

## AREA AND COMMUNITY HIGHLIGHTS

- **Top ranked** Washoe K12 school district
- Easy access to I-80 directly down Pyramid Way
- Close to **Lake Tahoe/ski resorts**
- Just minutes to La Posada strip mall shopping complex: Walmart, Costco, Home Depot and the Galleria Shopping Center
- Nestled in the foothills of the Pah Rah Mountain Range
- Renowned Sugarloaf Peak hiking trail borders the Shadow Ridge community at the south boundary
- Close to popular **off-road** recreational trails
- Peaceful with **majestic mountain views**
- Short 20-minute drive to popular Pyramid Lake recreation and fishing area
- Short 5-minute drive south on Pyramid Way to Lazy 5 Regional Park
- Short 8-minute drive south on Pyramid Way to St. Mary's Urgent Care and Renown Medical Group
- **3-Car garages**
- Ample 1/3 acre homesites suitable for out buildings
- **RV parking**
- LMA with no HOA restraints



Open Daily 10am to 5pm | 775.870.9299

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# INCLUDED HOME FEATURES

## EXTERIORS OF DISTINCTION

- Three unique architectural styles
- **Professionally designed** exterior color schemes harmonizing stucco and/or siding, masonry and 30-year composition shingle roofs
- Full front yard **landscaping package** with automatic drip & sprinkler system or xeri-scape (no grass)
- Rear yard cedar wood privacy fencing with pressure treated 4x6 posts
- Attractive hand set paver driveways and walkways
- Garage door with **elevation-specific** window lights
- Rain gutters, Full wrap
- Frost-free metal hose bibs in convenient front and backyard locations
- Weather protected electric outlets in convenient front, side and backyard locations
- Rear concrete patios

## KITCHEN

- 18" x 18" Tile Flooring
- **Granite Slab Countertops** with full backsplash at cooktop
- Stainless steel Frigidaire appliances
- 5 Burner gas cooktop with hood vented to outside
- Oven and microwave with trim kit
- Dishwasher
- Spacious kitchen island provides generous work and entertaining space
- **High quality maple cabinetry** with concealed soft close hinges, doors, soft close drawers, 42" upper cabinets and adjustable shelves.
- Stainless steel single basin under-mount kitchen sink
- ½ horsepower garbage disposal with air switch
- Pull-out kitchen sink faucet

## GRAND INTERIOR EXPRESSIONS

- 8' raised panel doors throughout
- **Dramatic** high volume 10' ceilings
- Handset tile flooring at entry, bathrooms, laundry, kitchen & nook
- Great Room fireplace with mantle
- **Convenient built-in** Great Room media niches along fireplace
- 18" x 18" Tile flooring at foyer entry
- Solid surface countertops at secondary baths & laundry
- Ceiling fan pre-wired in **Master Suite** and **Great Room**
- 5 ½" baseboards throughout
- Under-mount sinks

## MASTER SUITE & BATH

- Solid surface countertops with decorative tile backsplash
- Solid surface surrounds at **garden tub** and **walk-in shower**
- **12" x 12"** tile flooring
- Durable Moen faucets
- Decorative light fixtures
- Under-mount sinks

## GREEN ENERGY-SAVING FEATURES

- **Low E vinyl windows** keeps your home warmer in the winter and cooler in the summer, also cuts down fading
- Air conditioning with energy efficient 14 seer condenser
- **Efficient 92 AFUE furnace**
- Durable Kohler Fixtures
- Recirculating hot water system
- Concrete foundation slab insulated at exterior - Helps keep cold water from penetrating slab
- R-21 insulation in 2x6 exterior walls & R-5 Styrofoam sheeting under stucco
- R-49 insulation in attic

