Thoreau Second Floor

Townhome Condominium | Spokane's South Hill





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

$795,000 introductory price *

1,975 SF | 3 BEDROOMS | 2 BATHS | OPTIONAL ELEVATOR

***Pricing note:** $795,000 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.

Spacious living with a private terrace

Introduce your clients to a new-construction townhome condominium in a gated garden community. The generous single-level living area on the second floor connects an open great room, kitchen and dining space to a large private terrace for everyday relaxation and entertaining.

A layout with room to spread out Three bedrooms are grouped apart from the living and social spaces. The primary bedroom includes an en-suite bath, while two additional bedrooms offer room for guests, work or hobbies.

Access and parking An interior stairway serves the home, with an optional elevator available. An attached two-car tandem garage and one outside parking space for temporary parking.

2319 S Blue Rose Ln, Spokane, WA 99223

Thoughtful details inside and out





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

An expansive outdoor terrace The 26-by-16-foot terrace is partially covered with space for outdoor dining and lounge seating. Features include a gas BBQ/firepit connection, hose bib for container gardening and wiring for a future hot tub.

A kitchen made for gathering A spacious island, ample counter space and a dedicated pantry support cooking and entertaining. Quartz countertops, Bosch appliances and a separate laundry room with a full sink add everyday convenience. Refrigerator, washer and dryer are not included.

Comfort and considered design A two-sided corner gas fireplace anchors the great room, with 10-foot-2-inch ceilings in that space and 9-foot-2-inch ceilings in most other areas. Heat pump heating and cooling, Pella windows and an acoustically engineered floor/ceiling assembly support comfort. 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.

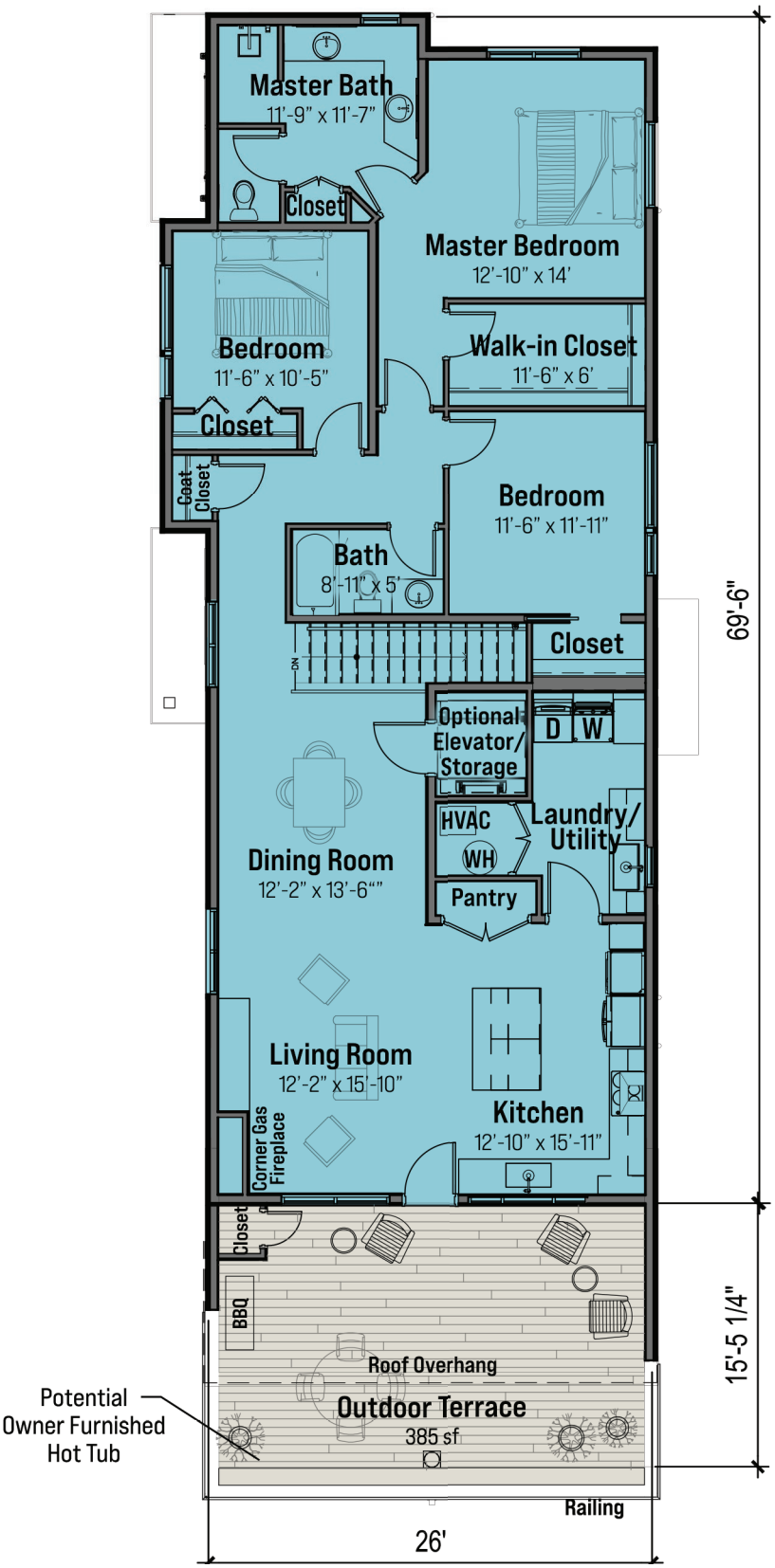
V2 – 11/2026

The Thoreau

3 Bedroom
Second Floor

1,975 sq. ft. LIVING AREA
504 sq. ft. GARAGE

NOTES:
Great Room/
Kitchen Area = 561 sq. ft.



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Ver. 9-17-25

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

bella terra Hidden Gardens

509.879.5340 | www.bellaterragardenhomes.com