

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

Two-bedroom "B" model

1,080 sq. feet (base design)

Household income level (affordable applicants)

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

Base Price

- \$148,000
- \$166,000
- \$250,000

Market rate

\$398,000

Available Options

	Code	Price
North 4 ft overhang	PN4	\$4,713
South half-length porch	PSH8	\$4,429
South full-length porch	PSF8	\$6,615
North half-length porch	PNH8	\$7,496
North full-length porch	PNF8	\$11,071
Window bay*	WB	\$9,098
Windows centered on end wall*	WND	\$5,375
Add two loft skylights (roof windows)	LSK	\$4,364
Second floor bathroom skylights	BSK	\$1,524
South half-length dormer	DSH	\$8,535
South full-length dormer	DSF	\$14,412
North bathroom dormer	DNB	\$4,943
First floor study (in lieu of one bedroom)	ST	\$702
Additional first floor half bath	WC	\$5,886
Masonry stove setup (excludes stove)	MS	\$1,741

* 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 (one or two, depending on specific home) and cannot be increased 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.

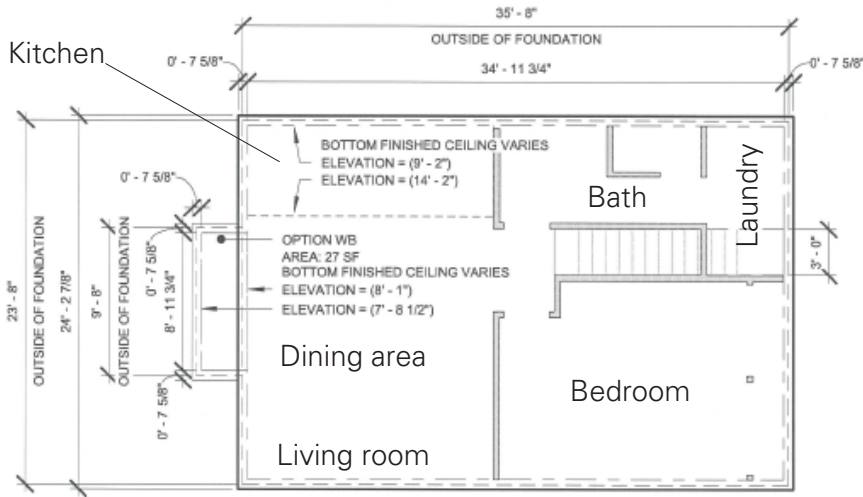
OPTION DESCRIPTIONS

(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
DNB	NORTH BATHROOM DORMER

LEGEND

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



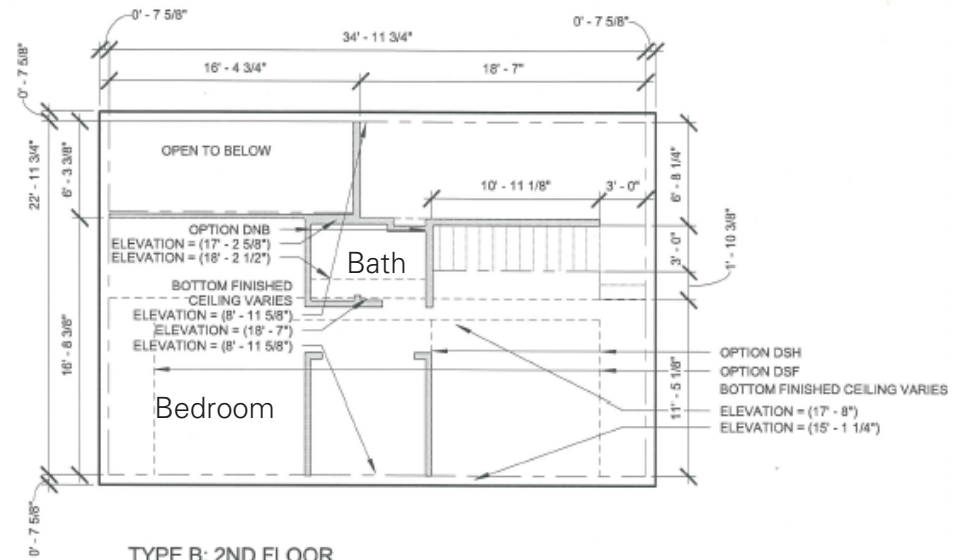
TYPE B: 1ST FLOOR

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 = 759 SF
ENTIRE 1ST FLOOR AREA = 804 SF

OPTION WB = +27 SF



TYPE B: 2ND FLOOR

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

BOTTOM FINISHED CEILING (2ND FLOOR)
ELEVATION = VARIES

2ND FLOOR STAIRWAY AREA = 47 SF
2ND FLOOR AREA W/O STAIR = 653 SF
ENTIRE 2ND FLOOR AREA = 701 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