



ventana

AT SIERRA SHADOWS

INCLUDED FEATURES

Area and Community Highlights

- Conveniently located the Wingfield Springs neighborhood in Sparks
- Just minutes to shopping at the Legends and Galleria shopping centers
- Close proximity to downtown Sparks and only a 15 minute drive to downtown Reno
- Zoned for Van Gorder Elementary School, Shaw Middle School, and Spanish Springs 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
- Designer steel garage doors with elevation specific windows and a wall mounted jack driven Liftmaster opener
- Oversized 2 car or 3 car garages (per plan)
- 8 tall sectional garage door with dual remotes
- Energy saving Xeriscape front yards with automatic drip irrigation and rock mulch
- Private side and rear yard fencing with gated entry
- 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

Energy Conserving & Safety Features

- Comfortable wooden subfloors over raised foundation
- 2" x 6" exterior walls
- Energy saving insulation: R-38 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 STAR water heater: 50-gallon on our single story plans or 65-gallon on our 2-story plans

Elegant Interior Expressions

- Two 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" square drywall corners throughout
- Illuminating overhead bedroom light (prepped for ceiling fan)
- Designer interior doors & door hardware
- Elegant, 5¼" square 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-5E TV wiring

Culinary Delight Kitchen Designs

- Large centerpiece island with furniture-quality finish
- Durable Quartz countertops with **3cm eased** 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
- Adult height vanity with Quartz counter top
- Under mount sinks with Moen - Voss - single lever faucets
- Elegant sit down dressing vanity area
- Distinctive designer lighting and mirrors

Customizing Opportunities

- Pre-priced personalized options are available to assist you in customizing your home to fit your lifestyle
- Cozy fireplace to warm your heart
- French Door to Loggia from your Master Suite
- Upgraded Appliance Packages
- Design Center to select your flooring & counters
- Additional electrical and plumbing options
- **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.

