Doolin Heights

Rosemount, MN



AERIAL PHOTO OF DOOLIN HEIGHTS

Pick your lot. Bring your builder.

16 finished homesites in Rosemount, Minnesota. Lots from $170K.

DOOLIN-HEIGHTS.COM · NOVEMBER 2026

THE NEIGHBORHOOD

Twenty-five lots on three quiet streets.

Doolin Heights sits near Bonaire Path W in Rosemount, in Dakota County. It is a small neighborhood: 25 single-family lots on Blackbird Way, Birdsong Path and 136th Court W. 9 are sold. 16 are open now.

The work a buyer usually waits on is done. The streets have their final layer of asphalt. Sidewalks, street lights and mailboxes are in, and the mail is being delivered. Water and sewer are at each lot. The streets and utilities are public, accepted by the City of Rosemount in 2026, so there is no association to fund them.

- **Finished and ready to build:** paved public streets, sidewalks and street lights; city water and sewer at each lot.
- **7,501 to 10,378 SF:** about 0.17 to 0.24 acre each.
- **Walkout, lookout and full-basement lots:** 4 walkout, 2 lookout, 10 full basement.
- **Bring your own builder:** you choose who builds your home.
- **No HOA, no association dues:** only the City of Rosemount's standards apply.
- **District 196 schools:** Rosemount-Apple Valley-Eagan (ISD 196).



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Kristi Ordorff, Edina Realty
612-716-0900
info@doolin-heights.com | doolin-heights.com

EQUAL HOUSING OPPORTUNITY

Lot lines, sizes and house pads are approximate; verify with the recorded plat. Availability and pricing subject to change. Seller: Doolin Development, LLC.

LOT MAP

16 homesites open.



Available Sold Ask about this lot

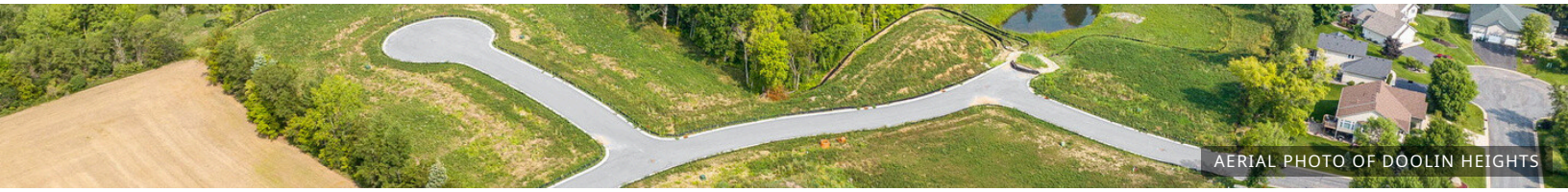
Updated November 2026

Reading the map

Each lot shows its number, its size in square feet and the basement type the lot was graded for. North is up. Lot lines are drawn from the engineer's plan.

Come walk the lots

The streets are public. Drive in on Birdsong Path or 136th Street W and look around, then call Kristi at 612-716-0900 with the lot numbers you like.



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AVAILABLE LOTS

Lots from $170K.

LOT	ADDRESS	SIZE	ACRES	BASEMENT	HOUSE PAD	STATUS
Lot 3, Block 1	2275 136th St W	9,799 SF	0.22	Walkout	40 × 60 ft	Available
Lot 4, Block 1	2257 136th St W	8,750 SF	0.20	Walkout	40 × 60 ft	Available
Lot 6, Block 1	13570 Birdsong Path	8,236 SF	0.19	Full basement	40 × 60 ft	Available
Lot 7, Block 1	13574 Birdsong Path	10,227 SF	0.23	Full basement	40 × 60 ft	Available
Lot 9, Block 1	13578 Blackbird Way	8,021 SF	0.18	Full basement	45 × 60 ft	Available
Lot 10, Block 1	13590 Blackbird Way	7,881 SF	0.18	Full basement	45 × 60 ft	Available
Lot 11, Block 1	13602 Blackbird Way	8,095 SF	0.19	Full basement	45 × 60 ft	Available
Lot 1, Block 2	2300 136th Ct W	10,279 SF	0.24	Full basement	50 × 60 ft	Available
Lot 2, Block 2	2320 136th Ct W	8,429 SF	0.19	Full basement	50 × 60 ft	Available
Lot 3, Block 2	2340 136th Ct W	10,131 SF	0.23	Full basement	50 × 50 ft	Available
Lot 4, Block 2	2360 136th Ct W	10,378 SF	0.24	Full basement	50 × 50 ft	Available
Lot 7, Block 2	2373 136th Ct W	10,248 SF	0.24	Full basement	50 × 60 ft	Available
Lot 8, Block 2	2355 136th Ct W	7,800 SF	0.18	Lookout	50 × 50 ft	Available
Lot 10, Block 2	2319 136th Ct W	7,753 SF	0.18	Walkout	50 × 60 ft	Available
Lot 1, Block 3	13545 Blackbird Way	7,501 SF	0.17	Walkout	45 × 60 ft	Available
Lot 2, Block 4	13573 Birdsong Path	9,388 SF	0.22	Lookout	45 × 60 ft	Available

WALKOUT

The ground falls away behind the house, so the basement opens to the back yard through a full-height door.

LOOKOUT

The basement sits partly above grade at the back: full-size windows and daylight, without a door to the yard.

FULL BASEMENT

A level lot with a standard basement below grade. Egress windows bring light to finished rooms.

Basement type and house pad come from the engineer's grading plan. Your builder confirms what fits once you choose a house plan. House pad is the buildable rectangle shown on the plan, width × depth.

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BUILDING HERE

Your lot, your builder, your plan.

You are not tied to a builder at Doolin Heights. Bring the one you trust, or ask us and we will point you to builders who work in Rosemount.

How it works

- **1. Walk the lots.** The streets are open. Note the lot numbers you like.
- **2. Call Kristi.** She confirms what is available and the price of each lot.
- **3. Talk to your builder.** They check that your plan fits the house pad and the basement type.
- **4. Buy the lot.** Close on it yourself, or have your builder buy it as part of the build.
- **5. Build.** Your builder pulls the permit from the City of Rosemount and starts.

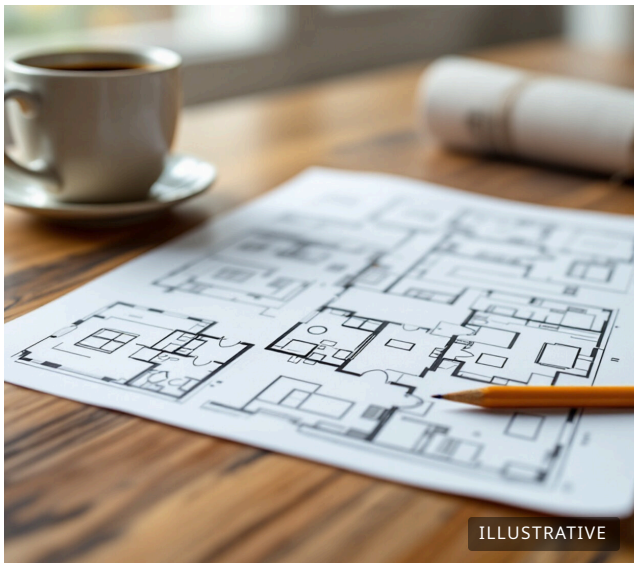
Design standards

There is no HOA and no architectural committee. The City's approval for the neighborhood asks one thing of the front of each home. It needs at least one of these:

- brick or stone on the lower 3.5 feet
- a front porch with a railing across at least 30% of the width
- a side-entry garage
- no more than 70% lap siding



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ILLUSTRATIVE

For builders

Zoning is R1 PUD. Pads run 40 × 60 to 50 × 60 ft. Ask for the one-page builder lot sheet with pads, basement types and lot coverage limits.

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HOW MUCH HOUSE FITS?

Four concept plans, drawn to the house pads.

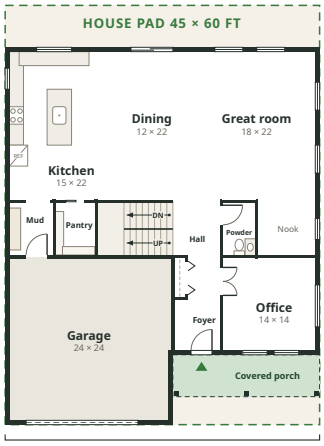
Every lot has a house pad, the buildable rectangle on the engineer's plan. We drew four layouts to those pads so you can see the size of home each one takes. Main levels are shown here; the full set is in the concept plans booklet.



The Wren

2,812 SF · 40 × 52 ft · two-story

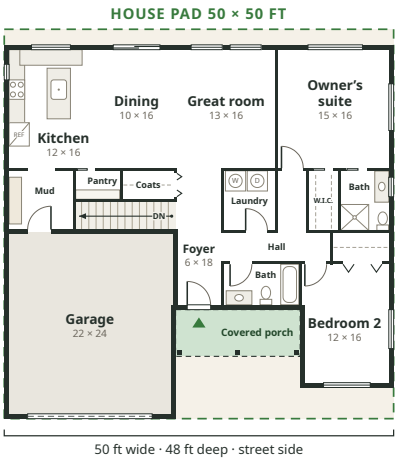
Fits the pad on 13 open lots.



The Lark

3,206 SF · 45 × 54 ft · two-story

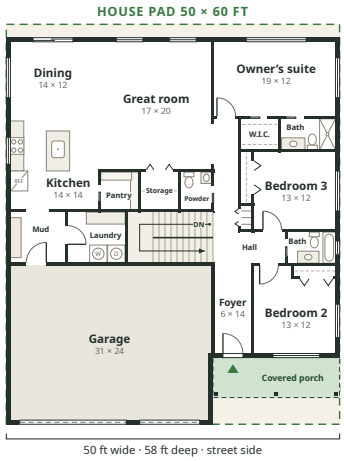
Fits the pad on 9 open lots.



The Finch

1,600 SF · 50 × 48 ft · one-level

Fits the pad on 7 open lots.



The Heron

1,966 SF · 50 × 58 ft · one-level

Fits the pad on 4 open lots.



Conceptual rendering. The lot map in 3D on the ground shape from public lidar elevation data, with a generic house shape on each pad. Not actual homes, plans or views. The plans above are concept plans, not construction drawings; your builder can start from any plan that fits the pad.

LOCATION

Rosemount, in Dakota County.

Doolin Heights is north of downtown Rosemount, just south of Bonaire Path W, a mile from Highway 3.

- **Schools:** Red Pine Elementary, Rosemount Middle School and Rosemount High School (ISD 196), per the district's address lookup in November 2026. Attendance areas can change; check app.guidek12.com/rosemountmn/school_search.
- **Getting around:** Downtown Rosemount 1.9 miles; US-52 4.7 miles, about 9 minutes; MSP Airport 14 miles, about 25 minutes; downtown St. Paul 16 miles, about 30 minutes (road distances, times without traffic).
- **Nearby:** Meadows, Birch and Brockway parks are each about half a mile away (Brockway has a disc golf course); the Rosemount Community Center is 1.6 miles; Lebanon Hills Regional Park is 4.8 miles.
- **City services:** City of Rosemount water, sewer and street maintenance; Xcel Energy electric and gas.

Find us

Search "Blackbird Way and Birdsong Path, Rosemount, MN" in your maps app, or use the map link at doolin-heights.com. The streets are public: drive in and look around.

TALK TO US

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From above. The engineer's concept plan laid over an aerial photo. North is up; Birdsong Path and 136th Street W come in from the east. Use the lot map for what is open today.

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