



PLAN 3



Single-Story



3,019 Sq Ft



4 Bedrooms
+Office



3.5 Bathrooms



4-Car Garage

**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



3,019 Square Feet | 4 Bedrooms
+Office | 3.5 Bathrooms | 4-Car Garage



OPTIONAL CONFIGURATIONS

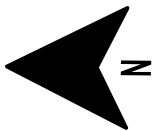
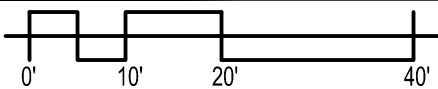
- 1 6ft Sliding Glass Door at Master
- 2 9ft & 12ft Corner Stacking Doors
- 3 9ft Stacking Door at Great Room
- 4 4 Panel 12ft Sliding Glass Door At Kitchen
- 5 12ft Stacking Door at Kitchen
- 6 Bar at Office
- 7 Dining Room ILO Office
- 8 Bath 2 Bath 4
- 9 Multi Gen Suite

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 3 Homes.



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SCALE: 1" = 20'

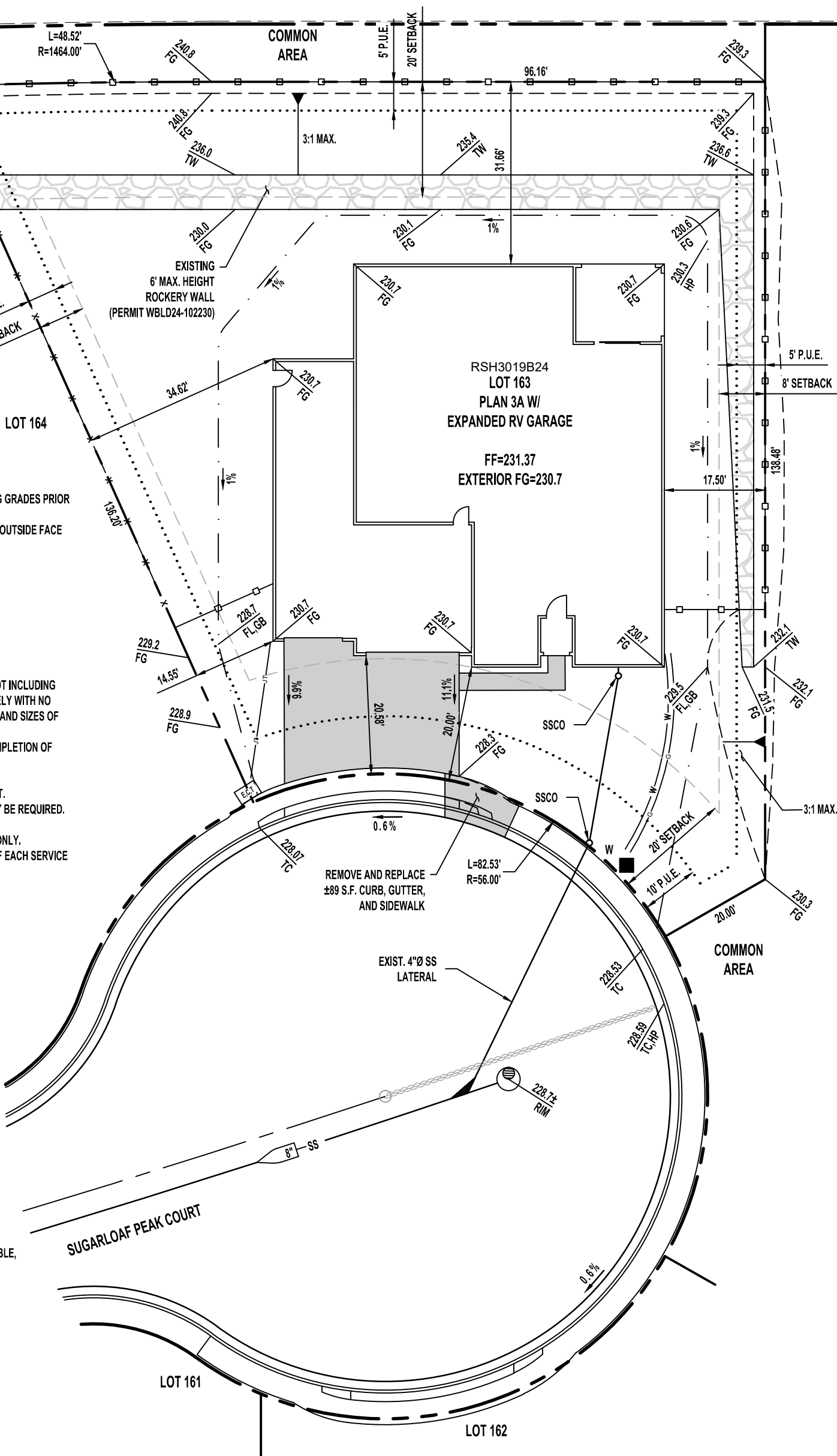
KINGS RIVER DRIVE

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. DEEPEENED 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 = 15,021 ± 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



05.21.2026

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

HARRIS RANCH VILLAGE 2-B
LOT 163 - PLOT PLAN
APN: 538-403-26
11600 SUGARLOAF PEAK COURT
WASHOE COUNTY, NV

JKAE
architecture + interiors + engineering



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_03

Community:	Shadow Hills	Print Date:	August 14, 2026
Job No.:	NOR2B163	Floor Plan:	Shadow Hills, Plan 3
Lot:	163	Garage Direction:	LH
Property Address:	11600 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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Cabinets

Built-In Cabinets

NOR312312 - Cabinets: Full Height Stacked Cabinets in KITCHEN <i>Glass at the doors and lighting, as shown in the models, are not included and must be purchased separately.</i> <i>Natural</i> -	CO_1	1.00
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NOR312497 - Soft Closed Drawers & Doors <i>FULL HOUSE DOORS AND DRAWERS</i> -	CO_1	1.00
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Cabinet Options

NOR312294 - Cabinet Upgrade #1 - Door Style: 3" SHAKER - Stained <i>Soft-close doors & drawers not included and purchased separately.</i> <i>Natural</i> -	CO_1	1.00
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NOR312299 - Cabinets: Full Overlay Doors/Fronts -	CO_1	1.00
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NOR312307 - Cabinets: Roll-Out Shelves at all Kitchen Base Cabinets <i>Roll outs at all base cabinets except sink. Includes trash roll out. THIS OPTION DOES NOT INCLUDE EXTENDED KITCHEN DINING CABINETS.</i> <i>CABINETS.</i> -	CO_1	1.00
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Knobs/Pulls

NOR312309 - Cabinet Hardware #1 - SUTTON Cabinet Pull <i>Jeffrey Alexander Sutton #635-160. 6" Cabinet Pull.</i> <i>Black</i> -	CO_1	1.00
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Color Schemes

Color Schemes

NORCS0004 - Shadow Hills - Color Scheme 4 <i>Color schemes (1 through 4) are exclusively available with A 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

Lighting Options

NOR312525 - KITCHEN - Under Cabinet LED Lighting <i>Includes LED tape lighting, transformer, and switch. Featured in ALL MODELS.</i> -	CO_3	1.00
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NOR900479 - Lighting - Oden Collection - Small Pendant - #6545301-112/115 <i>Sea Gull Lighting - Finish: Matte White or Midnight Black. Light fixture is featured in the PLAN 2 MODEL - KITCHEN ISLAND</i>	CO_3	3.00
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*Midnight Black
Includes installation and light fixture; does not include prewire or additional switch.
PLEASE INDICATE FINISH COLOR -*

Outlets/Switches

GLO916011 - Dedicated 110v Outlet on 20 Amp <i>Garage</i> -	CO_1	1.00
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GLO916014 - Additional Switch <i>Kitchen</i> -	CO_1	1.00
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Pre-Wiring Options

GLO915990 - Ceiling Fan Prewire <i>Master, Great Room, Patio</i> -	CO_2	3.00
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GLO916021 - Prewire for Pendant <i>over island 1/4 24"</i> -	CO_1	3.00
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GLO916054 - Prewire for Wall Mounted TV at Std. Cable Location <i>Includes smurf tube and TV outlet Master, Bed 2, Bed 3, Bed 4 72"</i> -	CO_1	4.00
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Elevations

Elevations

NOR300005 - Elevation A - American Contemporary -	Spec Option	1.00
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Fireplaces

Indoor Fireplaces

NOR303379 - GREAT ROOM Traditional Style Fireplace <i>Heat-N-Glo 42" Traditional Fireplace (SL-9X-IFT) featuring Direct Vent Technology, ceramic fiber logs with glowing embers, black firescreen, 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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INVENTORY HOMES

ALL OPTIONS SHEET

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Option Description	Option Origin	QTY
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
NOR300790 - Opt. Interior Door at MASTER CLOSET to LAUNDRY -	Spec Option	1.00
NOR308050 - Milgard Trinsic Slider at KITCHEN to Outdoor Living <i>Vinyl patio 4-panel sliding door system opening at the center stacking to the exterior sides Door Size 12080 ILO Standard Sliding Glass Door. Frame Color: Exterior Terra Tone/Interior White Chrome straight handle on both sides</i> -	Spec Option	1.00
Room Configurations		
NOR303002 - OPT. 1-Elevation A - RV/EXPANDED GARAGE in lieu of Std. Garage <i>The garage door opening is increased to 10' x 14' section garage door. Includes flushed panel garage door. Upgraded garage doors must be purchased separately</i> -	Spec Option	1.00
NOR303018 - Opt. DINING AREA in lieu of Office -	Spec Option	1.00
Interior Finishes		
Drywall/Insulation		
NOR309235 - Finished RV/EXPANDED 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
Mirror Options		
NOR300621 - 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
Paint Options		
GLO900201 - Standard INTERIOR PAINT - Whitest White at Walls, Trim & Ceilings -	CO_1	1.00
NOR309191 - Two-Tone Paint <i>Walls Select One Color and Ceilings, Doors & Trim: HIGH REFLECTIVE WHITE</i> - <i>Modern Gray</i>	CO_3	1.00

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Option Description	Option Origin	QTY
Landscaping		
Fencing		
GLO902810 - Additional Side Yard Gate -	CO_1	1.00
Landscaping		
NOR302920 - FRONT YARD only Gutter Downspout Connect to Drain System to Street <i>Install 4" drain pipe for all front yard down spouts directing water the street.</i>	CO_1	1.00
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Plumbing		
Fixture Packages		
NOR312507 - Moen GENTA Matte Black 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>Back by patio -</i>	CO_1	1.00
Kitchen Faucets		
GLO915413 - Kitchen Faucet - Moen SLEEK One-handle Spring Pulldown - Matte Black 5925BL <i>ILO Standard Genta Faucet -</i>	CO_1	1.00
Laundry Faucets		
GLO915426 - Upgrade Laundry Sink Faucet - Moen ALIGN - Matte Black - #5965BL <i>ILO Sleek Chrome Laundry Sink Faucet as built into 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		
GLO900658 - Upgrade Roman Tub Faucet Moen GENTA Faucet to Matte Black - T908BL <i>Select to match Moen GENTA Matte Black fixture package -</i>	CO_1	1.00
NOR303000 - LUXURY MASTER Bath with Freestanding Tub <i>Includes Kohler STARGAZE Freestanding Tub (#K-6366-0); 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>	CO_1	1.00