Thoreau Main Floor

Townhome Condominium | Spokane's South Hill



Conceptual interior rendering. Actual finishes, views and dimensions may vary. Furnishings and decor shown for illustration.

$695,000 introductory price *

1,076 SF | 2 BEDROOMS | 2 BATHS | STEPLESS ENTRY

*** Pricing note:** $695,000 is the base price for a home purchased before its construction begins. Once construction has begun, a home may feature upgrades that are installed or committed, and it will be priced above the base to reflect them

Single level living with a private courtyard

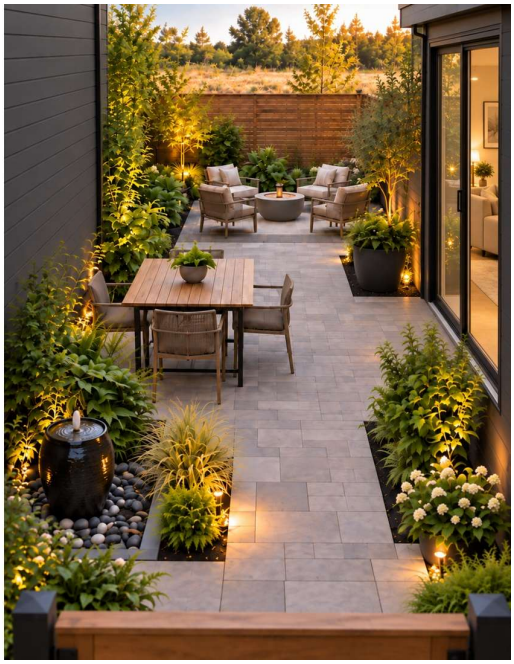
Introduce your clients to a thoughtfully planned new-construction home in a gated garden community. The efficient single-level layout pairs high ceilings and contemporary finishes with a private fenced courtyard that extends everyday living outdoors.

Attached two-car tandem garage plus one outside parking space for temporary parking.

2319 S Blue Rose Ln, Spokane, WA 99223

Thoughtful details inside and out





Conceptual kitchen and courtyard renderings. Actual finishes, views, landscaping and dimensions may vary.

Comfortable interiors 10-foot-2-inch ceilings, a linear gas fireplace, quartz countertops, Bosch appliances and a mix of luxury vinyl plank, carpet and tile flooring. The primary bedroom has an en-suite bath; the second bedroom has private access to the second bath. Refrigerator, washer and dryer are not included.

A courtyard of your own The great room opens directly to a fenced courtyard reserved for the main-floor home. Planned features include a water feature, hardscape, landscaping, garden lighting, gas BBQ/firepit connection and hot tub wiring.

Built for everyday ease Heat pump heating and air conditioning, energy-efficient Pella windows, and a floor/ceiling assembly designed by an acoustic engineer for enhanced sound separation. Actual sound performance may vary.

Shared gardens and pathways While the Hidden Garden homes do not directly front the Garden, the homeowners will enjoy Bella Terra's 60,000-square-foot central garden and walking paths. HOA services include landscaping, road and driveway snow removal, main-path snow removal, water and sewer, semiannual exterior window cleaning, and an exterior siding repaint reserve.

For current pricing, availability and an appointment, connect with Roger Fruci, Developer, at: (509) 879-5340 | rogerfruci@gmail.com

View the home and floor plan online

Presale. Pricing, specifications and availability are subject to confirmation. Refrigerator, washer and dryer are not included. Furnishings, artwork and outdoor furniture shown are illustrative. Confirm HOA dues, governing documents, purchase terms and completion timing with the developer.

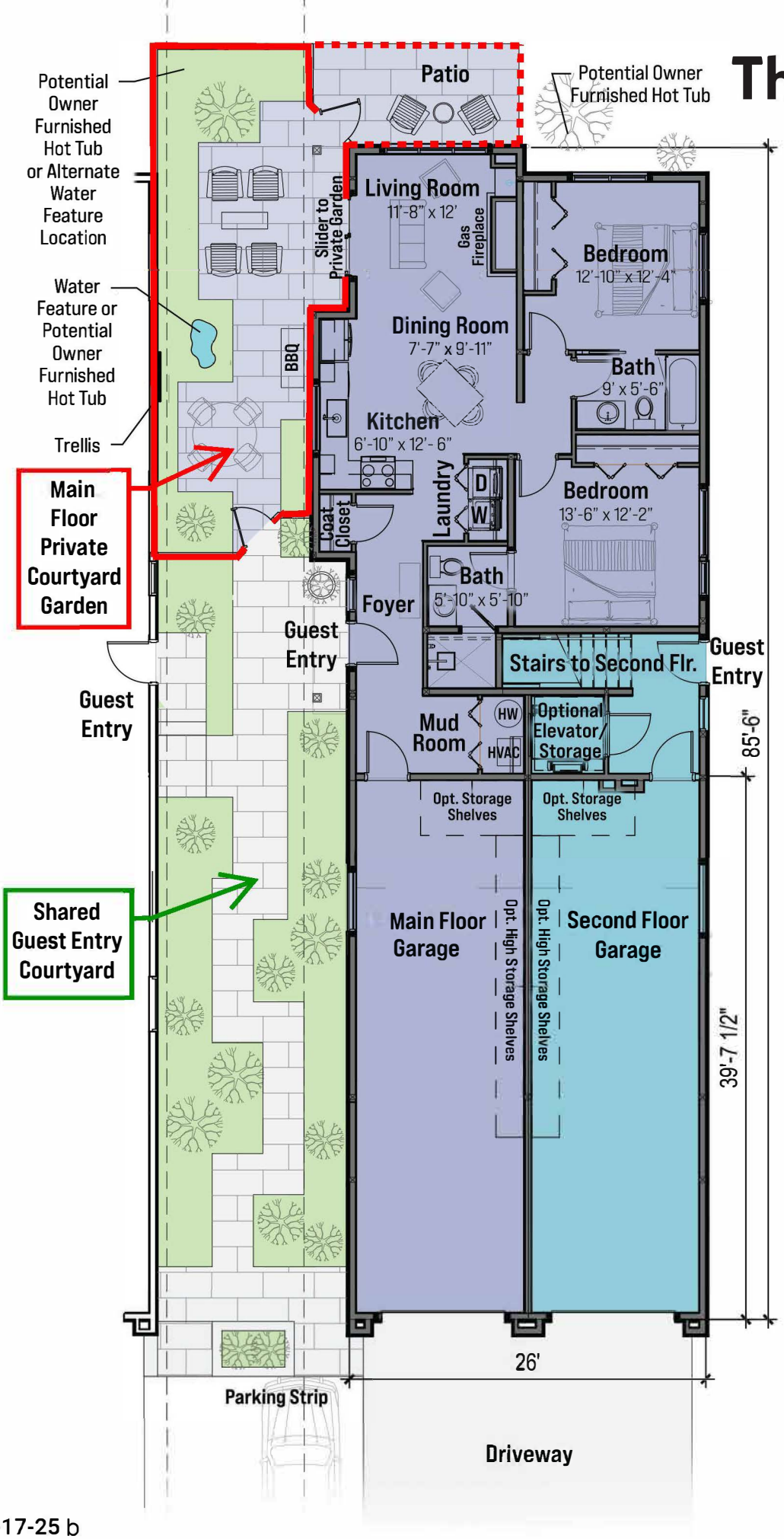
V2 – 11/2026

The Thoreau

2 Bedroom
Main Floor

1,076 sq. ft. LIVING AREA
508 sq. ft. MAIN FLOOR GARAGE

NOTES:
Great Room/
Kitchen Area = 300 sq. ft.



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bella terra
Hidden Gardens

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Please note that these are conceptual drawings. Specific details and dimensions may vary.

509.879.5340 | www.bellaterragardenhomes.com