



## Does the idea of connecting with your neighbors intrigue you?

If so, have you considered living in an intentional community? We are looking for people interested in purchasing a home adjacent to the Songaia Neighborhood, about 25 miles north of Seattle in Bothell.

New houses will range from approximately \$273k+ for a one-bedroom attached unit, \$380k+ for a two-bedroom house, \$556k+ for a four-bedroom house, and \$600k+ for a full five-bedroom house.

**We are currently taking reservations for the first opportunity to purchase these units.**

Neighborhood community members have access to a:

- Beautiful neighborhood in a park-like setting
- Vibrant intergenerational community of over forty people.
- Permaculture organic gardens and CSA
- Forest, meadow, and orchards.
- Food program for bulk buying and sharing weekly meals
- Wood shop, pottery studio, community house, play room, etc.
- Regular social events and celebrations.

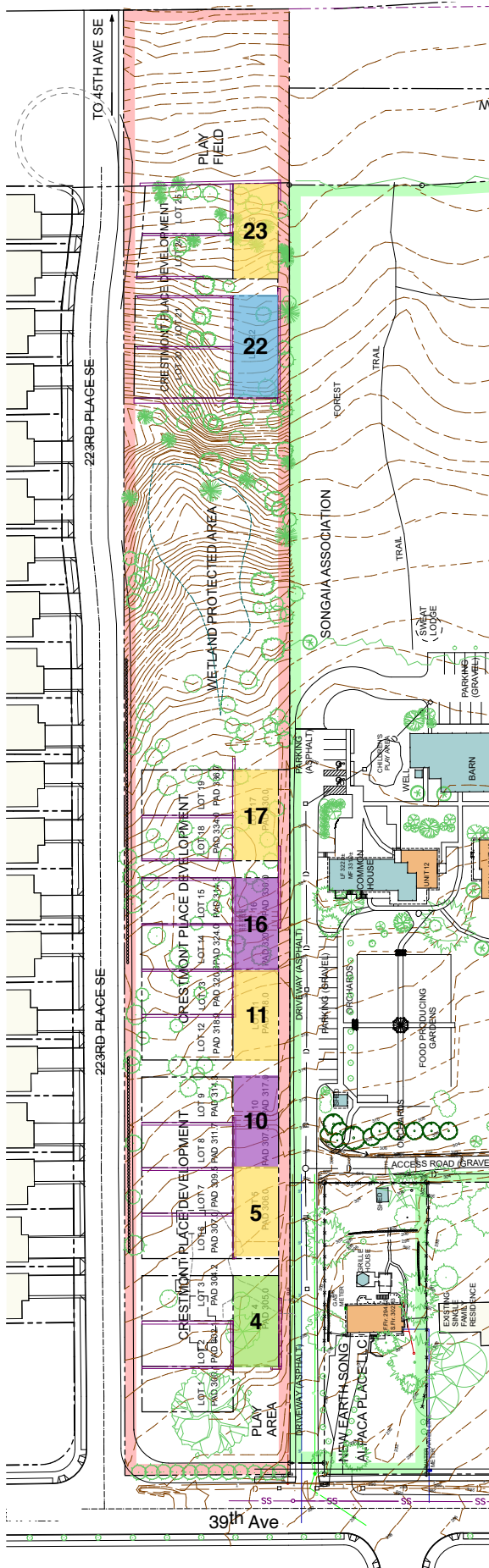
Please see [www.songaia.com](http://www.songaia.com) for more information about our community.

Homes at Songaia rarely turn over so opportunities to buy into the community are infrequent. A commercial developer, Pacific Ridge Homes, is building new houses on both the north and south border of Songaia. We have negotiated with the developer to offer "first opportunity to purchase" on homes directly adjacent to the Songaia neighborhood. This first-choice arrangement means that you would not have to compete with others buyers (which is an advantage because many homes in our area are bid up to higher than the asking price).

If you are interested in purchasing one of these homes adjacent to Songaia...

- 1) Attend a tour/information meeting.** At this meeting we will share with you a lot of information about the homes that are going to be built, as well as opportunities to get to know the community.
- 2) Get to know the community.** Come to meals and events at Songaia, meet community members, walk the land and build connections with future neighbors.
- 3) Join the first-choice list of purchasers.** Secure your place on this list (with a non-refundable fee) to get the first opportunity to purchase a particular home adjacent to the neighborhood - before it goes on the open market. Selection of lots will be first come, first serve.





Lot # Available Model / Delegate

23

Dayton

22

Newhalem

### BECOMING A DELEGATE

The **First Choice List** is the official delegate record for Songaia's first opportunity to purchase agreement with the developer. For a non-refundable fee, delegates may select an available lot and may transfer their lot position to another party by mutual agreement with Songaia. See attached for model plans and price estimates.

### DELEGATE SALE PROCESS

At least two weeks prior to publicly listing a home, the developer will notify Songaia, who will inform the delegate of the home's final price. Each delegate may choose to enter into a purchase agreement with the developer to buy the specified home at the specified price. The developer collects an earnest money deposit which applies toward the final purchase. If a purchase agreement is not completed during the two-week period, the house may be publicly listed and sold to the general public.

17

Rich, Patrick, Scotty

16

Trafton Daylight

11

Dayton

10

Trafton Daylight

5

Dayton

4

Trafton

\* All information on model sizes, lot assignments, model price estimates, and alteration cost estimates are tentative and subject to change.



Dayton Size & Price Estimates \* (Lots 5, 11, 17, 23)

<b>Model Price Estimate*</b>		<b>\$602,073</b>
*all size and price estimates are subject to change by the developer		
<b>Re-modeled House w/Accessory Apartment Estimate*</b>		
Estimated base price of 2-Bedroom House		\$346,921
Estimated cost of alterations (kitchen, walls, etc)		\$32,120
Price Estimate* with alterations		<b>\$379,041</b>
Second Floor 2-Bedroom House	1400 sf	
Second Floor House (half garage)	215 sf	
Total for two Bedroom House (64.2% of house)	1615 sf	
Estimated base price of One-Bedroom Accessory		\$255,152
Estimated cost of alterations (bathtub, walls, etc)		\$17,880
Price Estimate* with alterations		<b>\$273,032</b>
First Floor One-Bedroom Accessory	684 sf	
First Floor Accessory (half garage)	215 sf	
Total for Accessory Apartment (35.8% of house)	899 sf	

Trafton Daylight Size & Price Estimates* (Lots 10, 16)	
Model Price Estimate*	\$836,000
*all size and price estimates are subject to change by the developer	
Re-modeled House w/Accessory Apartment Estimate*	
Estimated base price of 4-Bedroom House	\$553,000
Estimated cost of alterations (minimal)	\$3,000
Price Estimate* with alterations	<b>\$556,000</b>
Main Floor & Second Floor 4-Bedroom House	2719 sf
Main Floor House (half garage)	189 sf
Total for 4-Bedroom House (73.0% of house)	2719 sf
Estimated base price of One-Bedroom Accessory	\$283,000
Estimated cost of alterations (kitchen, etc.)	\$17,000
Price Estimate* with alterations	<b>\$300,000</b>
Lower Floor One-Bedroom Accessory	816 sf
Lower Floor Accessory (half garage)	189 sf
Total for Accessory Apartment (27.0% of house)	1005 sf

Trafton Size & Price Estimates \* (Lot 4)

<b>Model Price Estimate*</b>		<b>\$635,654</b>
*all size and price estimates are subject to change by the developer		
<b>Re-modeled House w/Accessory Apartment Estimate*</b>		
Estimated base price of 2-Bedroom House		\$371,642
Estimated cost of alterations (kitchen,walls,etc)		\$35,000
Price Estimate* with alterations		<b>\$406,642</b>
Second Floor 2-Bedroom House	1585 sf	
Second Floor House (half garage)	189 sf	
Total for two Bedroom House (65.1% of house)	1774 sf	
Estimated base price of One-Bedroom Accessory		\$264,012
Estimated cost of alterations (bath, walls, etc)		\$25,000
Price Estimate* with alterations		<b>\$289,012</b>
First Floor One-Bedroom Accessory	761 sf	
First Floor Accessory (half garage)	189 sf	
Total for Accessory Apartment (34.9% of house)	950 sf	

Newhalem Size & Price Estimates* (Lot 22)		
Model Price Estimate*		\$821,000
*all size and price estimates are subject to change by the developer		
Re-modeled House w/Accessory Apartment Estimate*		
Estimated base price of 4-Bedroom House		\$546,160
Estimated cost of alterations (minimal)		\$3,000
Price Estimate* with alterations		<b>\$549,160</b>
Main Floor & Second Floor 4-Bedroom House		2519 sf
Main Floor House (half garage)		189 sf
Total for two Bedroom House (73.8% of house)		2703 sf
Estimated base price of 2-Bedroom Accessory		\$274,840
Estimated cost of alterations (kitchen, etc.)		\$17,000
Price Estimate* with alterations		<b>\$291,840</b>
Lower Floor 2-Bedroom Accessory		771 sf
Lower Floor Accessory (half garage)		189 sf
Total for 4-Bedroom House (26.2% of house)		960 sf

# PACIFIC RIDGE HOMES

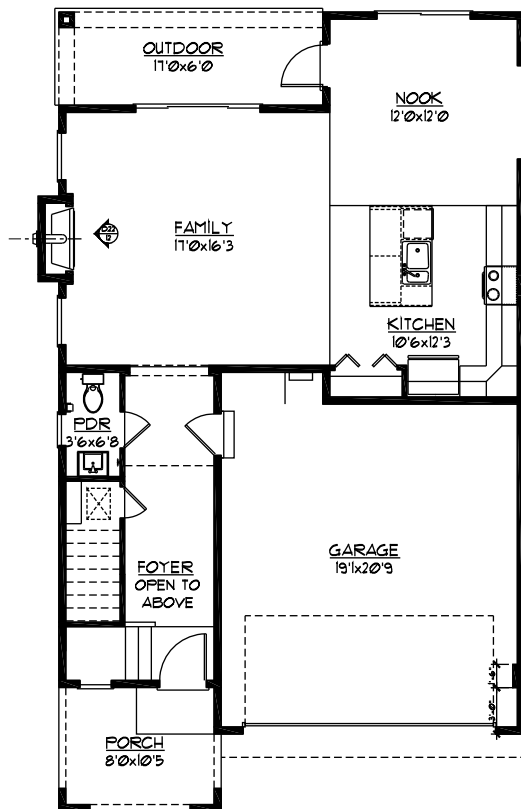
*a D.R. Horton Company*

Dayton C  
2,084 Sq. Ft.

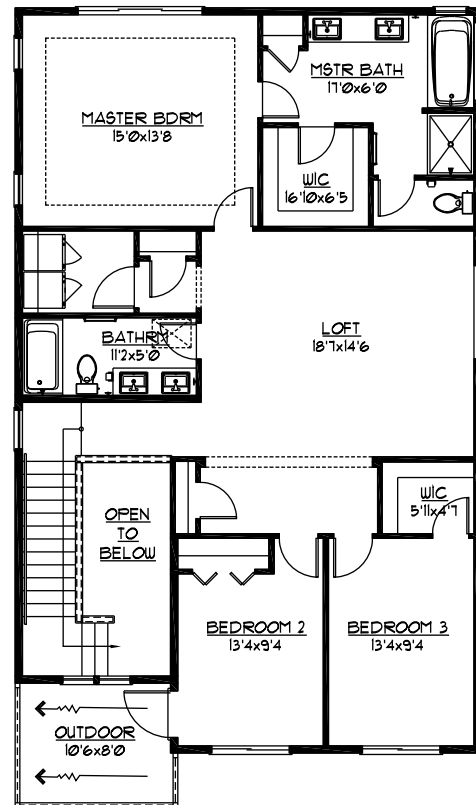
Exterior



Lower Floor



Upper Floor



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# PACIFIC RIDGE HOMES

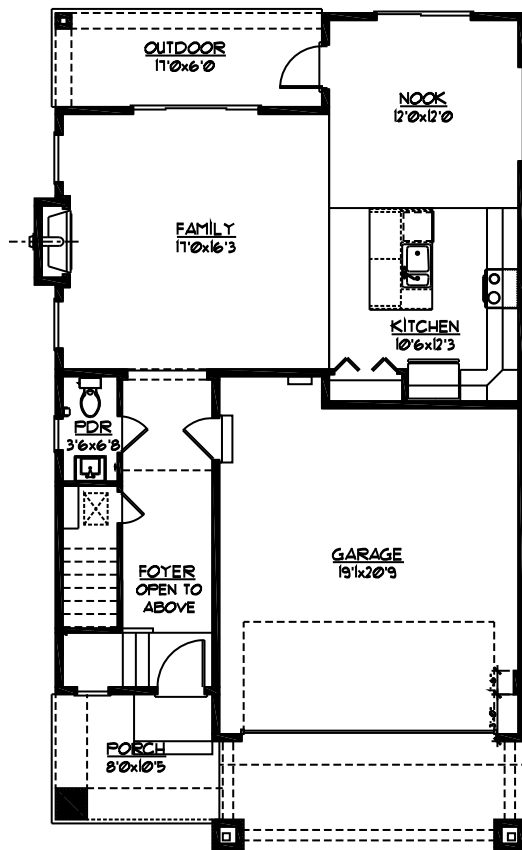
*a D.R. Horton Company*

Dayton D  
2,084 Sq. Ft.

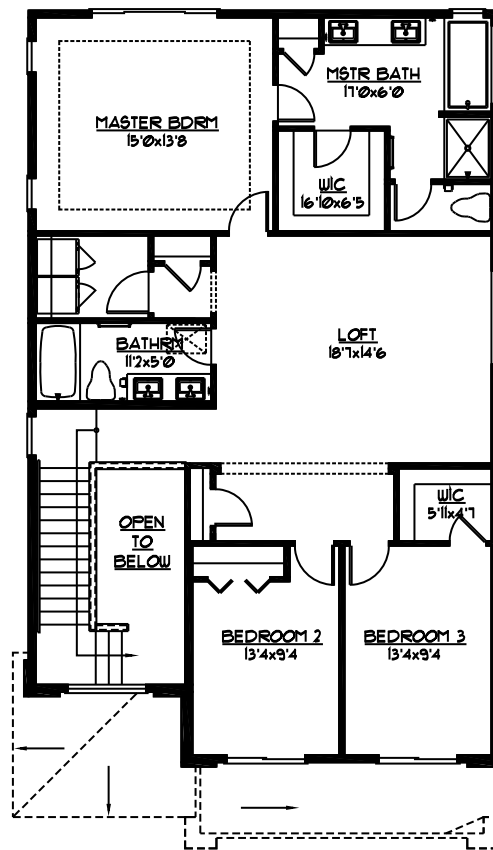
Exterior



Lower Floor



Upper Floor



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**PACIFIC RIDGE**  
HOMES  
*a D.R. Horton Company*

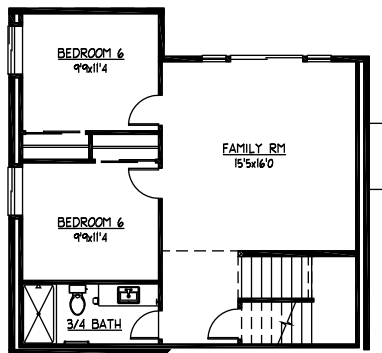
Newhalem  
Daylight C

3,285 Sq. Ft.

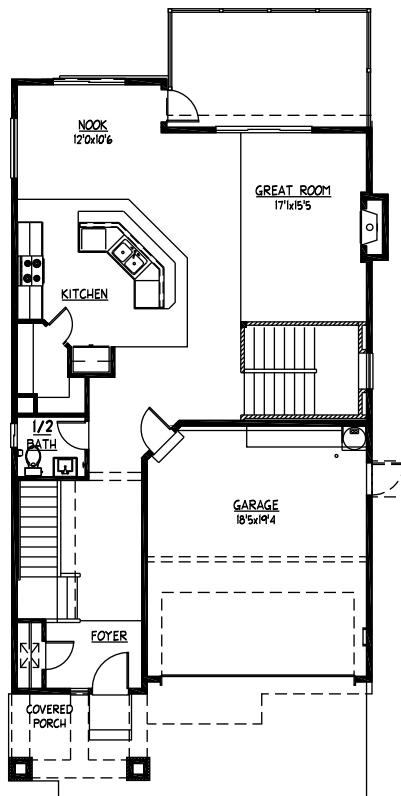
Exterior



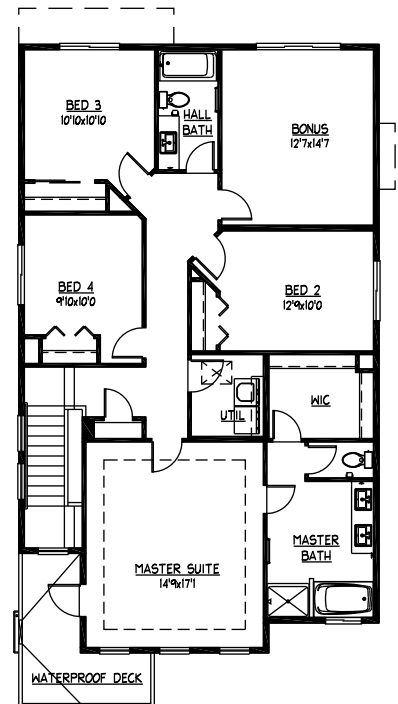
Lower Floor



Main Floor



Second Floor



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**PACIFIC RIDGE**  
HOMES  
*a D.R. Horton Company*

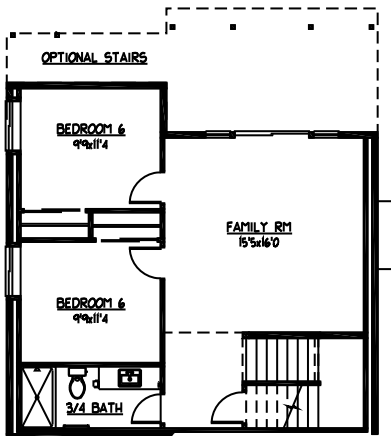
# Newhalem Daylight D

3,285 Sq. Ft.

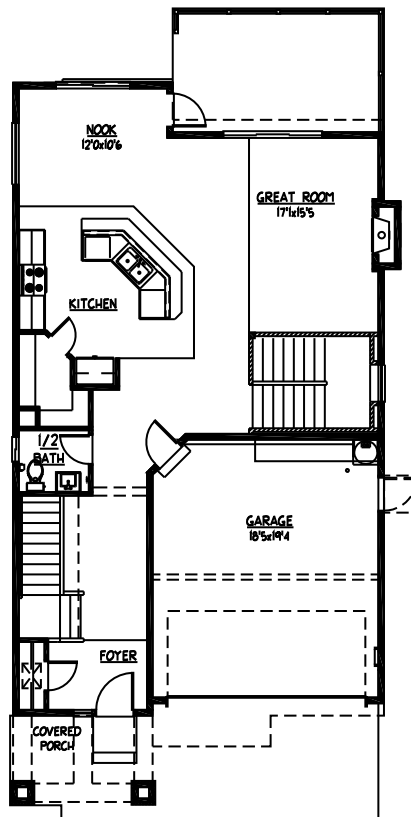
Exterior



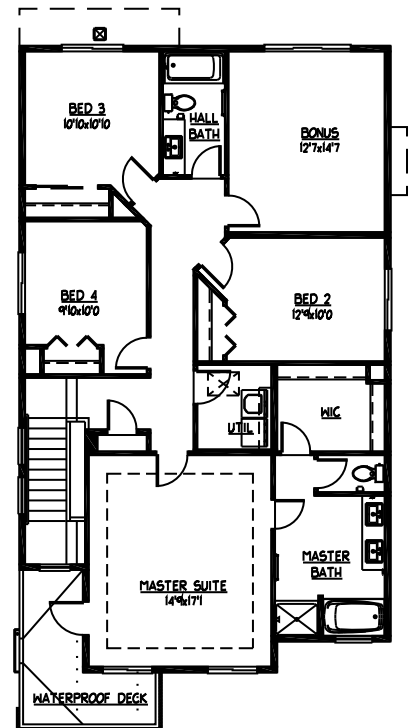
Lower Floor



Main Floor



Second Floor



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# PACIFIC RIDGE HOMES

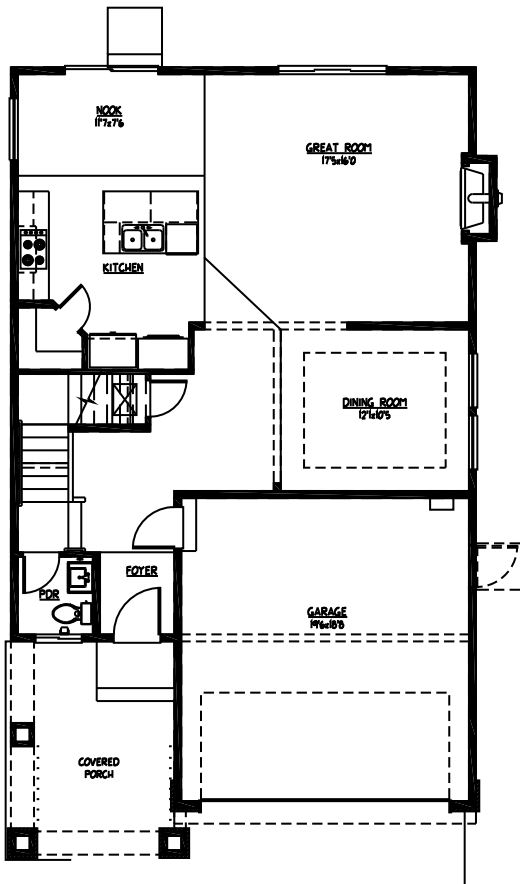
*a D.R. Horton Company*

Trafton C  
2,346 Sq. Ft.

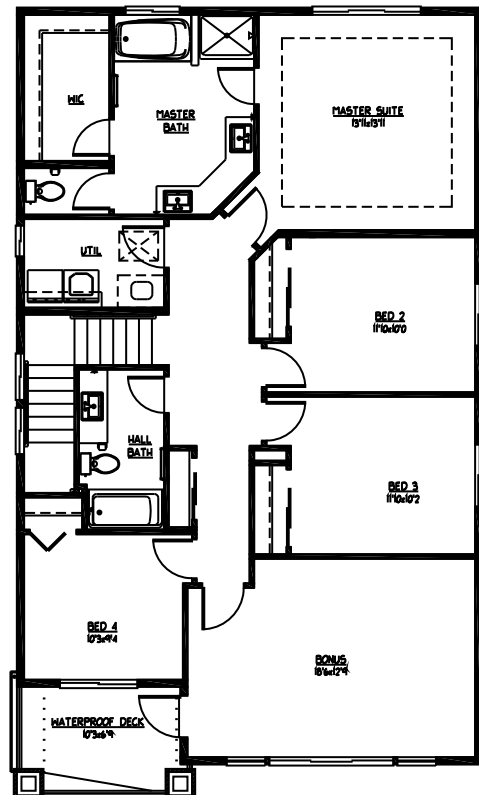
Exterior



Lower Floor



Upper Floor



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# PACIFIC RIDGE HOMES

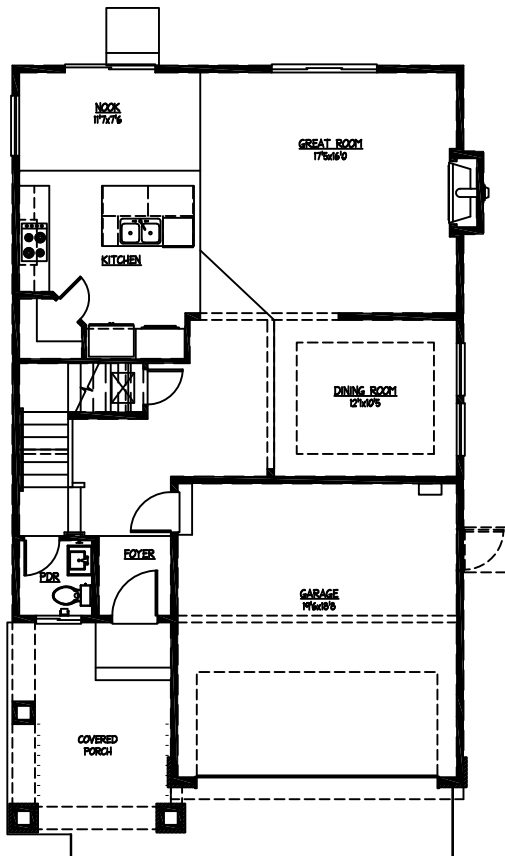
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Trafton D  
2,346 Sq. Ft.

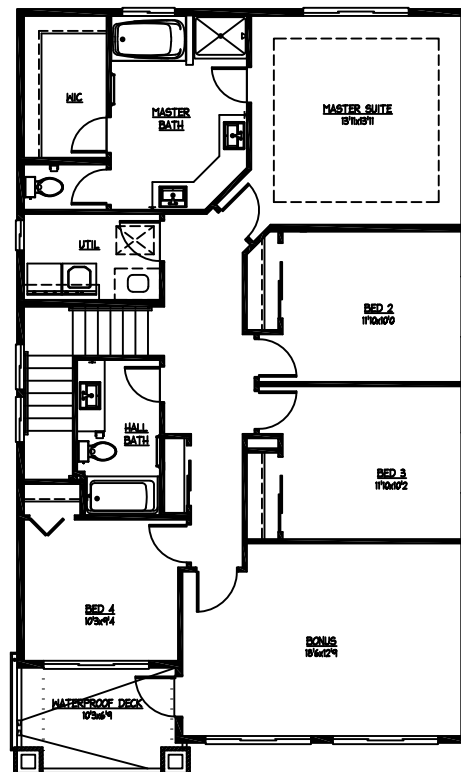
Exterior



Lower Floor



Upper Floor



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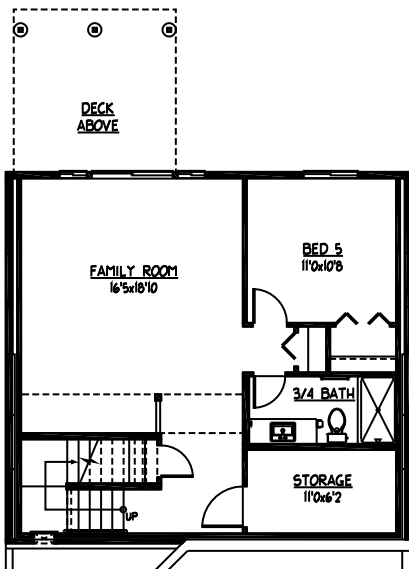
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Trafton  
Daylight C  
3,346 Sq. Ft.

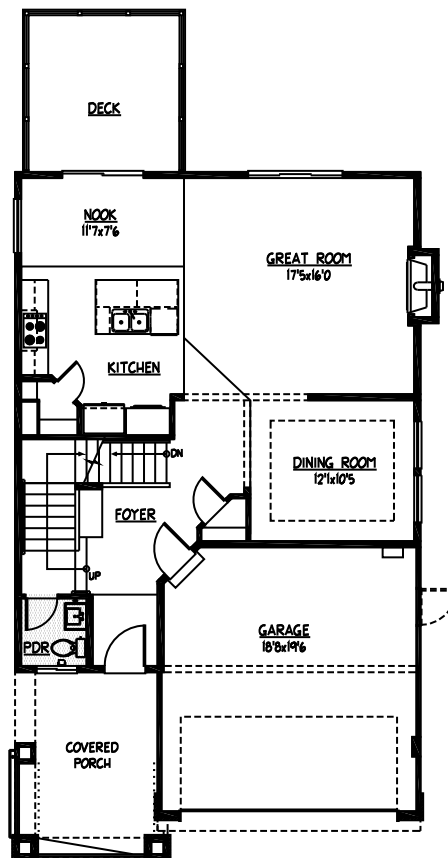
Exterior



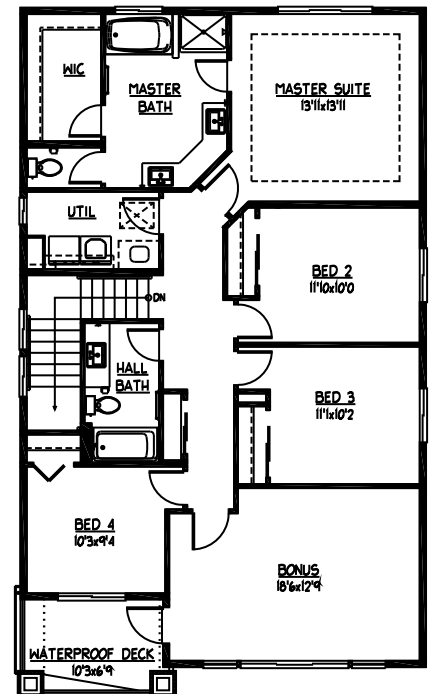
Lower Floor



Main Floor



Upper Floor



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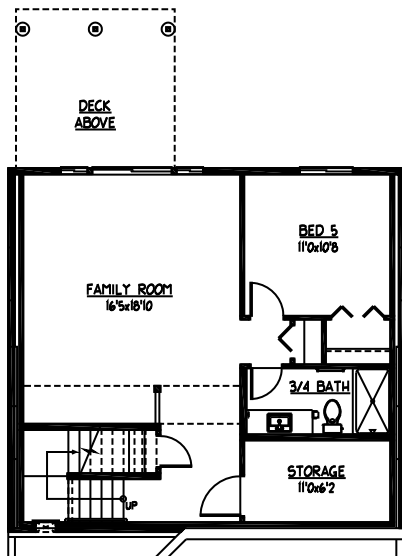
*a D.R. Horton Company*

Trafton  
Daylight D  
3,346 Sq. Ft.

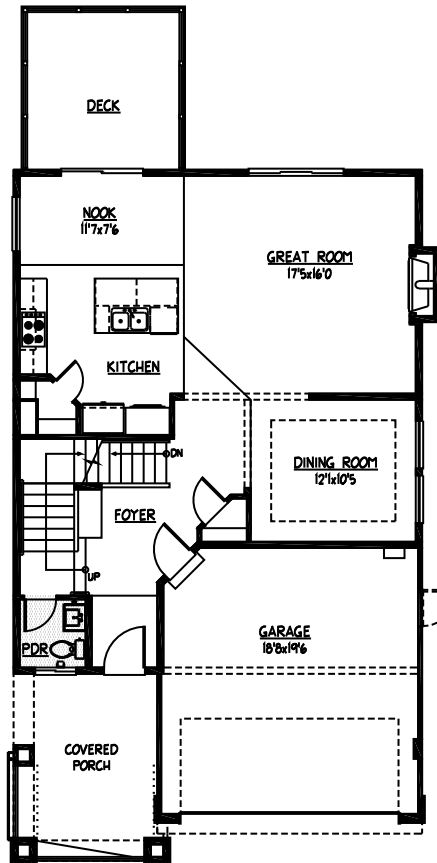
Exterior



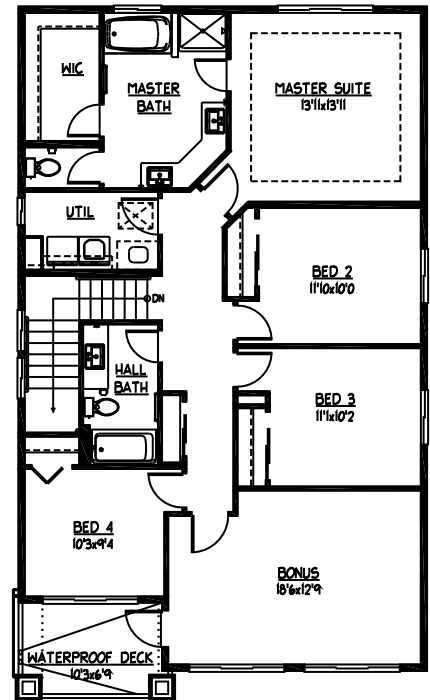
Lower Floor



Main Floor



Upper Floor



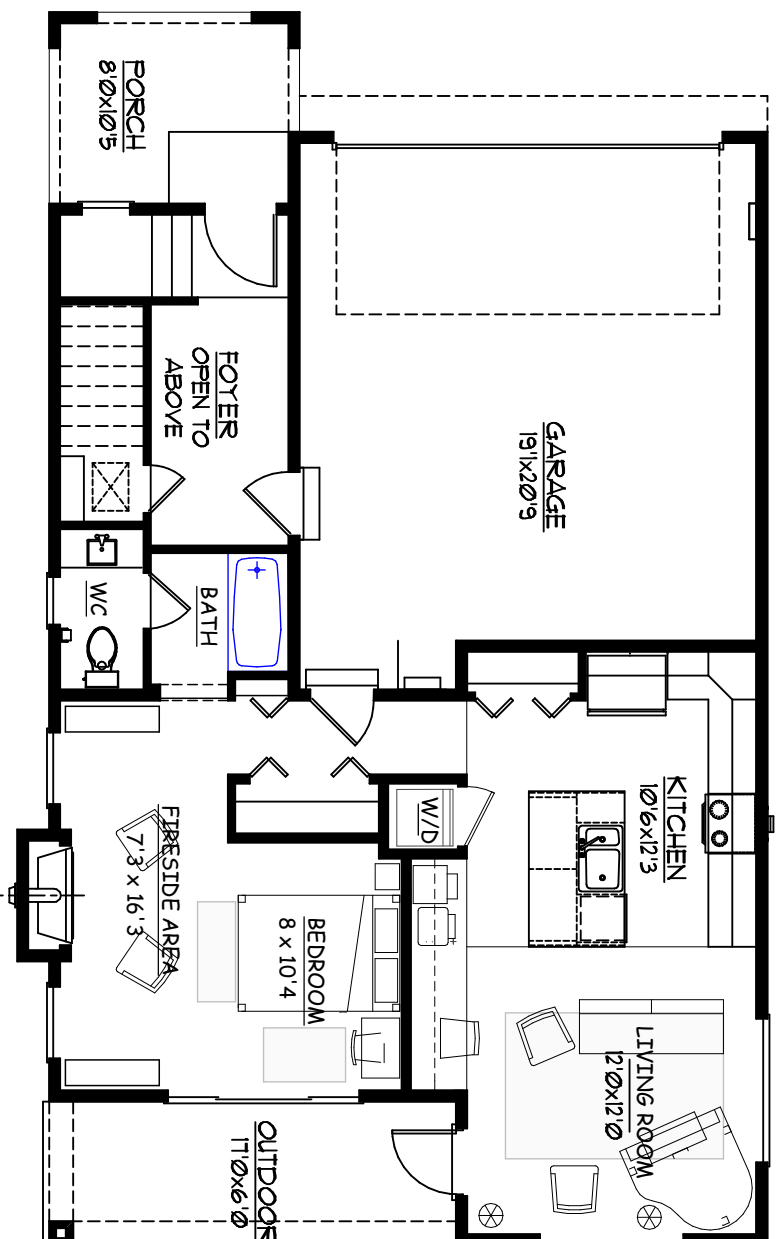
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# Sample Re-modeled House w/Accessory Apartment



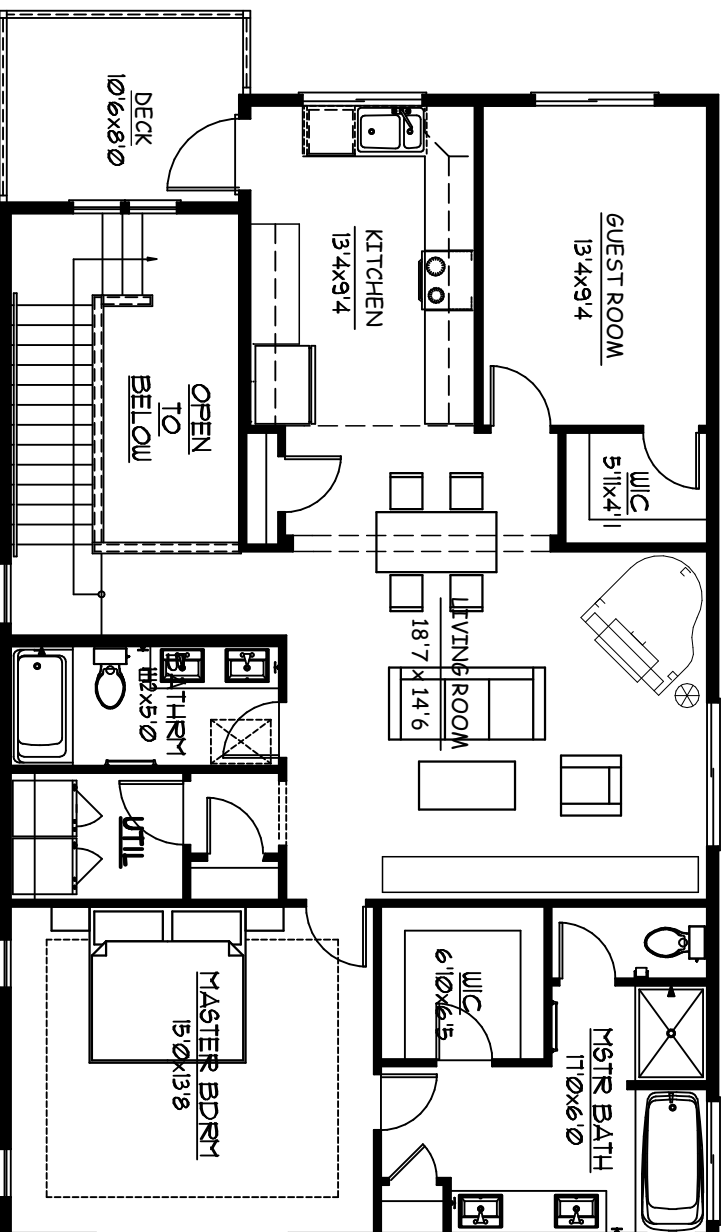
1

## DAYTON MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



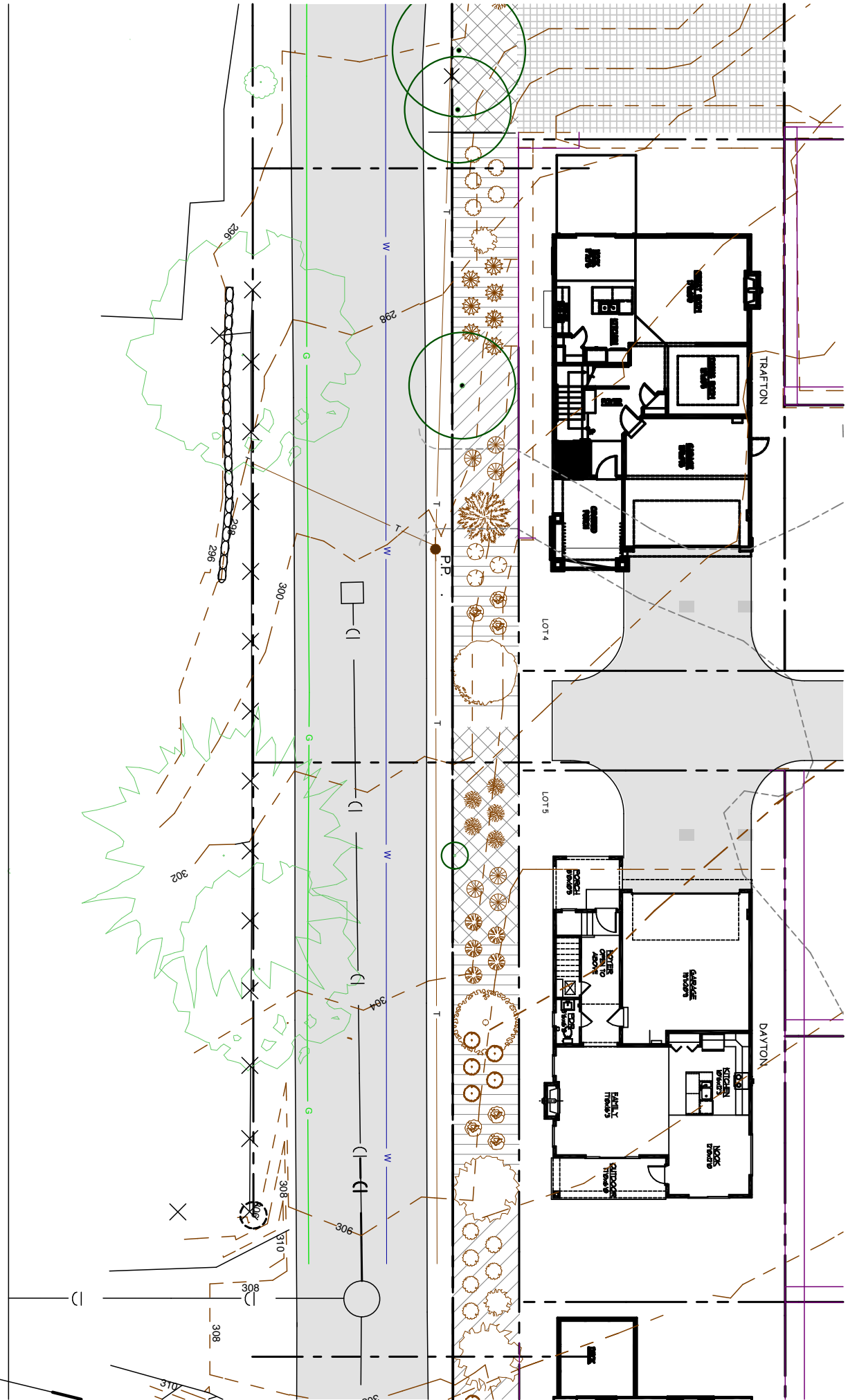
# Sample Re-modeled House w/Accessory Apartment



1

DAYTON UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



1

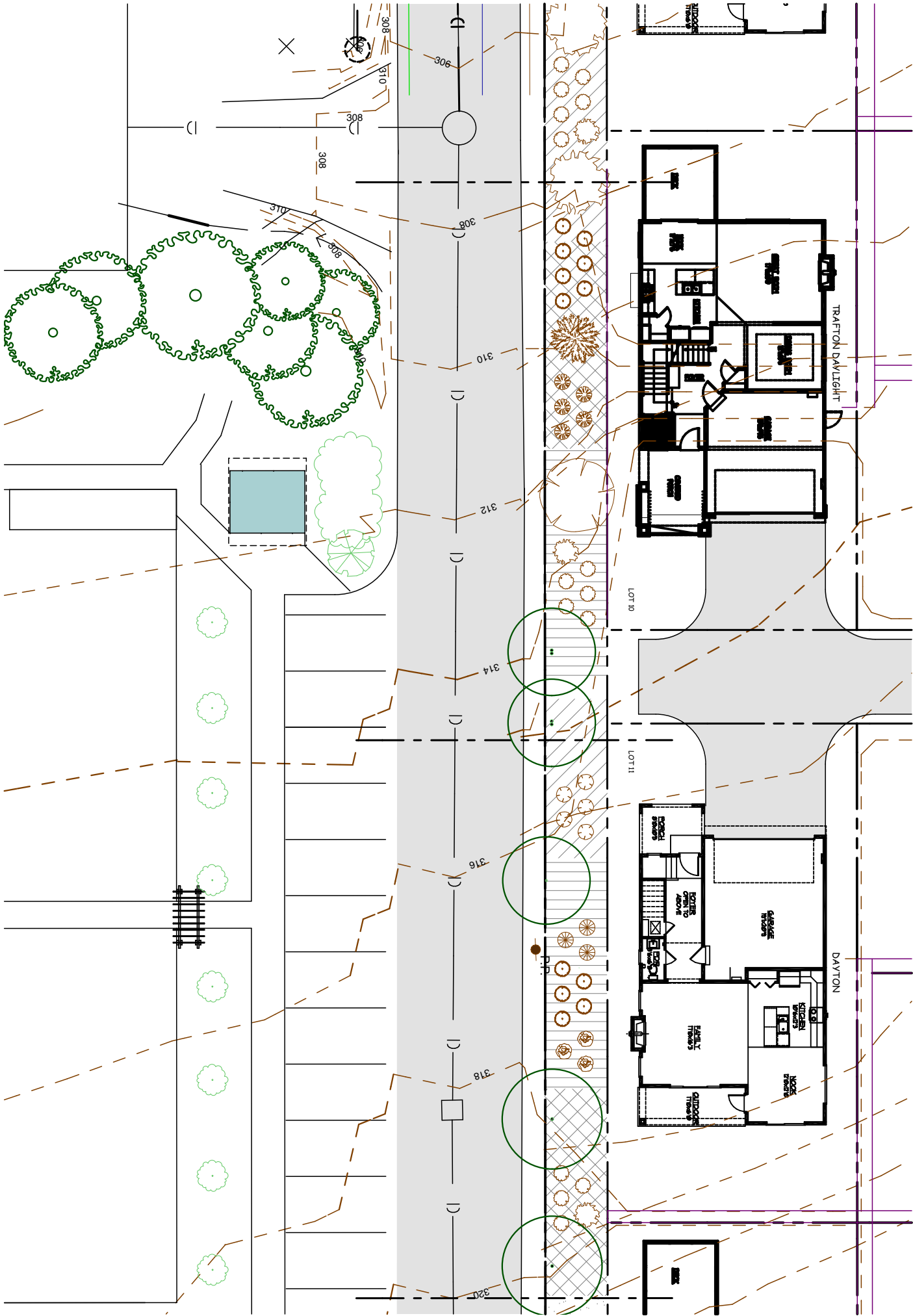
# SITE Lot 4-5

SCALE: 1" = 20'

1

# SITE Lot 10-11

SCALE: 1" = 20'

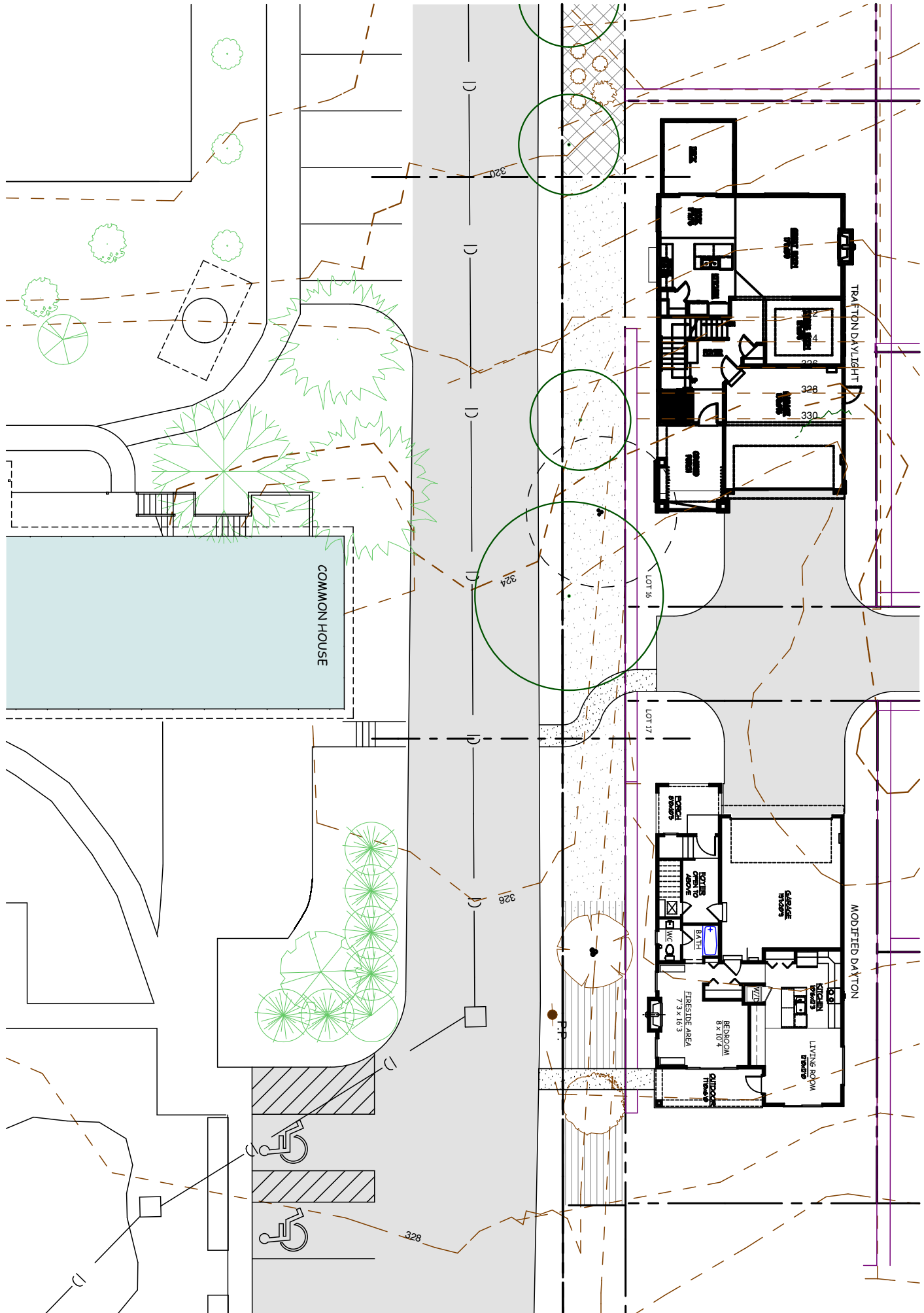




1

SCALE: 1" = 20'

SITE Lot 16-17



1

SCALE: 1" = 20'

SITE lot 22-23

