

# Homes at Rocky Corner

Choose from the one-, two- and three-bedroom base designs shown on the following pages. Then add options such as dormers, a porch, a bay window nook (available on most homes), upgraded finish choices, and more.

Beautiful, Energy Star, compact homes designed for our cohousing community by award-winning Centerbrook Architects and Planners

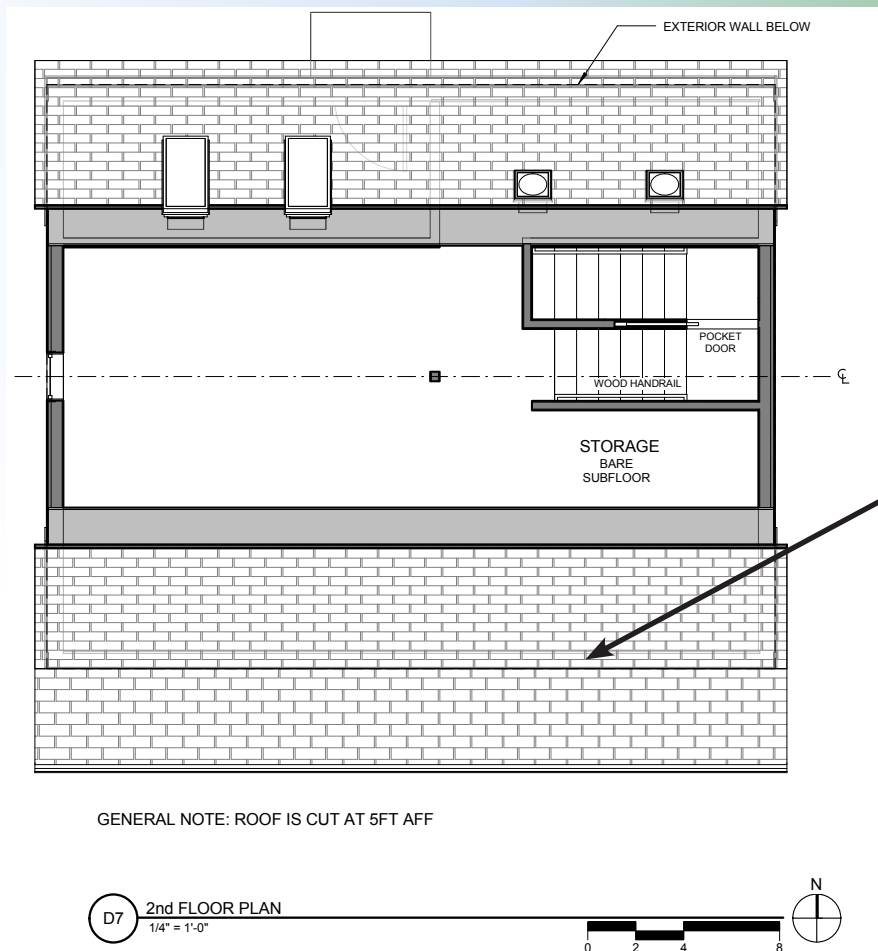
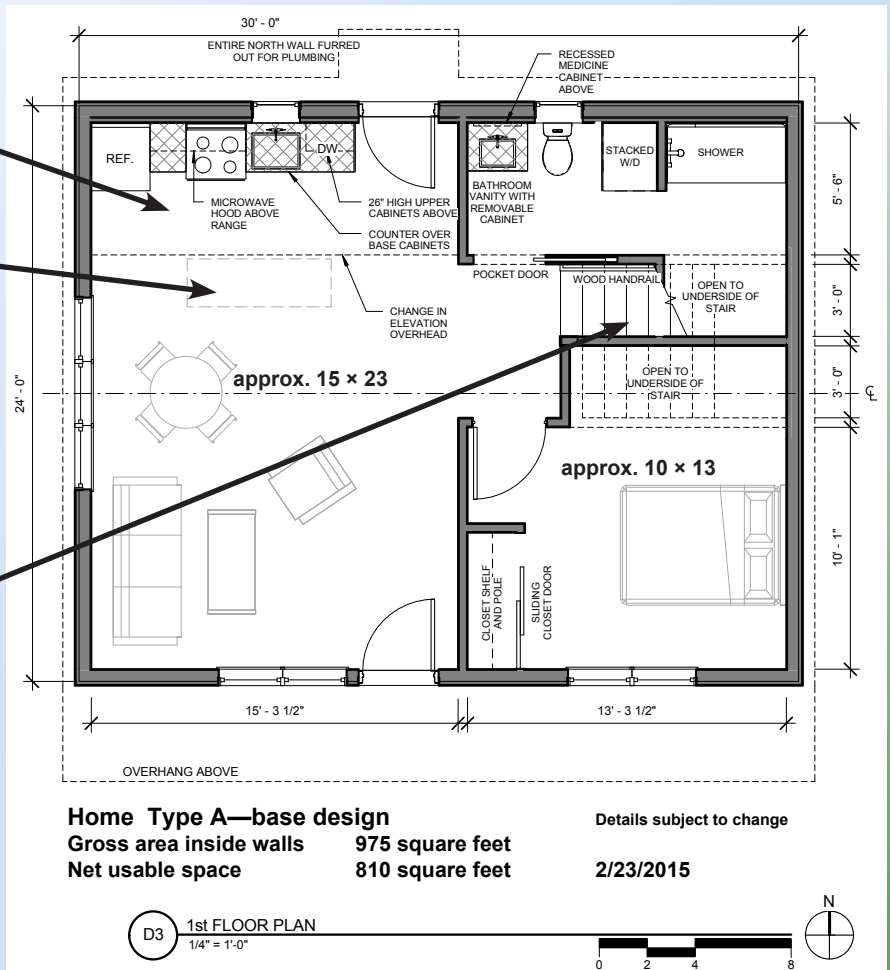
- Very low energy cost to heat and cool
  - Passive solar design with insulated slab-on-grade construction
  - Super-insulated walls and roofs
  - Air-source heat pump and efficient energy-recovery ventilator for heating and cooling
- South-facing, solar electric-ready roof
- All-LED lighting
- Bedroom and full bath on the first floor
- Grade-level front and back doors
- (no steps)
- Space for a patio, a porch, and a garden
- Nearby parking space



Open ceiling with skylights above kitchen

Add a kitchen island on your own to any home.

Optional pull-down attic stair instead of staircase, for more storage, lower cost. (Second floor would be unfinished.)



Optional shed dormer can be added here for extra loft space.

# One-bedroom type A

Our most compact, lowest-price design

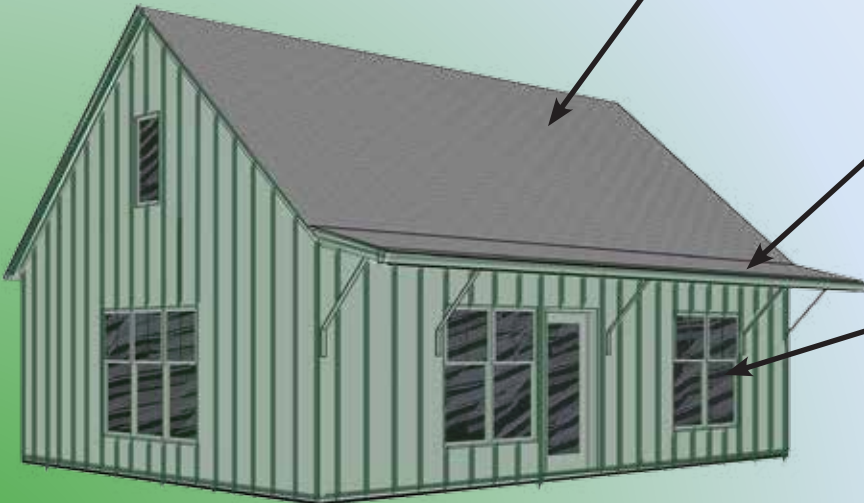




Solar-ready,  
south-facing roof

Deep overhang  
for shade  
in the summer

Large windows on  
the south for solar  
gain in the winter



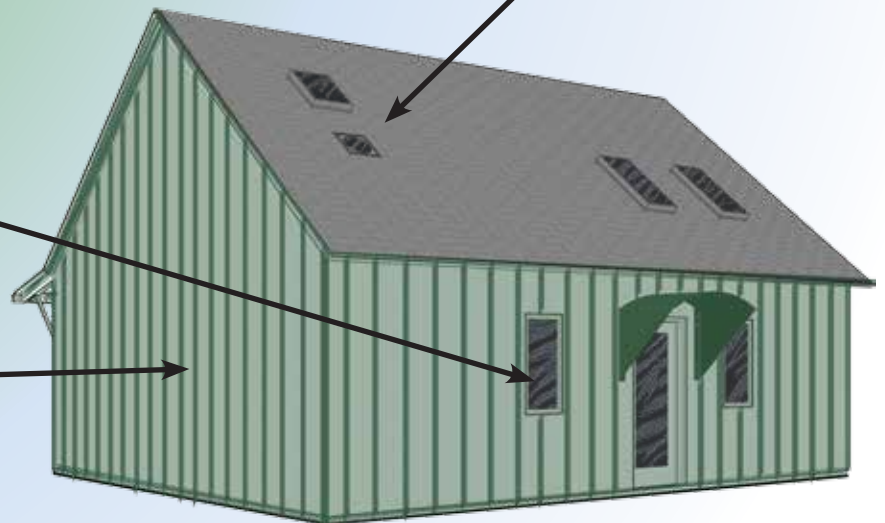
Home Type A—southwest view

With an optional masonry heater, one cord of wood a year should be all you need to heat any of these homes.

Skylights and (optional) light tubes for natural light over the kitchen, bath, laundry and stairs

Smaller windows on the north, for better energy efficiency

Shared end walls may have one or more windows depending on location. See page 8.

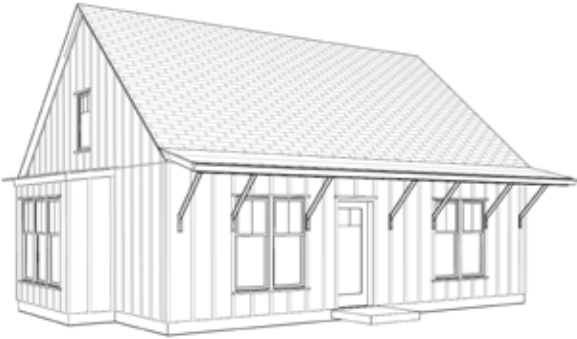


Home Type A—northeast view

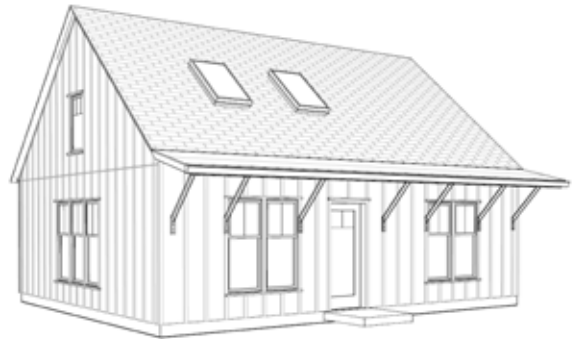
# Options for type A

Mix and match, but not all combinations are possible. For example, you can have skylights and a partial dormer. Some options are unavailable on specific homes because of the position of each home within its cluster.

TYPE A  
SOUTH PERSPECTIVE  
WB – WINDOW BAY



TYPE A  
SOUTH PERSPECTIVE  
LSK – LOFT SKYLIGHTS



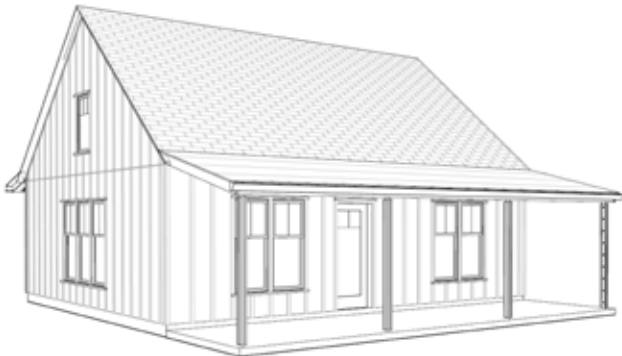
TYPE A  
SOUTH PERSPECTIVE  
DSH – HALF SOUTH DORMER



TYPE A  
SOUTH PERSPECTIVE  
DSF – FULL SOUTH DORMER



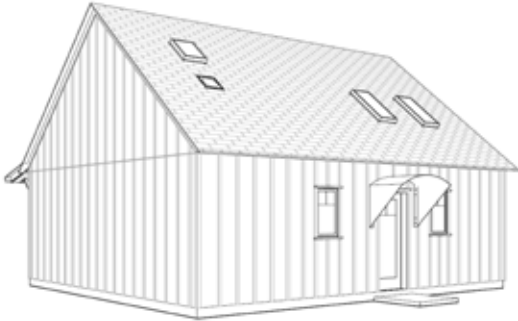
TYPE A  
SOUTH PERSPECTIVE  
PSF8 – 8FT FULL SOUTH PORCH



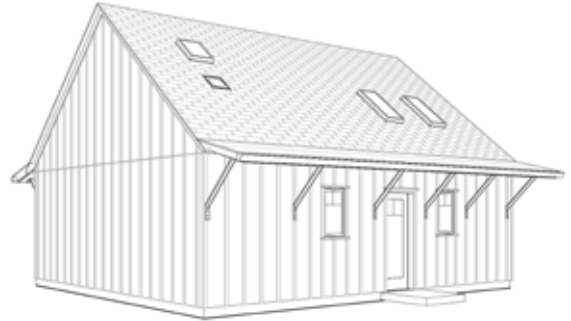
TYPE A  
SOUTH PERSPECTIVE  
PSH8 – 8FT HALF SOUTH PORCH



TYPE A  
NORTH PERSPECTIVE  
BASE



TYPE A  
NORTH PERSPECTIVE  
PN4 – 4FT NORTH OVERHANG



TYPE A  
NORTH PERSPECTIVE  
PNF8 – 8FT FULL NORTH PORCH

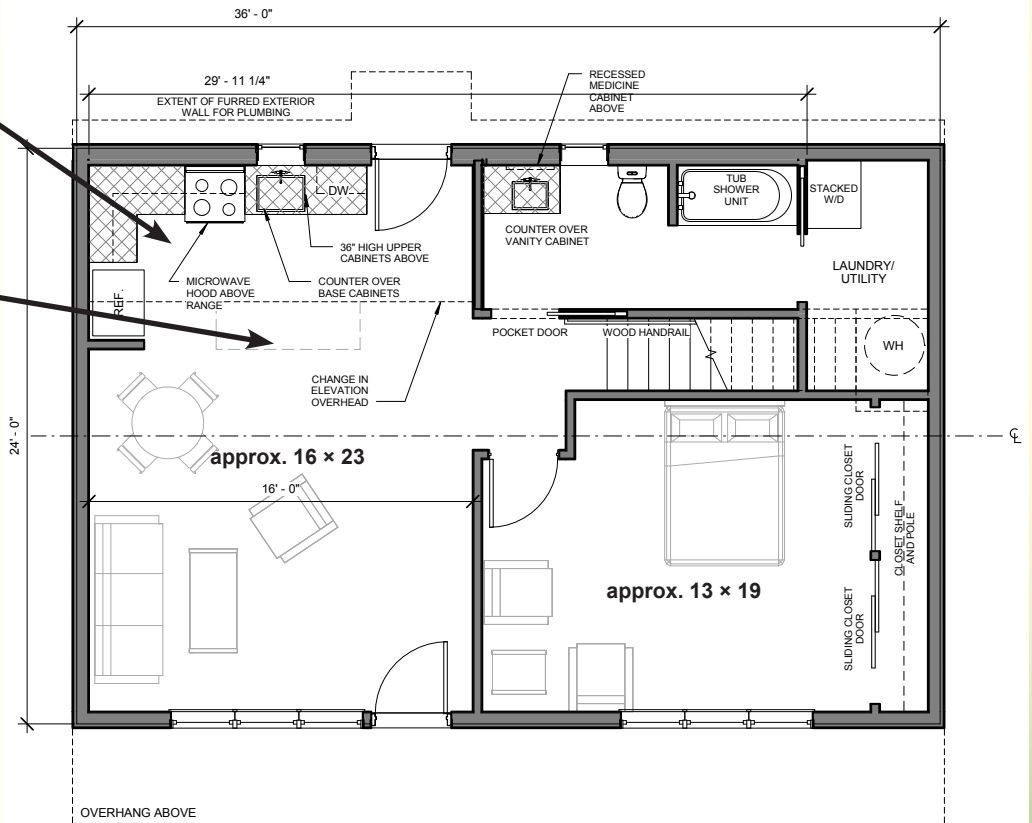


TYPE A  
NORTH PERSPECTIVE  
PNH8 – 8FT HALF NORTH PORCH



Open ceiling with skylights above kitchen

Add a kitchen island on your own.



**Home Type B—base design**

Gross area inside walls 1175 square feet  
 Net usable space 1080 square feet

Details subject to change

2/23/2015

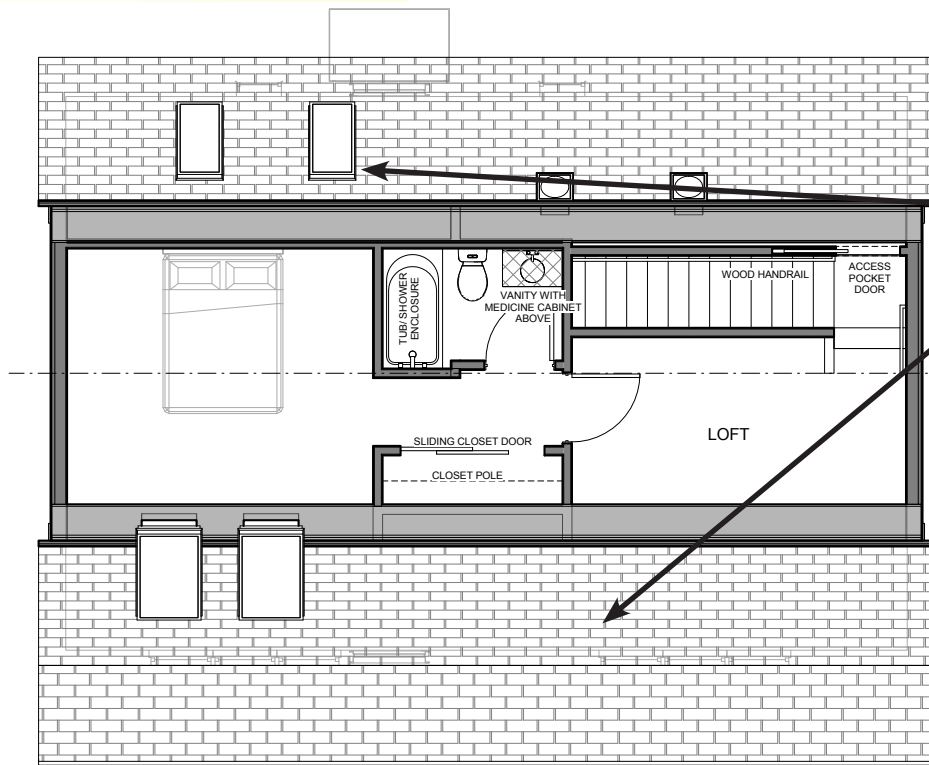
E2 1st FLOOR PLAN  
 1/4" = 1'-0"



Three dormer options (half- and full-length on the south side or a half-length dormer on the north)

**Two-bedroom type B**

Our most popular size (some available as one-bedroom with attic loft)



E6 2nd FLOOR PLAN  
 1/4" = 1'-0"



Optional bay window can be added to the living room on many homes (A, B, and C sizes).

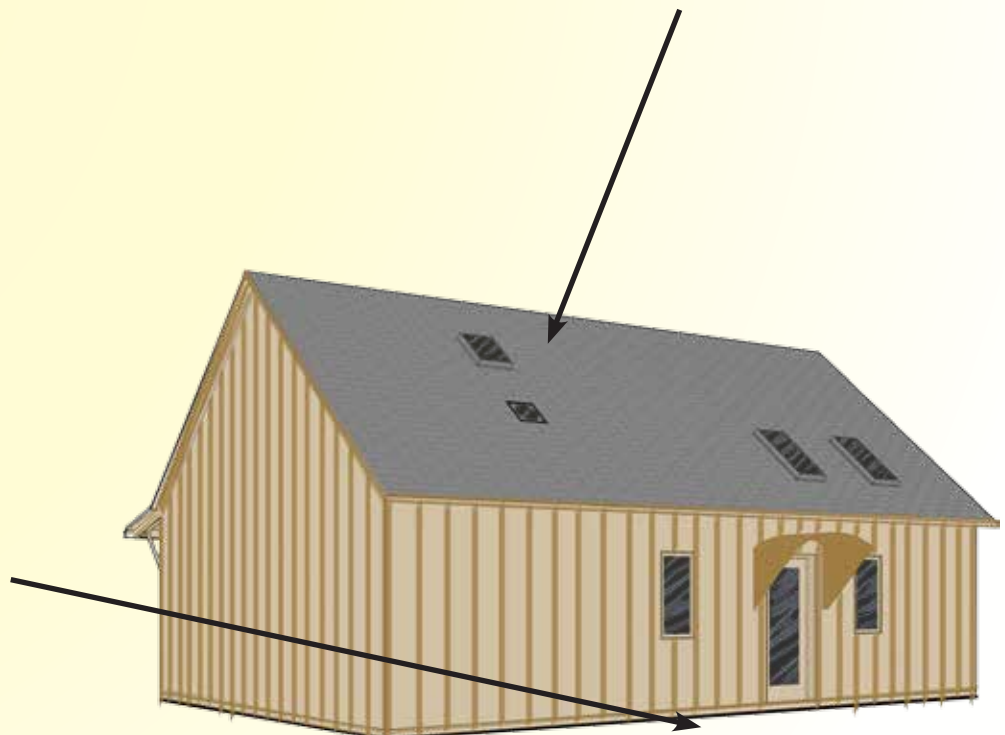


Home Type B—southwest view

Skylights and (optional) light tubes for natural light over the kitchen, baths, stairs



Add an optional patio, screened porch, or enclosed porch on the north side of any home.



Home Type B—northeast view

# Options for type B

Mix and match, but not all combinations are possible. Some options are unavailable on specific homes because of the position of each home within its cluster.

TYPE B  
SOUTH PERSPECTIVE  
BASE – 4FT SOUTH OVERHANG



TYPE B  
SOUTH PERSPECTIVE  
LSK – LOFT SKYLIGHTS



TYPE B  
SOUTH PERSPECTIVE  
WND – END UNIT WINDOWS



TYPE B  
SOUTH PERSPECTIVE  
WB – WINDOW BAY



TYPE B  
SOUTH PERSPECTIVE  
DSH – HALF SOUTH DORMER



TYPE B  
SOUTH PERSPECTIVE  
DSF - FULL SOUTH DORMER





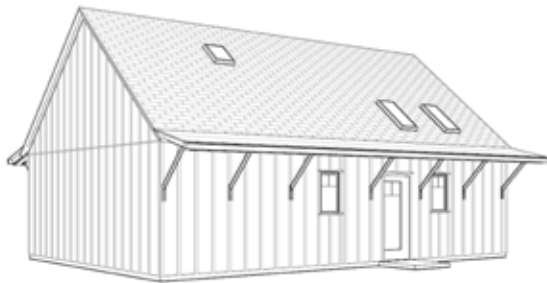
TYPE B  
SOUTH PERSPECTIVE  
PSF8 – 8FT FULL SOUTH PORCH



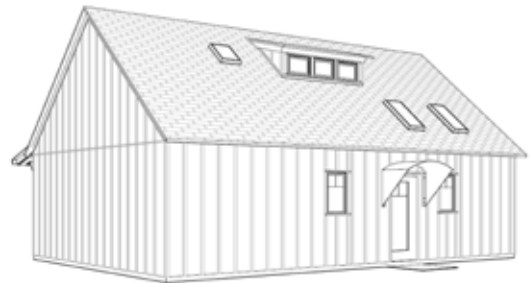
TYPE B  
SOUTH PERSPECTIVE  
PSH8 – 8FT HALF SOUTH PORCH



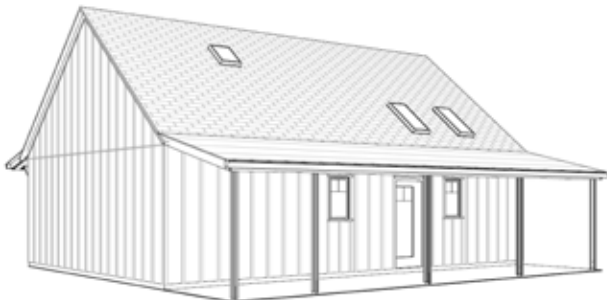
TYPE B  
NORTH PERSPECTIVE  
PN4 – 4FT NORTH OVERHANG



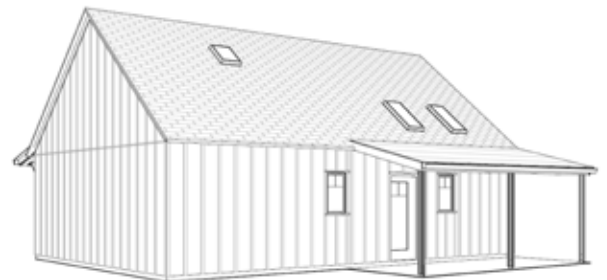
TYPE B  
NORTH PERSPECTIVE  
DNB – NORTH BATH DORMER



TYPE B  
NORTH PERSPECTIVE  
PNF8 – 8FT FULL NORTH PORCH

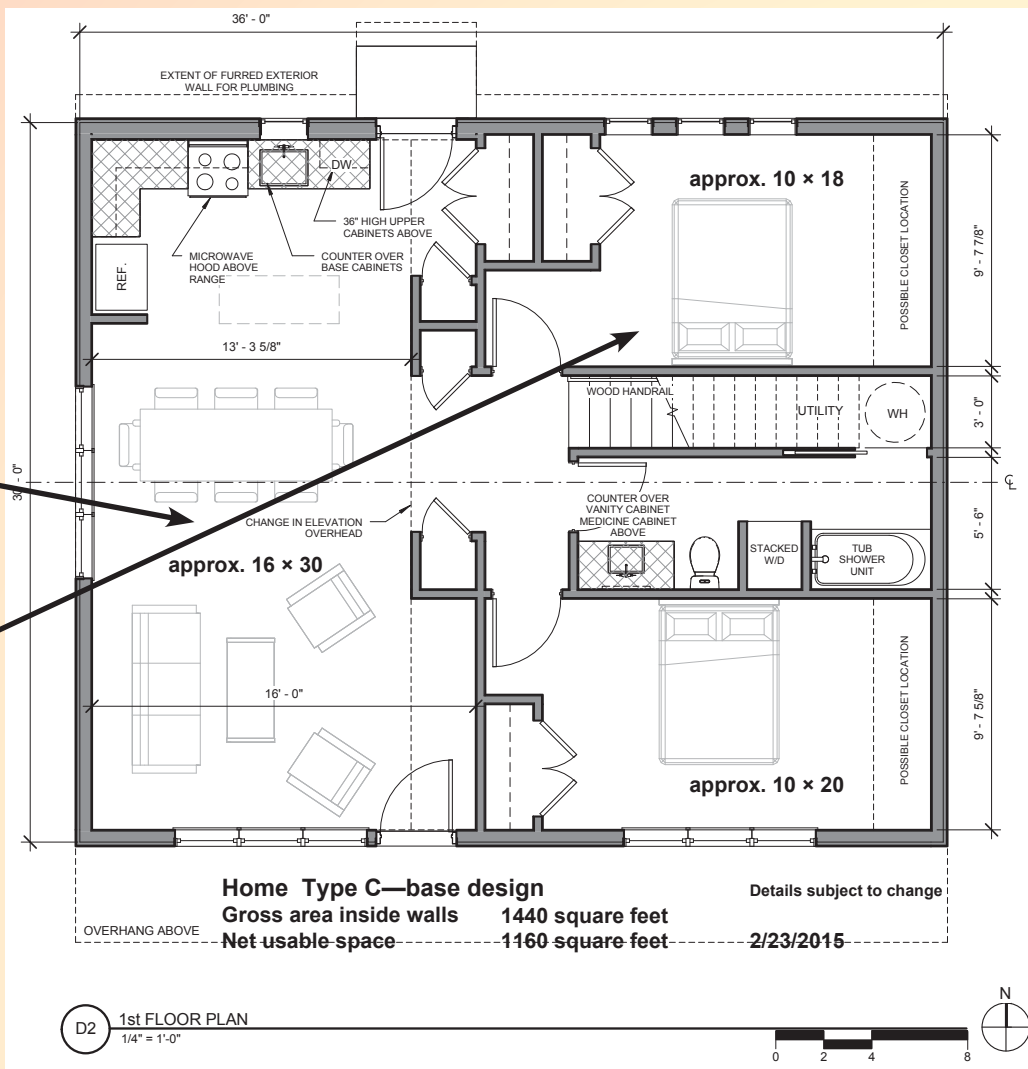


TYPE B  
NORTH PERSPECTIVE  
PNH8 – 8FT HALF NORTH PORCH



Cathedral ceiling  
standard over living  
room, dining room,  
kitchen

Optional: convert  
one bedroom to  
an office or den.

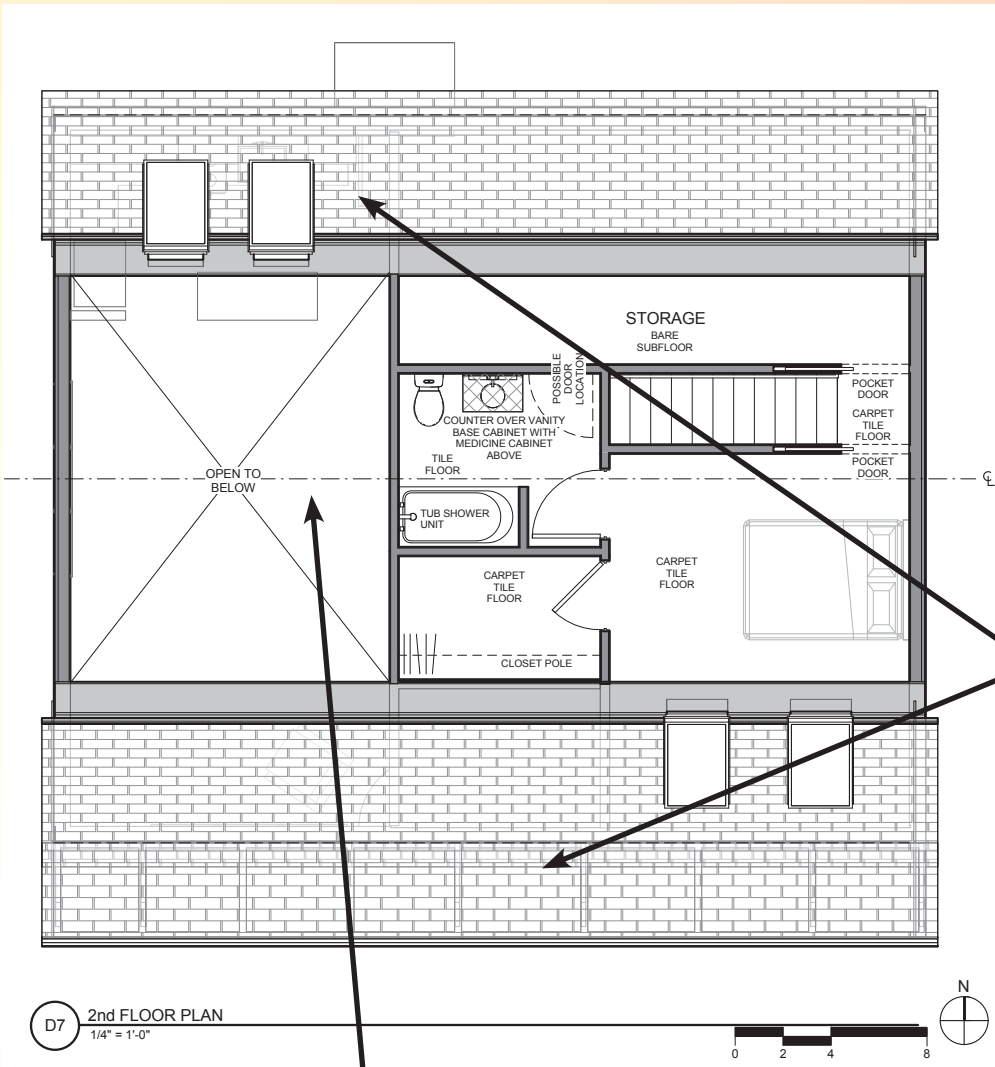


Home Type C—southwest view



# Three-bedroom type C

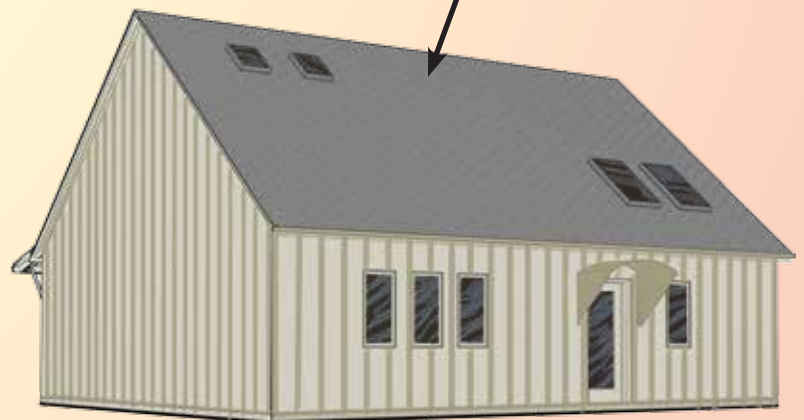
(fourth bedroom available on some homes)



Two dormer options (full-length on the south or partial on the north) allow second floor to be configured for two or three bedrooms when first floor has one bedroom and a den

Optionally close in ceiling for additional space upstairs, such as a second bedroom.

Optional skylight over upstairs bath



Home Type C—northeast view

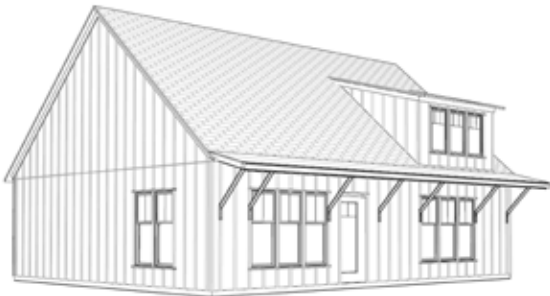
## Options for type C

Mix and match, but not all combinations are possible. Some options are unavailable on specific homes because of the position of each home within its cluster.

TYPE C  
SOUTH PERSPECTIVE  
BASE – 4FT SOUTH OVERHANG



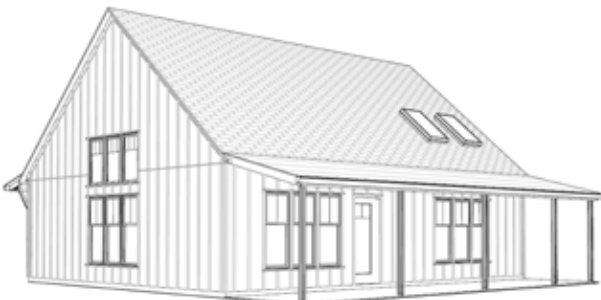
TYPE C  
SOUTH PERSPECTIVE  
DSH – HALF SOUTH DORMER



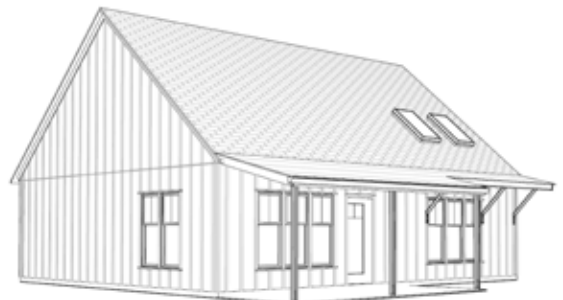
TYPE C  
SOUTH PERSPECTIVE  
DSF – FULL SOUTH DORMER



TYPE C  
SOUTH PERSPECTIVE  
PSF8 – 8FT FULL SOUTH PORCH



TYPE C  
SOUTH PERSPECTIVE  
PSH8 – 8FT HALF SOUTH PORCH





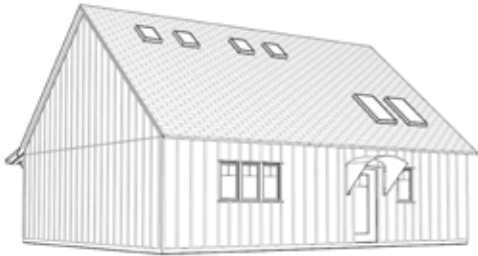
TYPE C  
NORTH PERSPECTIVE  
WND – BEDROOM SIDE WINDOWS



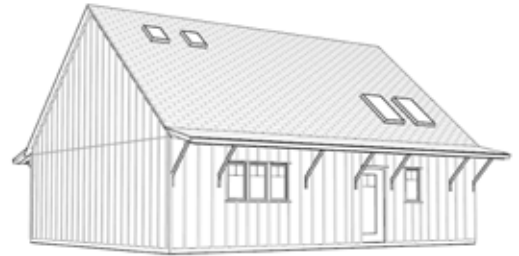
TYPE C  
NORTH PERSPECTIVE  
B2B – ADDITIONAL 2<sup>ND</sup> FLOOR BEDROOM



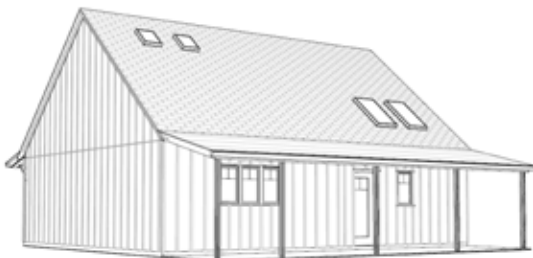
TYPE C  
NORTH PERSPECTIVE  
BSK – BATHROOM SKYLIGHTS



TYPE C  
NORTH PERSPECTIVE  
PN4 – 4FT NORTH OVERHANG



TYPE C  
NORTH PERSPECTIVE  
PNF8 – 8FT FULL NORTH PORCH



TYPE C  
NORTH PERSPECTIVE  
PNH8 – 8FT HALF NORTH PORCH

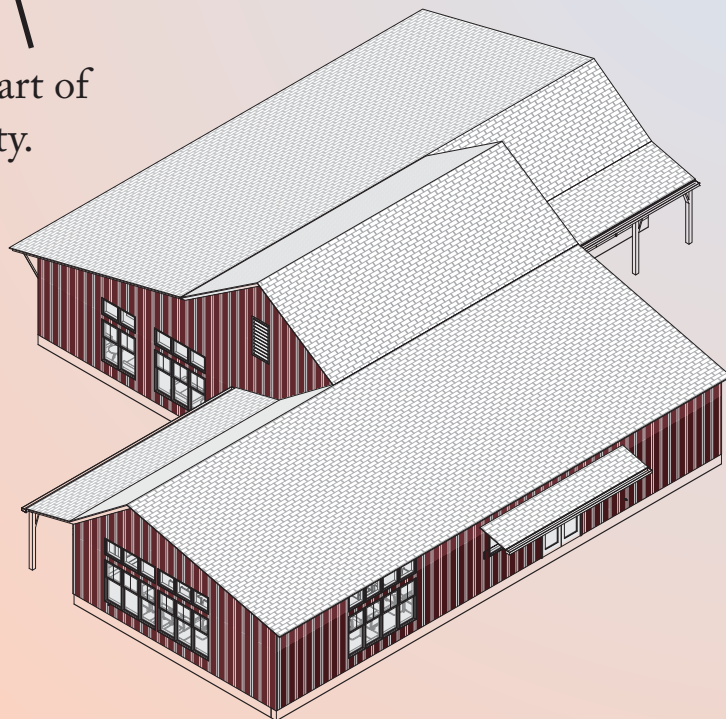


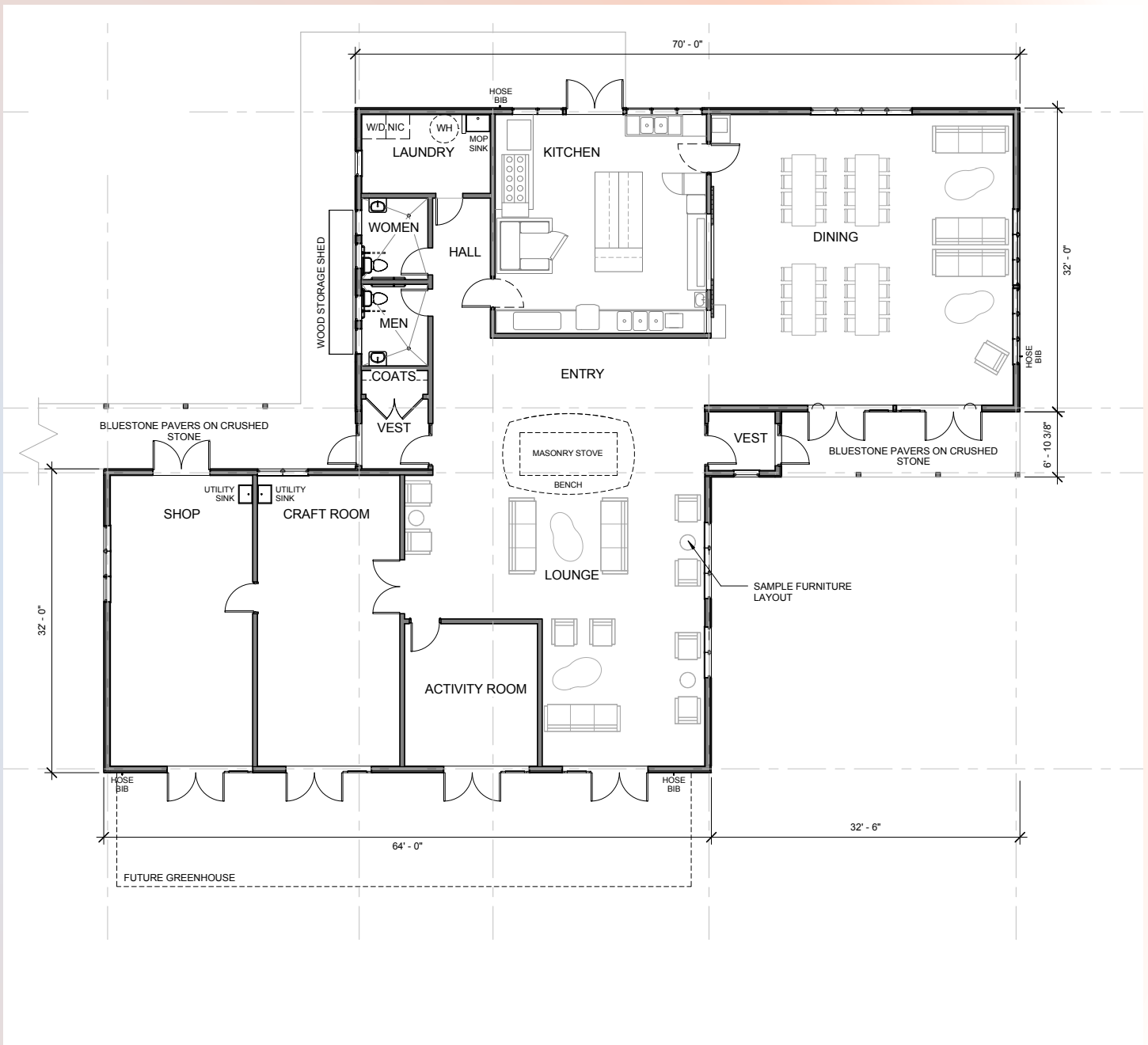


Each cluster of five homes has convenient parking on the perimeter road.

Homes are built in duplexes and triplexes. Shared, well-insulated (soundproof) walls save energy.

The 4,500-square-foot common house is the heart of the cohousing community.





Green Haven, Inc., the declarant and developer of Rocky Corner, is made up of members who plan to live at Rocky Corner. Qualified households will be able to apply to purchase homes from Green Haven, Inc., as they become available for sale. The descriptions in this brochure are believed to be accurate based on the information available at the date shown. This brochure does not constitute an offer to sell a home. Request a public offering statement for complete information, including all required disclosures.

## Base home prices\*

A limited number of homes in each size are designated to be sold at subsidized prices to households earning at or below a specified percentage of the area median income (AMI). To learn whether you qualify for a home at a subsidized price, you must complete an application process.

Base design	A home	B home	C home
Price for households at or below 60% AMI	\$106,000	\$120,000	\$140,000
Price for households at or below 80% AMI	\$152,000	\$166,000	\$186,000
Price for households at or below 100% AMI	not available	\$218,000	\$233,000
Price for households above 100% AMI	\$325,000	\$365,000	\$390,000

## Household income limits for subsidized home prices



The income limit your household must meet to qualify for a subsidized price is based on your projected total household income for the next year. This projection is arrived at as part of the application process, and you should apply even if you think your income is slightly above the limit shown below.

Household size	1	2	3	4	5	6
60% of AMI	\$34,800	\$39,780	\$44,760	\$49,680	\$53,700	\$57,660
80% of AMI	\$44,750	\$51,150	\$57,550	\$63,900	\$69,050	\$74,150
100% of AMI	\$51,730	\$59,120	\$66,510	\$73,900	\$79,812	\$85,724

## Selected option prices

Here are some of the available options, together with their expected prices. Not all options are available in all homes. Prices and availability subject to change.

	A home	B home	C home
Partial dormer	\$5,100	\$5,100	\$5,100
Full-length dormer	\$8,500	\$8,800	\$14,000
Fill in cathedral ceiling to add space on second story			\$15,000
Bump-out bay window in great room	\$3,300	\$6,300	\$6,300
Screened porch (excluding cost of patio floor)	\$1,600	\$1,700	\$1,700
Sun tunnel over bathroom, laundry, or stairwell	\$1,900	\$1,900	
Stair skylight and bath clerestore window			\$8,800
Masonry stove, many designs to choose from	varies	varies	varies
Photovoltaic panels on roof	lease or buy; cost offset by reduction in utilities		





# **Rocky Corner Cohousing**

Visit us on the web at [www.rockycorner.org](http://www.rockycorner.org)

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