



PLAN 1



Single-Story



2,638 Sq Ft



3 - 4 Bedrooms



3 Bathrooms



4-Car Garage

**Optional Office*

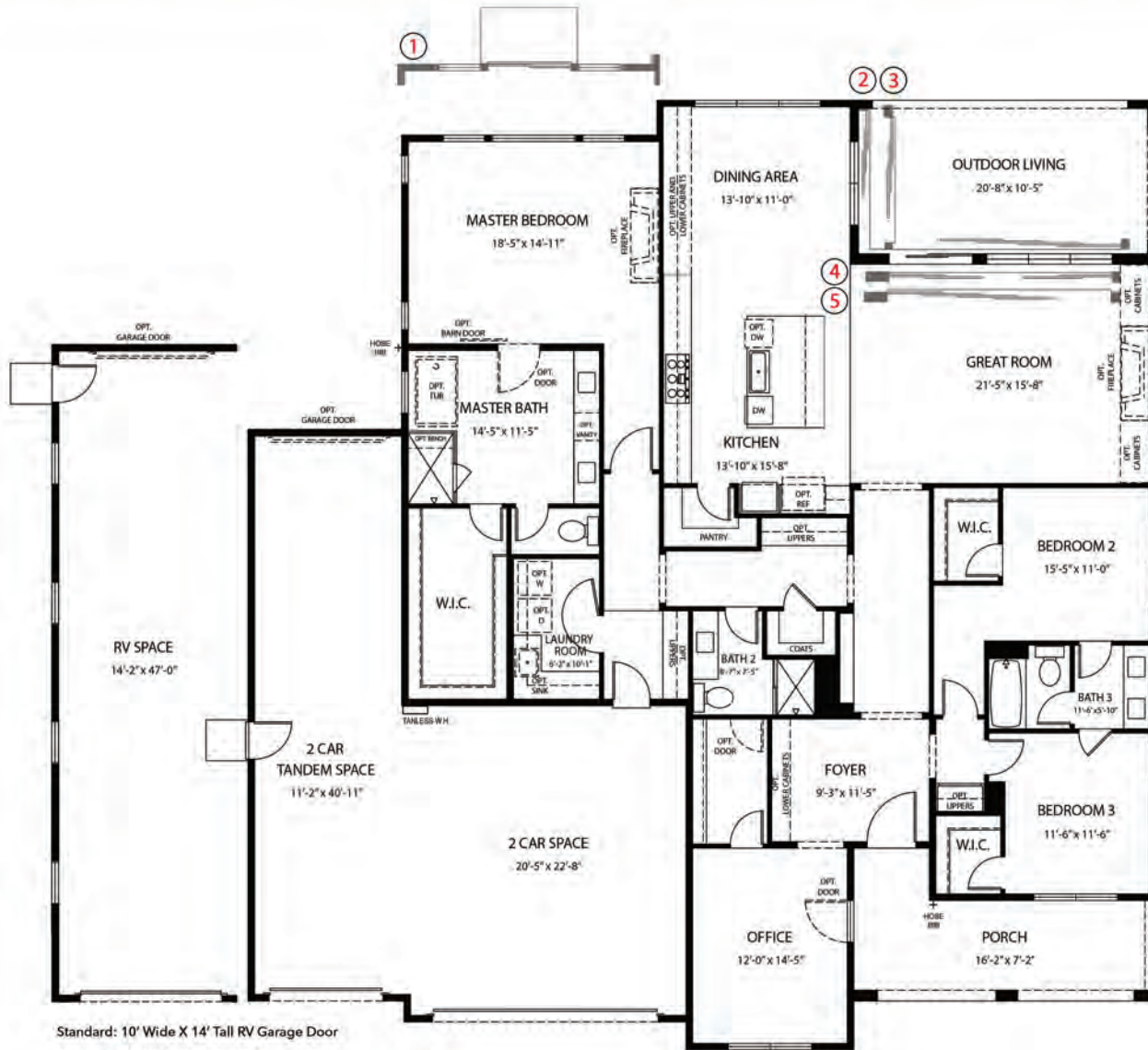
**Optional RV Garage Extension*

Contact Information

775-971-4204 | ShadowHills@RyderHomes.com | RyderHomes.com/ShadowHills
Sales Office Located at 11687 Sugarloaf Peak Drive, Sparks, NV 89441



2,638 Square Feet | 3 - 4 Bedrooms | 3 Bathrooms | 4-Car Garage



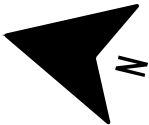
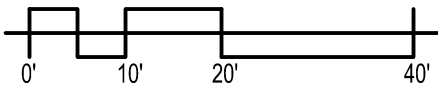
OPTIONAL CONFIGURATIONS

- | | |
|------------------------------------|---|
| ① 6ft Sliding Glass Door at Master | ④ 4 Panel 16ft Sliding Glass Door at Great Room |
| ② 9ft & 16ft Corner Stacking Doors | ⑤ 16ft Stacking Door at Great Room |
| ③ 9ft Stacking Door at Dining Area | ⑥ Bedroom 4 ILO Office |



Scan the QR Code to visit our Interactive Floor Plan, where you can browse the available builder options and elevation styles for the Shadow Hills Plan 1 Homes.





SCALE: 1" = 20'

GENERAL NOTES:

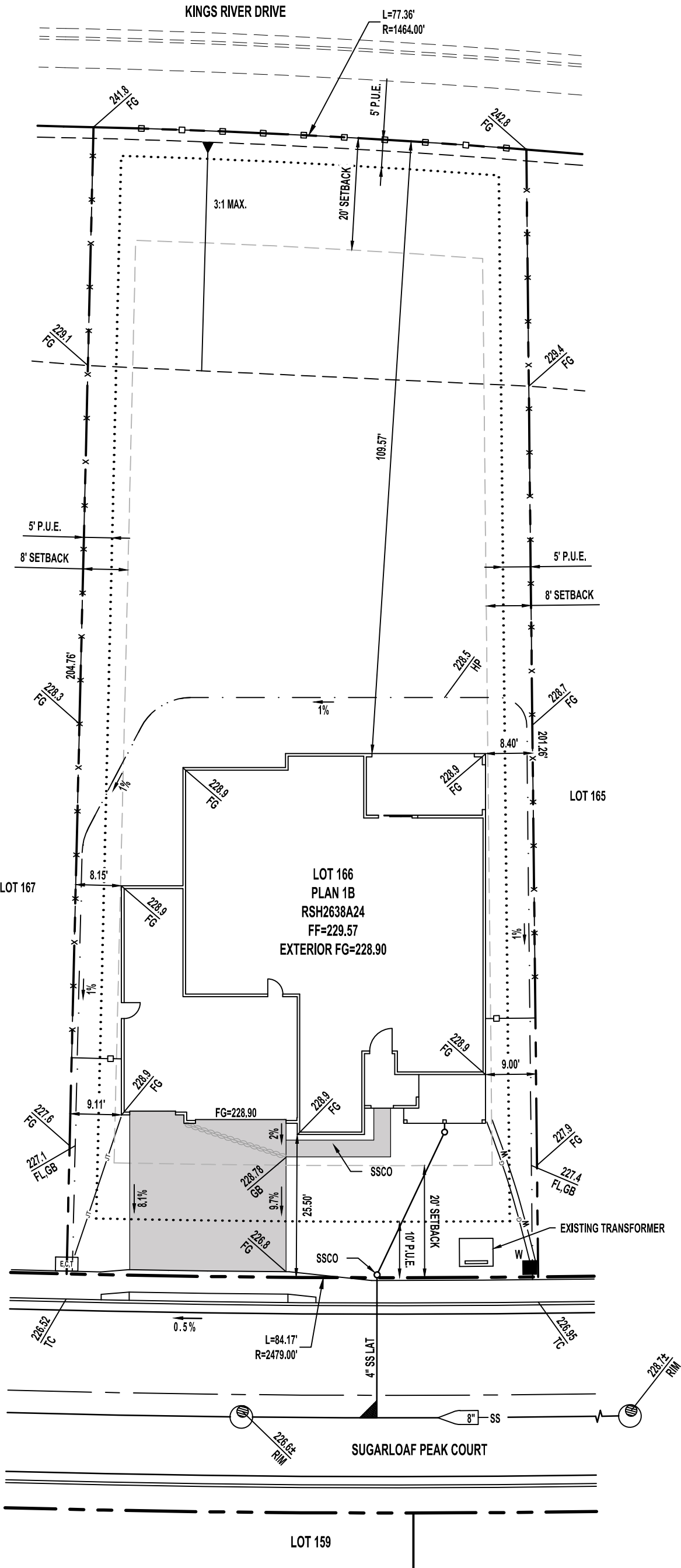
1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND EXISTING GRADES PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSIONS SHOWN FROM PROPERTY LINE TO HOUSE ARE TO OUTSIDE FACE OF STEM WALL.
3. DRAINAGE SWALES SHALL SLOPE A MINIMUM OF 1%.
4. MAXIMUM ALLOWED DRIVEWAY SLOPE IS 14.0%.
5. LEAD WALKS PER LANDSCAPE DESIGNER.
6. SETBACKS FOR THIS LOT ARE AS FOLLOWS:
FRONT YARD - 20', GARAGE - 20',
SIDE - 8', REAR - 20'
7. PUBLIC UTILITY EASEMENTS FOR THIS LOT ARE AS FOLLOWS:
FRONT YARD - 10', SIDE YARD - 5', REAR YARD - 5'
8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AROUND ENTIRE LOT INCLUDING ALL DOOR STOOPS TO ENSURE THAT THE ENTIRE LOT DRAINS FREELY WITH NO INTERFERENCE. REF. ARCHITECTURAL PLANS FOR ALL LOCATIONS AND SIZES OF ALL STOOPS.
9. A GRADING AND DRAINAGE CERTIFICATION IS REQUIRED UPON COMPLETION OF THE LOT BY A LICENSED SURVEYOR OR ENGINEER.
10. THIS PLAN IS INTENDED FOR GRADING ONLY.
11. NO RETAINING WALL CONSTRUCTION ALLOWED UNDER THIS PERMIT.
12. DEEPEMED FOOTINGS AND/OR LOWER GARAGE FINISH FLOORS MAY BE REQUIRED. REF. THIS PLAN FOR GRADING INFORMATION.
13. DRY UTILITY INFORMATION (E,C,T,G) ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXACT LOCATION OF EACH SERVICE PRIOR TO THE START OF CONSTRUCTION.
14. ADD 4400 TO ALL SPOT ELEVATIONS.
15. BACKWATER VALVE IS NOT REQUIRED ON THIS LOT.
16. LOT SQUARE FOOTAGE = 16,431 ± S.F.

LEGEND:

- | | |
|--|--|
| | P.C.C. FLATWORK |
| | 6' SOLID FENCE (GOOD NEIGHBOR) |
| | 6' SOLID FENCE (PERIMETER) |
| | OPEN VIEW FENCE |
| | DRAINAGE SWALE |
| | PUBLIC UTILITY EASEMENT (P.U.E.) |
| | SETBACK LINE |
| | SLOPE AND DIRECTION (3:1 MAX.) |
| | SEWER 2-WAY CLEANOUT / MANHOLE |
| | WATER METER |
| | APPROX. LOCATION OF ELECTRIC, CABLE, AND TELEPHONE |
| | RETAINING/LANDSCAPE WALL |
| | GRADE BREAK |



06.04.2026



RYDER HOMES
985 DAMONTE RANCH PKWY #140
RENO, NV 89521
775-823-3788

DRAWN BY: K.A.
DATE: 06.04.2026
PROJECT NO: 22-260

HARRIS RANCH VILLAGE 2-B
LOT 166 - PLOT PLAN
APN: 538-403-29
11612 SUGARLOAF PEAK CT

WASHOE COUNTY, NV

JKAE
architecture + interiors + engineering



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_01

Community:	Shadow Hills	Print Date:	August 14, 2026
Job No.:	NOR2B166	Floor Plan:	Shadow Hills, Plan 1
Lot:	166	Garage Direction:	LH
Property Address:	11612 Sugarloaf Peak Ct. Sparks, NV 89441		

Option Description	Option Origin	QTY
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Appliances

Kitchen Packages

NOR911709 - KITCHENAID Upgrade Package #1 <i>KitchenAid 36" 5-Burner Gas Cooktop #KCGS956ESS; 36" Wall-Mount 3-Speed Canopy Hood #KWC736SSS; 30" Combination Microwave Wall Oven #KOE530SPS; KitchenAid 41 dBA Dishwasher w/3rd Level Utensil #KDTS324SPS. CABINET ABOVE RANGE IS OMITTED Please Note: Model Numbers Subject To Change</i> -	CO_1	1.00
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INVENTORY HOMES ALL OPTIONS SHEET

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Community: Shadow Hills Job No.: NOR2B166 Lot: 166 Property Address: 11612 Sugarloaf Peak Ct. Sparks, NV 89441	Print Date: August 14, 2026 Floor Plan: Shadow Hills, Plan 1 Garage Direction: LH
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Option Description	Option Origin	QTY
Cabinets		
Built-In Cabinets		
NOR112395 - Cabinets: Full Height Stacked Cabinets in KITCHEN - Cabinet Upgrade <i>Cabinets extend to ceiling as featured in PLANS 2 & 4. Glass doors not included.</i> *** PAINT = ALPACA *** -	CO_1	1.00
NOR112429 - Cabinets: LAUNDRY Uppers - Cabinet Upgrade #1 ** PAINT = ALPACA *** -	CO_1	1.00
NOR112460 - Cabinets: Extended Cabinets at DINING ROOM with Drawers & Doors - Upgrade #1 <i>Door and finish to match selection for house. Includes Quartz Countertop</i> ** PAINT = ALPACA *** -	CO_1	1.00
NOR911312 - Cabinets: Drawers Below COOKTOP <i>Cabinet configuration to match the PLAN 3 model. The top drawer will be a non-operating false drawer, and the middle drawer will be shortened to allow space for the gas hook-up. OPTION ONLY AVAILABLE WITH COOKTOP OPTION.</i> ** PAINT = ALPACA *** -	CO_1	1.00
Cabinet Options		
NOR112295 - Cabinet Upgrade #1 - Door Style: 3" SHAKER - Stained <i>Soft-close doors & drawers not included and purchased separately.</i> -	CO_1	1.00
NOR112298 - Cabinet Upgrade #4 - PAINTED THROUGHOUT - Any Door Style <i>Select Cabinet Upgrades 1 - 3 first. Painted cabinets are in addition to the door style.</i> ** PAINT = ALPACA *** -	CO_1	1.00
NOR112311 - Cabinets: Full Overlay Door/Fronts -	CO_1	1.00
NOR112312 - Cabinets: Soft Closed Drawers & Doors <i>FULL HOUSE DOORS AND DRAWERS</i> -	CO_1	1.00
Knobs/Pulls		
NOR112365 - Cabinet Hardware #1 - SUTTON Cabinet Pull <i>Jeffrey Alexander Sutton #635-160. 6" Cabinet Pull.</i> *** FINISH = SATIN NICKEL *** -	CO_1	1.00

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Color Schemes

Color Schemes

NORCS0007 - Shadow Hills - Color Scheme 7 <i>Color schemes (5 through 8) are exclusively available with B ELEVATIONS, as specified in the Bassenian Lagoni Color Matrix document, dated 08.22.24.</i> -	Spec Option	1.00
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Electrical/Lighting

Outlets/Switches

GLO916011 - Dedicated 110v Outlet on 20 Amp *** <i>locate in garage at 48"; see diagram # 1</i> *** -	CO_1	1.00
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GLO916013 - Additional Exterior 110v Outlet *** <i>locate on rear of home; see diagram # 1</i> *** -	CO_1	1.00
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GLO916016 - Additional Dimmer Switch (1) <i>at the kitchen island to control pendant prewires.</i> (1) <i>in the dining room for chandelier prewire.</i> *** <i>see diagram # 1</i> *** -	CO_1	2.00
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Pre-Wiring Options

GLO915990 - Ceiling Fan Prewire (1) <i>at master bedroom.</i> (1) <i>at the loggia.</i> (1) <i>at the great room.</i> *** <i>center all in each room; see diagram # 1</i> *** -	CO_1	3.00
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GLO916021 - Prewire for Pendant *** <i>center all (3) over kitchen island 24" from edge; see diagram # 1</i> *** -	CO_1	3.00
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GLO916022 - Prewire for Future Chandelier *** <i>center in the dining room; see diagram # 1</i> *** -	CO_1	1.00
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GLO916054 - Prewire for Wall Mounted TV at Std. Cable Location <i>Includes smurf tube and TV outlet</i> *** <i>locate at master bedroom at 72"; see diagram # 1</i> *** -	CO_1	1.00
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Elevations

Elevations

NOR100010 - Elevation B - Modern Farmhouse -	Spec Option	1.00
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Fireplaces

Indoor Fireplaces

NOR103380 - GREAT ROOM Traditional Style Fireplace <i>Heat-N-Glo Traditional Fireplace (SL-9X-IFT) featuring Direct Vent Technology, ceramic fiber logs with glowing embers, black firescreen, Heat Zone, and IntelliFire touchscreen remote. Interior finish options include Stratford Brick, Tranquil Greige Brick, or Black Glass Panels. Includes a standard 4-sided tile surround.</i> -	Spec Option	1.00
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Framing/Doors

Door Options

GLO908047 - Sliding Patio Door at MASTER BEDROOM to Stoop <i>Sliding glass door in lieu of standard Window. Sliding glass door exterior frame to match windows Handle Color: Adobe. Includes 2x3 Stoop and Exterior Light.</i> -	Spec Option	1.00
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Garage Doors

NOR103006 - Opt. 1 - REAR GARAGE DOOR <i>Includes 8' x 8' flushed panel garage door, garage door opener, and light fixture. Upgraded garage doors must be purchased separately. Flatwork or pavers must be purchased separately.</i> -	Spec Option	1.00
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Room Configurations

NOR103002 - Opt. BEDROOM 4 in lieu of Office <i>This option includes shelf and pole at walk-in closet. Includes Interior door leading into Bath 2</i> -	Spec Option	1.00
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Interior Finishes

Drywall/Insulation

NOR109220 - Finished 4-CAR GARAGE - Insulation, Medium Texture Drywall & Paint <i>Insulate walls & ceilings, drywall texture & semi-gloss paint - Paint color will match interior walls</i> -	CO_1	1.00
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Mirror Options

NOR100621 - FRAMED MIRRORS - Jasper Black Flat Frame #445482 - Group 1 <i>Larson Juhl contemporary style frame measuring 2-1/2" with flat profile. Finish: Painted gesso primed black finish. Similar mirror style featured in Plan 4 Model</i> -	CO_1	1.00
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Paint Options

GLO900201 - Standard INTERIOR PAINT - Whitest White at Walls, Trim & Ceilings -	CO_1	1.00
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Option Description	Option Origin	QTY
Landscaping		
Fencing		
GLO902810 - Additional Side Yard Gate *** locate on the opposite side of the front yard from standard location *** -	CO_1	1.00
Landscaping		
NOR102920 - FRONT YARD only Gutter Downspout Connect to Drain System to Street Install 4" drain pipe for all front yard down spouts directing water the street. -	CO_1	1.00

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Plumbing		
Filtration Systems		
NOR915296 - WATER SOFTENER - Preplumb for Water Softener System <i>This option includes plumbing preplumb and electrical outlet ... EQUIPMENT NOT INCLUDED Buyer to Supply Equipment & Install After Close</i> -	CO_1	1.00
Fixture Packages		
NOR112509 - Moen ALIGN Satin/Brushed Nickel Package <i>All finishes may not match exactly. Includes Interior Door NORdware, Bathroom Accessories, Bath Plumbing Fixtures, Shower Enclosure. DOES NOT INCLUDE kitchen faucet, upgraded faucets, light fixtures or NORdware, entry door NORdware, sliding glass door, optional French door or opt. Western slider.</i> -	CO_1	1.00
Gas/Hose Bib		
GLO915400 - Additional Gas Stub Out *** <i>locate on rear of home; see diagram# 2</i> *** -	CO_1	1.00
Kitchen Faucets		
GLO915415 - Kitchen Faucet - Moen NIO One-handle High Arc Pulldown - Spot Resistant Stainless S75005SRS <i>ILO Standard Genta Faucet</i> -	CO_1	1.00
Kitchen Sinks		
GLO915458 - Kitchen Sink - WHITEHAVEN APRON FRONT Single Basin Sink White - #5826-0/K-6449 <i>ILO Standard Sterling McAllister Sink. Includes Stainless Steel sink rack.</i> -	CO_1	1.00
Laundry Faucets		
GLO915422 - Upgrade Laundry Sink Faucet - Moen SLEEK - Spot Resist Stainless - #7664SRS <i>ILO Sleek Chrome Laundry Sink Faucet included in the Laundry Sink Option</i> -	CO_1	1.00
Laundry Sinks		
GLO915650 - Optional LAUNDRY SINK - White Cast Iron <i>Sink: Kohler GLEN FALLS White Cast Iron Undermount Sink - #K-19017-1-0; Faucet: Moen Pull Down - Chrome</i> -	Spec Option	1.00
Shower/Tub Options		
GLO900667 - Upgrade Roman Tub Faucet to Moen ALIGN - Brushed Nickel TS393BN <i>Select to match Moen ALIGN Satin/Brushed Nickel fixture package</i> -	CO_1	1.00

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Option Description	Option Origin	QTY
GLO915666 - 2nd BATHS - Shower Only - TILED PAN & TILE SURROUND in lieu of FIBERGLASS Insert <i>Secondary Baths - Includes TILE PAN & Ceramic TILE SURROUND. Color selection and/or upgraded tile will be determined at Design Center Appointment. THIS OPTION APPLIES TO "STANDARD" SIZED SHOWERS. (QUANTITY EDITABLE)</i> *** see diagram # 2 *** -	CO_1	1.00
NOR103000 - LUXURY MASTER Bath with Freestanding Tub <i>Includes Kohler STARGAZE Freestanding Tub (#K-24011); Roman Tub Spout & Handles installed on Tub Deck - Moen GENTA - Chrome Two-Handle Roman Tub Faucet - (#T908) -</i>	Spec Option	1.00
NOR915662 - MASTER SHOWER - TILED Pan ilo of FIBERGLASS Pan <i>Standard Master shower includes fiberglass pan and tiled walls. This option upgrades fiberglass pan to tiled pan. Color selection and/or upgraded tile will be determined at Design Center Appointment.</i> *** see diagram # 2 *** -	CO_1	1.00