



# The Rosewood

at Westbrook Estates

2221 Shay Court • Union, KY 41091  
2,752 SF • Home Site WB177

**\$ 653,000**



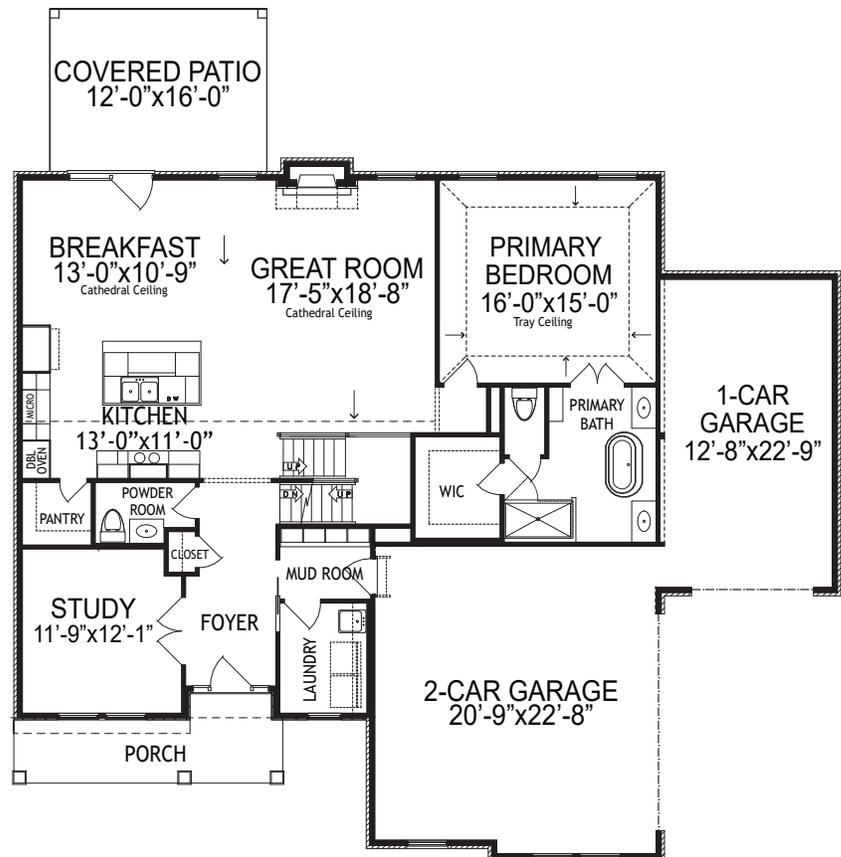
## Home Details

- 4 Beds / 2.5 Baths
- 1st Floor 1,652 SF
- 2nd Floor 1,100 SF
- Lower Level Unfinished
- Total square feet 2,752 SF
- HERS score 49

## 1st Floor

### Features

- Open Kitchen, Dining & Great Room
- Cathedral Ceiling
- Electric Fireplace with Stone to Ceiling
- Built-in Double Ovens & Cooktop
- Walk-in Pantry
- Mudroom with Built-in Cubbies
- Study with French Doors
- Primary Suite with Tray Ceiling
- On-Suite with Soaker Tub & Split Vanities
- Tile Shower & Large Walk-in Closet
- Covered Outdoor Patio
- 3-Car Garage



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

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



1/27/26





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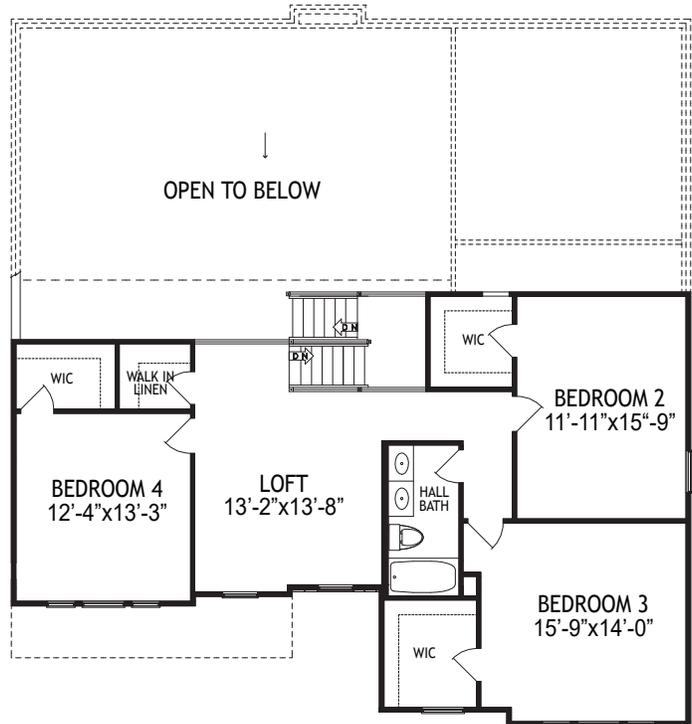
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## 2nd Floor

### Features

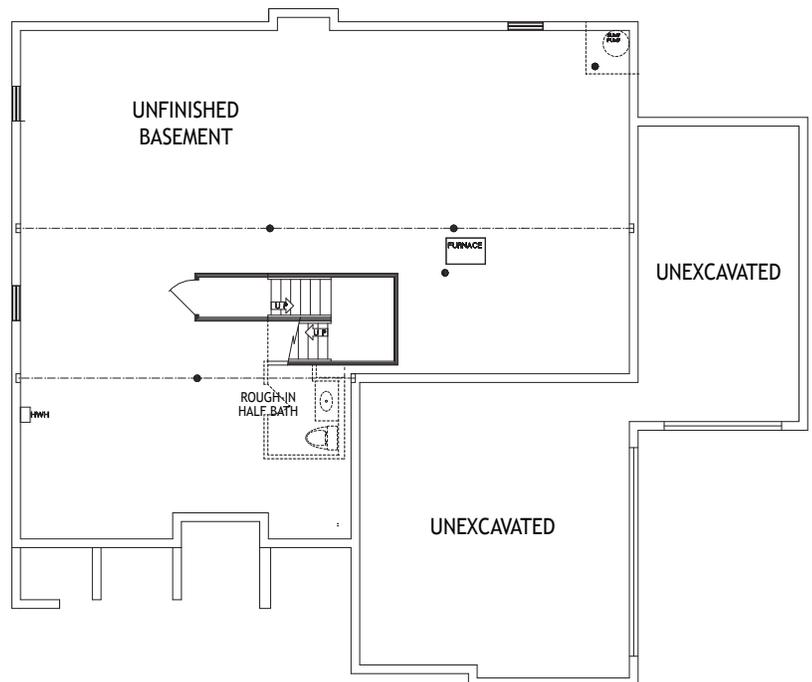
- Open Staircase to Great Room & Kitchen Below
- Three Large Bedrooms with Walk-in Closets
- Hall Bathroom with Double Vanity
- Flexible Loft Area with Walk-In Storage Closet



## Lower Level

### Features

- Unfinished Basement
- Rough-In for Future Half Bath
- High Efficiency Gas Furnace & Electric A/C
- Tankless Hot Water Heater





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## Home Selections

### EXTERIOR



### WALLS & CARPET



### KITCHEN



Granite Countertops  
LVP Floors

### BATHS



Quartz Countertops  
LVP Floors @ Hall Bath  
Tile Shower Walls &  
Tile Floor @ Primary Bath

