Doolin Heights
Rosemount, MN

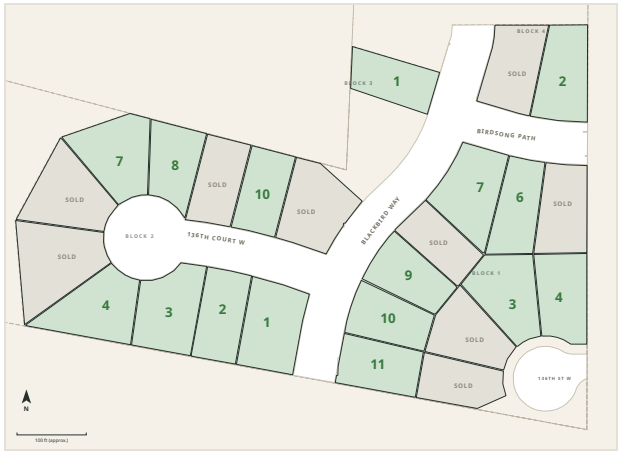
BUILDER LOT SHEET

Lots from $170K

FOR BUILDERS · ROSEMOUNT, MN · ISD 196

16 finished lots, ready for permits.

Doolin Heights is a 25-lot single-family neighborhood near Bonaire Path W in Rosemount. Streets, sidewalks, water, sanitary and storm sewer are complete and public. Buy one lot or several; ask about multi-lot terms.



Available Sold Ask about this lot

Updated November 2026

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

Pad sizes and basement types from the Loucks grading plan (C3-1). Lot 1, Block 3: This lot currently holds a soil stockpile; ask for details.

Site

- **Zoning:** R1 PUD, City of Rosemount
- **Setbacks:** 7.5 ft side (R1 side setback on east boundary lots); confirm front and rear with the City
- **Lot coverage:** 45% under 8,250 SF; 40% for 8,250–9,250 SF; 35% for 9,250–10,000 SF; over 10,000 SF, confirm with the City
- **Utilities:** city water and sewer to each lot; Xcel Energy electric and gas, underground
- **Mail:** cluster mailboxes installed, USPS delivering
- **HOA:** none

Front elevation standard (PUD)

Each home includes at least one of: 3.5 ft brick or stone wainscot; a front porch with railing across 30% or more of the width; a side-entry garage; or no more than 70% lap siding. No other architectural covenants.

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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.