

# STANDARD 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
- 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 lights
- Rain gutters
- Frost-free metal hose bibs in convenient front and backyard locations
- Weather protected electric outlets in convenient front and backyard locations
- Rear concrete patios

## KITCHEN

- 17" x 17" Tile Flooring
- **Lavish granite countertops** with full backsplash at cooktop
- Stainless steel Frigidaire appliances
- 5 Burner gas cooktop with hood
- Oven and microwave with trim kit
- 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
- ½ horsepower garbage disposal with air switch
- Pull-out kitchen sink faucet with sprayer

## 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
- 17" x 17" Tile flooring at foyer entry
- Solid surface piedrafina countertops at secondary baths & laundry
- Ceiling fan pre-wired in **Master Suite** and **Great Room**
- 5 ½" baseboards throughout

## MASTER SUITE & 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
- 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**



## 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 6pm | 775.870.9299

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PLAN 1A - SCHEME 1 EXTERIOR



PLAN 1B - SCHEME 2 EXTERIOR



PLAN 1C - SCHEME 3 EXTERIOR

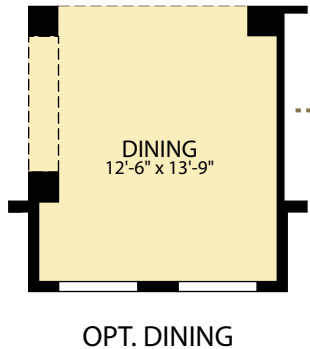
## Spanish Springs Single-Level Estate Home with Optional Dining Room

This single-level, 3 bedroom, 2 bath Shadow Ridge home is gently nestled in the up and coming Spanish Springs area. Each Plan 1 offers 2,352 square feet complete with a 3-car garage, vaulted ceilings, fireplaces and walk-in closets. In addition to the spacious bedrooms, great room, family room and optional dining room, homeowners will enjoy an office and guest room.

- 3 Bedrooms
- 2,352 Square feet
- 2 Bathrooms
- 1 Story home
- 3 Car garage

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# PLAN 1 FLOOR PLAN

## Standard Finishes

- Carpet
- Tile
- Concrete

- 3 Bedrooms
- 2 Bathrooms
- 3 Car garage
- 2,352 Square feet
- 1 Story home



PLAN 2A - SCHEME 1 EXTERIOR



PLAN 2B - SCHEME 2 EXTERIOR



PLAN 2C - SCHEME 3 EXTERIOR

## Spanish Springs Single-Level Estate Home with Optional Den, Guest Room or Great Room

This single-level, 4 bedroom, 3 bath Shadow Ridge home features an additional 500 square feet of open living space. This 2,767 square foot home provides all the handcrafted amenities and high-quality finishes of Plan 1 in addition to the option for a den, guest room or great room.

- 4 Bedrooms
- 3 Bathrooms
- 3 Car garage
- 2,767 Square feet
- 1 Story home



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## PLAN 2 FLOOR PLAN

### Standard Finishes

-  Carpet
-  Tile
-  Concrete
- 4 Bedrooms
- 3 Bathrooms
- 3 Car garage
- 2,767 Square feet
- 1 Story home



PLAN 4A - SCHEME 1 EXTERIOR



PLAN 4B - SCHEME 2 EXTERIOR



PLAN 4C - SCHEME 3 EXTERIOR

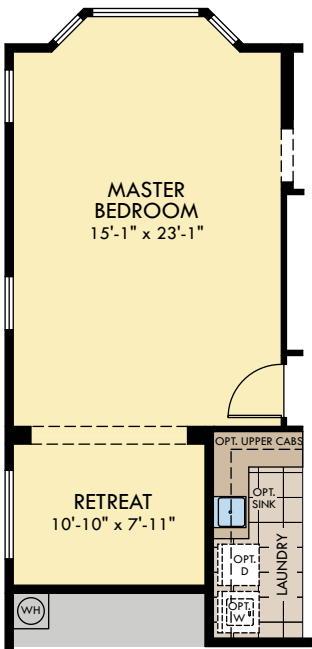
## Spanish Springs Single-Level Estate Home with Optional Additional Bedroom

For those looking for a cozier abode, this home fits just right. This single-story Shadow Ridge home features 3 bedrooms, 2.5 bath and a 3-car garage all within 2,636 square feet of open living space. Homeowners will also have the option for a 4th bedroom or retreat if they need a bit of expansion.

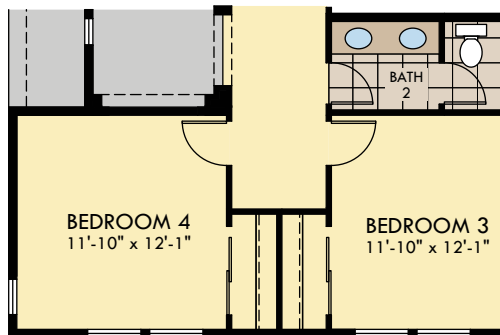
- 3 Bedrooms
- 2.5 Bathrooms
- 3 Car garage
- 2,636 Square feet
- 1 Story home

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


OPT. RETREAT AT 3 CAR GARAGE



OPT. BEDROOM 4 AT DEN

## PLAN 4 FLOOR PLAN

### Standard Finishes

-  Carpet
-  Tile
-  Concrete



- 3 Bedrooms
- 2.5 Bathrooms
- 3 Car garage
- 2,636 Square feet
- 1 Story home





# PLAN 2 FLOOR PLAN

## Standard Finishes

- |   |                 |                     |
|---|-----------------|---------------------|
|  | <b>Carpet</b>   | • 4 Bedrooms        |
|  | <b>Tile</b>     | • 3 Bathrooms       |
|  | <b>Concrete</b> | • 3 Car garage      |
|   |                 | • 2,767 Square feet |
|   |                 | • 1 Story home      |



PLAN 5A - SCHEME 1 EXTERIOR



PLAN 5B - SCHEME 2 EXTERIOR



PLAN 5C - SCHEME 3 EXTERIOR

## Spanish Springs Single-Level Estate Home with Five Bedrooms and an Optional Den

The single-story Shadow Ridge home provides an impressive 3,043 square feet with an open floor plan. Each home features 5 bedrooms and 2.5 baths with a luxurious master suite, office, study, bonus room and optional den.

- 5 Bedrooms
- 2.5 Bathrooms
- 3 Car garage
- 3,043 Square feet
- 1 Story home

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OPT. DEN AT BEDROOM 5

## PLAN 5 FLOOR PLAN

### Standard Finishes

- |   |          |                     |
|---|----------|---------------------|
|  | Carpet   | • 5 Bedrooms        |
|  | Tile     | • 2.5 Bathrooms     |
|  | Concrete | • 3 Car garage      |
|   |          | • 3,043 Square feet |
|   |          | • 1 Story home      |



STUDIO+ PLAN A EXTERIOR 3



STUDIO+ PLAN B EXTERIOR 4



STUDIO+ PLAN C EXTERIOR 5

## Progressive Single-Level Estate Home with Additional Living Space

The Studio+ Plan Features up to 4 bedrooms, 3.5 baths and a bonus room with the option to create a separate living area complete with kitchenette, living/dining area, private patio, separate entrance and full master suite. Situated on a single-level, this progressive design is perfect for multigenerational living, additional rental income, a man-cave, or whatever you can imagine!

- 4 Bedrooms
- 3.5 Bathrooms
- 3 Car garage
- 2,965 Square feet
- 1 Story home




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# STUDIO+ FLOOR PLAN

## Standard Finishes

- |   |          |                     |
|---|----------|---------------------|
|  | Carpet   | • 4 Bedrooms        |
|  | Tile     | • 3.5 Bathrooms     |
|  | Concrete | • 3 Car garage      |
|   |          | • 2,965 Square feet |
|   |          | • 1 Story home      |

# OPTION SELECTION PROCESS

The Ryder Homes Option Selection Process gives home buyers the opportunity to customize their new home at three stages during the construction process.

All option selections require a 50% deposit, and custom option requests require a 100% deposit, both of which are credited back to you and applied to your purchase when you close escrow.

## STAGE 1 | PRIOR TO START OF FOUNDATION

The first option selection will consist of any options that will affect the foundation of your new home. These selections are generally made with your Ryder Agent at the same time as your contract signing appointment or within a day or two after.

**Selection Examples:**

Plumbing Options (if the foundation is “slab”) and Room Extensions.



## STAGE 2 | PRIOR TO FRAMING

The second stage will consist of any option that will have an impact on the framing of your new home. The timing to make your Stage 2 selections will depend on the construction progress of your new home. Generally you will meet with your Ryder Agent within a week or two after you have signed your purchase contract.

**Selection Examples:**

Room Conversions (i.e. selecting a bedroom in lieu of a den), Cabinetry, Plumbing Options (if the foundation is “raised”), Electrical Options, Lighting Fixtures, and Appliances.



## STAGE 3 | PRIOR TO DRYWALL

In the third and final stage you will have the opportunity to put the finishing touches on your new home with the assistance of our talented Design Center Specialist at the design center. If you have not done so already, you will also meet with your Ryder Agent to finalize your option selections for backyard landscaping or patio (if applicable). We recommend that you have a good idea of the style and design you have in mind before entering Stage 3 so you do not feel overwhelmed by all the styles, materials, and color options available at the design meeting.

**Selection Examples:**

Tile, Flooring, Countertops and Window Coverings



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## PURCHASING A HOME UNDER CONSTRUCTION

If you have purchased a home that is already under construction, your Ryder Agent will review with you the options that have been selected to that point. If the options have not yet been installed, you will have the opportunity to re-select new options of your choice without incurring a fee. Depending on the construction stage of the home you have decided to purchase, you may be able to make selections in addition to what has already been selected. See your Ryder Agent for that information.



## CUSTOM CHANGE REQUESTS

In the event you would like our team to provide you with an option or upgrade that is not within the scope of our available option selections (**i.e. custom millwork**), then you may make a **“custom change request.”** Obtaining accurate pricing and ensuring your custom change request is feasible is no small undertaking, which is why you are charged a non-refundable \$150.00 fee to initiate the discovery process. However, if you elect to move forward with the custom change after receiving the details from our team, then the non-refundable \$150.00 fee will be credited toward the total cost of your custom change request. Also, custom changes require a 100 % deposit before any work can begin.

**Please Note:** It is Ryder Homes’ policy to NOT allow custom change requests that require re-engineering or permitting, and there is a limit of three (3) custom change requests per home.



## LATE OPTION SELECTION / CANCELLED OPTIONS

All option selections made after a Stage’s deadline date are subject to a non-refundable \$250.00 processing and delay fee, per option. If the home buyer elects to cancel an option that was previously chosen and paid a deposit for there will be a \$150.00 fee and possibly a re-stocking fee if applicable.



# DO YOU HAVE TO SELL YOUR CURRENT HOME?

The real estate market is hot, but having a home to sell usually means you are not able to lock-in the early release prices offered by most new home builders. Then, after you have sold your home, you have to move everything you own into a temporary rental or storage while you search for your new home.

While it is inconvenient, it makes sense why a new home builder would not want to take a property off the market when the buyer technically is not able to purchase without first selling their current home. In this scenario the builder has no control over whether or not the home will sell and no assurance the buyer will be able to actually purchase the new home.



## INTRODUCING THE RYDER HOMES CONTINGENT BUYER PROGRAM

If you have fallen in love with a new Ryder home, but need to sell your current home - you are not out-of-luck. We have partnered with the region's top real estate professionals to develop an elite team of highly-skilled resale agents that will expertly list and sell your home, all while the purchase of your new Ryder home is safe and secure. Then, once your home is sold, we will work to negotiate terms that allow you to move directly into your brand new Ryder home. **We will even give you a \$1,000 to cover some of your moving expenses.** With the Ryder Homes Contingent Buyer Program we align interests and provide a much needed level of comfort for both parties.



## HIGHLIGHTS

- You pay a reduced commission **rate of 4.75%** only if you home is sold. Of that **4.75%, 2.5%** will go to the buyer's agent and the remaining **2.25%** will be paid to the Ryder Partner Agent at the close of escrow.
- The Listing Agreement term will be **90 days**, during which time your purchase will be secured with Ryder Homes and not subject to any first right of refusal clauses in the contract.
- Once your home is sold we will help to negotiate terms that allow you to occupy your current home until your new **Ryder home** is ready.
- You must agree to list your home for sale at a mutually agreed upon price that must be approved by **Ryder Homes**.
- You will also receive a **\$1,000 credit** when you close escrow on your new Ryder Home to help with your moving expenses.
- Ask the **Ryder Homes Sales Agent** for more details!

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