

# Rocky Corner

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## 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

Less than 60% of area median income  
60%–80% of area median income  
80%–100% of area median income  
Above 100% of area median income

### Base Price

\$178,000  
\$224,000  
\$278,000  
\$423,000

### 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*              | WND  | \$4,953  |
| Add window on 2nd floor*                   | DSF  | \$2,676  |
| 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                   | DNB  | \$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.

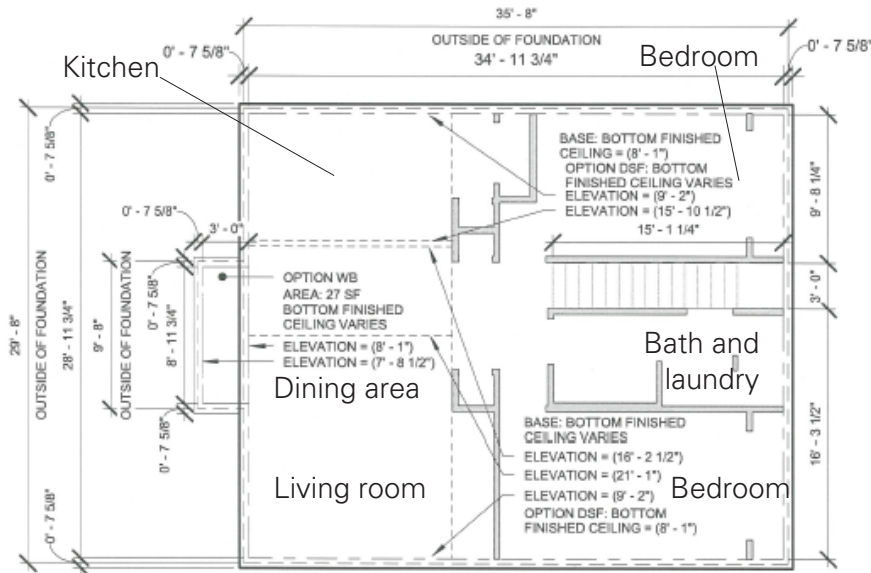
## OPTION DESCRIPTIONS

(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



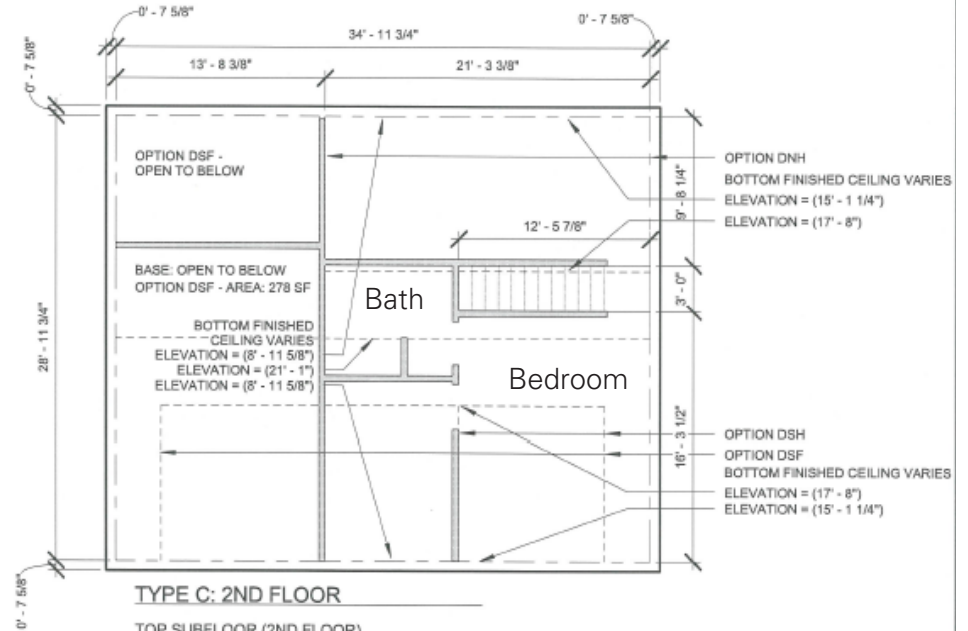
**TYPE C: 1ST FLOOR**

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