



ventana

AT MIRAMONTE

RESIDENCE 1 - VISION

Tuscan (A)



American (B)



Desert (C)





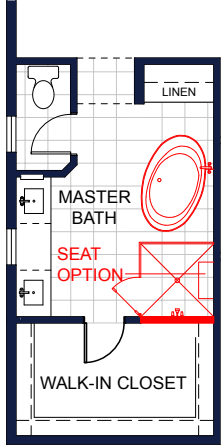
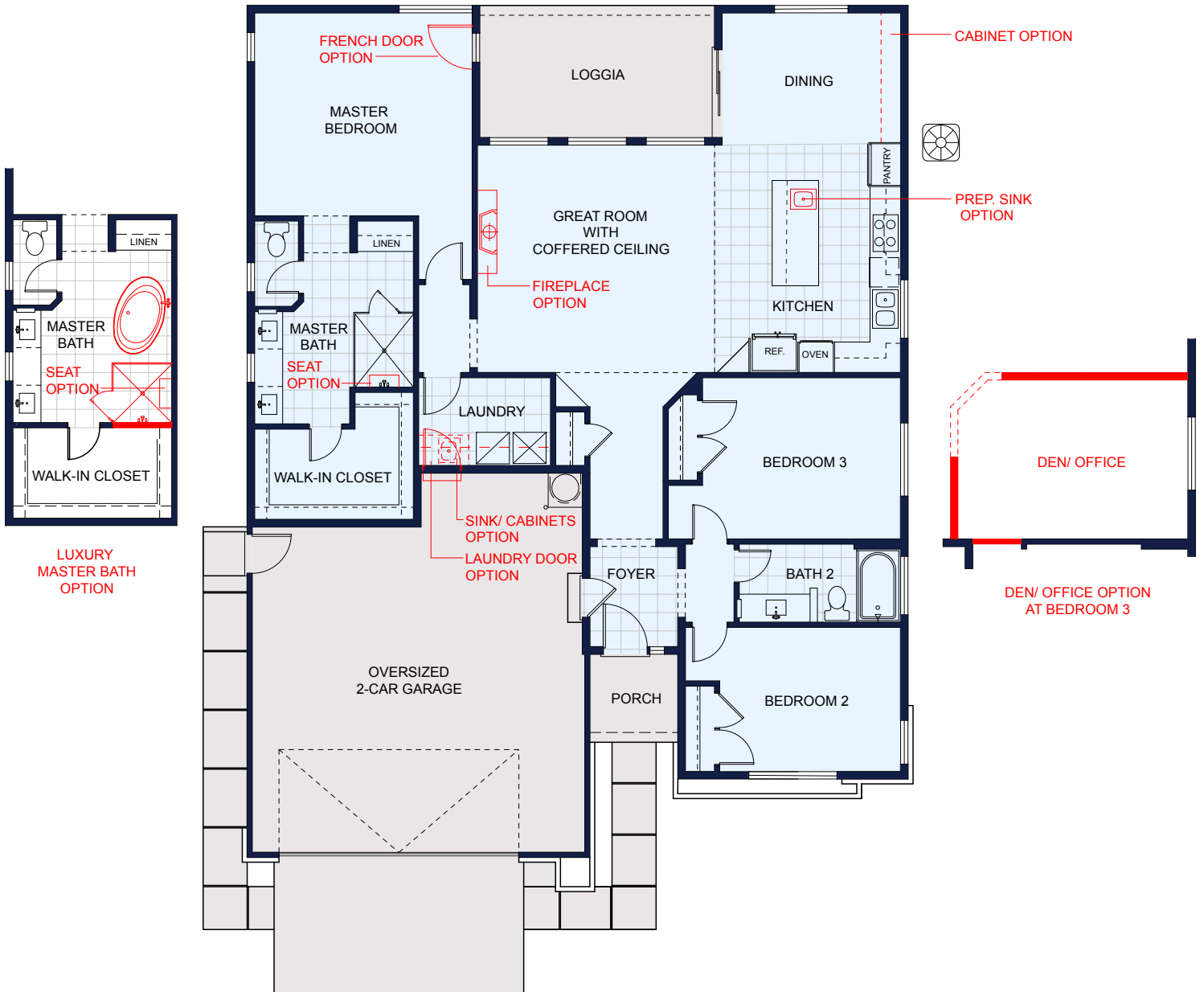
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AT MIRAMONTE

RESIDENCE 1 - VISION - 1,738 SQ. FT.



BAY WINDOW OPTION AT MASTER BED



LUXURY MASTER BATH OPTION

Ryder Homes reserves the right to modify features, plans and pricing without notice. All square footage is approximate. Not all features are available in all plans. All renderings and floor plans are artist's conceptions and not to scale. This floor plan is based on Exterior C. Please refer to the renderings for details on Exteriors A & B.





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AT MIRAMONTE

RESIDENCE 2 - ESSENCE

Tuscan (A)



American (B)



Desert (C)

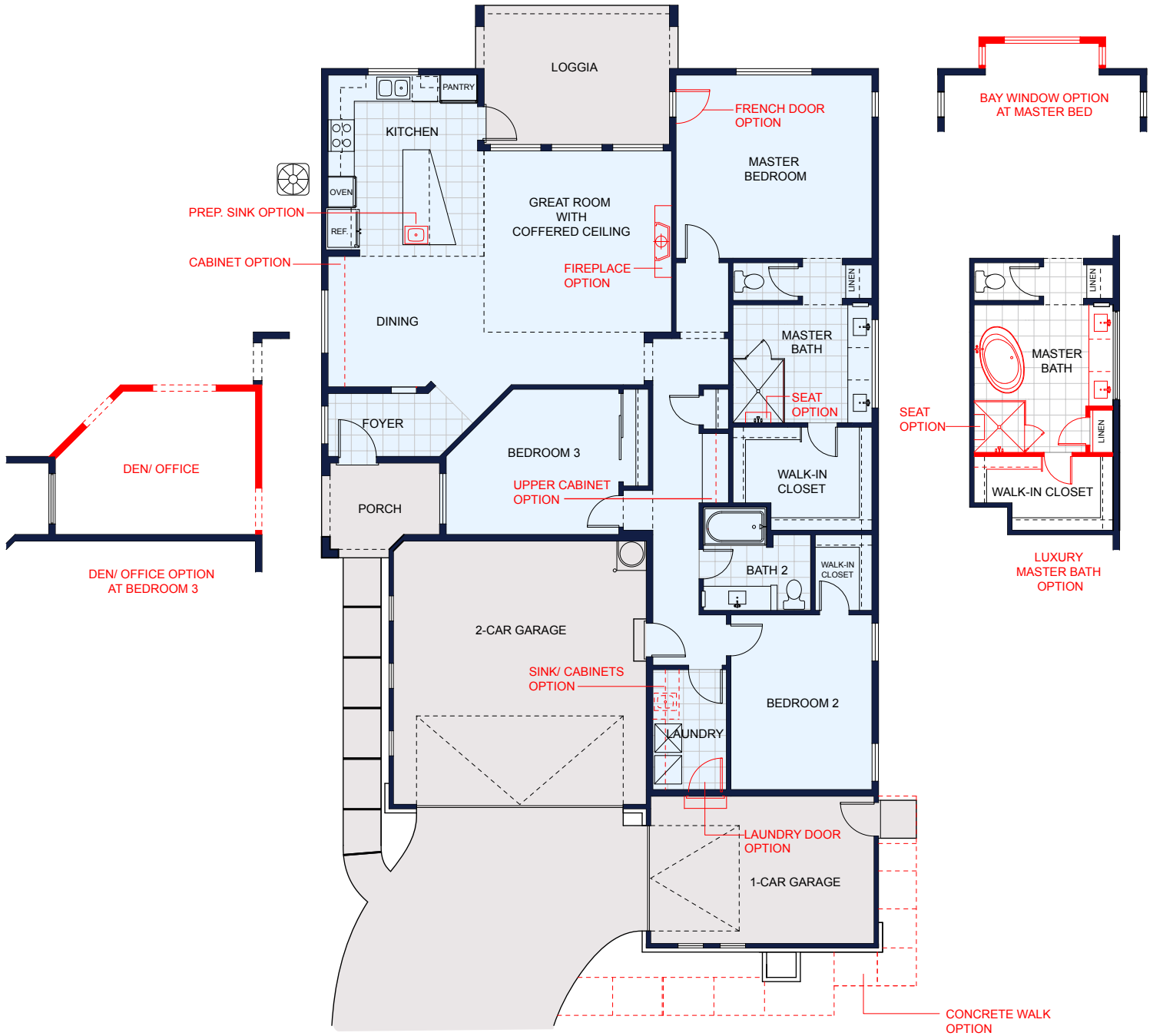




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RESIDENCE 2 - ESSENCE - 1,867 SQ. FT.



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RESIDENCE 3 - CONTEMPO

Tuscan (A)



American (B)



Desert (C)

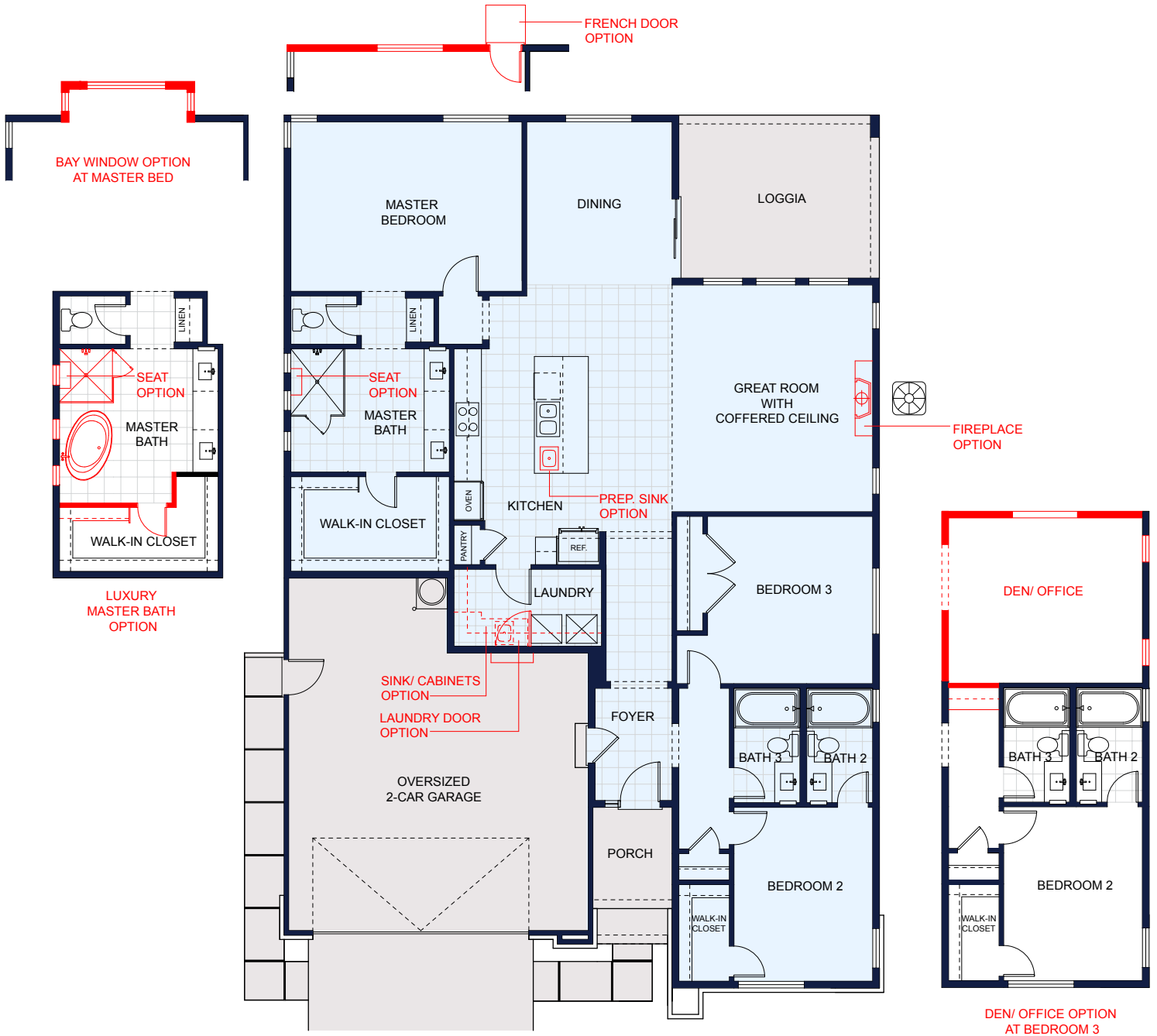




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RESIDENCE 3 - CONTEMPO - 2,044 SQ. FT.



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AT MIRAMONTE

RESIDENCE 4 - REFLECTION

Tuscan (A)



American (B)



Desert (C)

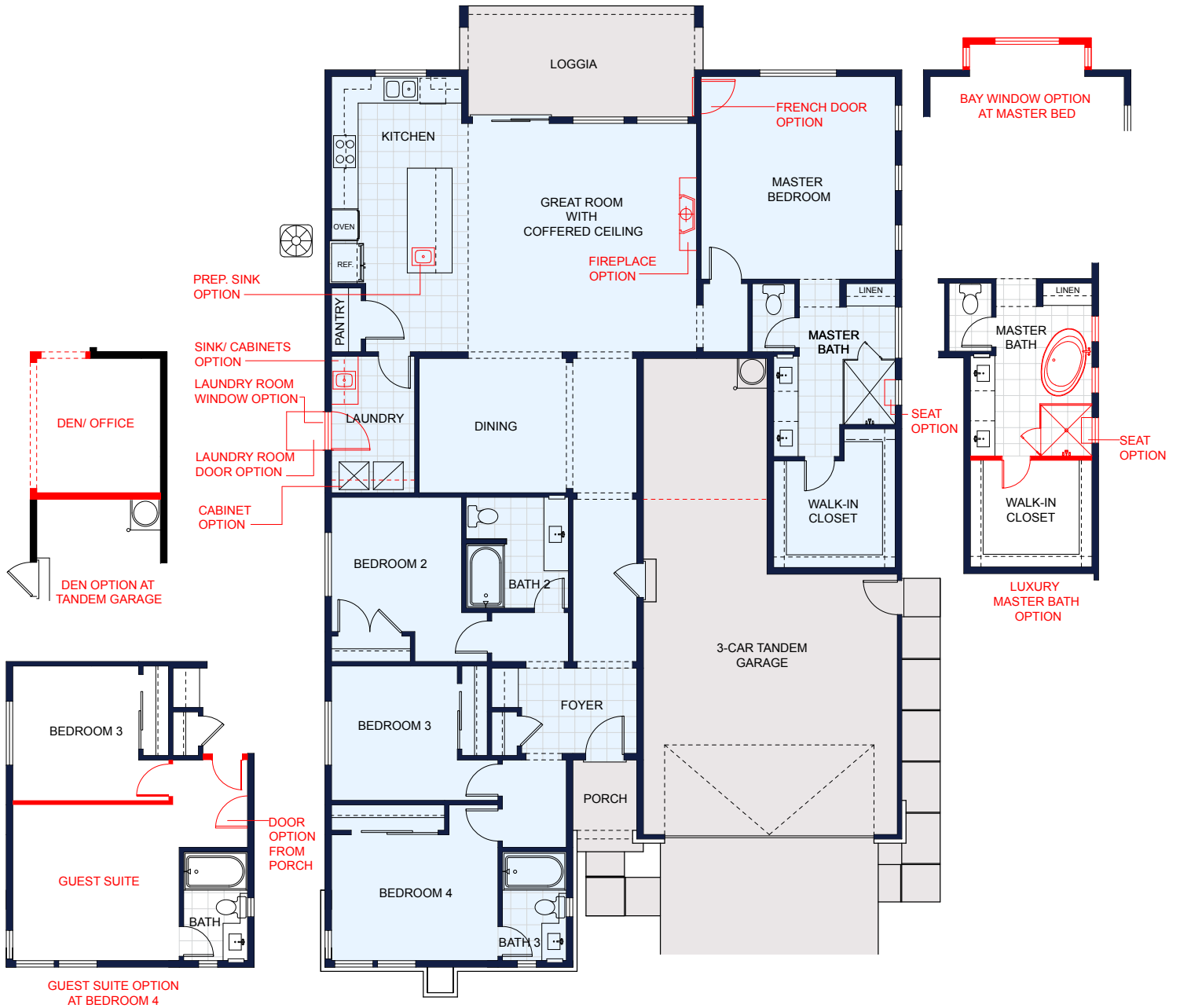




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AT MIRAMONTE

RESIDENCE 4 - REFLECTION - 2,215 SQ. FT.



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RESIDENCE 5 - INNOVATION

Tuscan (A)



American (B)



Desert (C)

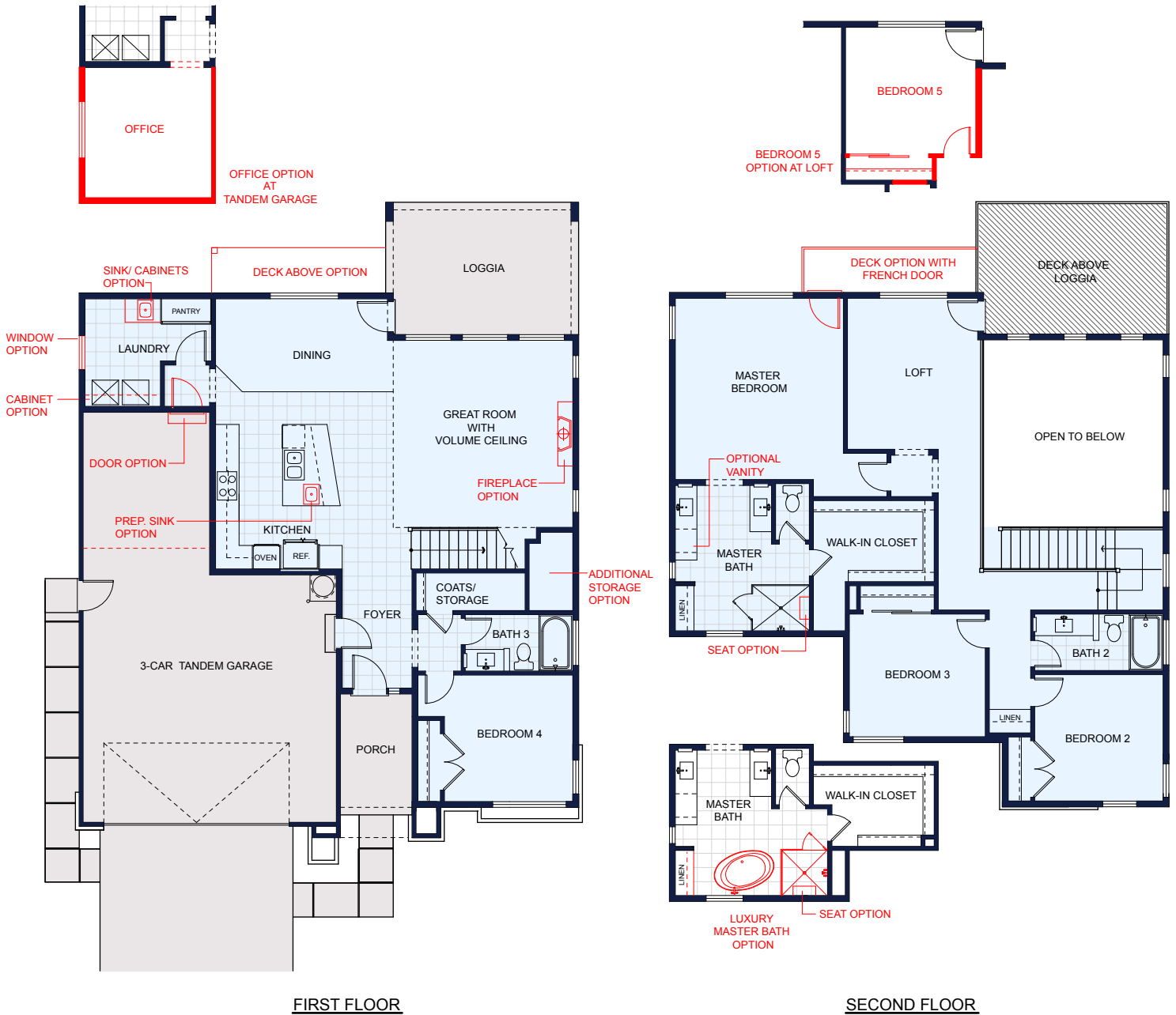




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AT MIRAMONTE

RESIDENCE 5 - INNOVATION - 2,527 SQ. FT.



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AT MIRAMONTE

RESIDENCE 5X – MULTIGEN INNOVATION

Tuscan (A)



American (B)



Desert (C)

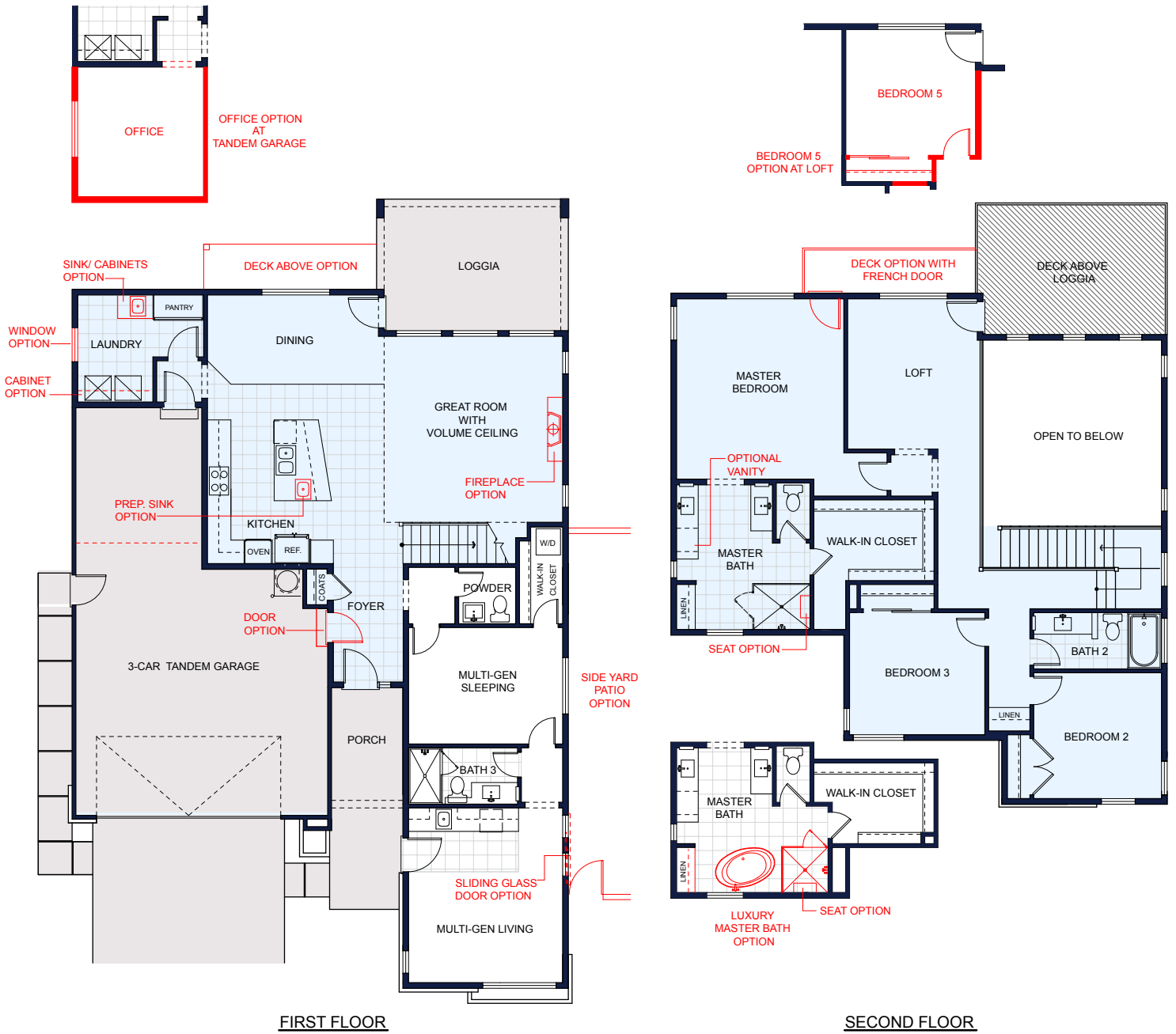




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AT MIRAMONTE

RESIDENCE 5X - MULTIGEN INNOVATION - 2,771 SQ. FT.



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 Existing Homes



Ryder Homes



INCLUDED FEATURES

Area and Community Highlights

- Located “above it all” in the foothills of east Sparks
- Established community of distinctively styled homes
- Easy access to I-80 along Vista Blvd.
- Just minutes to shopping at the D’Andrea Marketplace and the regional Legends and Galleria shopping centers
- Close proximity to downtown Sparks and its many activities along Victorian Square
- Accredited Public Schools for our community are Bud Beasley Elementary School, Mendive Middle School, and Reed High School

Distinctive Exterior Designs

- Three modern inspired exterior themes with architecturally coordinated color schemes, window locations, roof styles, and entry doors
- Durable, fireproof, 50 year concrete tile roofs
- Low maintenance stucco exteriors with stone, brick, and unique siding accents (per elevation)
- Stylish contemporary 8’ tall fiberglass entry doors
- Attractive sectional garage doors with automatic opener (window option)
- Oversized 2 car or 3 car garages (per plan)
- 8’ tall sectional garage door with dual remotes
- Colorful Xeriscape front yards with automatic drip irrigation and rock mulch
- Private side and rear yard fencing with stronger 4” x 6” posts when windward exposed
- Full wrap rain gutters with downspouts to drainage swales
- Featuring 2 hose bibs and 2 exterior electrical outlets thoughtfully located
- Convenient concrete walkway from drive way to side garage access door (per plan)

Energy Conserving & Safety Features

- Comfortable wooden subfloors over raised foundation
- 2” x 6” exterior walls
- Energy saving insulation: R-49 in the attic, R-19 in the exterior walls and R-19 underfloor insulation
- Quality, dual glazed LOW-E vinyl windows
- Energy efficient digital programmable thermostats
- 14 SEER Bryant air conditioner
- 92% AFUE Furnace with air flow efficiency ducting
- Energy Saver water heater: 50-gallon on all plans, and 75-gallon on the MultiGen plan
- Lifesaving, whole house fire sprinklers conform to code NFPA 13D

Elegant Interior Expressions

- Six unique stylish floorplans
- Expansive 9’ ceilings with a dramatic coffered or volume accent over the great room
- Stunning, 17” x 17” ceramic tile in the foyer and in all wet areas
- Fashionable, built-in Loggia for outdoor entertaining
- Modern ½” rounded drywall corners throughout
- Illuminating overhead bedroom light (prepped for ceiling fan)
- Designer interior doors & door hardware
- Elegant, 5¼” Base Boards
- Oversized laundry room with a convenient shelf above the washer and dryer
- Network distribution panel with expansion capability with RG-6 phone & Cat-5 TV wiring

Culinary Delight Kitchen Designs

- Large centerpiece island with furniture-quality finish
- Durable slab granite countertops with roundover edging
- Designer pendant lighting over kitchen island
- Timeless shaker style Birch cabinets
- Built-in Frigidaire cooktop with wall mounted hood vent and a separate built-in microwave and oven
- ENERGY STAR - Frigidaire ultra-quiet dishwasher
- Under mount stainless steel sink with Moen - Arbor - pull-out faucet (prep sink option)

Elegant Master Suite

- Spacious walk-in shower with tile floor and Piedrafina surround (bench option)
- Adult height vanity with Piedrafina counter top
- Under mount sinks with Moen - Voss - single lever faucets
- Elegant sit down dressing vanity area (per plan)
- Distinctive designer lighting and mirrors

Customizing Opportunities

- Pre-priced personalized options are available to assist you in customizing your home to fit your lifestyle
- Open den options & creative room configurations
- Cozy fireplace to warm your heart
- Design Center to select your flooring & counters
- Beautiful rear yard landscape packages
- Additional electrical and plumbing options
- Contemporary, freestanding master bath tub
- Plus - many additional selections to choose from!

Ryder Homes reserves the right to modify features, plans and pricing without notice.
Not all features are available in all plans.

