



# ROSEWOOD VILLAGE

WHITTIER





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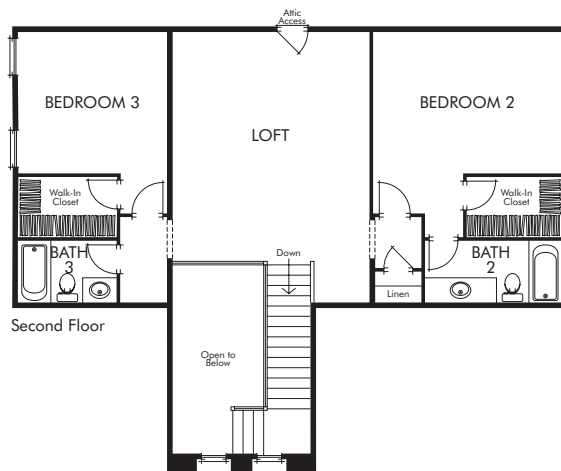
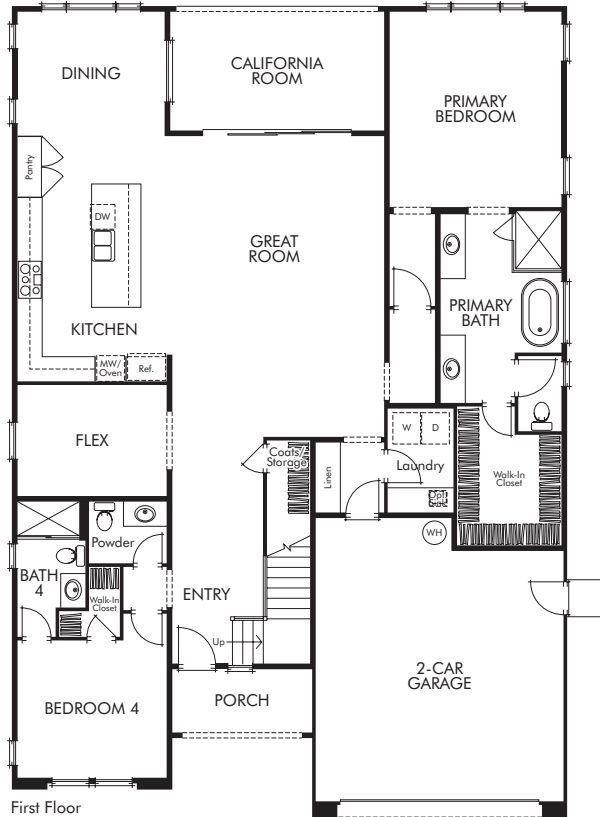




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PLAN 1: 3,128 SQ. FT. | 4 BEDS | 4.5 BATHS | LOFT | 2-CAR GARAGE

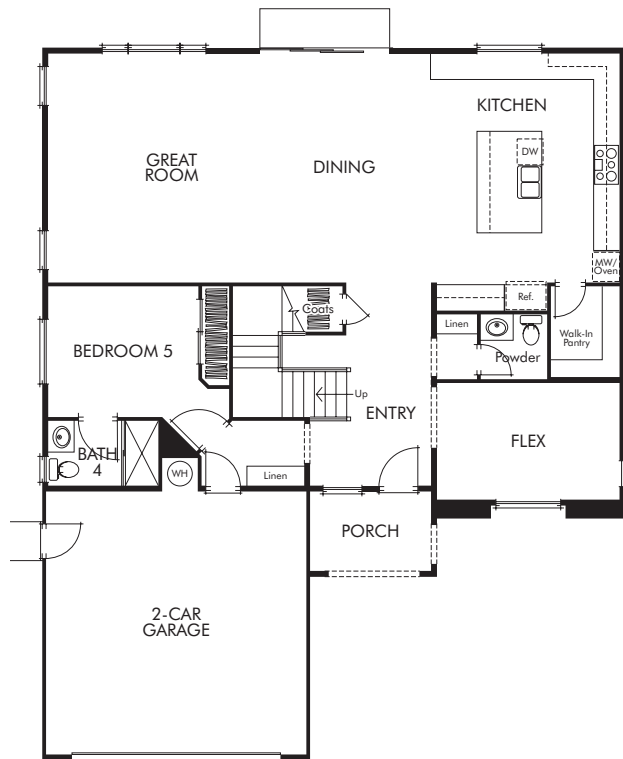




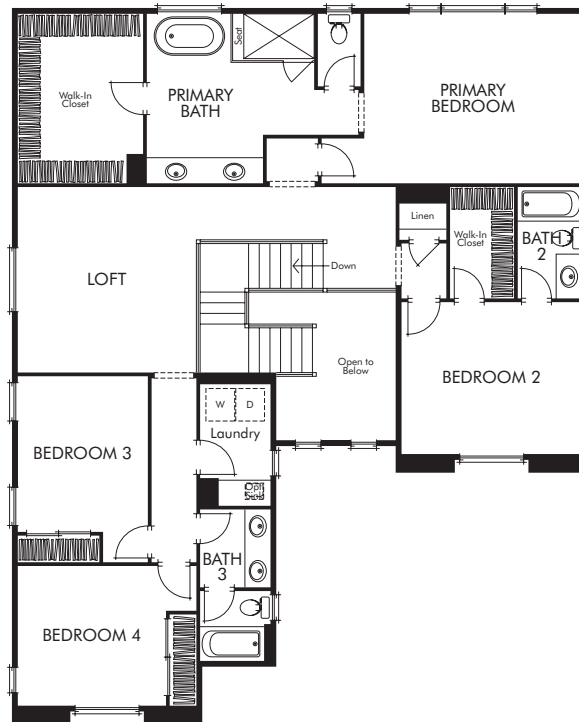
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PLAN 2: 3,330 SQ. FT. | 5 BEDS | 4.5 BATHS | FLEX + LOFT | 2-CAR GARAGE



First Floor



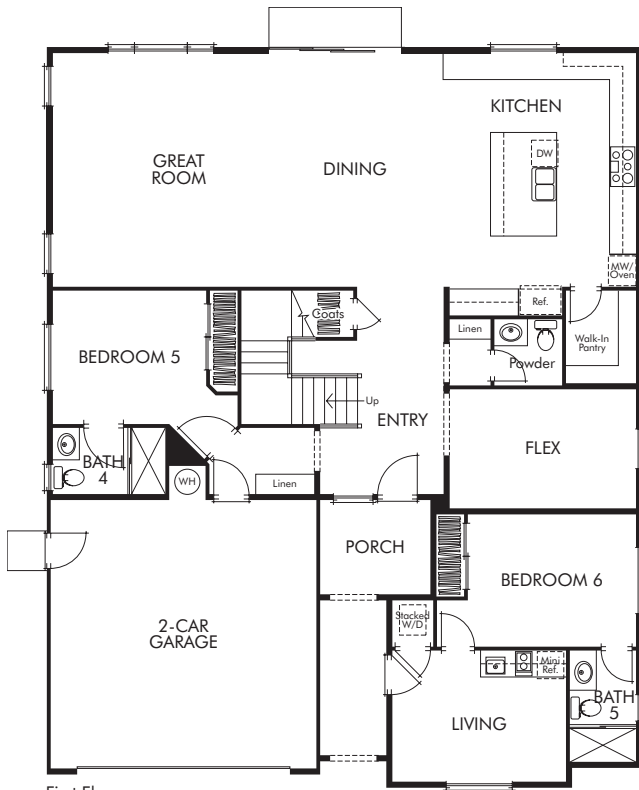
Second Floor



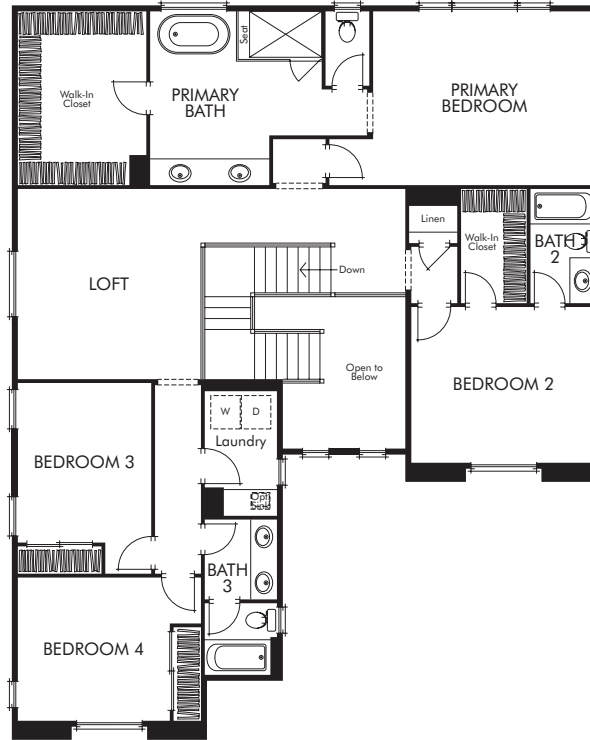
All information, including prices, plans, options, features and terms, is subject to change without notice. All listings of square footage are estimates only. Square footage estimates may include space that is not useable for residential purposes. Size, number of utility closets and locations of windows, front entries and doors vary per elevation and homesite location. Buyer should rely on his or her own evaluation of useable area. Depictions of homes or other features are artist conceptions. The availability of certain options is subject to construction status and schedule. Plans to build out this neighborhood as proposed are subject to change without notice. Hardscape, landscape, upgraded features and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. All imagery is representational and does not depict specific building or future amenity details. Views vary per homesite location, and no view is promised. Models or persons in photos do not reflect ethnic preferences and housing is open to all without regard to race, color, religion, sex, familial status, handicap or national origin. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual New Home communities. Landsea Real Estate California Inc. DRE # 1203925; Landsea Construction LLC CSLB # 1042287; TNHC Realty and Construction Inc. DRE # 2196303, CSLB # 938080

**PLAN 3:** 3,704 SQ. FT. | 5 BEDS | 4.5 BATHS | FLEX |  
LOFT + 1 BED 1 BATH SUITE | 2-CAR GARAGE

**ROSEWOOD VILLAGE**  
WHITTIER



First Floor



Second Floor



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# all in design

RISEWELL HOMES INCLUDED FEATURES

**ROSEWOOD VILLAGE**  
WHITTIER



## ARCHITECTURAL & INTERIOR DESIGN

- Designer Selected Exterior Colors
- 8' Therma Tru Panel Front Entry Door Per Elevation
- 8' Insulated Garage Doors Per Plan
- Front Yard Landscaping
- Kwikset Chrome Levered Interior Door Handles
- LED Lighting throughout Per Plan
- Tile Flooring at Entry, Kitchen, Nook, Bathrooms and Laundry
- 8' Sliding Glass Patio Door



## DESIGNER BATHROOMS

- Painted Cabinetry
- Moen Chrome Bath Fixtures with Coordinating Bath Accessories
- E-Stone Countertop with Undermount Sinks at Primary Bath
- Freestanding Soaking Tub at Primary Bath
- Tile Flooring
- E-Stone Countertop with Undermount Sink at Secondary Bath
- Clear Glass Shower Enclosure with Chrome Hardware at Primary Bath
- Primary Shower Tile Surround & Fiberglass Pan



## GOURMET KITCHENS

- GE® Stainless Steel Appliances Including:
  - 36" GE Electric Cooktop
  - Microwave
  - Dishwasher
- 36" Under Cabinet Hood
- 30" Built in Wall Oven
- Granite Slab Countertops with 6" Backsplash, Full Height at Cooktop
- Stainless Steel Undermount Equal Bowl Sink
- Painted Cabinetry With 42" Upper Cabinets
- Tile Flooring



RISEWELL HOMES TECH & WELLNESS

- Smart Gateway
- Alarm.Com® Video Doorbell
- Honeywell® Z-Wave Thermostat
- Liftmaster® Smart Wi-Fi Garage Door Opener
- Energy-Efficient Low-E Windows
- Heat Pump Water Heater



## insignia

RISEWELL HOMES DESIGN

- ### OPPORTUNITIES FOR DESIGN PERSONALIZATION
- Luxury Vinyl Plank (LVP) and Carpet Upgrades
  - Quartz Countertops
  - Tile Shower Surrounds at Primary Bath

## FREQUENTLY ASKED QUESTIONS

### How many homes will be built at Rosewood Village?

A total of 29 homesites will be available, offering three uniquely designed floorplans. These spacious two-story residences feature open-concept layouts, private backyards, and up to 3,330 sq. ft. of living space.

### Is there an HOA Fee for homeowners at Rosewood Village?

Yes, the HOA will be \$128 per month at buildout, contributing to the neighborhood's public park, picnic seating, and open green space.

### What are the base property taxes at Rosewood Village?

The base tax rate is 1.15%

### What schools are in the area?

Families at Rosewood Village have access to a selection of highly rated public schools within the Lowell Joint and Fullerton Joint Union High School Districts. Nearby options include Meadow Green Elementary and Scott Avenue Elementary, both known for strong academic programs and supportive learning environments. For middle school, students can attend Rancho-Starbuck Intermediate, and high schoolers are served by La Habra High School, which offers a variety of advanced placement courses, extracurriculars, and college-prep resources.

### Are there community amenities available for all residents at Rosewood Village?

While Rosewood Village does not include private community amenities, residents enjoy access to a charming public park within the neighborhood, featuring picnic seating, and open green space—perfect for casual gatherings, outdoor meals, and connecting with neighbors in a relaxed setting.

### Does the home come with a Warranty?

As a homeowner, you will receive a one-year “workmanship” warranty covering certain elements of your home. Each home is covered by a limited structural warranty for up to 10 years, generally covering the foundation, framing components and all structural hardware.

**BUILDER CONTACT INFORMATION:**  
[RosewoodVillage@RiseWellHomes.com](mailto:RosewoodVillage@RiseWellHomes.com)  
(562) 579-2064

