# Thoreau Townhome Condominiums – Listing Detail Sheet

Hidden Gardens at Bella Terra: two new-construction Thoreau townhome condominiums, from $695,000, in a gated garden community on Spokane's South Hill.

## Listing & Location

| Field | Detail |
|---|---|
| MLS # | Not listed |
| Status | New construction, presale |
| Property type | Townhomes (permitted as vertical duplexes; condominium overlay) |
| Complex / subdivision | Hidden Gardens Addition at Bella Terra (Bella Terra Gardens PUD) |
| Address | 2319 S Blue Rose Ln, Spokane, WA 99223 |
| County / parcel # | Spokane / 35263.1517 |
| Year built / est. completion | 2026 / 2026 |
| Builder | Hunnel Home Builders / Leone & Keeble |
| Developer / phone / email | Roger Fruci – Bella Terra Garden Homes \| Hidden Garden Homes<br>(509) 879-5340 \| rogerfruci@gmail.com |

## Unit Details

| Field | Thoreau Main Floor | Thoreau Second Floor |
|---|---|---|
| List price (introductory) | $695,000 | $795,000 |
| Price per SF | $646 | $403 |
| Finished SF | 1,076 | 1,975 |
| Bedrooms | 2 | 3 |
| Bathrooms (full / ¾) | 2 total (1 / 1) | 2 total (1 / 1) |
| Unit level | Main floor, single level | Second floor, single level |
| Entry / access | Stepless entry | Private interior stairway; elevator-ready, optional elevator |
| Ceiling height | 10'-2" | 9'-2"; 10'-2" in great room |
| Fireplace | Gas, linear, great room | Gas, corner, two-sided glass, great room |

| Field | Thoreau Main Floor | Thoreau Second Floor |
|---|---|---|
| Outdoor space | Private fenced courtyard garden with water feature and lighting | 26' × 16' terrace, partly covered |
| Outdoor hookups | Gas BBQ/firepit line, hot tub wiring, hose bib | Gas BBQ/firepit line, hot tub wiring, hose bib |
| Garage / parking | 2-car tandem attached garage + 1 temporary outside space | 2-car tandem attached garage + 1 temporary outside space |

## Interior, Heat & Appliances

| Field | Detail |
|---|---|
| Heat & Cooling source | Heat pump system (not mini-splits); fuel: electric |
| Water heater (type / fuel) | Electric |
| Appliances included | Range/cooktop, oven, dishwasher, microwave, disposal; brands: Bosch |
| Appliances not included | Refrigerator, washer, dryer |
| Countertops / cabinets | Quartz / Laminate, Frameless/Flush Overlay, Slab |
| Flooring | Luxury Vinyl Plank / Carpet / Tile |
| Windows | Energy Efficient Pella – Combination of picture, casement & sliding |
| Sound separation | Floor/ceiling engineered to meet FHA Grade 1 Luxury |
| Other features | Main and Second floor homes: Primary suite with en-suite bath<br>Second Floor home: kitchen island, pantry and separate laundry room with full sink |

## Exterior & Utilities

| Field | Detail |
|---|---|
| Siding / roof / foundation | Fiber Cement Vertical board & batten / Composite shingles / Slab |
| Water / sewer | City of Spokane |
| Garbage | Waste Management |
| Electric / gas provider | Avista |

| Field | Detail |
|---|---|
| Internet / cable | Comcast / Xfinity |

## HOA & Terms

| Field | Detail |
|---|---|
| HOA | Bella Terra Gardens Homeowners Association |
| HOA dues | TBD |
| Dues include | Landscaping (except private courtyard), snow removal on roads, driveways and main paths, exterior siding repaint reserve, water & sewer, and semiannual exterior window cleaning |
| Pets | Up to 2 dogs and 2 cats |
| Rentals | None in first 2 years; then 6-month minimum; no short-term rentals |
| Purchase terms | Presale with signed purchase and sale agreement; 10% down at signing |
| Showing instructions | Please contact Roger Fruci, Developer, at (509) 879-5340 |

**Remarks:** New-construction luxury townhome condominiums in the gated Bella Terra Gardens community on Spokane's South Hill. High-end finishes and appliances come standard, along with a gas fireplace, heat pump system and attached 2-car garage.

V1 – 11/2026