



# The Rosewood

at Ballyshannon

5000 Loch Drive • Union, Ky 41091

2,758 SF • Home Site LB1

**\$594,900**



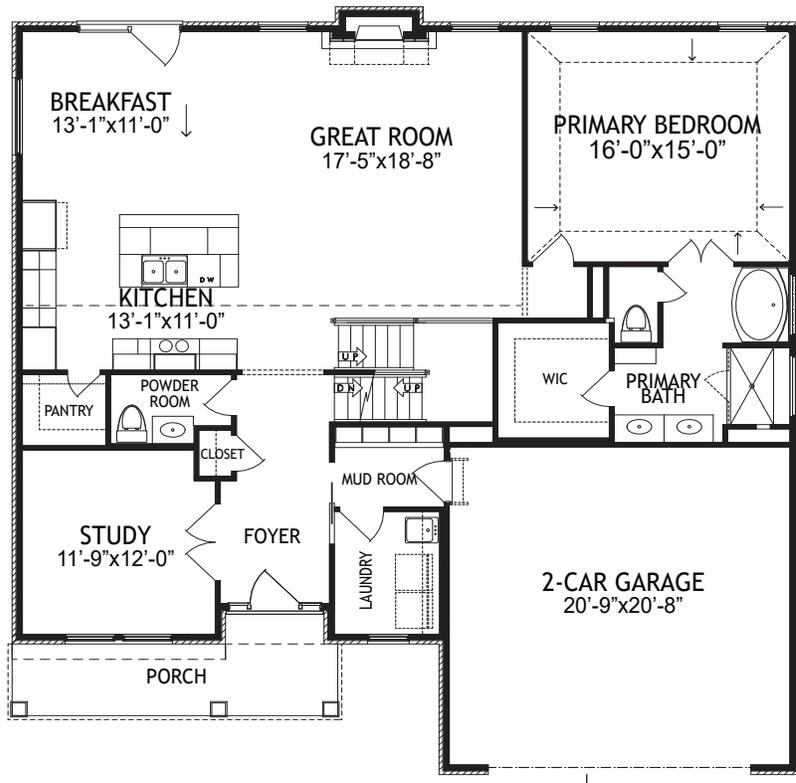
## Size

- 1st Floor 1,658 SF
- 2nd Floor 1,100 SF
- Lower Level Unfinished
- Total square feet 2,758 SF
- HERS score 49

## 1st Floor

### Features

- Vaulted Ceiling at Open Kitchen/Great Room
- 1st Floor with 9' Ceilings and LVP Flooring
- Stainless Appliances & Walk In Pantry
- Granite Counters with Tile Backsplash
- 1st Floor Primary Bedroom with Tray Ceiling & Garden Bath
- Mudroom with Cubbies
- Electric Fireplace
- Covered Deck
- 2-Car Garage



[www.arlinghaus.com](http://www.arlinghaus.com)

Brochure is for illustration purposes only. Plan and pricing subject to change.





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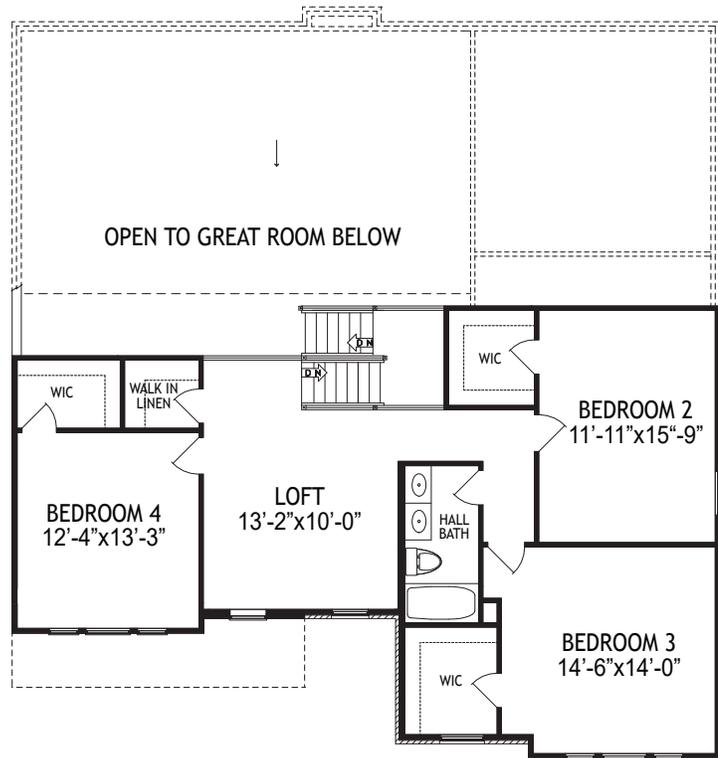
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## 2nd Floor

### Features

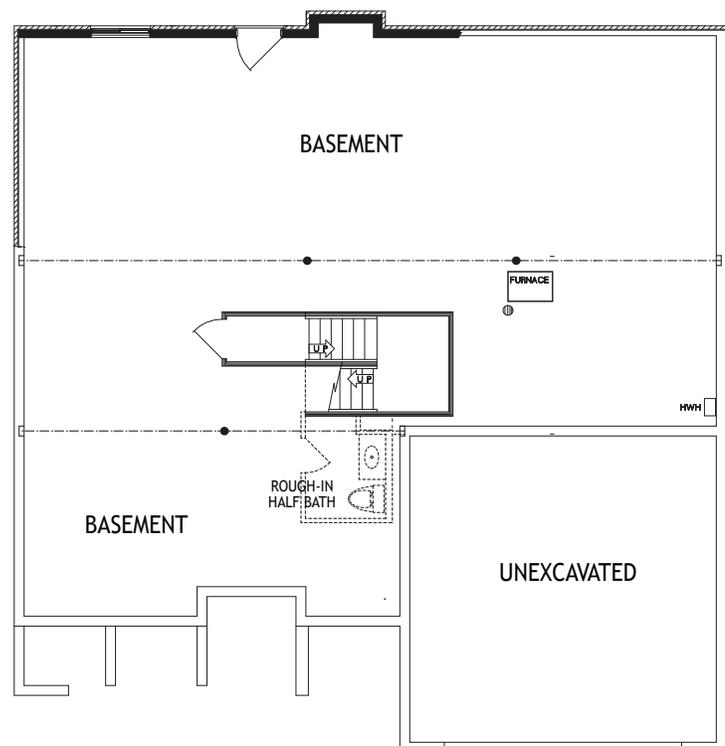
- 3 large bedrooms with walk in closets
- Open Loft area overlooking Great Room
- Walk in linen closet
- Hall bath with double vanity



## Lower Level

### Features

- Ready to finish in the future
- Rough in plumbing for future half bath
- Walk out lower level
- Glass door with blinds & large window
- Spacious concrete patio
- Rinnai® Tankless Water Heater
- Trane® S9V2 Gas Furnace with XR 14 A/C



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