

**10431 Newbliss Way  
Dorsey - 3 Roots**

**Property Features**

- Top-floor penthouse-style residence with no shared walls
- Private elevator from entry/garage directly to the living level
- All living space on one level
- 14-ft vaulted ceilings in the great room with custom wood beams
- Luxury vinyl plank flooring throughout main living areas
- Custom window coverings
- Four-panel sliding glass doors opening to a large private balcony
- Primary suite with walk-in closet, dual vanity, and custom tile shower
- Dedicated laundry closet with full-size washer/dryer and built-in storage system
- Central heating and air conditioning
- Solar panels and tankless water heater for energy efficiency
- Whole-home water filtration system
- Smart thermostats and Ring doorbell
- Oversized attached 2-car garage with EV charging capability
- CAT6 wiring throughout the home
- Dedicated guest parking and nearby street parking
- Conveniently located near amenities

**Community Amenities – 3Roots**

- State-of-the-art fitness center operated by Fit Athletic
- Six-lane lap pool
- Resort-style lounge pool with cabanas
- Sauna
- Outdoor grilling areas
- Parks
- Athletic fields
- Basketball courts
- Walking and biking trails
- Gathering spaces throughout the neighborhood.

**Additional Information**

- HOA Community Handbook:  
[https://drive.google.com/drive/folders/1NZmasKiuTAmV\\_O3I9IdnLK1vLbZ2eLSJ?usp=drive\\_link](https://drive.google.com/drive/folders/1NZmasKiuTAmV_O3I9IdnLK1vLbZ2eLSJ?usp=drive_link)
- Elevator: The unit includes a private elevator. Please review the operating instructions posted inside the elevator for proper use.  
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**Terms:**

- Rent: \$4,295 including trash and full access to all 3 Roots amenities.
- A minimum 12-month lease required.
- Security deposit equal to one month's rent due at lease signing. First month's rent due prior to move-in.
- No smoking allowed.
- Tenant to acknowledge and adhere to Community Guidelines (provided with lease).
- Renter's insurance required.
- Pets: small dogs permitted on a case-by-case basis.
- Available now