



ROGERS BRANCH

Welcome Home to Rogers Branch in Ooltewah

2-4 BEDROOM SINGLE FAMILY HOMES AND TOWNHOMES





ROGERS BRANCH

by LFG Homes

DEVELOPMENT OVERVIEW

Rogers Branch: A Natural Setting for Modern Living



Nestled within a secure gated community, Rogers Branch envelops residents in a serene, nature-rich environment surrounded by over 700 mature trees that create a lush, park-like haven. At the heart of this idyllic setting are two tranquil ponds, perfect for peaceful reflection or family outings, alongside expansive green spaces that invite outdoor play, picnics, and community gatherings.

Winding walking trails weave through the landscape, fostering connection and wellness amid the fresh air and natural beauty.

Designed with all stages of life in mind—from growing families and young professionals to retirees and everyone in between—Rogers Branch offers spacious 2-4 bedroom homes featuring versatile modern layouts, ample room to suit your evolving needs, and timeless charm that blends seamlessly with the verdant surroundings. This inclusive community is an ideal place to build lasting memories, whether you're starting fresh, nurturing a bustling household, or embracing a relaxed retirement. Rogers Branch feels like a welcoming, future-proof haven where nature and comfort converge for all.





PROJECT DETAILS

Your Dream Home Awaits at Rogers Branch

- 112 homes and townhomes
- 2-4 bedrooms floor plans
- Floor plans feature primary on main
- Construction begins in late 2025
- First home buyers move in Spring 2026

YOUR NEW HOME

Rogers Branch: Feels Like Home from Day One



Nestled near vibrant Chattanooga, Rogers Branch is a premier community of 112 homes and townhomes, blending modern elegance with thoughtful design and quality craftsmanship. Offering versatile 2-4 bedroom floor plans, including select layouts with primary suites on the main level, these homes cater to diverse lifestyles, providing ample space and personalization options for families at any stage. During the presale phase, buyers can engage in a seamless design process: select a preferred lot via the interactive map,

choose a home model, preview custom design options, and collaborate with an in-house designer to finalize a personalized home tailored to their unique vision and needs.

Construction begins in late 2025. Located minutes from Chattanooga's cultural and recreational offerings, Rogers Branch strikes the perfect balance of suburban tranquility and urban convenience.



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SEAMLESSLY DESIGNED HOMES

Your Vision, Our Guidance.

Exterior Features

- Architecturally focused designs and finishes
- James Hardie Color Plus siding & trim
- 8' Sherwin Williams painted fiberglass front door
- Pinnacle Pristine 3-dimensional shingle roof
- Energy efficient, dual pane vinyl white windows with top grid
- Brick accents on to elevate curb appeal
- Designer exterior lighting
- Professional landscaping
- Rear Patios 8x16
- Raised panel, steel garage doors
- 6'8" full light, Sherwin Williams painted back door
- Sherwin Williams custom exterior paint scheme

Interior Features

- Open-concept plans
- 9' Ceilings on first floor, 8' upstairs
- Raised two panel hollow-core interior doors with brushed nickel knobs and hinges
- Shaw® LVP hard surface flooring in foyer, great room, kitchen and all wet areas
- Designer light fixtures & flush mount LED lights
- 2 CAT-6 outlets located in living room and primary bedroom
- GFI outlets located in all designated wet areas
- Laundry room complete with washer and electric dryer connection
- Sherwin Williams® flat paint color throughout, two coats
- Smoke and CO2 detector per code
- Sherwin Williams-stained stair handrails
- Baseboard molding 5 1/4" throughout home with 2 1/4" window apron
- LED puck lights in garage





Kitchen Features

- 42" height, partial overlay style cabinets
- Dove-tail drawer construction
- Up to 7' Kitchen islands or peninsula
- Granite countertops standard
- Chrome, pull-down sprayer faucet
- Undermounted, single-bowl, stainless steel sink with garbage disposal
- Stainless steel Frigidaire appliances
- Glass cooktop electric range
- Vent hood over range standard in single- family plans
- Microwave built into cabinetry, in single- family plans
- Subway tile backsplash, to base of upper cabinetry

Energy Savings

- 50 Gallon gas water heater
- Low-E windows
- Insulated exterior doors
- Energy Star appliances
- R-13 Insulation in exterior walls, R-38 in attic
- Split system HVAC systems in single family plans

Tech Features - Upgrades

- Keyless front entry, garage entry
- Tankless water heater
- Smart thermostat
- Electric charging station prewire for electric vehicles
- Ring-style camera

Exterior Upgrades

- Upgraded elevations with brick & stone accents
- Covered Patio
- Screened-In the Patio
- "Outdoor Living Patio" with wood-burning Fireplace
- Larger Patio Pad
- Patio fan
- Additional Door to Exterior from Garage
- Electric Charging Station Prewire
- Keyless Entry
- Irrigation for Landscaping
- Garage Keypad
- Aluminum fence
- Switched outlet on patio
- Optional irrigation plan
- Garage handles / accessories



Interior Upgrades

- Electric fireplace in Living Room
- Decorative exposed beams in Great Room + Primary Bedroom
- Expanded Laundry Room (not available in all plans)
- Mudroom bench + hooks
- Electrical Outlet for TV (mounted mid- wall)
- Tile in bathrooms, laundry and mudroom
- Shower bench in Primary Bathroom
- Extra outlets throughout
- Gas Range
- Ceiling fans with lights in bedrooms
- Adding additional puck lights
- Add bathtub in primary bathroom
- Add an additional sink in Second Bathroom
- Wooden blinds
- Double door to exterior
- Wood shelving in primary closet
- Washer/Dryer
- Refrigerator







WHERE IT'S

More Than a Home, It's a Community.

Community Features

- Gated community
- 80 Single Family Homes
- 32 Townhomes
- 700 trees, 2 ponds, and walking trails
- Open community green space
- Clubhouse pavilion with tables and grills
- Firepit area
- Low HOA dues
- 22+ Acre community

Rogers Branch

Step into the heart of Rogers Branch and envision a community where thoughtful design meets effortless living. Our homes boast versatile 2-4 bedroom options, complete with primary suites on the main level for ultimate convenience, all inspired by the rhythms of modern life.

Wander through the neighborhood's inviting expanse, uncovering lots brimming with potential in this dynamic Chattanooga haven. Choose the perfect canvas for your story at Rogers Branch, where masterful builds dance with Tennessee's lush, serene vistas. Swing by soon to spark the adventure of your next home.

PHASE 1



PHASE 2

EXPLORE OUR HOME STYLES

Choose Your Style: Craft Your Perfect Home



Barrett

3 Bed | 2.5 Bath | 2,018 SF



Camden

3 Bed | 2.5 Bath | 2,193 SF



Duncan

3 Bed | 2.5 Bath | 2,703 SF



Gideon

3 Bed | 2.5 Bath | 2,780 SF



Huxley

4 Bed | 2.5 Bath | 2,188 SF



Kennedy

4 Bed | 2.5 Bath | 2,281 SF



Kent

3 Bed | 2.5 Bath | 2,127 SF



Oakley

4 Bed | 2.5 Bath | 1,808 SF



Truett

3 Bed | 2.5 Bath | 1,832 SF



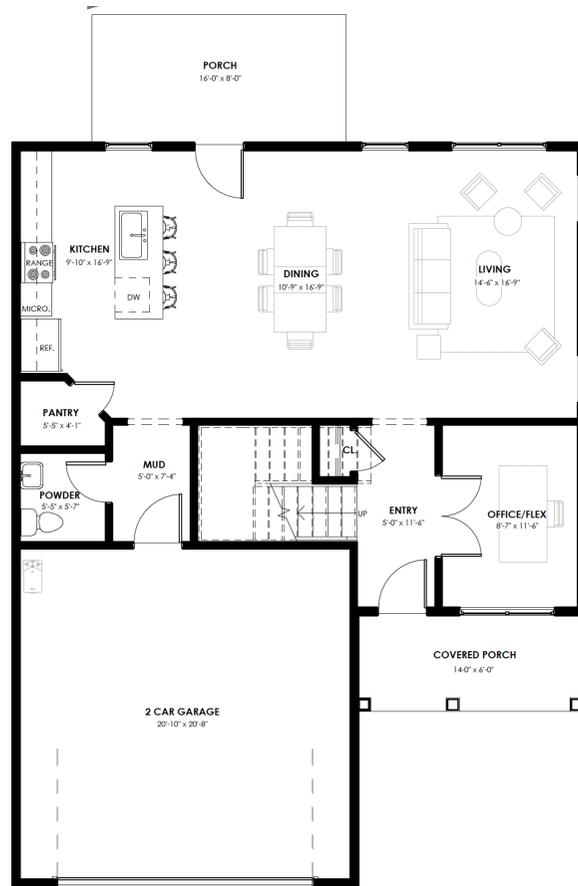
Warner

3 Bed | 2.5 Bath | 2,215 SF

The Barrett



Step Inside The Barrett



Level 1



Level 2

Floorplan Details

Floor Area:	2,108 SF
# of Beds:	3
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car (434 SF)
Porch Area:	16' x 8'
Overall:	40'-9" x 46'-3"



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The Camden



Step Inside The Camden



Level 1



Level 2

Floorplan Details

Floor Area:	2,193 SF
# of Beds:	4
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car (441 SF)
Porch Area:	16' x 8'
Overall:	40' x 36'

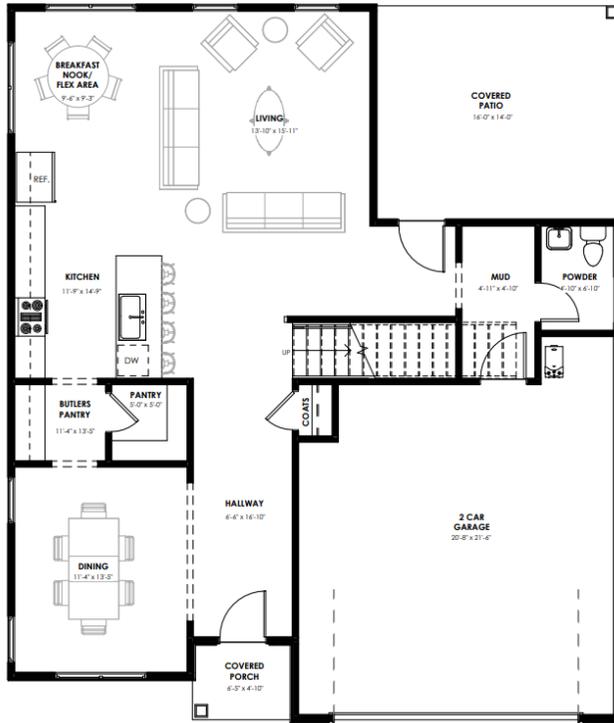


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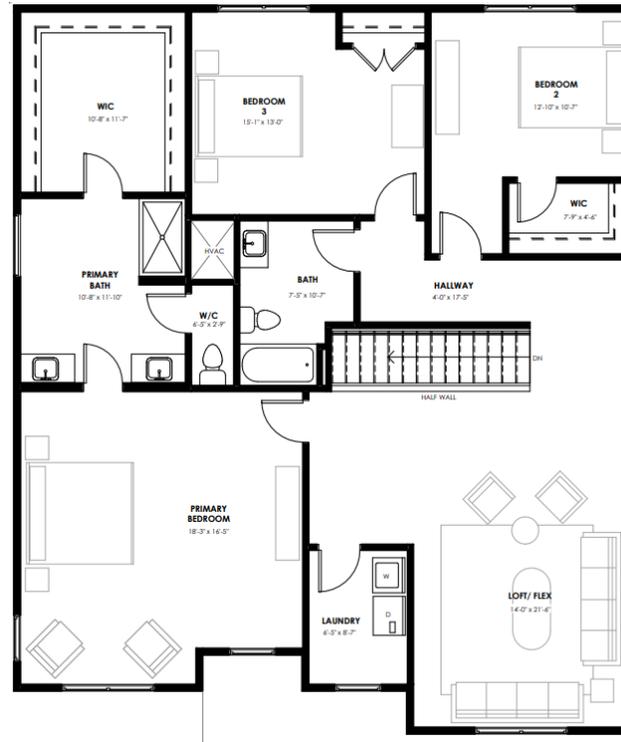
The Duncan



Step Inside The Duncan



Level 1



Level 2

Floorplan Details

Floor Area:	2,703 SF
# of Beds:	3
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car
Porch Area:	14' x 16'
Overall:	46' x 40'



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by LFG Homes

The Gideon



Step Inside The Gideon



Level 1



Level 2

Floorplan Details

Floor Area:	2,780 SF
# of Beds:	3
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car
Porch Area:	14' x 16'
Overall:	46' x 40'

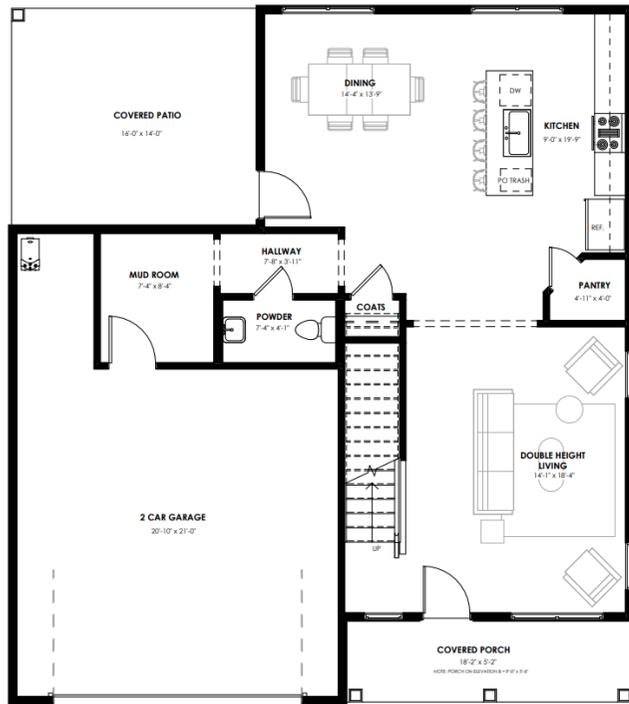


ROGERS BRANCH
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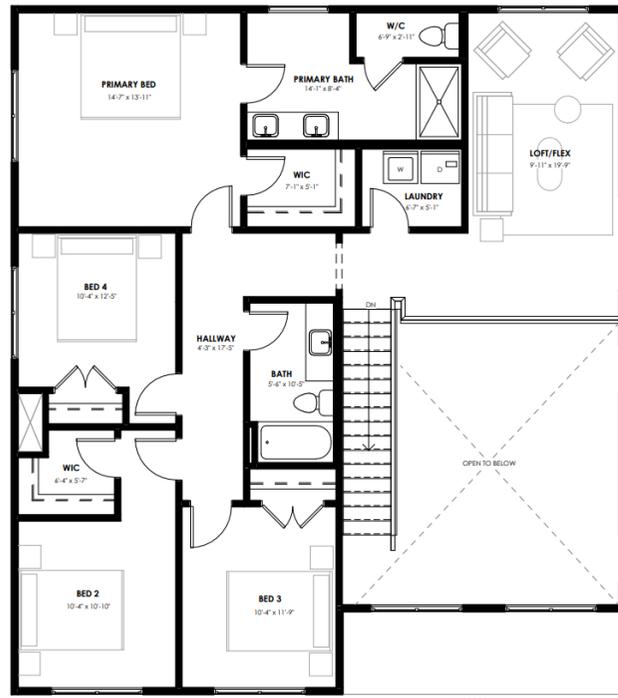
The Huxley



Step Inside The Huxley



Level 1



Level 2

Floorplan Details

Floor Area:	2,188 SF
# of Beds:	4
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car
Porch Area:	14' x 16'
Overall:	44' x 40'



ROGERS BRANCH
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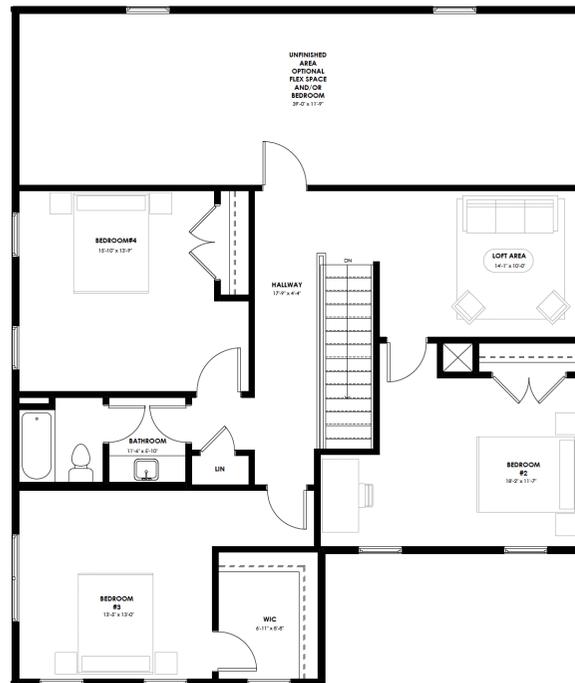
The Kennedy



Step Inside The Kennedy



Level 1



Level 2

Floorplan Details

Floor Area:	2,281 SF
# of Beds:	4
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car (414 SF)
Porch Area:	16' x 8'
Overall:	39'-8" x 46'-3"

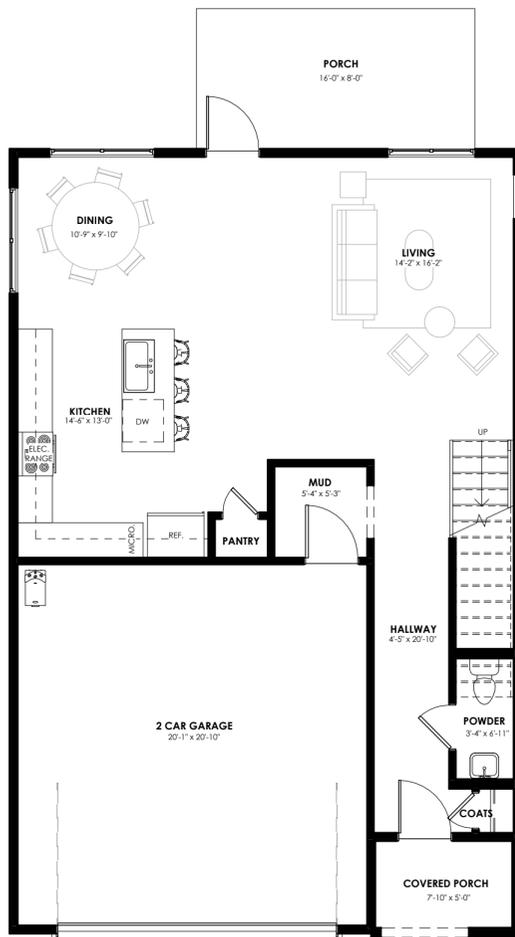


ROGERS BRANCH
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The Kent



Step Inside The Kent



Level 1



Level 2

Floorplan Details

Floor Area:	2,127 SF
# of Beds:	4
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car (468 SF)
Porch Area:	14'5" x 8'5"
Overall:	37'9" x 46'1"



ROGERS BRANCH
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The Oakley



Step Inside The Oakley



Level 1



Level 2

Floorplan Details

Floor Area:	1,808 SF
# of Beds:	4
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car (407 SF)
Porch Area:	16' x 8'
Overall:	40' x 32'

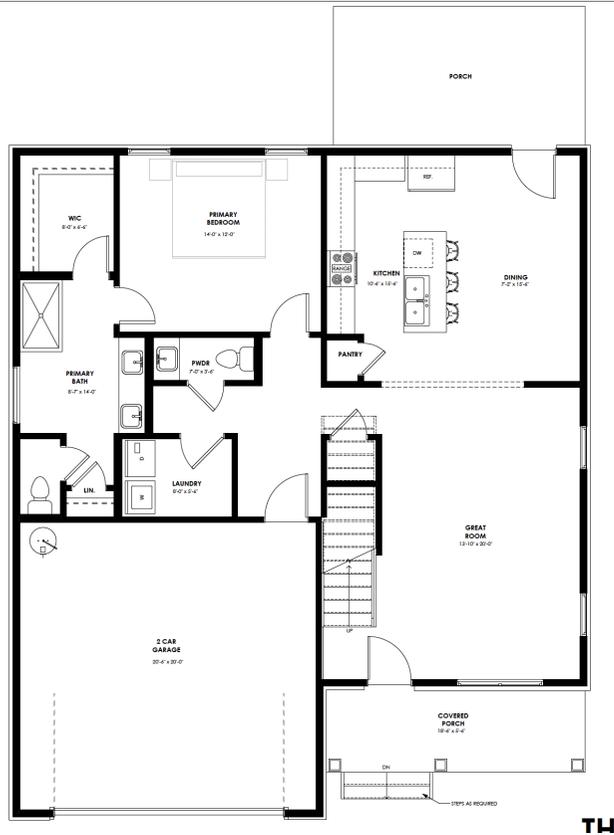


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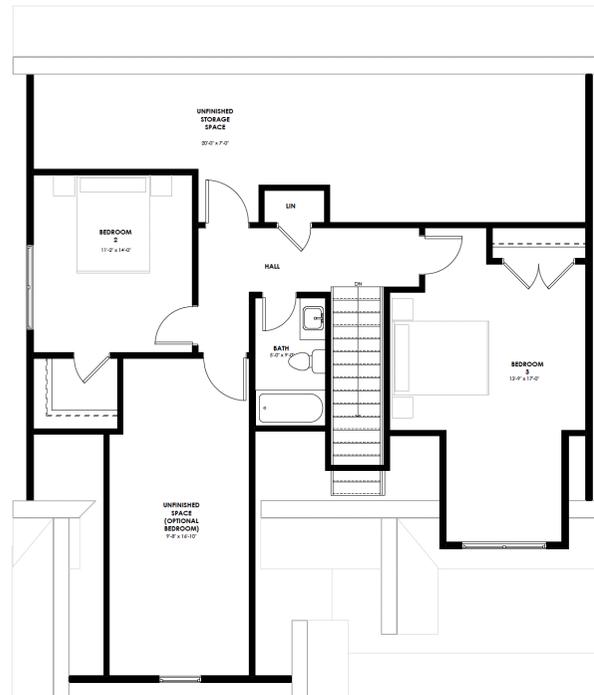
The Truett



Step Inside The Truett



Level 1



Level 2

Floorplan Details

Floor Area:	1,832 SF
# of Beds:	3
# of Baths:	2.5
# of Stories:	2
Garage:	2 Car (426 SF)
Porch Area:	16' x 8'
Overall:	39'-11" x 46'3"



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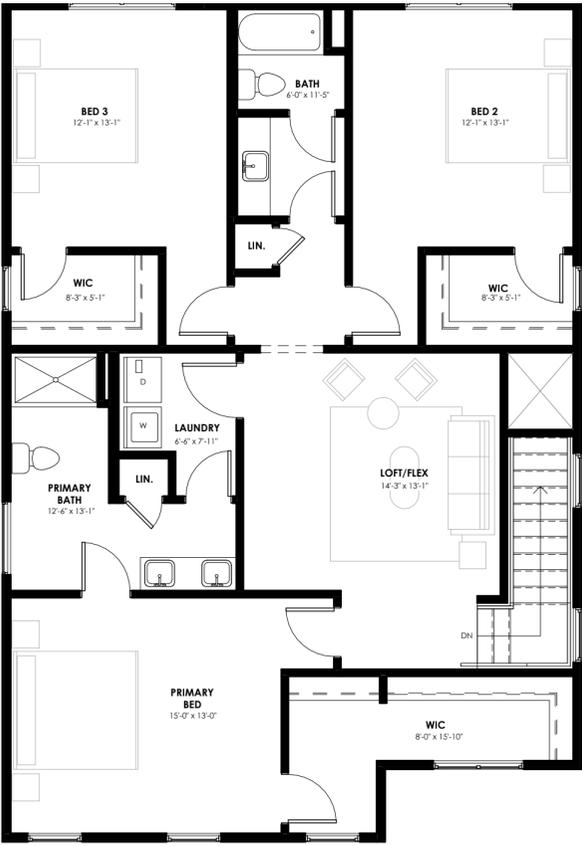
The Warner



Step Inside The Warner



Level 1



Level 2

Floorplan Details

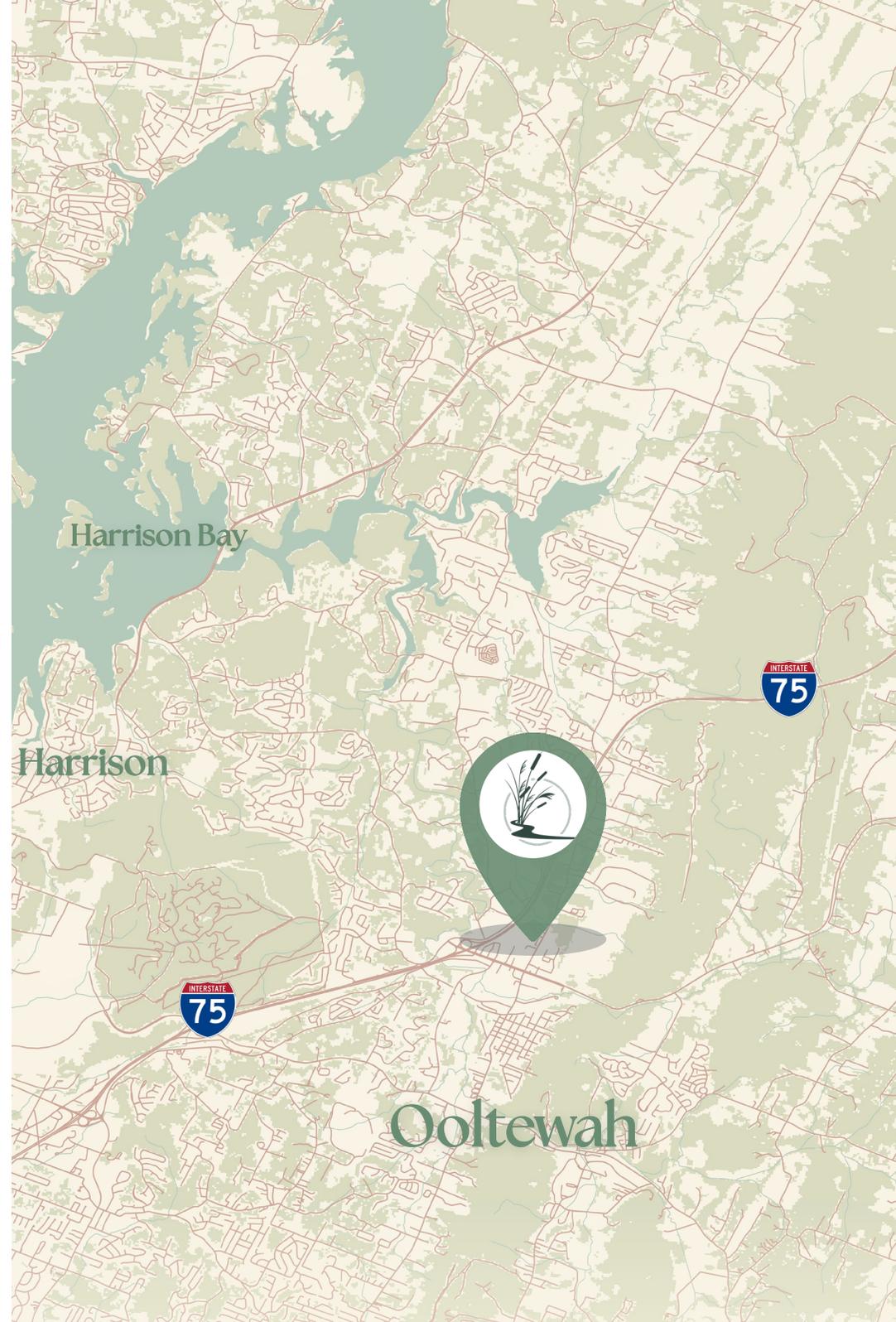
- Floor Area: 2,215 SF
- # of Beds: 3
- # of Baths: 2.5
- # of Stories: 2
- Garage: 2 Car (423 SF)
- Porch Area: 11' x 8'-10"
- Overall: 31'-11" x 46'-1"



LOCATION

Find Your Perfect Home in Ooltewah

Discover your new home along Ooltewah Georgetown Road, perfectly positioned between Belk Lane and Raydoe Road in the heart of Ooltewah, Tennessee. This sought-after Hamilton County location blends small-town charm with modern convenience, offering an ideal setting for families and professionals. Just a short drive from downtown Chattanooga, residents enjoy easy access to urban amenities while surrounded by the scenic Appalachian foothills. Nearby Wolftever Creek and Harrison Bay State Park provide opportunities for boating, fishing, and hiking, while Cambridge Square offers local dining, boutique shopping, and lively community events. For larger retail needs, Hamilton Place Mall is just minutes away. Families will appreciate proximity to top-rated schools like Ooltewah High School and Ooltewah Elementary, both known for academic excellence. With quick access to I-75, commuting to major employers such as Volkswagen and Amazon is seamless. Ooltewah's low crime rate and welcoming atmosphere make it a safe, connected community to call home.





ALL THE PLACES YOU'LL GO

Within a 20 minute drive...

Cambridge Square	1.0 Mile
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Publix	3 Miles
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Ooltewah Elementary & Middle Schools	3 Miles
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Ooltewah High School	3.5 Miles
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Hamilton Place	8.6 Miles
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Chattanooga	10 Miles
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OOLTELWAH.TENNESSEE

Small Town Charm With Access to Modern Perks.



NEXT STEPS

LFG Homes: Our Presale Process

At LFG Homes, the presale process is designed to put the buyer in control, offering an exceptional level of customization and design flexibility. From the moment you choose your ideal lot to the final design consultation with our in-house designer, every step is created to reflect your individual taste and lifestyle. With a wide range of thoughtfully designed home models and a curated selection of high-quality finishes, fixtures, and layouts, the combinations are nearly endless, ensuring no two homes are exactly alike. This process isn't just about building a house; it's about creating a personalized, beautifully designed home where quality craftsmanship and intentional design come standard.



Step 1

Select Your preferred lot using our simple interactive lot map.



Step 2

Select your home model and preview custom design options.



Step 3

Contact us to secure your home with a non-refundable deposit.



Step 4

Finalize the design of your home with our talented in-house designer.



LFG HOMES

Crafting Quality Homes in Tennessee

LFG Homes is a Tennessee-based homebuilding company focused on delivering high-quality, design-forward homes across the eastern half of the state. Founded by seasoned business professionals with deep expertise in real estate development and homebuilding, LFG is committed to developing communities that blend thoughtful planning with superior craftsmanship. Our projects are designed to meet the needs of a wide range of buyers from growing families to downsizing adults and every home reflects our commitment to architectural integrity, attention to detail, and enduring value.



Discover Your Dream Home at Rogers Branch

Contact us today to learn more about our new home opportunities at Rogers Branch. We can't wait to welcome you home.



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All features, finishes, materials, and selections mentioned are subject to change without notice. Builder reserves the right to modify or substitute products, specifications, and designs at any time based on availability construction requirements, or other considerations.

We'll See You Soon at
Rogers Branch.



423-800-7310
www.RogersBranch.com