

Community Information



COMMUNITY DETAILS

78 total homes, built in two phases:

- **Phase 1** = 48 homes – Construction underway
- **Phase 2** = 30 homes – Construction estimated to start in late 2022
- **Average Build Time** is about 6 months after the foundation has been installed
- **Average Lot Size** = approx. 6,000 sq. ft.

4 Floor Plans:

- **Plan 1 – Single-Story (20 Total)**
1,709 sq. ft. | 3 Beds & 2 Baths | 2-Car Garage
- **Plan 2 – Two-Story (20 Total)**
2,193 sq. ft. | 4 Beds & 3 Baths | 2-Car Garage
- **Plan 3 – Single-Story (23 Total)**
2,152 sq. ft. | 3-4 Beds & 2.4 Baths | 2-Car Garage
- **Plan 4 – Two-Story (15 Total)**
2,353 sq. ft. | 5 Beds (4 + ADU) & 4 Baths | 2-Car Garage

3 Elevations Per Floor Plan & 3 Color Schemes Per Elevation:

- **(A) Desert Contemporary**
Features stucco & stone accent siding
- **(B) Modern Farmhouse**
Features stucco & board/batt wood siding
- **(C) Modern Ranch**
Features stucco & lap wood siding



SCHOOLS

- Bellevue Elementary (K-6)
- Lawrence Cook Middle School (6-8)
- Elsie Allen High School (9-12)



UTILITIES

- **Water & Sewer** – City of Santa Rosa
- **Electricity & Gas** – PG&E
- **Telephone & Internet** – AT&T & Comcast
- **Trash** – Recology



ASSOCIATIONS

NO Homeowners Association

- However, there is an "Architectural Board" that will be formed by the new homeowners to protect the general community aesthetic.



PROPERTY TAX DETAILS

- **Property Tax Rate** = 1.1745%
- **NO MELLO ROOS**



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Community Located at 2017 Flapjack Way, Santa Rosa, CA 95407

