



— BATES HOMES —  
RIDGEWATER®



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# EMBRACE

A NEW PACE OF

# LIFE

**With RidgeWater, you can finally find the thing you've been missing in your life: balance.**

Tucked into the serene shores of Klamath Lake, RidgeWater is a gated community that embraces the boundless spirit of outdoor recreation and refined living. Each and every one of our homes is designed to harmonize with its natural surroundings, creating an environment that invites residents to savor the world around them, both inside and out.





MOUNTAIN RUSTIC (FEATURING 3 CAR GARAGE OPTION)



FARMHOUSE



MODERN

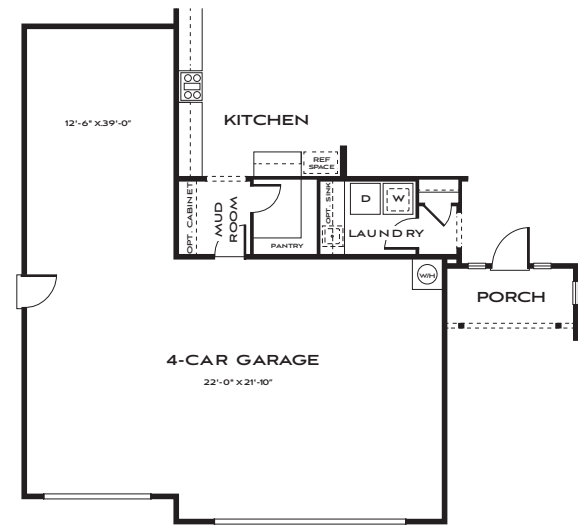
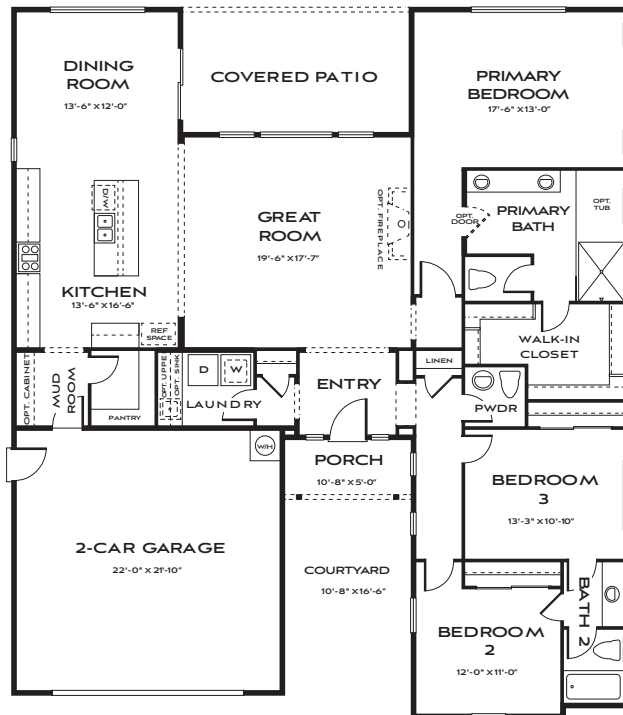
Prices, plans and terms are subject to change without prior notice. Square footage is approximate and will vary from final construction. Any floorplans, elevations and photos are artist conceptions only and are not intended to show specific detailing that may or may not be available. © Bates Homes All Rights Reserved. 10/16/24

# PLAN 2

2,105 square feet | Single Story

Three Bedrooms | Two and a Half Baths | Two Car Garage

Options: Four Car Garage



OPTIONAL  
4-CAR GARAGE PLUS STORAGE

FARMHOUSE (FEATURING 4 CAR GARAGE OPTION)



MOUNTAIN RUSTIC



MODERN

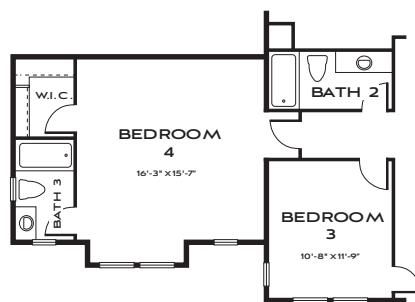
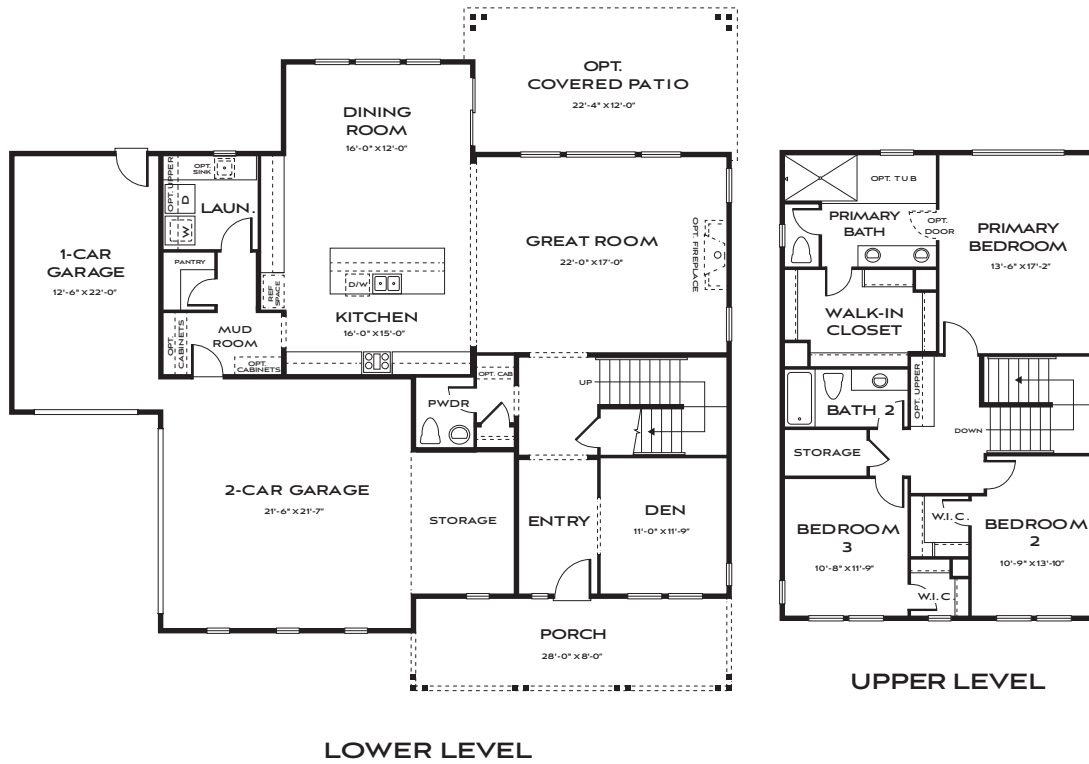
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# PLAN 3

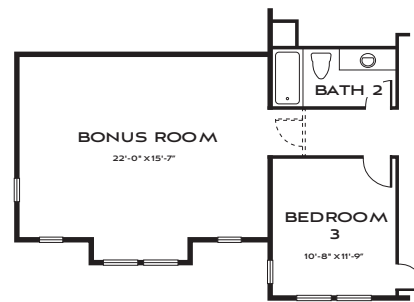
2,607 - 2,990 square feet | Two Story

Three Bedrooms | Den | Two and a Half Baths | Three Car Garage

Options: Bedroom 4 + Bath 3 | Bonus Room | Covered Patio



**OPTIONAL  
BEDROOM 4 + BATH 3  
(ADDS 383 SQUARE FEET)**



**OPTIONAL BONUS ROOM  
(ADDS 383 SQUARE FEET)**

**MOUNTAIN RUSTIC**



**FARMHOUSE**



**MODERN**  
(FEATURING BONUS ROOM OPTION)

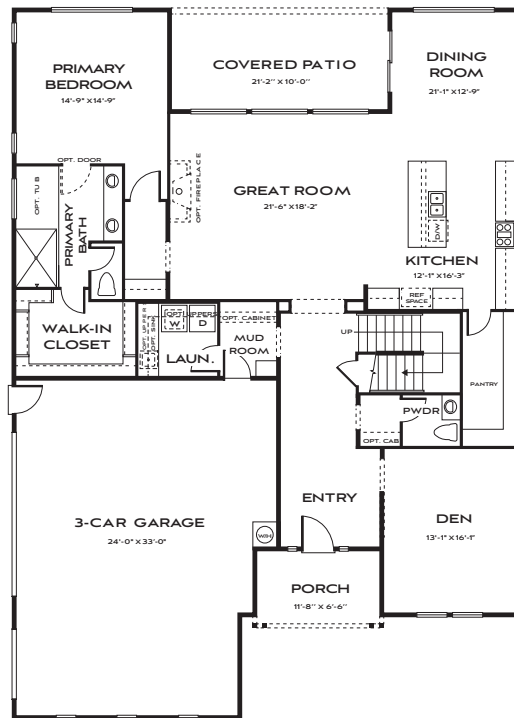
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# PLAN 4

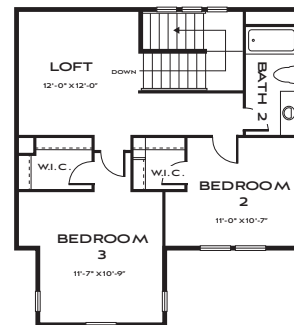
2,815 - 3,329 square feet | Two Story

Three Bedrooms | Den | Loft | Two and a Half Baths | Three Car Garage

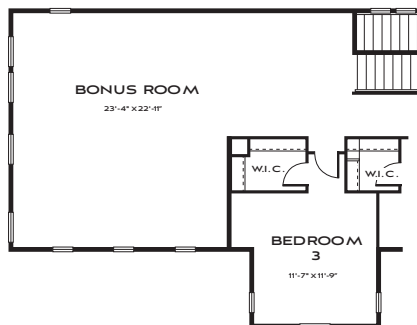
Options: Bonus Room | Bedroom 4 + Bath 3 Suite and Expanded Loft | Junior Suite with Bath 4



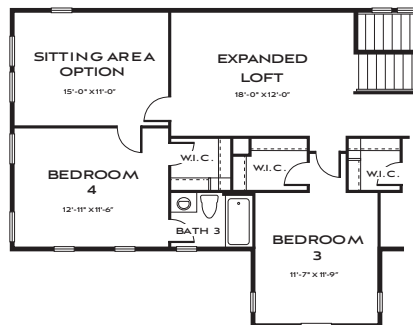
LOWER LEVEL



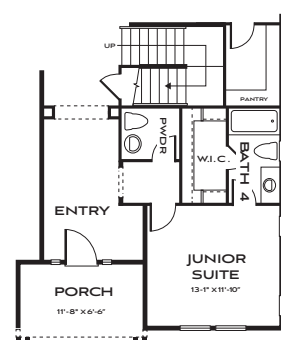
UPPER LEVEL



OPTIONAL BONUS ROOM  
(ADDS 514 SQUARE FEET)



OPTIONAL  
BEDROOM 4 + BATH 3 SUITE  
AND EXPANDED LOFT  
(ADDS 514 SQUARE FEET)



OPTIONAL  
JUNIOR SUITE  
WITH BATH 4

**MODERN (FEATURING BONUS ROOM OPTION)**



**FARMHOUSE**



**MOUNTAIN RUSTIC**

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# *Things to Do* **ACTIVITIES IN THE AREA**

RidgeWater is where modern living meets a foundational love of adventure and exploration. A world of fresh air fun is always just steps from your door, whether you're hitting one of the countless hiking trails, paddling through the open water of Klamath Lake on a kayak, or casting your line in search of the perfect catch, it's all here.



# PROPERTY MAP



RIDGEWATER KLAMATH COUNTY RECORDED MAP  
INTERNAL BUILDER SET REFERENCE NUMBERS

- |        |        |
|--------|--------|
| ■ 1496 | ■ 1506 |
| ■ 1472 | ■ 1507 |



- ..... HARD SURFACE TRAILS
- ..... SOFT SURFACE TRAILS

NOT TO SCALE

POINTS OF INTEREST MAP



1 Crater Lake

97

• Chiloquin

Mt Mcloughlin

3

Upper Klamath Lake

6

140

Lake of the Woods

Aspen Lake

• Hildbrand

140

9

10

4

5

• Klamath Falls

RidgeWater

8

39

66

97

# SEE WHAT'S NEARBY

Explore the map for a quick look at some of the points of interest around RidgeWater.

## *Parks & Recreation*

- 1 Crater Lake National Park
- 2 Tule Lake National Wildlife Refuge
- 3 Upper Klamath Lake
- 4 Moore Park
- 5 Link River Trail
- 6 Hagelstein County Park
- 7 Lava Beds National Monument

## *Airport*

- 8 Crater Lake - Klamath Regional Airport

## *Healthcare*

- 9 Cascades East Family Medicine Center
- 10 Sky Lakes Medical Center

## *Dining*

Roosters Steak & Chop House  
The Klamath Grill  
Nibbley's Cafe  
Klamath Basin Brewing Company

## *Shopping*

Albertsons  
The Home Depot



## *Shopping Cont.*

Bloom & Florish Boutique  
Fred Meyer

## *Entertainment*

Klamath County Museum  
Favell Museum  
The Epicenter - *Family Entertainment Company*  
Pelican Cinema  
Ross Ragland Theater  
Downtown Klamath Falls  
Running Y Ranch Resort  
Baldwin Hotel Museum  
Ross Ragland Theater

## *Education*

Klamath Union High School  
Ponderosa Junior High School  
Joseph Conger Elementary School  
Klamath Community College



**BATES  
HOMES**  
DEFINING LUXURY LIVING



# *Creating Places* **YOU WILL LOVE**

At its core, it seems simple: curating and building homes for comfort and livability. Behind the scenes? It's so much more.

At Bates Homes, an interconnected network of intelligent, creative minds are always hard at work refining distinct architectural aesthetics, leading the best in modern design, and planning unparalleled neighborhoods. The result: inspired homes that represent time-honored craftsmanship, attention to detail, and contemporary style, in breathtaking locales.

## GOOD TOGETHER

As a family-owned company, we offer an experiential home buying environment. With an elevated focus on the homebuyer, our team of specially qualified professionals work in lock step with you from your first visit (in-person or virtually), all the way to presenting you the keys, and everything in-between and beyond.

## TRANSCENDING TRENDS

Our lifestyle homes offer enriched living through high-quality materials, luxe-inspired finishes, and flexible architectural solutions for the way people really live. Imagine an organized approach to abundant natural light, ample storage, and boundless room possibilities. These are all staples of Bates Homes' signature style, and a home that is undeniably yours.

## THE LEGACY

We love what we do, and we've been doing it for decades. Our family builds homes that challenge the norm with livable designs, providing direction on every design element and bringing a passion and perspective that no one else can. Our work is deeply personal to us, and that translates to what is intensely important and personal to you: an innovative, luxurious, high-quality home that you love.





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