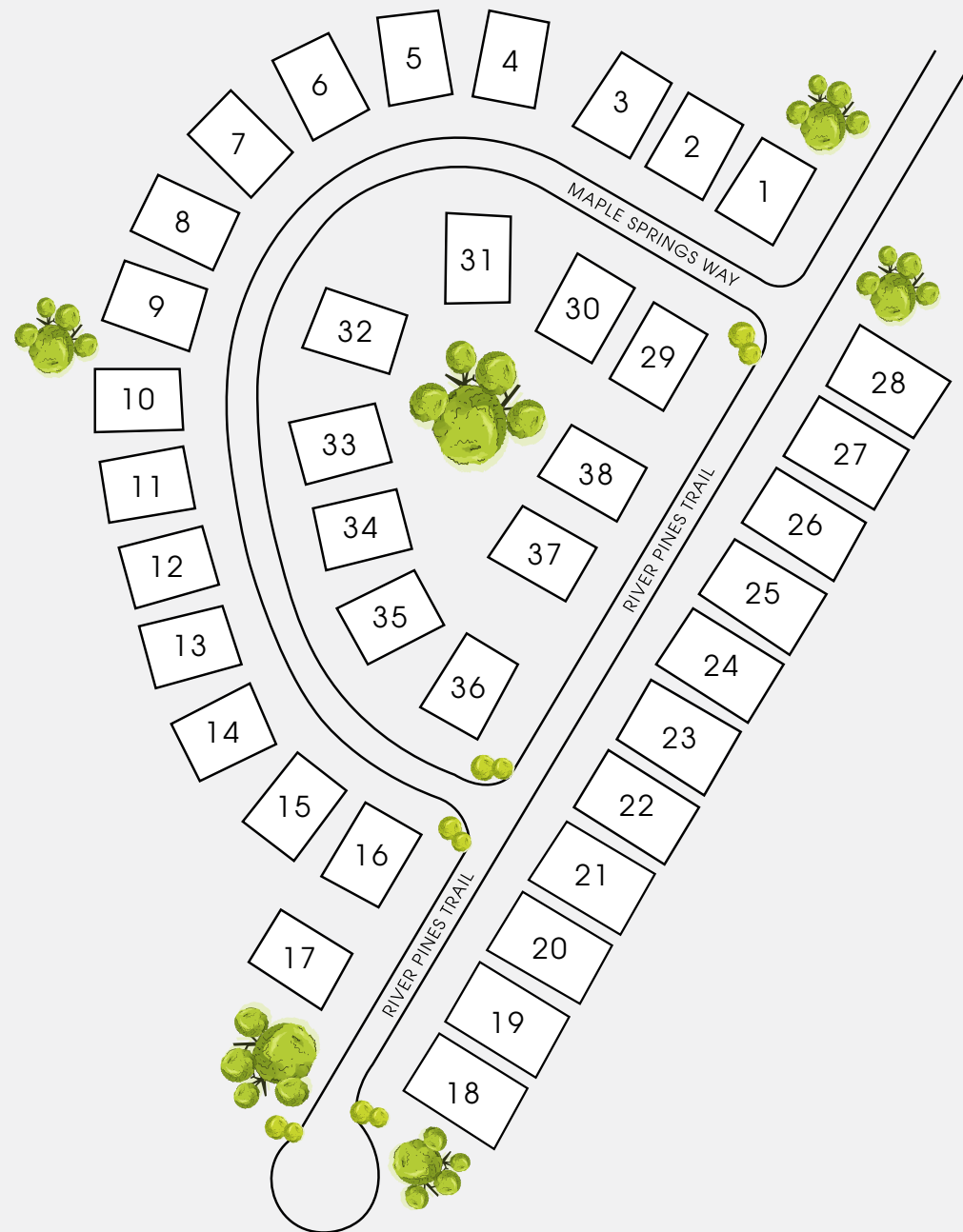
*Our standards are others' upgrades.*

Even the best can get better.

Upgraded cabinets, lighting and floors. Our standard features are amazing, but you can take it to the next level with our upgrades.

*Your dream home awaits.*





Information on this page is subject to change without notice.



**ROSEWOOD**  
COMMUNITIES





Rosewood Communities is a proud supporter of Homes for Hope. It is our privilege to raise awareness and help in the fight against global poverty.

Learn more at  
[homes4hope.org](http://homes4hope.org)

 The logo for Rosewood Communities features the word "ROSEWOOD" in a large, dark red serif font, with "COMMUNITIES" in a smaller, dark red sans-serif font below it. The text is set against a light gray, textured background that resembles a brushstroke.

[rosewoodcommunities.com](http://rosewoodcommunities.com) | 864-430-8646



Information deemed reliable but not guaranteed. Dimensions, square footages & scaling are approximate. Some lot premiums may apply. Pricing, plan and features may change without notification.