



HOMESITE 116

MODERN FARMHOUSE | MOVE-IN READY

OVER \$41K PRICE DISCOUNT, PLUS \$25K IN INCENTIVES!*

11600 Neff Ranch Dr., Sparks, NV 89441

Priced at ~~\$840,315~~ **\$799,990**



Single-Story



3,019 Sq Ft



4 Bedrooms



3 Bathrooms



4-Car Garage

Homesite 116 features our Modern Farmhouse Plan 3 in Color Scheme 7, set on a spacious 1/3-acre lot. Designed for easy indoor-outdoor living, this home includes a sliding patio door at the primary bedroom plus a striking WinPro 4-panel kitchen slider that opens to the outdoor living area. Inside, enjoy an extended kitchen island, KitchenAid® stainless steel appliances, and a cozy Heat-N-Glo® gas fireplace anchoring the great room. The primary bath shines with a luxury freestanding tub, while alder cabinetry in Silver Midnight stain, Sutton chrome pulls, and Moen® Genta matte black fixtures add a polished finish throughout.



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

*Terms and qualifications apply - please get in touch with the Ryder sales team to learn more! In our commitment to quality and excellence, Ryder Homes reserves the right to make modifications to the materials, specifications, plans, designs, prices and premiums, options programs or any other sales program, without notice or obligation. All renderings, floor plans and maps are artist's conception and may not depict actual buildings, fencing, walks, driveways or landscaping.

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RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_03

Community:	Shadow Hills	Print Date:	March 31, 2026
Job No.:	NOR02116	Floor Plan:	Shadow Hills, Plan 3
Lot:	116	Garage Direction:	LH
Property Address:	11600 Neff Ranch Dr 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 with Griddle #KCGS956ESS; KitchenAid 36" Wall-Mount 3-Speed Canopy Hood #KVWB606DSS; KitchenAid 30" Combination Microwave Wall Oven #KOECS30PSS; KitchenAid 39 dBA Dishwasher w/3rd Level Utensil #KDTE204KPS. CABINET ABOVE RANGE IS OMITTED Please Note: Model Numbers Subject To Change</i> -	CO_1	1.00
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Refrigerators

KITCHENAID - Counter-Depth French Door Refrigerator #KRFC136SPS - <i>Stainless Steel Kitchen</i>	CO_3	1.00
NOR911731 - KITCHENAID Counter Depth French Door Refrigerator #KRFC300ESS <i>Data Transfer found this option estimated</i> -	CO_3	1.00

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Cabinets

Built-In Cabinets

NOR312321 - Cabinets: Extended KITCHEN ISLAND - Cabinet Upgrade #4 <i>Island skinned with cabinet finish. Finish to match Selection of house. Includes Quartz Countertop</i> NOTE: Shaker - Silver Midnight -	CO_1	1.00
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Cabinet Options

NOR312304 - Cabinet Upgrade #4 - Door Styles: SHAKER, MEDITERANEAN COPE, or SLAB - Stained Full Overlay Alder Doors. Dovetail Drawer. Soft-close Doors and Drawers included NOTE: Silver Midnight - <i>Shaker</i>	CO_1	1.00
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NOR312308 - Roll-Out Trays at all Kitchen Base Cabinets - Cabinet Upgrade #5 & 6 Rollouts at all base cabinets except sink and end cabinetry. Includes trash roll out. THIS OPTION DOES NOT INCLUDE EXTENDED KITCHEN DINING CABINETS. -	CO_1	1.00
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Knobs/Pulls

NOR312309 - Cabinet Hardware #1 - SUTTON Cabinet Pull Jeffrey Alexander Sutton #635-160. 6" Cabinet Pull. CHROME Featured in Plan 1 Model & BRUSHED GOLD Shown in Plan 2 Model. - <i>Matte Black</i>	CO_1	1.00
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Color Schemes

Color Schemes

NORCS0007 - Shadow Hills - Color Scheme 7 Color schemes (5 through 8) are exclusively available with B ELEVATIONS, as specified in the Bassenian Lagoni Color Matrix document, dated 08.22.24. -	CO_1	2.00
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Electrica/Lighting

Lighting Options

NOR312525 - KITCHEN - Under Cabinet LED Lighting <i>Includes LED tape lighting, transformer, and switch. Featured in ALL MODELS.</i> NOTE: See diagram #1 for switch location. -	CO_1	1.00
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Outlets/Switches

GLO916010 - Additional Duplex Outlet NOTE: In the primary wardrobe. See diagram #1. -	CO_1	1.00
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GLO916014 - Additional Switch NOTE: For fan & chandelier prewires. See diagram #1 -	CO_1	3.00
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Pre-Wiring Options

GLO915990 - Ceiling Fan Prewire NOTE: In the great room and primary suite. See diagram #1. -	CO_1	2.00
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GLO916022 - Prewire for Future Chandelier NOTE: Over extended kitchen island. See diagram #1. -	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> NOTE: In primary suite. See diagram #1. -	CO_1	1.00
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Elevations

Elevations

NOR300010 - Elevation B - Modern Farmhouse -	Spec Option	1.00
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Fireplaces

Indoor Fireplaces

NOR303379 - GREAT ROOM Traditional Style Fireplace <i>Heat-N-Glo Traditional Fireplace - #SL-9X-IFT includes Black Front, Stratford Brick or Black Glass Interior Panels, Logs with LED embers, Fan Kit, & Touchscreen Remote. Indicate Stratford Brick or Black Glass Interior Panels, Std Tile Surround on 4-sides of fireplace.</i> NOTE: Black Glass interior panels. -	CO_1	1.00
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Framing/Doors		
Door Options		
GLO900790 - Upgrade Entry Door to Therma Tru Pulse Ari 4-Lite Door <i>Featuring Satin Etch Glass</i> -	CO_1	1.00
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 -	CO_1	1.00
NOR308050 - WinPro 4 Middle Slider at KITCHEN to Outdoor Living <i>Middle slide 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
Garage Doors		
GLO900200 - Standard GARAGE DOORS - Flush Panel Steel Back Insulated Door <i>Includes Liftmaster Wall Mounted Garage Door Opener #8500W on Double and Single Garage Doors including Battery Back Up.</i> -	CO_1	1.00
GLO907211 - Garage Door - Keyless Entry Pad <i>NOTE: See diagram #1.</i> -	CO_1	1.00

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Interior Finishes		
Design Center Selections		
GLO9DC100 - Design Center Selections <i>Per Home Buyer Summary dated 8/28/25.</i> -	CO_2	1.00
Millwork		
NOR300609 - Stool and Apron on all Windows -	CO_1	1.00
Mirror Options		
GLO900632 - Additional Medicine Cabinet <i>This option is offered as Quantity 1 Sales to indicate location and quantity ... Master Bath or Powder Room</i> <i>NOTE: In the primary bath. See diagram #1.</i> -	CO_1	1.00
GLO900750 - Mirrored Door at MASTER Closet -	CO_1	1.00
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
Landscaping		
Fencing		
GLO902810 - Additional Side Yard Gate <i>NOTE: See diagram #2.</i> -	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>NOTE: See diagram #2 -</i>	CO_1	1.00
Kitchen Faucets		
GLO915406 - Kitchen Faucet - Moen SLEEK Pull Down - Matte Black 7864BL <i>ILO Standard Genta Faucet -</i>	CO_1	1.00
Laundry Faucets		
GLO915423 - Upgrade Laundry Sink Faucet - Moen SLEEK - Matte Black - #7664BL <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		
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
GLO915694 - Handshower - Eco Performance Handheld Shower - Matt Black - #3558EPBL <i>Includes slide bar to make it easy to adjust the handheld shower height. Includes Moen S3558EPBL, Diverter Valve Trim T2470BL + 2521 NOTE: See diagram #2. -</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

Toilet Options

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GLO915297 - TOILETS - Upgrade to KOHLER Highline #K25224-0 KOHLER'S tallest toilet measuring 19" height, elongated two-piece toilet. Sales to indicate bathroom location. <i>NOTE: In primary bath and powder room. -</i>	CO_1	2.00