



SADDLE CREEK INFORMATION



COMMUNITY MANAGERS

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4/8/2019





SADDLE CREEK FIRST PHASE



- **SOLD**
- **RESERVED**
- **MODEL**
- **AVAILABLE HOME**

Available Home Sites and Available Homes change frequently and their availability can not be guaranteed. Please check with Community Mangers below for the most accurate information.

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SADDLE CREEK

AVAILABLE NEW HOMES

Floor Plan Builder	Home Site MLS #	Features	Price
Rawlings 2 Story Rodrock Homes	6 15708 Alhambra St. MLS 2156260	4 Bedroom, 3.1 Baths, 3 Car. Elev. 1 Exciting new plan. Impressive home with 2 story Great Room with stacked windows, amazing kitchen with beautiful cabinetry & 2nd kitchen pantry! Study on main level, DAYLIGHT basement with composite deck. Cul-de-sac location.	\$613,000 210 Days
New Haven 1 1/2 Story Rodrock Homes	15 4007 W 157th Terr.	5 Bedroom, 4 Baths, 3 Car. A fabulous floor plan that includes main floor master suite with an additional bedroom/study and a hearth room. Laundry room is located next to master and expanded pantry adds function for today's lifestyles. Loft upstairs. Daylight with a covered deck on a Cul-de-sac	\$624,000 210 Days
Lancaster 2 Story Rodrock Homes	8 15701 Alhambra St.	4 Bedrooms, 4.1 Baths, 3 Car. New & Improved Lancaster plan with an impressive Kitchen, large pantry and a true 5th bedroom on the main floor with a private bath. Hardwood floors greet you and highlight the main floor. Cul-de-sac location.	\$574,000 210 Days
Rawlings 2 Story Rodrock Homes	9 15705 Alhambra St. MLS 2156265	4 Bedroom, 3.1 Baths, 3 Car. Elev. 2 Exciting new plan. Impressive home with 2 story Great Room with stacked windows, amazing kitchen with beautiful cabinetry & 2nd kitchen pantry! Study on main level, DAYLIGHT basement with composite deck. Cul-de-sac location.	\$623,000 210 Days
New Haven 1 1/2 Story Rodrock Homes	10 15709 Alhambra St. MLS 2156271	5 Bedroom, 4 Baths, 3 Car. A fabulous floor plan that includes main floor master suite with an additional bedroom/study and a hearth room. Laundry room is located next to master and expanded pantry adds function for today's lifestyles. Loft upstairs. DAYLIGHT basement with composite deck.	\$634,000 210 Days
Aspen II Reverse Rodrock Homes	11 15713 Alhambra St. MLS 2156287	4 Bedroom, 3 Baths, 3 Car. Elev. A Fabulous New Reverse plan on a walkout treed home site. 1st floor master suite along with a 2nd Bedroom/study on the main floor. Rec. Room with bar and two additional Bedrooms in lower level. Cul-de-sac location.	SOLD 90 Days
Aspen II Reverse Rodrock Homes	20 4111 W. 157th Terr. MLS 2156293	4 Bedroom, 3 Baths, 3 Car. Elev. A Fabulous New Reverse plan on a daylight home site. 1st floor master suite along with a 2nd Bedroom/study on the main floor. Rec. Room with bar and two additional Bedrooms in lower level. Cul-de-sac location.	\$548,500 180 Days
Irving 2 Story Rodrock Homes	21 4115 W. 157th Terr.	4 Bedroom, 3.1 Baths, 3 Car. Elev. C Popular home with an office on the main floor. Great Kitchen with a large pantry highlight the 1st floor with Formal Dining as well as a large Breakfast Room. COVERED PATIO. Daylight with a covered deck on a Cul-de-sac home site.	\$514,000 210 Days
Lancaster 2 Story Rodrock Homes	25 15704 Buena Vista St.	4 Bedrooms, 4.1 Baths, 3 Car. New & Improved Lancaster plan with an impressive Kitchen, large pantry and a true 5th bedroom on the main floor with a private bath. Hardwood floors greet you and highlight the main floor.	\$553,500 210 Days

Pricing and availability subject to change without notice.

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AVAILABLE NEW HOMES

Floor Plan Builder	Home Site MLS #	Features	Price
Irving 2 Story Rodrock Homes	16 4011 W. 157th Terr.	4 Bedroom, 3.1 Baths, 3 Car. Elev. C Popular home with an office on the main floor. Great Kitchen with a large pantry highlight the 1st floor with Formal Dining as well as a large Breakfast Room. COVERED PATIO. Daylight with a covered deck on a Cul-de-sac street home site.	\$520,000 210 Days
New Haven 1 1/2 Story Rodrock Homes	22 4110 W. 157th Terr.	5 Bedroom, 4 Baths, 3 Car. A fabulous floor plan that includes main floor master suite with an additional bedroom/study and a hearth room. Laundry room is located next to master and expanded pantry adds function for today's lifestyles. Loft upstairs. On a Cul-de-sac home site.	\$603,000 210 Days
El Dorado II 1 1/2 Story Rodrock Homes	17 4015 W. 157th Terr.	4 Bedrooms, 4.1 Baths, 3 Car. New & Improved El Dorado plan with an impressive 1st floor design that includes a spacious Kitchen, 2nd kitchen pantry and an office, in addition to a beautiful master suite. Hardwood floors greet you and highlight the main floor. Cul-de-sac street location.	\$587,000 210 Days

HOME SITE INFORMATION

Home Site #	Size (Sq. Ft.)	Feature	Price
12	13,755	W/O	\$136,950
13	15,724	W/O	\$142,950
14	10,124	D/L	\$124,950
18	11,339	LEVEL	\$109,950
24	12,119	LEVEL	\$109,950

Choice of home plan, topography of the lot, and grading may affect whether or not a Walkout or Daylight Basement on a lot so designated is feasible. Please consult with Rodrock Homes.

Prices are subject to change without prior written notice.

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SADDLE CREEK APPROVED FLOOR PLANS

TWO STORY PLANS

IRVING
ASHTON III
LANCASTER
RAWLINGS
RAWLINGS II
ASHTON EX

REVERSE PLANS

CARSON
SONOMA
ASPEN II
AUGUSTA

1 1/2 STORY PLANS

EL DORADO II
KINGSTON
NEW HAVEN
ANTHEM

This is a list of approved plans, however custom plans will be considered, as well as modifications to existing plans.

This list of approved plans is subject to change without notice.

Revised: 10/4/2018

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SADDLE CREEK BUILDING REQUIREMENTS

FINISHED SQUARE FOOTAGE:

Finished floor area excludes finished attics, garages, basements, or similar-Variations must be approved

- Ranch: 2000 sq. ft. minimum
- Reverse 1.5 Story: 2,700 sq. ft. minimum total; with at least 1,600 on main floor
- Two story residence: 2,800 sq. ft. minimum total
- One and one-half story: 2,700 sq. ft. minimum total; with at least 1,600 on main floor

APPROVAL PROCESS

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans
- Exterior materials
- Exterior color scheme
- General landscaping plan (minimum \$2,500)
- Minimum 2 trees in front yard, greater than 2" caliper-at least one hardwood.
- Plot plan with placement and grading (must be prepared by Phelps Engineering)
- As Builts (must be prepared by Phelps Engineering)

BUILDING MATERIAL REQUIREMENTS:

Exterior:

- Exterior walls and appurtenances should be L.P. smart siding/trim or greater.
- Shutters must be constructed of wood.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all 4 sides.
- Exterior vertical components such as porches, decks or lanais covered with paint or stain.
- Exposed exterior foundations and walls shall have same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 9 foot foundation walls on specs and models.
- Minimum three-car garage.
- Approved fences must be 3-rail Montage Majestic Style with dome tops in flat black color, build vertical and horizontal with a maximum height of 4 feet and stair stepped.
- Location of fence must follow property lines and attach to rear of the residence.
- Vertical decking and handrails must be constructed of Cedar, ground supports may be of treated wood.

Doors & Windows:

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, vinyl, fiberglass or any other materials approved.
- No windows or exterior doors may be silver or other bright finish.
- 8 foot garage doors with architectural pattern.

Roofs:

- 30 Year Composition or greater, Approved color to be Weathered Wood.

Miscellaneous:

- Uniform address plaques required
- In-ground irrigation system
- Fully Sodded Lot
- Pre-stub radon vent through attic required
- No more than 2 feet of foundation exposed at the front landscape bed area

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