

Rocky Corner

homes@rockycorner.org

Cohousing basics

- Private home
- Common house and other shared facilities
- Access to 33 acre property
- Pedestrian center
- Management and maintenance by the residents
- Egalitarian governance model, with equal access to power in decision-making

Rocky Corner amenities

- 4,500 sq. ft. common house with commercial kitchen, workshop, lounge with large, handbuilt masonry stove, multipurpose rooms
- Nearby parking for one vehicle, additional parking for a second vehicle
- Community garden with individual allotments
- Ponds, rain gardens, and other permaculture features that we'll develop over time
- Opportunity to participate in organic farm, including your own farm enterprise if you're interested

Energy-saving features

- Energy Star rated home
- Insulated slab-on-grade with shallow frost wall
- Tight envelope with insulation that exceeds code requirements
- Double-glazed windows
- Large south-facing windows to allow solar gain in winter, shaded in summer
- Efficient air-sourced heat pump to provide ductless heating and cooling
- Skylights and LED fixtures minimize energy consumption for lighting
- Solar-ready roof
- Optional masonry stove for efficient wood heat

Three-bedroom "C" model

1,160 sq. feet (base design)

Household income level (affordable applicants)	Base Price
Less than 60% of area median income	\$178,000
60%–80% of area median income	\$224,000
80%–100% of area median income	\$278,000
Market rate	\$423,000

Available Options

Available Options	Code	Price
North 4 ft overhang	PN4	\$4,713
South half-length porch	PSH8	\$4,364
South full-length porch	PSF8	\$6,663
North half-length porch	PNH8	\$6,654
North full-length porch	PNF8	\$11,071
Window bay*	WB	\$8,677
Windows centered on end wall (living room side)*	WND	\$4,953
Add window on 2nd floor*	DSF	\$2,676
Windows centered on end wall (bedroom side)*	WNDB	\$6,817
Add two loft skylights (roof windows)	LSK	\$4,364
Second floor bathroom skylights	BSK	\$1,524
South half-length dormer	DSH	\$8,218
South full-length dormer	DSF	\$26,534
North half-length dormer	DNH	\$17,282
First floor study (in lieu of one bedroom)	ST	\$91
Additional first floor half bath	WC	\$5,923
Masonry stove setup (excludes stove)	MS	\$1,741
Infill cathedral ceiling (no dormer)	INF	\$6,231

* Availability depends on location of home.

Notes

- Base price includes standard materials, cabinets, fixtures and finishes. Buyer may elect upgrades offered by the builder or may supply certain items instead of seller's supplying them. Some restrictions apply.
- Buyer is responsible for furnishing Energy Star rated appliances, but buyers may elect to cooperate on bulk purchases. No gas appliances are permitted inside the home.
- Number of bedrooms is fixed (two, three, or four, depending on specific home) and cannot be changed by the addition of options.
- See reverse for floor plan and dimensions. Plan may be reversed left-to-right, depending on location of home on the site.

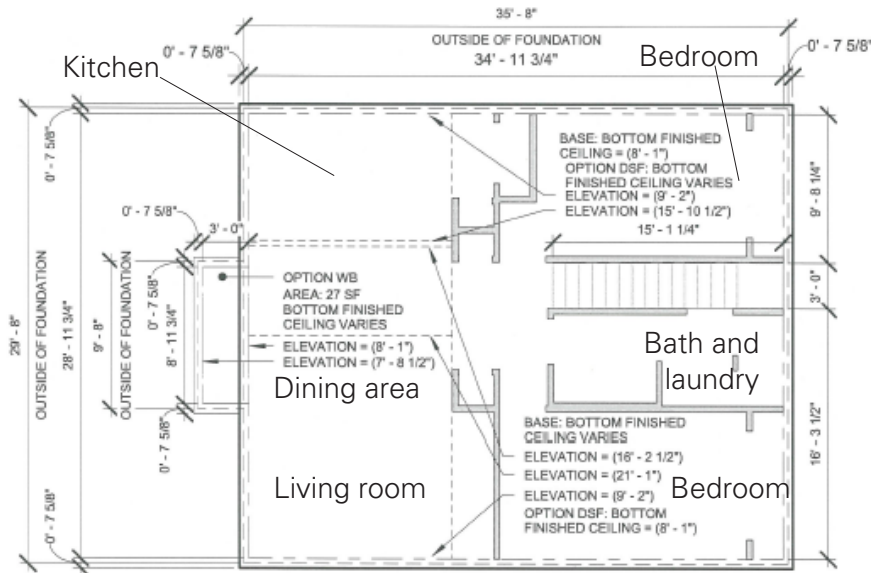
OPTION DESCRIPTIONS

(ONLY OPTIONS THAT AFFECT HOME VOLUME LISTED)

WB	WINDOW BAY CENTERED ON THE LIVING AREA EXTERIOR WALL
DSH	SOUTH HALF-LENGTH DORMER
DSF	SOUTH FULL-LENGTH DORMER
DNH	NORTH HALF-LENGTH DORMER

LEGEND

	EXTERIOR FACE OF SHEATHING
	INTERIOR WALL FINISH
	OUTSIDE OF FOUNDATION
	OVERHEAD ELEVATION CHANGE



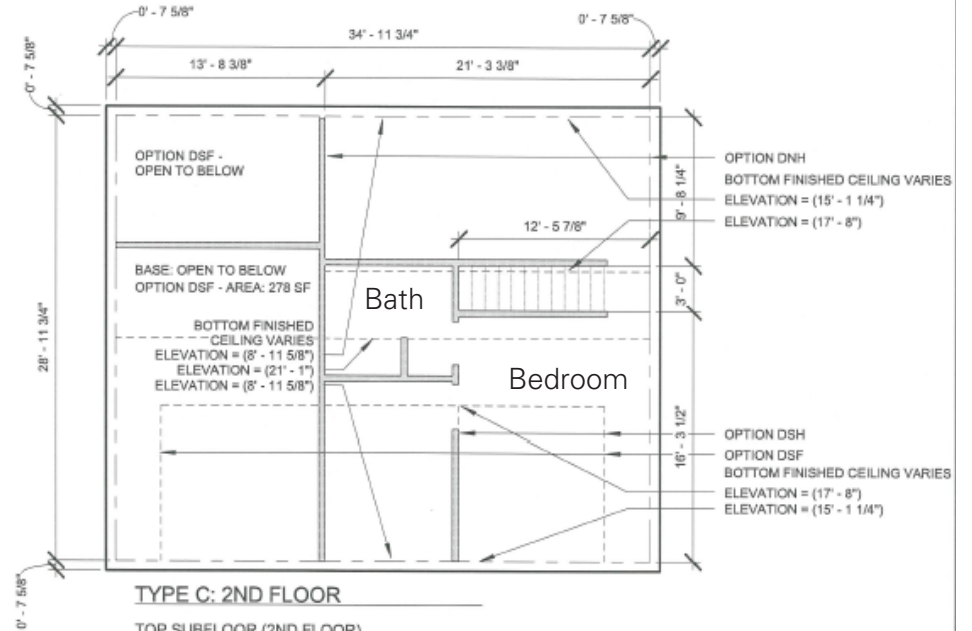
TYPE C: 1ST FLOOR

TOP SUBFLOOR (1ST FLOOR)
ELEVATION = (0' - 0")

BOTTOM FINISHED CEILING (1ST FLOOR)
ELEVATION = (8' - 1")

1ST FLOOR STAIRWAY AREA = 45SF
1ST FLOOR AREA W/O STAIR = 968 SF
ENTIRE 1ST FLOOR AREA = 1013 SF

OPTION WB = +27 SF



TYPE C: 2ND FLOOR

TOP SUBFLOOR (2ND FLOOR)
ELEVATION = (8' - 11 5/8")

BOTTOM FINISHED CEILING (2ND FLOOR)
ELEVATION = VARIES

2ND FLOOR STAIRWAY AREA = 37 SF
2ND FLOOR AREA W/O STAIR = 579 SF
ENTIRE 2ND FLOOR AREA = 616 SF

OPTION DSH = +278 SF



Disclaimer

Buildings and improvements shown NEED NOT BE BUILT. This descriptive brochure is not an offer to sell a home. Please refer to the public offering statement.

Accessibility and aging in place

Universal design principles are applied throughout:

- Homes and common house have grade-level entrances
- Paths are laid out with wheelchair-friendly slopes
- Doorways and room layouts accommodate wheelchairs
- Stairs can accommodate a chair lift
- All homes have a bedroom and a bath with a roll-in shower and laundry hookups on first floor
- Bath has blocking to accommodate grab bars



EQUAL HOUSING
OPPORTUNITY