



INCLUDES FEATURES

AREA & 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
- Park (future)
- 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

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
- Rear yard cedar wood privacy fencing with pressure treated 4x6 posts
- Attractive hand set paver driveways and walkways
- Handsome garage door with elevation-specific window lites
- Rain gutters
- Frost- free metal hose bibbs in convenient front and backyard locations
- Weather protected electric outlets in convenient front and backyard locations

GRAND INTERIOR EXPRESSIONS

- 8' raised panel doors throughout
- Dramatic high volume 10' to 12' ceilings
- Handset tile flooring at entry, bathrooms, laundry, kitchen & nook
- Great Room fireplace with mantle
- Convenient built-in Great Room shelving alongside fireplace
- 17" x 17" Tile Flooring at foyer entry
- Solid surface piedrafina countertops at secondary baths & laundry

IMPRESSIVE KITCHEN DESIGNS

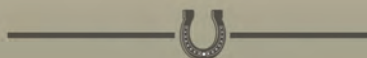
- 17" x 17" Tile Flooring
- Lavish granite countertops with full backsplash at cooktop
- Stainless Frigidaire® appliances:
 - 5 burner gas cooktop with hood
 - Double Microwave/Convection Oven
 - Dishwasher
- Spacious kitchen island provides generous work and entertaining space
- High quality maple cabinetry with concealed hinges, 42" upper cabinets and adjustable shelves.
- Stainless Steel single basin under mount kitchen sink
- 1/2 horsepower garbage disposal with air switch
- Pull out kitchen sink faucet with sprayer

ELEGANT MASTER SUITE AND BATH

- Solid surface piedrafina countertops with decorative tile backsplash
- Solid surface piedrafina surrounds at garden tub and walk in shower
- 13" x 13" tile flooring
- Durable Moen® faucets
- Decorative light fixtures

ENERGY-SAVING FEATURES AND HOME COMFORTS

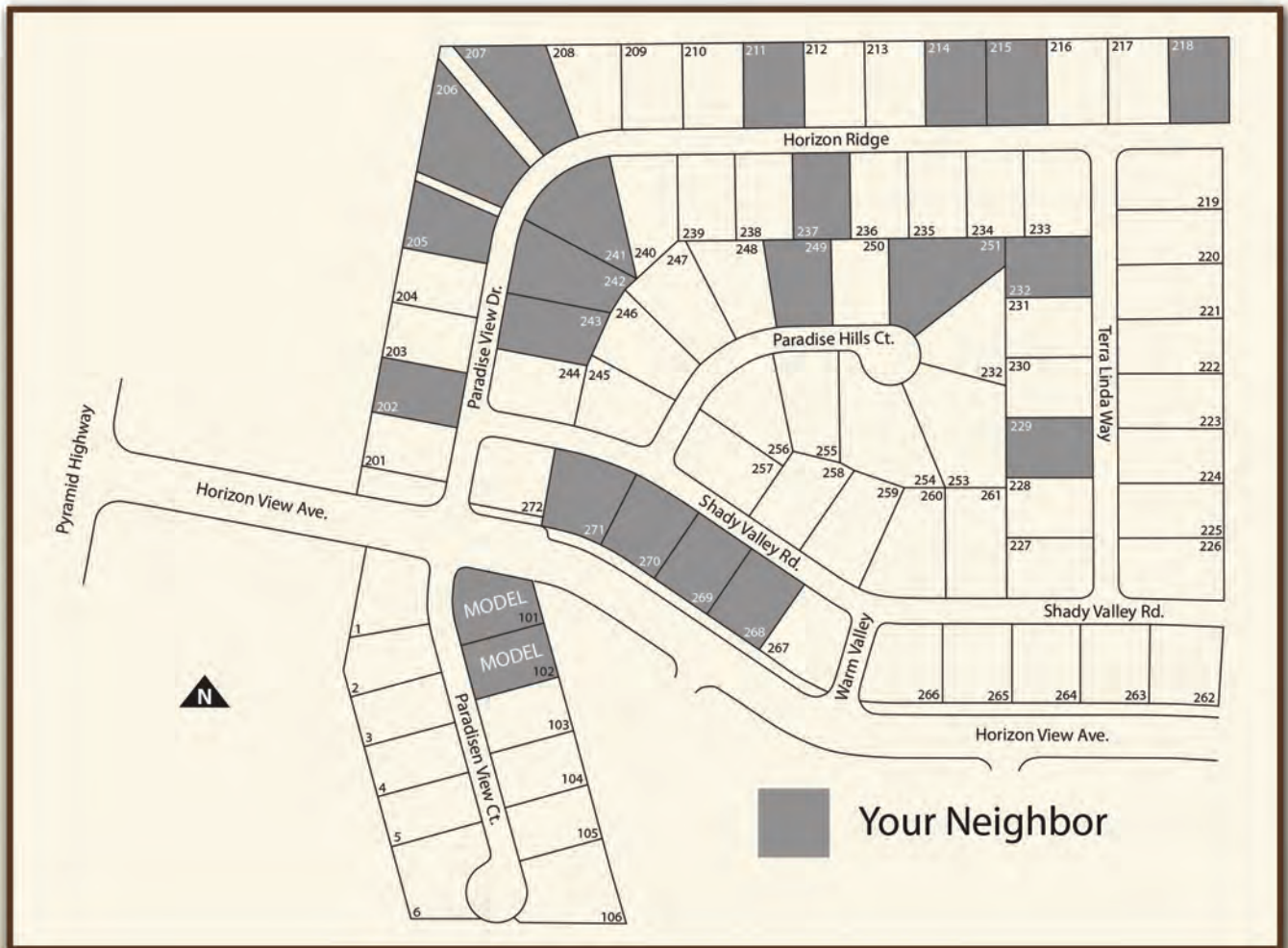
- Low E vinyl windows keeps your home warmer in the winter and cooler in the summer, also cuts down fading
- Air conditioning with energy efficient 13 seer condenser
- Efficient 90 AFUE Furnace



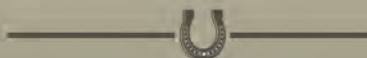


SHADOW RIDGE

SITE PLAN



Contact Dan Gearhart @ 775-721-6031 or shadowridge@rydershadowridge.com



Ryder Homes reserves the right to make modifications in materials, specifications, plans, designs, prices and lot premiums, without notice or obligation. All renderings, floor plans and maps are artist's conception and may not depict actual buildings, fencing, walks, driveways or landscaping. ©2014 Ryder Homes



SHADOW RIDGE

PLAN 1 Approx. 2,352 Sq. Ft. • 3 Bedrooms, 2 Baths
Optional Dining • 3-Car Garage



PLAN 1A



PLAN 1B

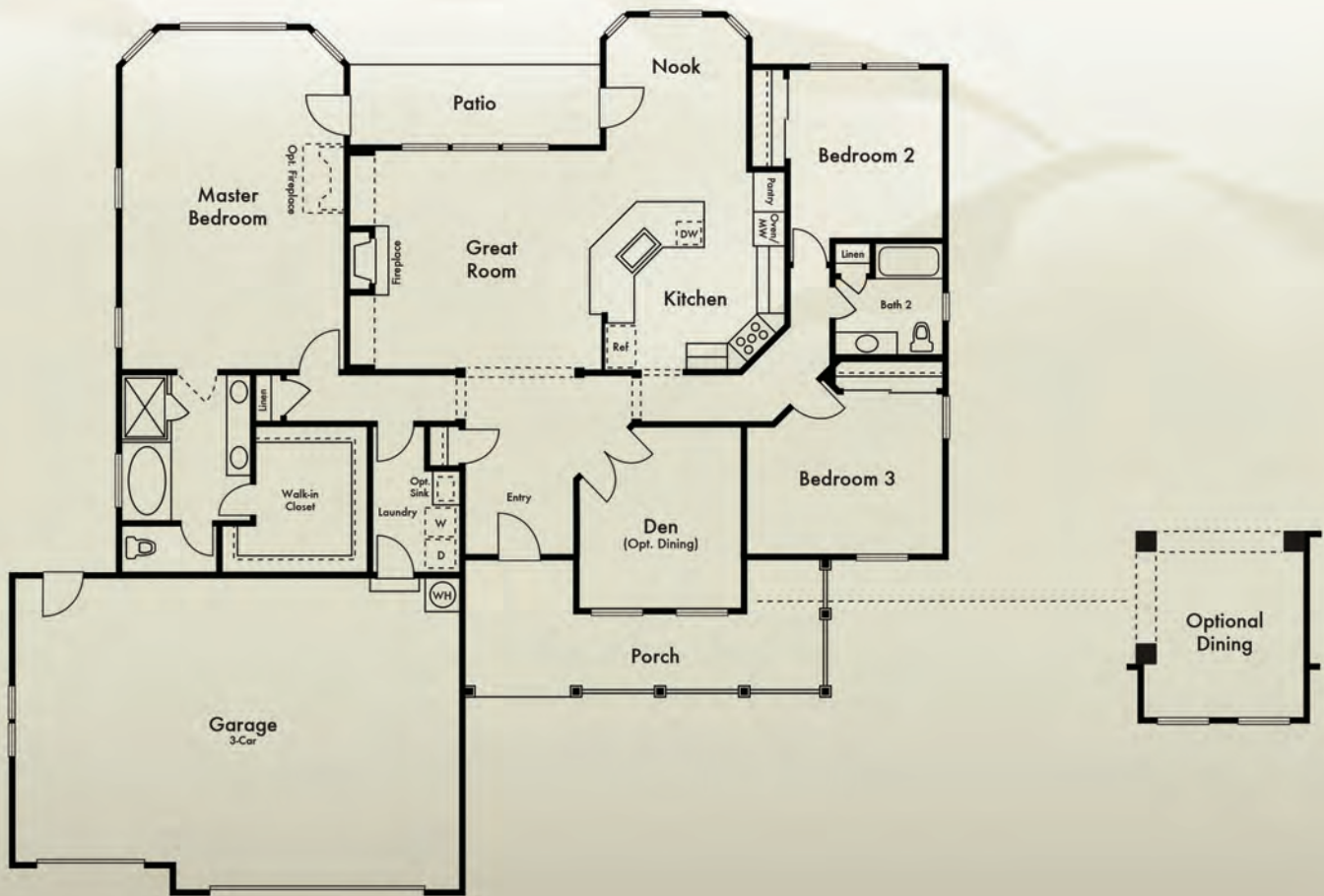


PLAN 1C



SHADOW RIDGE

PLAN 1



Approx. 2,352 Sq. Ft. • 3 Bedrooms, 2 Baths • Optional Dining • 3-Car Garage

Contact Dan Gearhart @ 775-721-6031 or shadowridge@ryderhomes.com



Ryder Homes reserves the right to make modifications in materials, specifications, plans, designs, prices and lot premiums, without notice or obligation. All renderings, floor plans and maps are artist's conception and may not depict actual buildings, fencing, walks, driveways or landscaping. ©2014 Ryder Homes

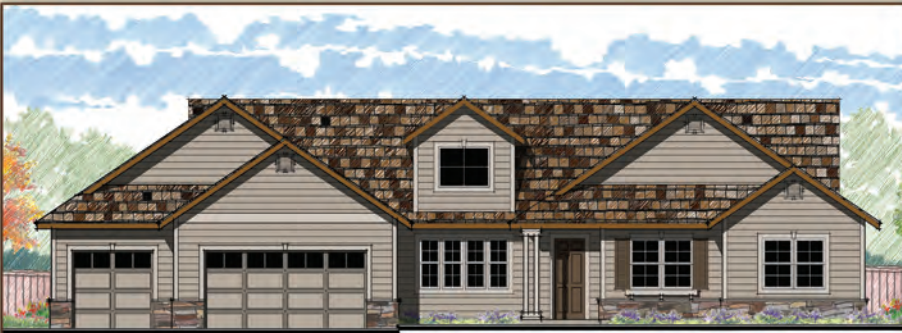


SHADOW RIDGE

PLAN 2 Approx. 2,767 Sq. Ft. • 4 Bedrooms • 3 Baths
Optional Den, Guest Room or Game Room • 3-Car Garage



PLAN 2A



PLAN 2B



PLAN 2C



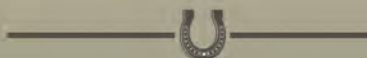
SHADOW RIDGE

PLAN 2



Approx. 2,767 Sq. Ft. • 4 Bedrooms • 3 Baths
 Optional Den, Guest Room or Game Room • 3-Car Garage

Contact Dan Gearhart @ 775-721-6031 or shadowridge@ryderhomes.com





SHADOW RIDGE

PLAN 3 Approx. 3,309 Sq. Ft. • 3 Bedrooms
Den • 2.5 Baths • Bonus Room • 3-Car Garage

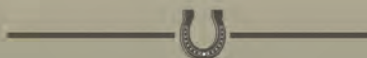


SHADOW RIDGE

PLAN 3



Approx. 3,309 Sq. Ft. • 3 Bedrooms
 Den • 2.5 Baths • Bonus Room • 3-Car Garage
 Contact Dan Gearhart @ 775-721-6031 or shadowridge@ryderhomes.com





SHADOW RIDGE

PLAN 4 Approx. 2,551 Sq. Ft. Sq. Ft. • 3 Bedrooms • Den
2 ½ Baths • Optional Bedroom 4 • Retreat • 3-Car Garage



Contact Dan Gearhart @ 775-721-6031 or shadowridge@ryderhomes.com

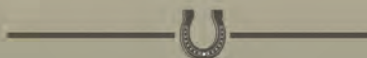
SHADOW RIDGE

PLAN 4



Approx. 2,551 Sq. Ft. Sq. Ft. • 3 Bedrooms • Den
 2 ½ Baths • Optional Bedroom 4 • Retreat • 3-Car Garage

Contact Dan Gearhart @ 775-721-6031 or shadowridge@ryderhomes.com



SHADOW RIDGE

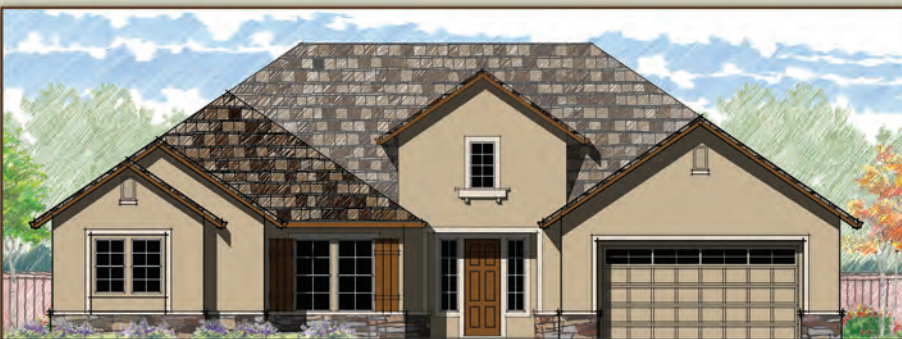
PLAN 5 Approx 3,043 Sq. Ft. • 5 Bedrooms
2 ½ Baths • Optional Den • 3-Car Garage



PLAN 5A



PLAN 5B



PLAN 5C





SHADOW RIDGE

PLAN 5



Approx 3,043 Sq. Ft. • 5 Bedrooms
 2 ½ Baths • Optional Den • 3-Car Garage
 Contact Dan Gearhart @ 775-721-6031 or shadowridge@ryderhomes.com

