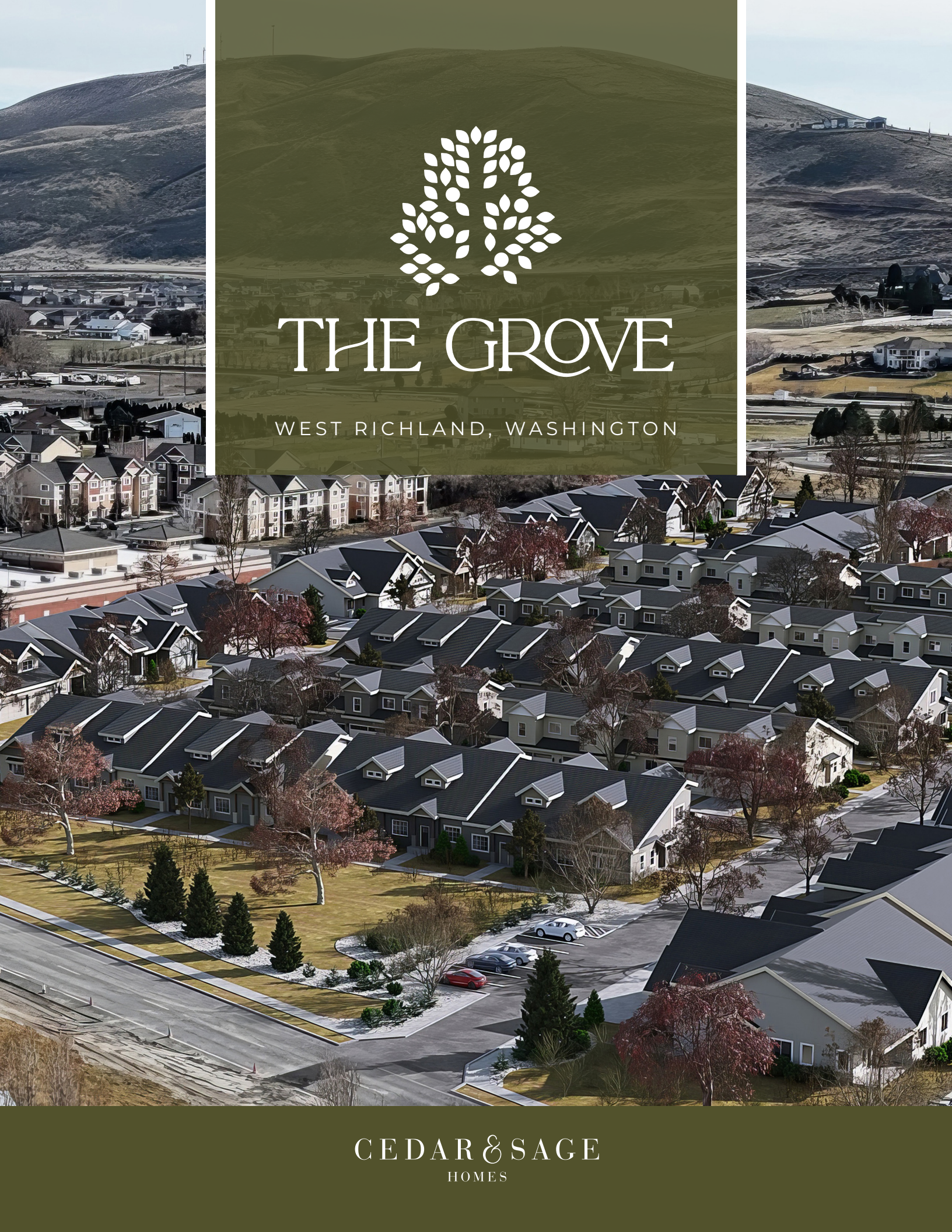




THE GROVE

WEST RICHLAND, WASHINGTON



CEDAR & SAGE
HOMES



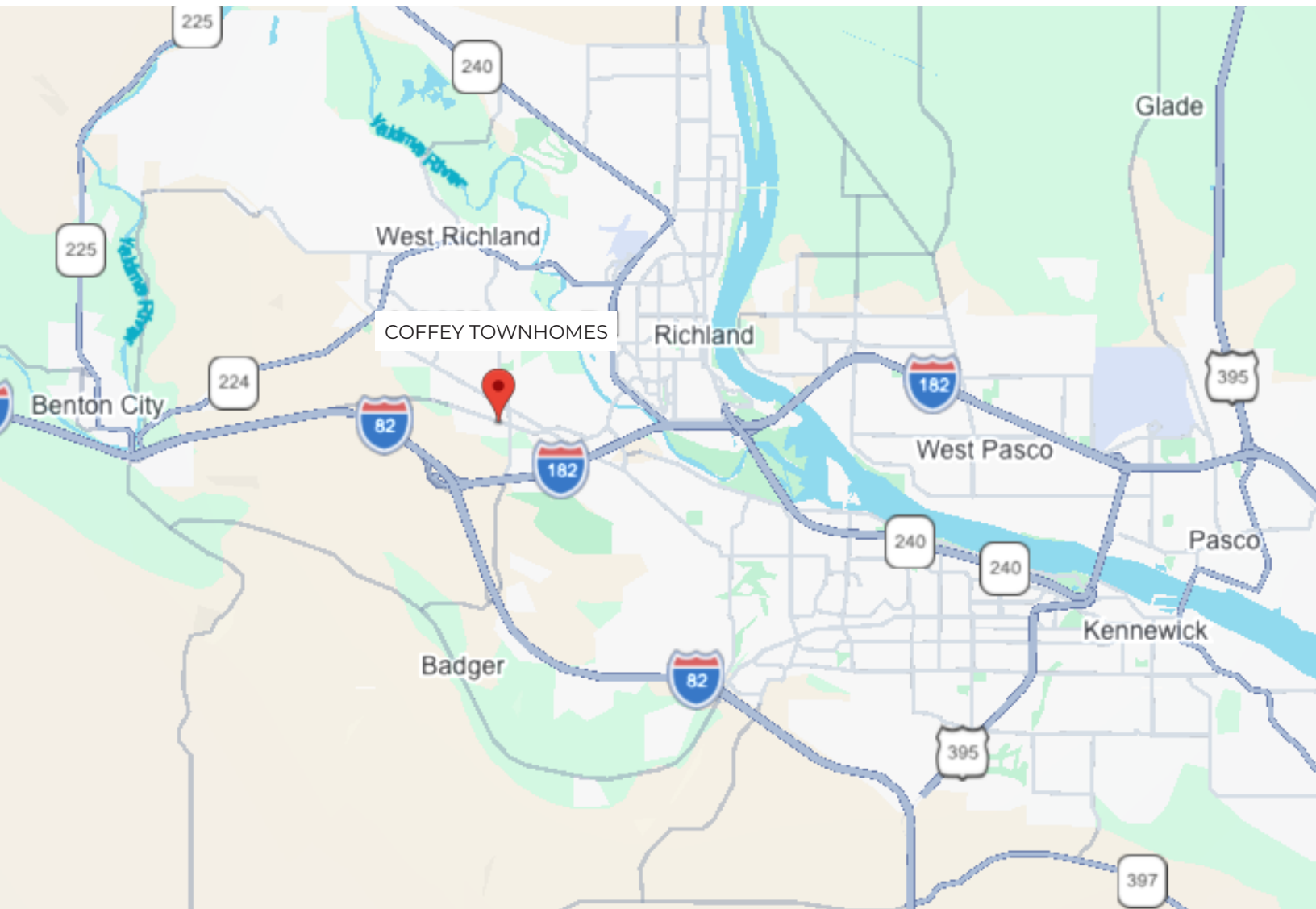
TABLE OF CONTENTS

- 02 Location
- 03 About the Community
- 05 Site Map
- 06 Floorplans
- 12 About the Builder
- 13 Your Sales Team

LOCATION

4401 KENNEDY RD | WEST RICHLAND, WA 99353

The Grove Community provides convenient access to parks, trails, schools and everyday essentials, while still offering a sense of separation from busier areas. Nearby outdoor recreation and the Red Mountain wine region add another layer of appeal, making weekends just as enjoyable as day-to-day living. As one of the top home builders in West Richland, WA, our team at Cedar and Sage Homes continues to deliver high-quality new construction opportunities that today's buyers are looking for.





THE COMMUNITY

The Grove at West Richland offers a modern, low-maintenance approach to new homes in West Richland, WA, set within one of the area's fastest-growing communities. Featuring a collection of thoughtfully designed duplexes and townhomes, this neighborhood is ideal for buyers who want a simplified lifestyle without compromising on comfort or design.

Each home is built with open-concept layouts and carefully selected finishes that create a clean, cohesive look throughout. These details make a noticeable difference for those browsing new homes for sale in West Richland, Washington, especially for buyers who appreciate a move-in ready home with elevated style.

SITE MAP

4529
LOT 67

4537
LOT 68

4545
LOT 69

4553
LOT 70

4561
LOT 71

4579
LOT 72

4587
LOT 73

4595
LOT 74

4613
LOT 75

4625
LOT 76

4639
LOT 77

4641
LOT 78

GROVE CT.

COMMUNITY SIDEWALK

4506
LOT 59

4484
LOT 60

4460
LOT 61

4448
LOT 62

4436
LOT 63

4424
LOT 64

4412
LOT 65

4400
LOT 66

CONIFER ST.

4517
LOT 51

4485
LOT 52

4461
LOT 53

4449
LOT 54

4437
LOT 55

4425
LOT 56

4413
LOT 57

4401
LOT 58

COMMUNITY SIDEWALK

4508
LOT 50

4490
LOT 49

4464
LOT 48

4454
LOT 47

4442
LOT 46

4430
LOT 45

4418
LOT 44

4406
LOT 43

STARLING ST.

4519
LOT 35

4495
LOT 36

4479
LOT 37

4455
LOT 38

4443
LOT 39

4431
LOT 40

4419
LOT 41

4407
LOT 42

WHITEBARK ST.

FUTURE PHASE 2

KENNEDY ROAD

4450
LOT 1

4562
LOT 2

4574
LOT 3

4586
LOT 4

4610
LOT 5

4622
LOT 6

4634
LOT 7

4646
LOT 8

BROOK CT.

FUTURE PHASE 2



AVAILABLE FLOORPLANS

Plan	Beds	Baths	SQFT	Garage
The Gala	3	3	1899	2-Car
The Braeburn	3	2	1495	2-Car
The Cortland	3	2	1498	2-Car
The Pacific Rose and The Honey Crisp Jonathan	4	2.5	1482	2-Car
The Ambrosia	3	2	1482	2-Car



THE GALA



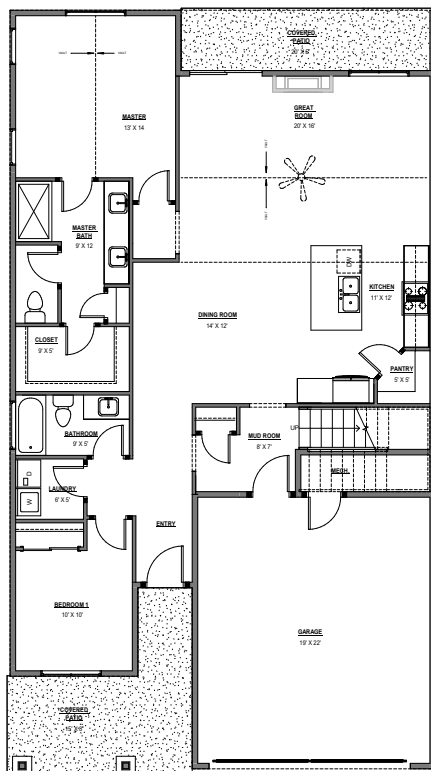
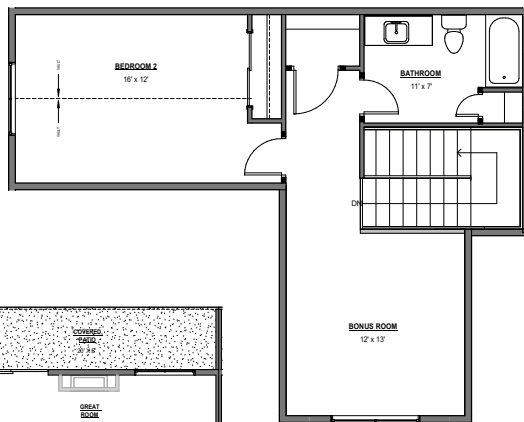
FEATURES:

3 Bedrooms
3 Bath
1,899 SqFt.
2-Car Garage

DETAILS

The Gala by Cedar & Sage Homes offers a unique combination of spacious single-level living and the convenience of a duplex-style design. With 1,899 square feet, 3 bedrooms, 3 bathrooms, a 2-car garage, and a main-floor primary suite, this thoughtfully designed floor plan provides flexibility and comfort for a wide variety of homeowners. The open-concept layout creates a natural flow between the kitchen, dining area, and great room, making the home ideal for entertaining and everyday living. Generous living spaces, large windows, and modern finishes contribute to a bright, inviting atmosphere that feels both contemporary and timeless. With three full bathrooms, the Gala offers added convenience for guests, multi-generational living arrangements, or homeowners who simply value extra space and privacy. For buyers searching for duplex homes, single-story new construction homes, or modern low-maintenance homes in Idaho, Montana, and Washington, the Gala delivers exceptional versatility. Designed with both comfort and functionality in mind, this home reflects Cedar & Sage Homes' dedication to creating thoughtfully crafted residences that elevate everyday living while embracing the beauty and simplicity of Northwest design.

2ND
FLOOR



MAIN
FLOOR

THE BRAEBURN

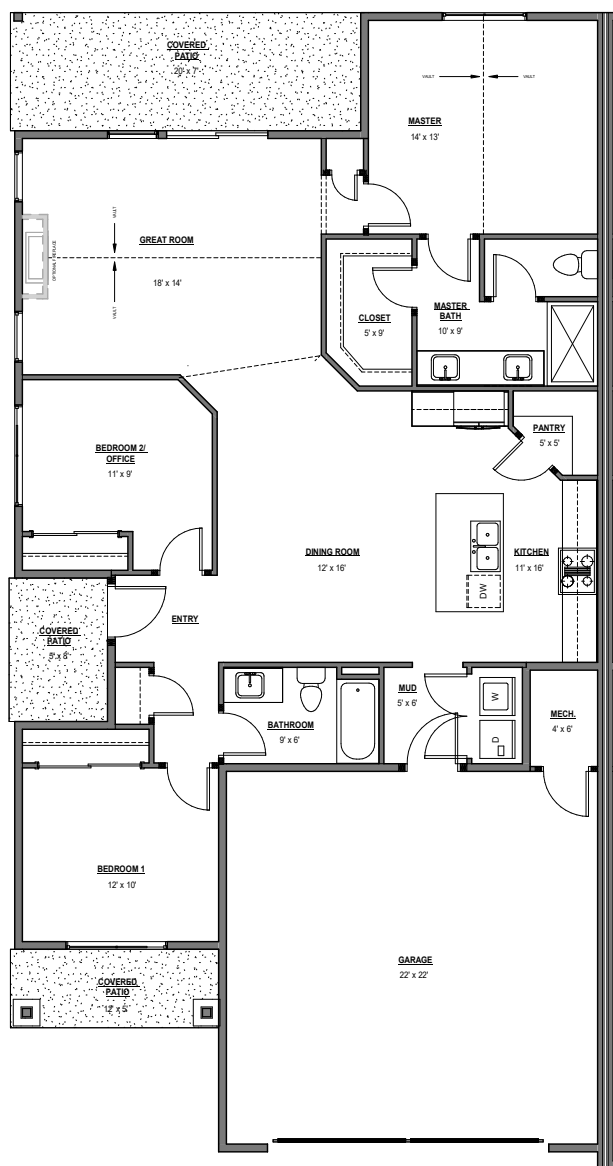


FEATURES:

3 Bedrooms
2 Bath
1,495 SqFt.
2-Car Garage

DETAILS

The Braeburn by Cedar & Sage Homes is a thoughtfully designed single-story home that combines modern comfort, functional living, and timeless Northwest style. Offering 1,495 square feet, 3 bedrooms, 2 bathrooms, and a spacious 2-car garage, this new construction floor plan delivers an inviting layout designed to support the way today's homeowners live. Inside, the open-concept living areas create a seamless connection between the kitchen, dining, and great room, making the home feel bright, spacious, and welcoming. Large windows allow natural light to fill the interior while enhancing the home's clean architectural lines and modern finishes. The main-floor primary suite offers a comfortable private retreat, while additional bedrooms provide flexibility for guests, family members, or a home office setup. The Braeburn is ideal for buyers searching for single-level homes, modern ranch-style homes, or new construction homes with open floor plans in the Pacific Northwest. Designed with both style and practicality in mind, this home offers low-maintenance living without sacrificing comfort or quality. From everyday functionality to elevated design details, the Braeburn reflects Cedar & Sage Homes' commitment to creating homes that feel connected, intentional, and built for Northwest living.



THE CORTLAND

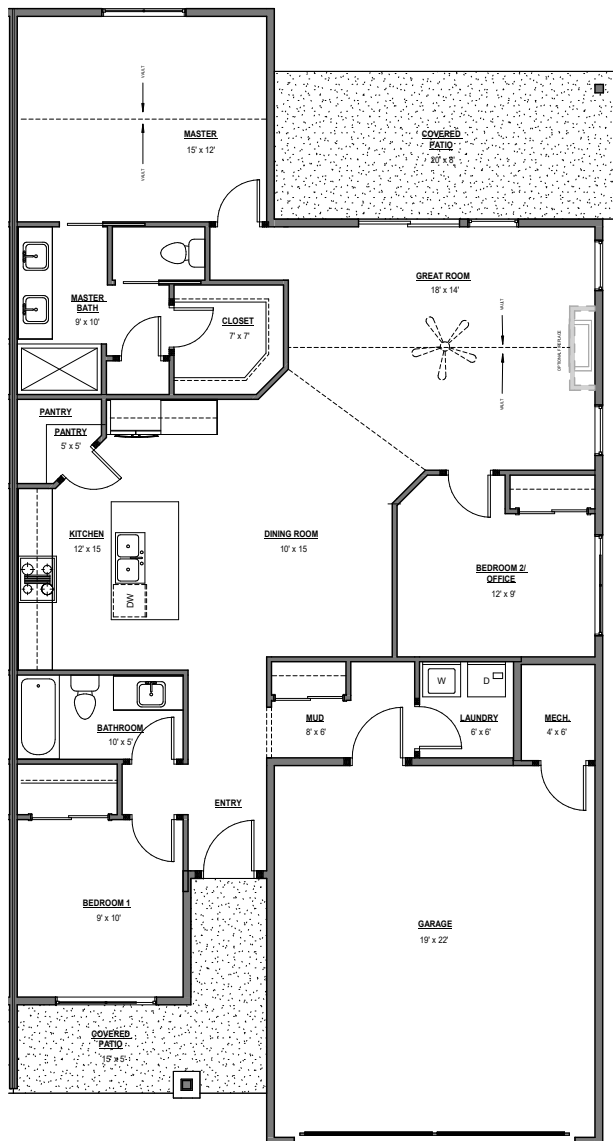


FEATURES:

3 Bedrooms
2 Bath
1,498 SqFt.
2-Car Garage

DETAILS

The Cortland by Cedar & Sage Homes is a beautifully designed duplex floor plan that delivers the comfort of a single-family home with the convenience of low-maintenance living. Featuring 1,498 square feet, 3 bedrooms, 2 bathrooms, a 2-car garage, and a main-floor primary suite, this thoughtfully designed home offers an ideal balance of functionality and style. The heart of the home is its open-concept living area, where the kitchen, dining space, and great room come together to create a bright and welcoming atmosphere. Large windows allow natural light to fill the space, while the efficient layout makes everyday living feel effortless. The main-floor primary bedroom offers privacy and convenience, while additional bedrooms provide flexibility for family members, guests, or a home office. For buyers searching for duplex homes, single-level new construction homes, or low-maintenance homes in the Northwest, the Cortland delivers exceptional value and timeless appeal. With modern finishes, quality craftsmanship, and a layout designed to adapt to a variety of lifestyles, the Cortland reflects Cedar & Sage Homes' vision of creating homes that feel both practical and elevated.

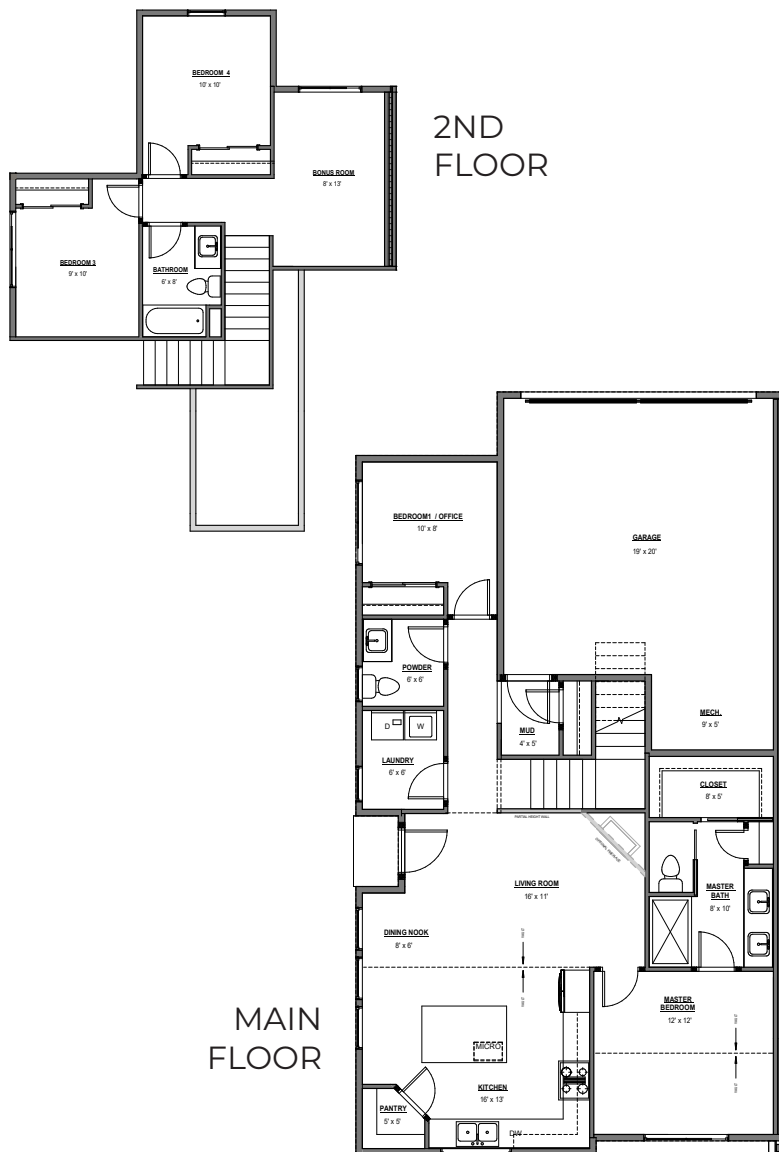


THE PACIFIC ROSE AND HONEYCRISP JOHNATHAN



FEATURES:

4 Bedrooms
2.5 Bath
1,482 SqFt.
2-Car Garage



DETAILS

The Pacific Rose and Honey Crisp Johnathan by Cedar & Sage Homes beautifully combines spacious living with the convenience of duplex-style design. Offering 1,482 square feet, 4 bedrooms, 2.5 bathrooms, a 2-car garage, and a main-floor primary suite, this thoughtfully crafted floor plan provides exceptional flexibility for a variety of lifestyles. At the heart of the home, the open-concept living spaces create a warm and connected environment where entertaining and everyday life feel effortless. The kitchen seamlessly flows into the dining and living areas, while expansive windows bring in abundant natural light and highlight the home's modern Northwest aesthetic. With four bedrooms, homeowners gain the versatility to create guest rooms, home offices, fitness spaces, or hobby rooms without compromising comfort. Perfect for buyers searching for new duplex homes, four-bedroom floor plans, or low-maintenance new construction homes in the Pacific Northwest, the Pacific Rose offers the ideal balance of space and efficiency. Designed with thoughtful details and quality craftsmanship throughout, this home delivers the elevated yet approachable lifestyle that defines Cedar & Sage Homes.

THE AMBROSIA



FEATURES:

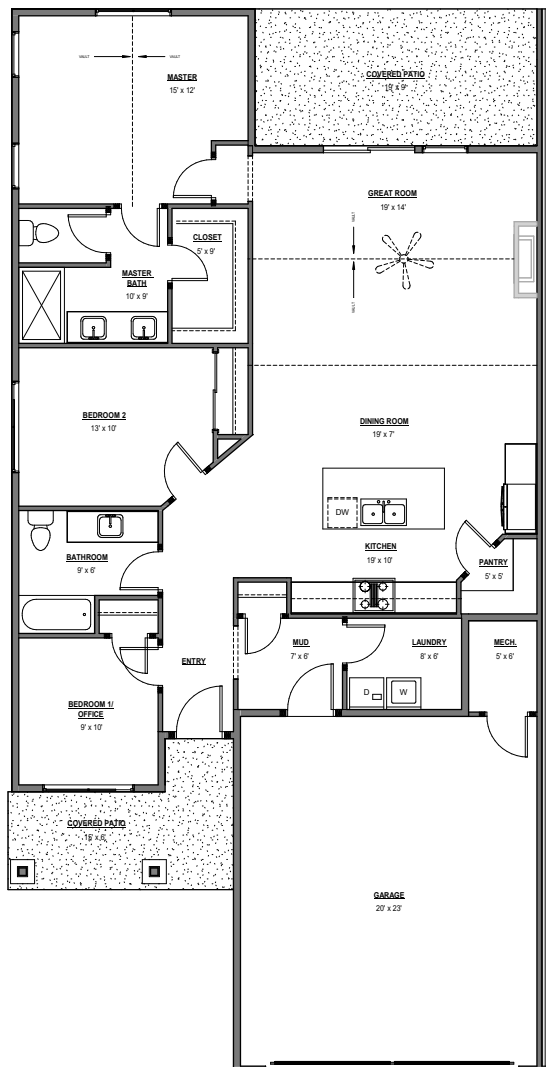
3 Bedrooms
2 Bath
1,482 SqFt.
2-Car Garage

DETAILS

The Ambrosia by Cedar & Sage Homes brings together modern comfort and functional design in a thoughtfully crafted single-level home. Offering 1,482 square feet, 3 bedrooms, 2 bathrooms, and a 2-car garage, this inviting floor plan is designed to accommodate a variety of lifestyles with ease.

At the heart of the home, the open-concept kitchen, dining, and living areas create a welcoming space for gathering, entertaining, and everyday living. Large windows fill the home with natural light, enhancing its warm, modern Northwest aesthetic. The well-designed layout provides a private primary suite, while two additional bedrooms offer flexibility for guests, a home office, or hobbies.

Perfect for buyers seeking a thoughtfully designed new construction home, the Ambrosia offers the ideal blend of comfort, efficiency, and low-maintenance living. With quality craftsmanship, contemporary finishes, and a layout that maximizes every square foot, the Ambrosia embodies the elevated yet approachable lifestyle that defines Cedar & Sage Homes.





Pictured Left to Right: Jed Cazier, Dave Gintz, Doug Whitfield, Rich Cook, Nick Walsh, Ben Ashton.

ABOUT THE BUILDERS

At Cedar and Sage Homes, you'll find a leadership team driven by vision, experience, and a passion for creating exceptional communities. Our executive team brings together decades of expertise in real estate development, homebuilding, finance, construction, sales, and customer experience. Together, they guide every aspect of our company—from land acquisition and community planning to construction, sales, and homeowner satisfaction.

Cedar and Sage Homes is committed to designing, building, and developing residential communities, mixed-use investment properties, and custom homes with a focus on quality, innovation, and long-term value. As our company has grown, so has our network of trusted craftsmen, industry professionals, and strategic partners who share our commitment to excellence.

Our leadership team is united by a common goal: building more than homes. We strive to create thriving communities, lasting relationships, and opportunities for homeowners, investors, and real estate professionals alike. Through thoughtful planning, exceptional craftsmanship, and a customer-first approach, Cedar and Sage Homes continues to shape communities where people are proud to live, work, and invest.

MEET YOUR SALES TEAM

At Cedar and Sage Homes, our dedicated sales team delivers a personalized, white-glove homebuying experience built around your needs. From your first visit to closing day, we provide attentive service, clear communication, and expert guidance every step of the way. With a customer-first approach at the heart of everything we do, we're committed to making the journey to your new home seamless, enjoyable, and rewarding.



KIMBERLY CORNELIUS
Sales Manager

Phone: 208.495.4023

Email: sales@cedarandsagehomes.com



VICKI M
Executive Sales Partner

Phone: 509.947.0323

Email: vicki@c21-tc.com

CEDAR & SAGE
HOMES

CEDAR & SAGE HOMES | CEDARANDSAGEHOMES.COM | 888.254.5111