



Rosewood Creek

This gorgeous neighborhood is located on the north edge of Tipp City, in the desirable Tipp City School District. Rosewood Creek offers the tranquility of rural living, but just minutes from shopping and 175.

Number of Lots in Subdivision:

114 total in Phase(s) 1-3
1 Available in 2A
10 Available in 2B
23 Available in 3

Lot Price:

\$49,900-\$52,900 Phase 3B
\$89,900 Phase 2B

HOA Fee:

\$460 Annually

Size of Lots:

Lots range from .23 to .71 Acre

House Size:

Each residential structure erected on any building site shall be constructed not with less than the following minimum square feet:

- (A) 2000 SF on "Estate Lot"
- (B) 1500 SF on "Executive Lot"
- (C) 1400 SF on "Garden Lot"
- (D) 1000 SF on "Zero Lot Line"

This square footage shall exclude garage and base-ment, decking, patios, and unenclosed porches. The first floor of all structures shall have a ceiling height of not less than 8 feet in all enclosed, heated, habitable space.

Exterior Requirements:

Exteriors shall consist of Brick, Stone, Cedar, Cement Board, or Stucco in the following percentages:

| Lot | Front | Sides | Corner lot | Rear |
|-----------|-------|-------|------------|------|
| Estate | 100% | 100% | 100% | 100% |
| Executive | 75% | 30% | 75% | 0% |
| Garden | 75% | 30% | 75% | 0% |
| Zero Lot | 75% | 30% | 75% | 0% |

Utilities:

| | | |
|--------------|---------------------|--------------|
| Electric | Tipp City Municipal | 937.667.8424 |
| Natural Gas | Vectren | 937.440.1800 |
| Phone | Verizon | 800.483.4000 |
| Cable | Time Warner | 937.339.4770 |
| Water/Sewer: | City of Tipp City | 937.506.3200 |

Schools:

| | |
|---------------------|--------------|
| Tipp City Schools | 937.667.8444 |
| tippcityschools.com | |

Homes starting at \$225,000+ lot

Homes in this area are protected by Covenants, Conditions and Restrictions.
Please contact our office 937-335-9096 for more information.