

# Community Information



## COMMUNITY DETAILS

### 122 Total New Homes Planned

- Average Lot Size = 8,200 sq. ft.
- Most lots back-up to either open/common space or undevelopable BLM land

### 6 Floor Plans

- **Plan 1** – 1,908 sq. ft. – Single Story
- **Plan 1X** – 2,395 sq. ft. – Two Story
- **Plan 2** – 2,207 sq. ft. – Single Story
- **Plan 3** – 2,548 sq. ft. – Two Story
- **Plan 3X** – 2,785 sq. ft. – Two Story | Multi-Gen
- **Plan 4** – 2,895 sq. ft. – Two Story

### Three Exterior Elevation Styles

- **Modern Farmhouse (base)**
- **American Contemporary**  
Plans 1 & 2 Elevation Premium = \$5,000  
Plans 1X, 3 & 4 Elevation Premium = \$10,000  
Plan 3X Elevation Premium = \$20,000
- **Desert Contemporary**  
Plan 1 Elevation Premium = \$5,000  
Plans 1X, 2, 3, 3X & 4 Elevation Premium = \$10,000



## SCHOOL ZONING

- Beasley Elementary School
- Mendive Middle School
- Reed High School



## UTILITIES & SERVICES

- **Water & Sewer** – Truckee Meadows Water Authority (TMWA)
- **Electricity & Gas** – NV Energy
- **Cable/Internet** – Spectrum & AT&T
- **Post Office** – 2929 Vista Blvd, Sparks, NV 89434



## LANDSCAPE MAINTENANCE ASSOCIATION DETAILS

**Monthly Dues** = \$32.00 per Month

**Start-Up Fees:**

**Homeowner Setup Fee** = \$295.00

**Working Capital Fee** = \$96.00

**Two Months Advance Dues Payment** = \$64.00

**Total Start-Up Fees** = \$455.00



## PROPERTY TAX DETAILS

- **Property Tax Rate** = 1.0366%
- **The assessed value is based on 35% of the appraised value of your home and is adjusted annually.**

📷 SCAN WITH YOUR CAMERA APP TO LEARN MORE!



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