

COMMUNITY DETAILS



COMMUNITY OVERVIEW

- **TOTAL HOMES:** 29
- **FLOOR PLANS:** 5
- **ELEVATIONS:** 3 - **Farmhouse** (ALL), **Cottage** (Plans 1, 3-5), **Craftsman** (Plan 2)
- **COLOR SCHEMES:** 9 (3 per Elevation)
- **AVERAGE LOT SIZE:** Approx. 2,700sf
- **MODEL HOMES:** **Homesite 1** – Plan 2, Farmhouse | **Homesite 2** – Plan 4, Cottage
Estimated to be completed mid-June.
- **AMENITIES:** Community Playground & Picnic Area | Community Garden
- **ZONED SCHOOLS:** Windsor Unified SD
TK – 1 – Mattie Washburn Elementary
2nd – 5th – Brooks Elementary
6th – 8th – Windsor Middle
9th – 12th – Windsor High
- **SOLAR PROGRAM:** Every home includes Solar with a Tesla® Powerwall 3 Battery –
Purchase or Lease Option

HOMEOWNERS ASSOCIATION & TAXES

- **MONTHLY FEE:** \$298.65
- **FEE COVERS:** Common Area Maintenance, Insurance, Private Street Maintenance, Storm Water Drain Maintenance/Inspections, Management & Reserves
- **PROPERTY TAX RATE:** Approx. 1.129%

HOME DESIGNS

- **PLAN 1*** (120% AMI Inclusionary Housing Program)
HOMESITES: 16, 18-19
Single-Family & Duet | Two-Stories
1,227sf | 3 Beds, 2 Baths, 1-Car Garage
*Contact the **Housing Land Trust of Sonoma County** for more information:
info@housinglandtrust.org | (707) 766-8875 | housinglandtrust.org
- **PLAN 2**
HOMESITES: 1, 5, 13, 20-22, 24, 25 & 27
Single-Family | Two-Stories
1,869sf | 3 Beds, 2.5 Baths, Loft, 2-Car Garage
- **PLAN 3**
HOMESITES: 14, 15, 17, 23, 26, 28 & 29
Single-Family | Two-Stories
1,887sf | 3 Beds, 2.5 Baths, Loft*, 2-Car Garage
*Optional 4th Bed ILO Loft
- **PLAN 4**
HOMESITES: 2-4 & 6-8
Single-Family | Two-Stories
2,001sf | 4* Beds, 3 Baths, Loft, 2-Car Garage
*Office & Powder Modeled ILO Downstairs 4th Bed & 3rd Bath
- **PLAN 5**
HOMESITES: 9-12
Single-Family | Two-Stories
1,609sf | 3 Beds, 2.5 Baths, 2-Car Garage



RYDER HOMES

707-694-6547 | OLDREDWOOD@RYDERHOMES.COM | RYDERHOMES.COM/ORV

6122 OLD REDWOOD HIGHWAY, WINDSOR, CA 95492



In our commitment to quality and excellence, Ryder Homes reserves the right to make modifications to the materials, specifications, plans, designs, prices and premiums, options programs or any other sales program, without notice or obligation. All renderings, floor plans and maps are artist's conception and may not depict actual buildings, fencing, walks, driveways or landscaping.
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SITE MAP



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FARMHOUSE
COLOR SCHEME 3



CRAFTSMAN
COLOR SCHEME 9



1,869 SQ FT



3 BEDROOMS



2.5 BATHROOMS



2-CAR GARAGE



TWO-STORIES

PLAN 2 offers 1,869 sq. ft. of stylish living with Farmhouse and Craftsman elevations. The open-concept main floor features a spacious kitchen, great room, and dining area, plus a mudroom and powder bath. Upstairs includes a versatile loft, laundry room, and two secondary bedrooms. The private primary suite boasts a large walk-in closet and spa-inspired bath. Located in the heart of Windsor, this home blends comfort, function, and the best of Sonoma County living. Thoughtful details and high-end finishes deliver the quality you expect from Ryder Homes.



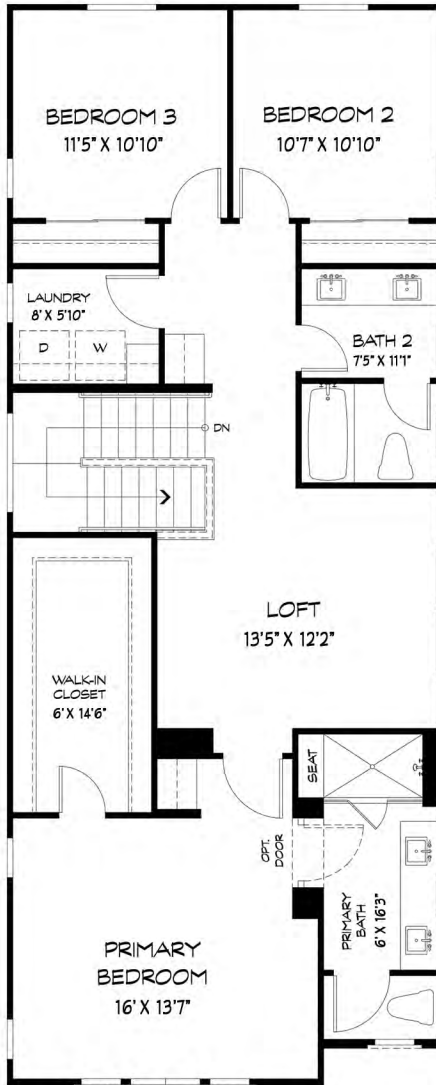
SCAN WITH YOUR CAMERA
TO LEARN MORE!



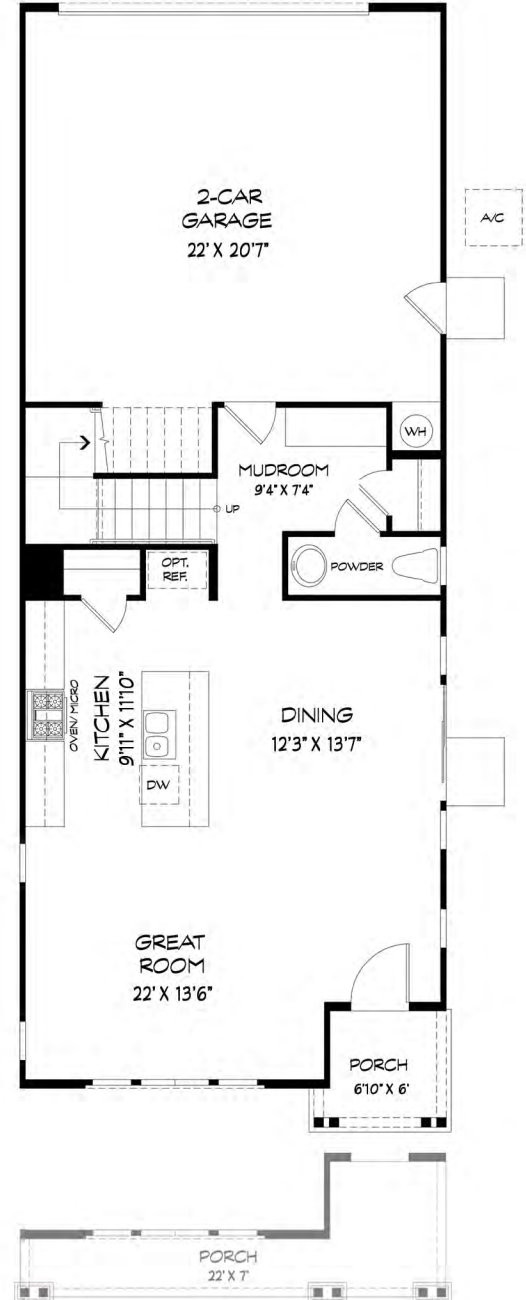
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SECOND FLOOR



FIRST FLOOR



CRAFTSMAN PORCH LAYOUT



1,869 SQ FT



3 BEDROOMS



2.5 BATHROOMS



2-CAR GARAGE



TWO-STORIES



FARMHOUSE
COLOR SCHEME 2



COTTAGE
COLOR SCHEME 4



1,8887 SQ FT



3 - 4 BEDROOMS



2.5 BATHROOMS



2-CAR GARAGE



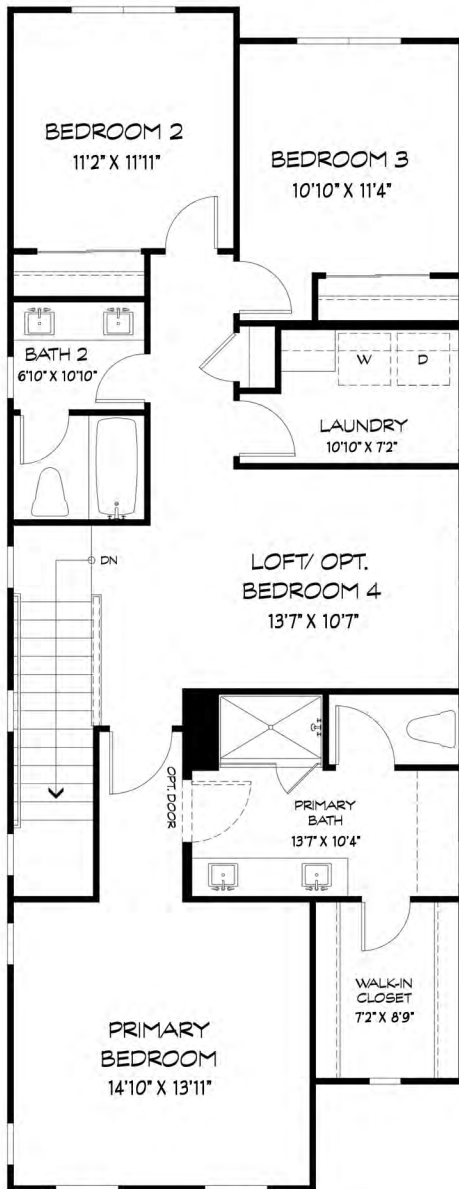
TWO-STORIES

PLAN 3 offers 1,887 sq. ft. of flexible two-story living with Farmhouse and Cottage elevations. This thoughtfully designed home features 3 bedrooms with an optional 4th in place of the upstairs loft. The main level includes a spacious great room, open dining area, and a modern kitchen with a large island, plus a powder bath and attached 2-car garage. Upstairs, two secondary bedrooms share a full bath, and the laundry room is just steps from the generous primary suite with a walk-in closet and dual vanities. Premium finishes complete this stylish home in the heart of Windsor.

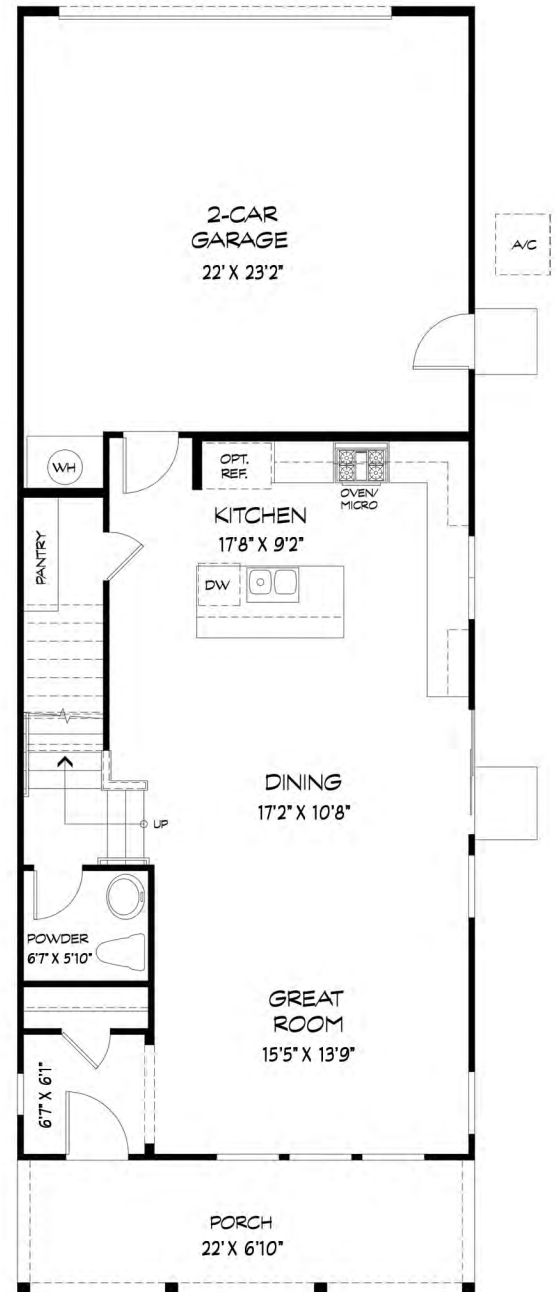


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SECOND FLOOR



FIRST FLOOR



1,887 SQ FT



3 - 4 BEDROOMS



2.5 BATHROOMS



2-CAR GARAGE



TWO-STORIES



FARMHOUSE
COLOR SCHEME 1



COTTAGE
COLOR SCHEME 6



2,001 SQ FT



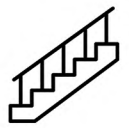
3 - 4 BEDROOMS



2.5 - 3 BATHROOMS



2-CAR GARAGE



TWO-STORIES

PLAN 4 features 2,001 sq. ft. of flexible living space with Farmhouse and Cottage elevations. This two-story home includes 4 bedrooms and 3 full baths, with the option to convert the downstairs bedroom and bath into a private office with a powder bath. The main level offers a spacious great room, dining area, and a chef-inspired kitchen with a large island. Upstairs, a loft, laundry room, and two secondary bedrooms sit opposite the private primary suite with a spa-style bath and walk-in closet. Premium finishes and a 2-car garage complete this thoughtfully designed Windsor home.

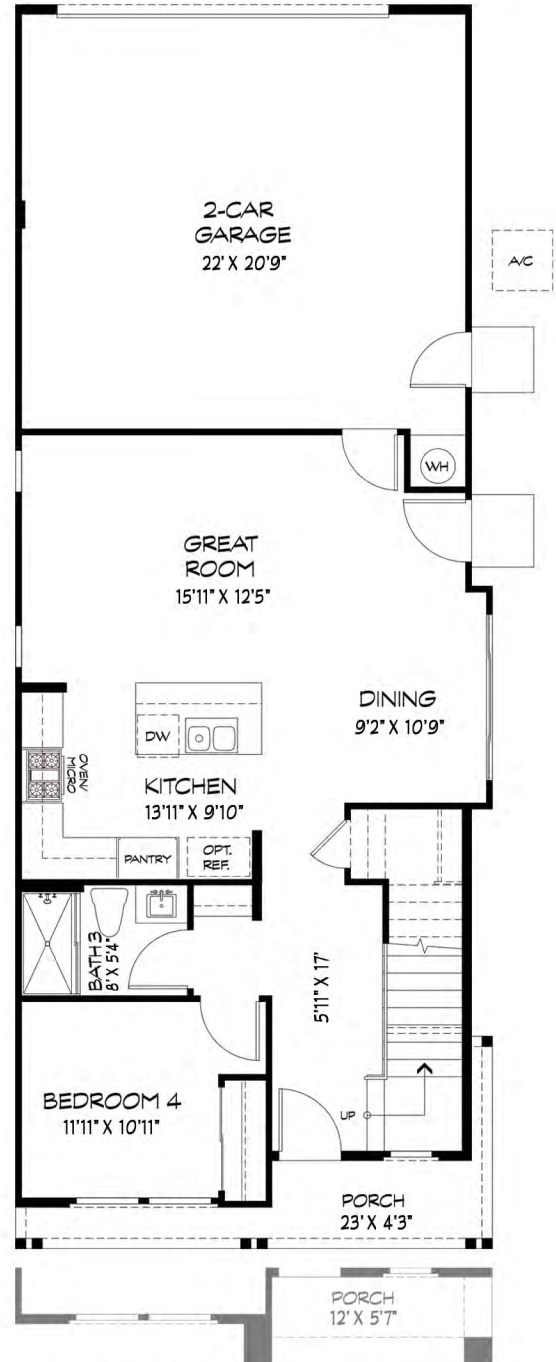


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SECOND FLOOR



FIRST FLOOR



COTTAGE PORCH LAYOUT



2,001 SQ FT



3 - 4 BEDROOMS



2.5 - 3 BATHROOMS



2-CAR GARAGE



TWO-STORIES



FARMHOUSE
COLOR SCHEME 3



COTTAGE
COLOR SCHEME 5



1,609 SQ FT



3 BEDROOMS



2.5 BATHROOMS



2-CAR GARAGE



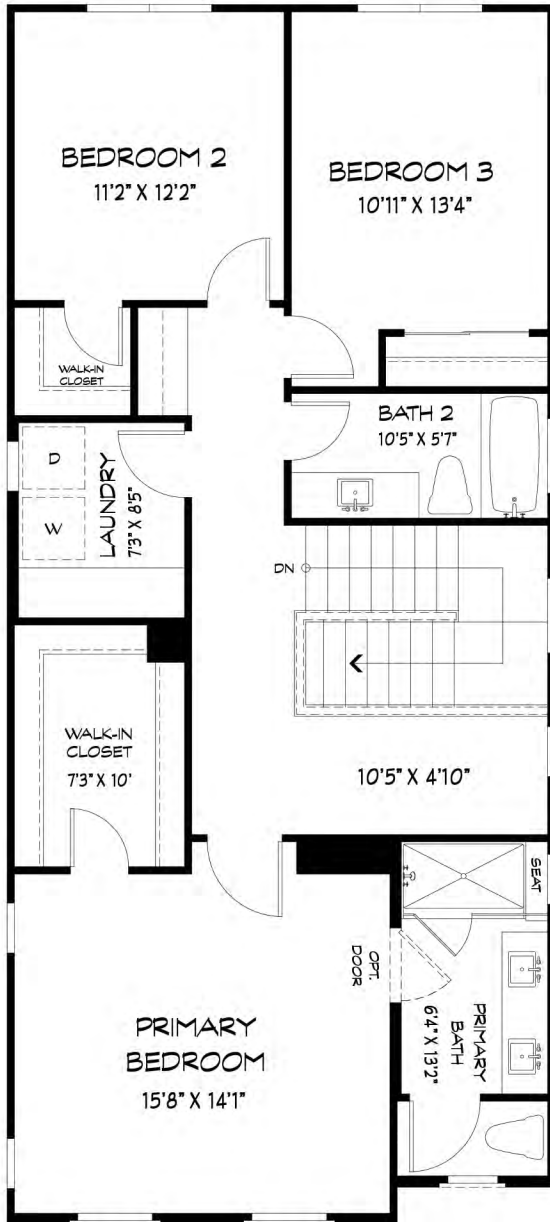
TWO-STORIES

PLAN 5 offers 1,609 sq. ft. of smart, efficient design across two stories with 3 bedrooms, 2 full baths, and a powder bathroom. The open-concept main floor features a spacious great room, dining area, and a modern kitchen with a large island and thoughtfully designed layout. Upstairs, the laundry room is conveniently located near two secondary bedrooms and a full bath. The private primary suite includes a walk-in closet and a beautifully appointed bath with dual vanities and a luxury shower. An attached 2-car garage and premium Ryder finishes complete this stylish home in the heart of Windsor.

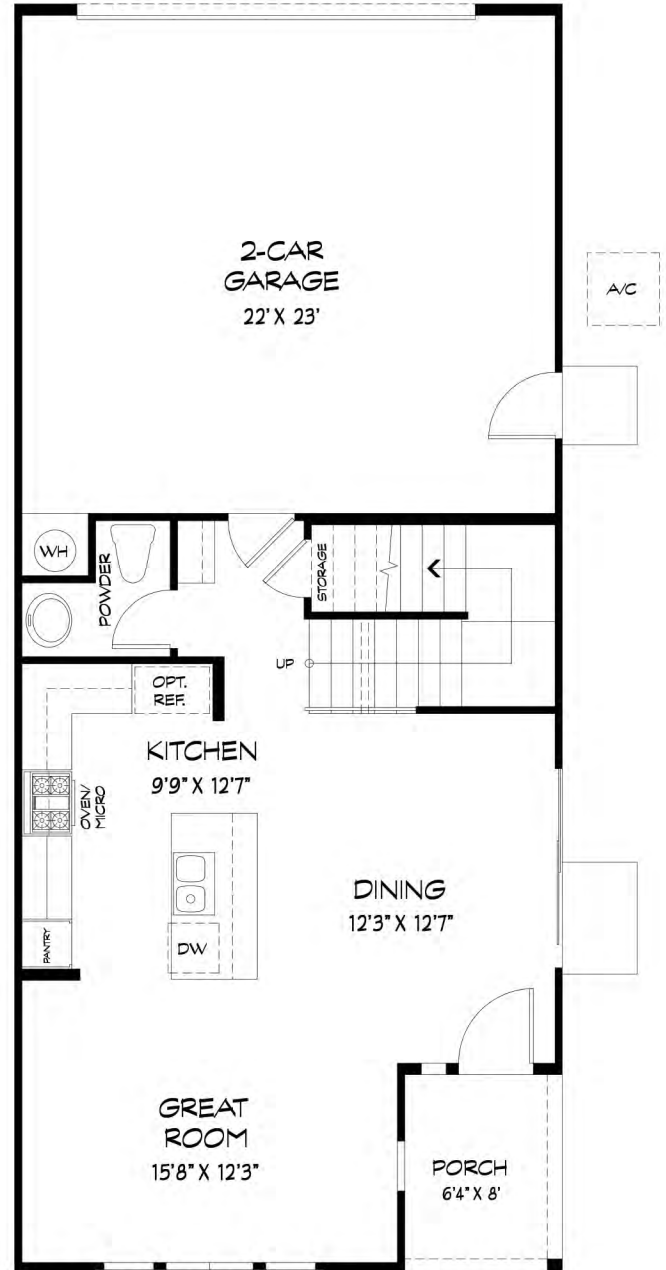


SCAN WITH YOUR CAMERA
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SECOND FLOOR



FIRST FLOOR



1,609 SQ FT



3 BEDROOMS



2.5 BATHROOMS



2-CAR GARAGE



TWO-STORIES

PURCHASE DETAILS



PREFERRED LENDER

Fox & Companies, Inc. NMLS: 288591, DRE: 01886378

📍 2001 4th Street

Santa Rosa, CA 95404

🌐 Foxandcompanies.com

☎ (707) 345-1000

👤 **Owner/Broker:** Mel Fox

✉ mel@foxandcompanies.com | ☎ 707-293-3598

Apply on line at: <https://foxandcompany.shapeportal.com/>



START HERE TO
APPLY & JOIN
THE PRIORITY LIST



TITLE AND ESCROW PARTNER

Fidelity National Title

📍 600 Bicentennial Way, Suite 300

Santa Rosa, CA 95403

☎ (707) 544-1771

👤 **Escrow Officer:** Courtney Triola | ✉ Courtney.Triola@fnf.com



DEPOSITS

- **Reservation Deposit = \$10,000**

Due when you reserve your new home and payable to **Fidelity National Title**

- **Additional Deposit = 3% of the Purchase Price**

Due within 30 days after your contract date and payable to **Fidelity National Title**

- **Options Deposits = 50%* of the total options price**

Options Deposits are made payable to the Seller, Windsor Falcon, LLC, and due when the options are selected and reduce the funds required from the buyers at the close of escrow.

**Seller reserves the right to increase the Options Deposit amount at their sole discretion.*



VIP PRIORITY LIST

- New homes at Old Redwood Village are released to pre-approved buyers on our VIP Priority List before they are made available to the general public, and your position on the List is determined by the date on your pre-approval letter from our preferred lender, Fox & Company.

SCAN HERE FOR
PRIORITY LIST
DETAILS



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SALES POLICIES & PROCEDURES



- **EQUAL OPPORTUNITY COMMITMENT:** Ryder Homes proudly supports Equal Housing Opportunity. We do not discriminate based on race, color, religion, sex, national origin, disability, familial status, or age.
- **VIP PRIORITY LIST:** Some homes may be offered through a priority list. Priority is determined by the date and time we receive your pre-qualification letter from a licensed lender (or proof of funds for cash buyers). Buyers are contacted in the order they appear on the list. Learn more at ryderhomes.com/priority-list
- **FIRST COME, FIRST SERVE:** Once homes are released to the general public for sale, they are available to buyers on a first come, first served basis.
- **FINAL DECISION AUTHORITY:** Ryder Homes is the final decision-maker in all matters related to the sales process. All decisions made by our team are final.
- **OWNER/OCCUPANT PREFERENCE:** We prioritize buyers who plan to live in the home as their primary residence. Offers from investors will only be considered after all owner-occupant opportunities have been exhausted.
- **STAY CONNECTED:** To receive the latest updates about new home releases, pricing, and availability, stay in close contact with your Ryder Homes sales representative.
- **PRICING POLICY:** Home prices can change at any time without notice. The price that applies to your purchase is the one listed in your signed contract, not the price previously advertised or posted.
- **EARNEST MONEY DEPOSIT:** A deposit is required when you submit your purchase contract. We accept cashier's checks or personal checks from your personal bank account. (Please note: corporate or third-party checks cannot be accepted.)
- **OPTION DEPOSITS:** An options deposit equal to 50% of the total options price is required at the time your design selections are made. Deposits reduce the funds required from the buyers at the close of escrow. The Seller reserves the right to increase the required options deposit at their sole discretion.
- **COOPERATING BROKER POLICY:** Ryder Homes offers a referral fee to cooperating brokers. To be eligible, your real estate broker must either register you prior to your first contact with a Ryder Homes representative or accompany you on your first visit to the community and register you as their client during that visit. Buyers who visit without their broker or register afterward will not qualify for a broker referral. Learn more at ryderhomes.com/realtors
- **CONTINGENCY OFFERS:** Ryder Homes reserves the right not to accept any offer that is contingent upon the sale of another home or property.
- **AGREEMENT TERMS:** Our sales representatives are happy to guide you, but they are not authorized to alter the terms of our purchase agreement.
- **POLICY UPDATES:** These guidelines are provided for general information and are subject to change without notice. In the event of any conflict, the terms outlined in your signed purchase agreement will prevail.



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