

Community Information



HOMESITES

Lots Size Range from 10,000 sq. ft. to 1 acre

- Average Lot Size = 1/3 Acre



FOUR SINGLE STORY FLOOR PLANS

- **Plan 1** – 2,638 sq. ft., 3 Bedrooms + Office, 3 Bathrooms, & 4-Car Garage
- **Plan 2** – 2,811 sq. ft., 3 Bedrooms + Office, 3 Bathrooms + Powder Bath, & 4-Car Garage
- **Plan 3** – 3,019 sq. ft., 4 Bedrooms + Office, 3 Bathrooms + Powder Bath, & 4-Car Garage
- **Plan 4** – 3,109 sq. ft., 4 Bedrooms + Office, 3 Bathrooms + Powder Bath, & 4-Car Garage

**Every floor plan includes a 4-car garage standard, but homeowners also have the option to expand the tandem garage space into an attached RV Garage!*



THREE EXTERIOR DESIGN STYLES

& Twelve Different Color Schemes

- American Contemporary
- Modern Farmhouse
- Desert Contemporary



ZONED K-12 PUBLIC SCHOOLS

- Alyce Taylor Elementary School
- Yvonne Shaw Middle School
- Spanish Springs High School



DEPOSIT REQUIREMENTS

- \$10,000 Earnest Money Deposit due at Reservation
- 50% Deposit for Options & Upgrades



PREFERRED LENDERS

The Gifford Team at Guild Mortgage

Katie Besso, NMLS #1535705

📞 775.229.7181

✉ kbesso@guildmortgage.net

US Bank Home Mortgage – Five Star Team

Christopher Fitzgerald, NMLS #585312

📞 916.792.7766

✉ chris.fitzgerald@usbank.com

📷 APPLY NOW



📷 APPLY NOW



RYDER HOMES

Contact Information

775-971-4204 | ShadowHills@RyderHomes.com | RyderHomes.com/ShadowHills

Sales Office Located at 11687 Sugarloaf Peak Drive, Sparks, NV 89441



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Included Features



APPLIANCES

- KitchenAid® 30" Gas Oven & 5-Burner Range
- KitchenAid® Microwave/Hood Over Range Combo
- KitchenAid® 24" Top Control Dishwasher

CABINETS

- Beech Wood Derby 2" Shaker Door Stained Cabinets
 - Available Stains: Steel grey, Twilight, Boardwalk, or Pecan

STANDARD COUNTERS, FLOORING & TILE

Countertops

- DalTile Quartz® 2cm Countertops with 4cm Eased Edge and 6" Backsplash in the Kitchen only & 4" Backsplash in the Bathrooms with 2cm edge
 - Available in Simply White, Simply Grey, and Simply Beige

Flooring:

- Mannington ADURA Max Vinyl Plank Hardwood Flooring at the Entry, Kitchen, Master & Secondary Bathrooms, Mud & Laundry Rooms
 - Available Styles: Aspen Drift, Napa Dry Cork, Sunrise, and Sausalito Bridgeway
- Mohawk® Carpet Available in 7 Different Colors at Great Room, Bedrooms/Offices, Closets, Stairs & Hallways
 - 3/8 5lb. Rebond Pad

Master Bathroom Tile:

- 12" x 12" DalTile Cabris® Shower Walls and Decks
 - Available in Umber, Fair, Buff, and Iron

SINKS, FAUCETS & FIXTURES

- Moen® Sleek Chrome Single-Handle Pulldown Kitchen Faucet
- Sterling McAllister® Undermount Stainless Steel Kitchen Sink
- Moen® GENTA Chrome Bathroom Faucets & Fixtures
- Kohler Caxton® Rectangle White Undermount Bathroom Sinks

DOORS, HARDWARE & TRIM

- Modern 8' tall x 3' wide Full-Lite Satin Etched Glass Therma Tru® Entry Door
- Satin Nickel Schlage Schlage® Century Connect Smart Deadbolt with Century Trim
- Fully Encased 8' tall x 1 3/8" thick Single-Panel Interior Doors
- Modern Chrome Schlage® Latitude Interior Door Hardware
- 5 1/4" Square Baseboards

SMART HOME & ELECTRICAL FEATURES

- 6" LED Can Lighting
- CAT6 Wiring
- Ring® Pro Video Doorbell
- Lutron® Caseta Wireless Smart Light Switch
- Z-Wave Schlage® Smart Entry Door Deadbolt Locks
- Honeywell® Lyric Pro WiFi Thermostat
- 220v Laundry Outlet or Gas
- USB/Outlet Combo in Kitchens
- Floor Outlet in Great Rooms (Except Plan 3)
- 320 amp Electrical Panel
- Recirculation Pump Pre-Wired
- Keyless Lighting at Attics

THE LATEST QUALITY CONSTRUCTION TECHNOLOGIES

- Engineered Pads with Concrete Slab Foundations
- Standard 4-Car Garages with Optional Attached RV Garage Expansion!
- 2" x 6" Exterior Frame Construction
- Fully-Enclose Building Envelope with Polyseal at All Penetrations
- Covered Backyard Loggias
- Central Air Conditioning & Forced Air Heating
- Low VOC Eggshell Sherwin Williams® Paint
- Flush Panel Modern Steel Garage Doors with Jack-Driven LiftMaster® Wall-Mounted Smart Garage Door Openers
- 40-Year Composite Shingle Roofing
- 10' Interior Ceilings
- Low E Dual-Pane Vinyl Windows
- Greenboard with 100% Silicon Caulking in All Wet Areas
- 90%+ Efficiency Furnace
- Tankless Water Heater
- Anti-Syphon Exterior Hose Bibb
- Standard Hot Water Recirculation
- Energy Saving Insulation
- 1-Year Builder Warranty
- 10-Year Construction Defect Warranty
- Xeriscape Front Yard Landscaping and Irrigation

THOUSANDS OF BUILDER & DESIGNER OPTIONS

- RV Garage
- Electrical, Wiring, & Lighting Fixtures
- Plumbing Fixtures & Finishes
- Optional Tankless Water Heaters
- Appliance Packages
- Multi-Panel Sliding Glass Doors
- Interior Millwork
- Cabinet Styles & Configurations
- Fireplaces
- Flooring, Countertops, & Tile
- And much more!



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PLAN 1



Single-Story



2,638 Sq Ft



3 - 4 Bedrooms



3 Bathrooms



4-Car Garage

**Optional Office*

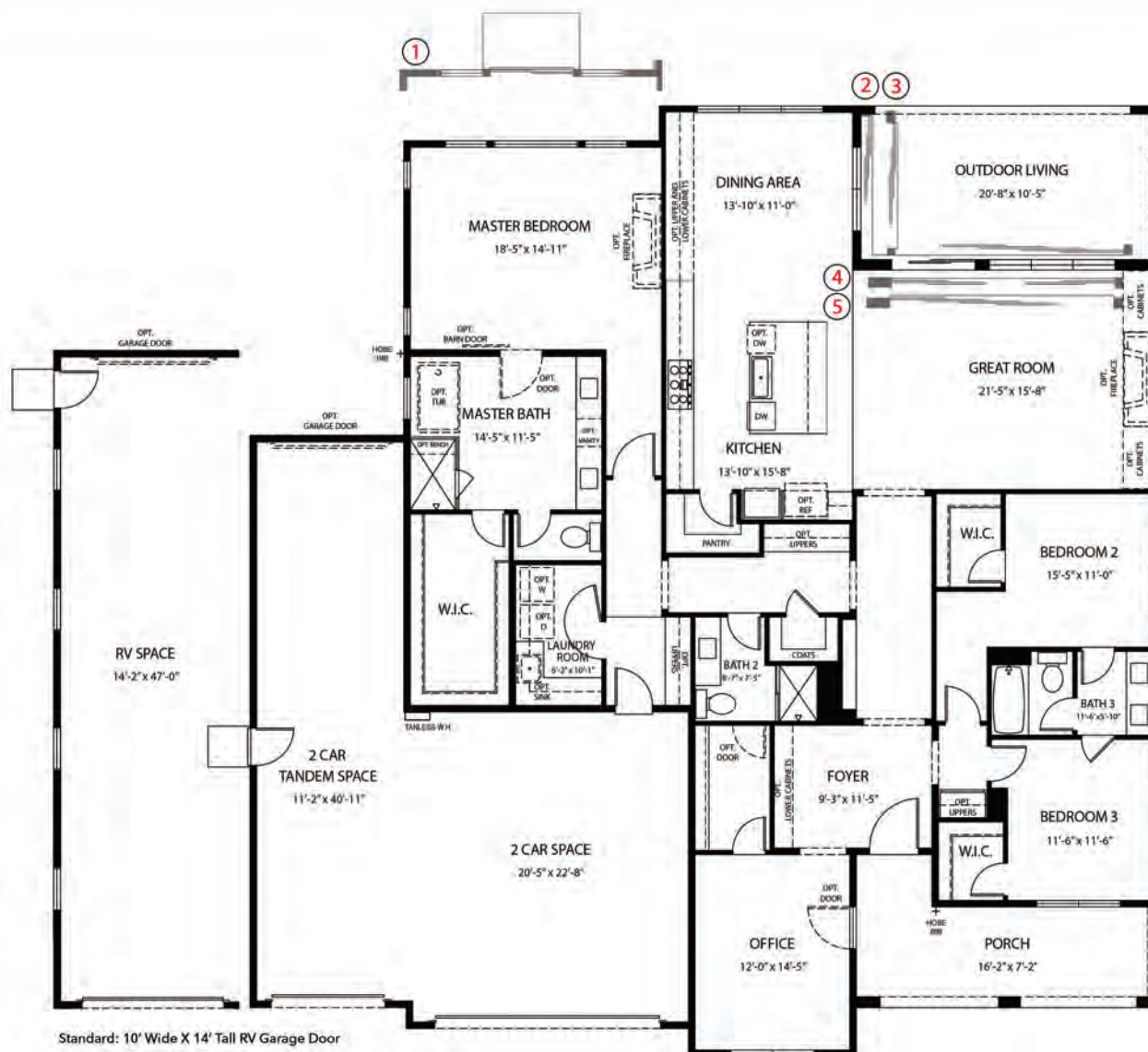
**Optional RV Garage Extension*

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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.





PLAN 2



Single-Story



2,811 Sq Ft



3 - 4 Bedrooms



3.5 Bathrooms



4-Car Garage

**Optional Office*

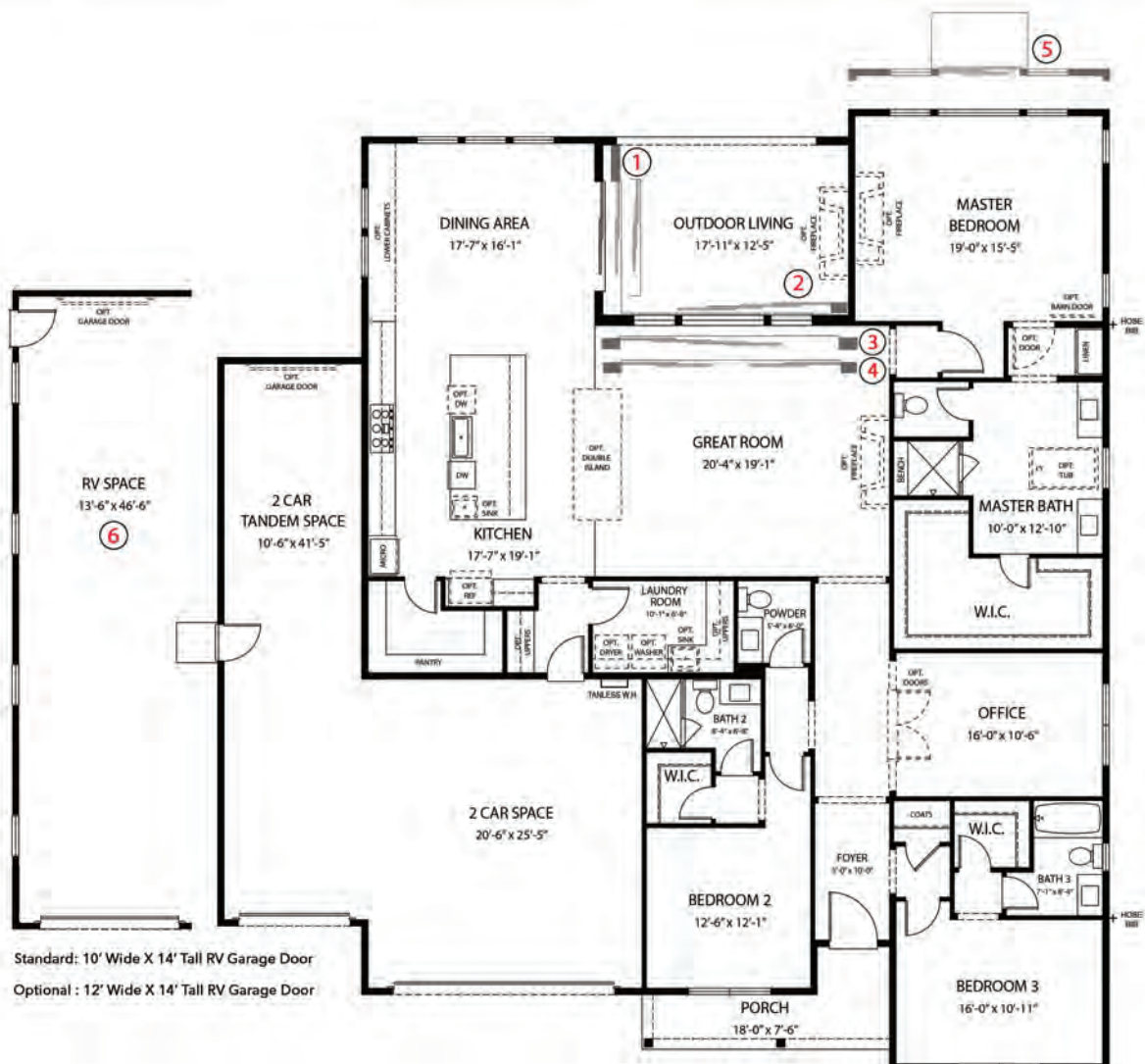
**Optional RV Garage Extension*

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2,811 Square Feet | 3 - 4 Bedrooms | 3.5 Bathrooms | 4-Car Garage



OPTIONAL CONFIGURATIONS

- | | |
|---|------------------------------------|
| ① 9ft Stacking Doors At Dining | ⑤ 6ft Sliding Glass Door at Master |
| ② 9ft & 16ft Corner Stacking Doors | ⑥ Extended RV Garage |
| ③ 16ft Stacking Door At Great Room | ⑦ Bedroom 4 |
| ④ 4 Panel 16ft Sliding Glass Door At Great Room | |

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 2 Homes.





PLAN 3



Single-Story



3,019 Sq Ft



4 Bedrooms
+Office



3.5 Bathrooms



4-Car Garage

**Optional RV Garage Extension*

Contact Information

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Sales Office Located at 11687 Sugarloaf Peak Drive, Sparks, NV 89441



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



OPTIONAL CONFIGURATIONS

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

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.





PLAN 4



Single-Story



3,109 - 3,224 Sq Ft



4 - 5 Bedrooms



3.5 Bathrooms



4-Car Garage

**Optional Office*

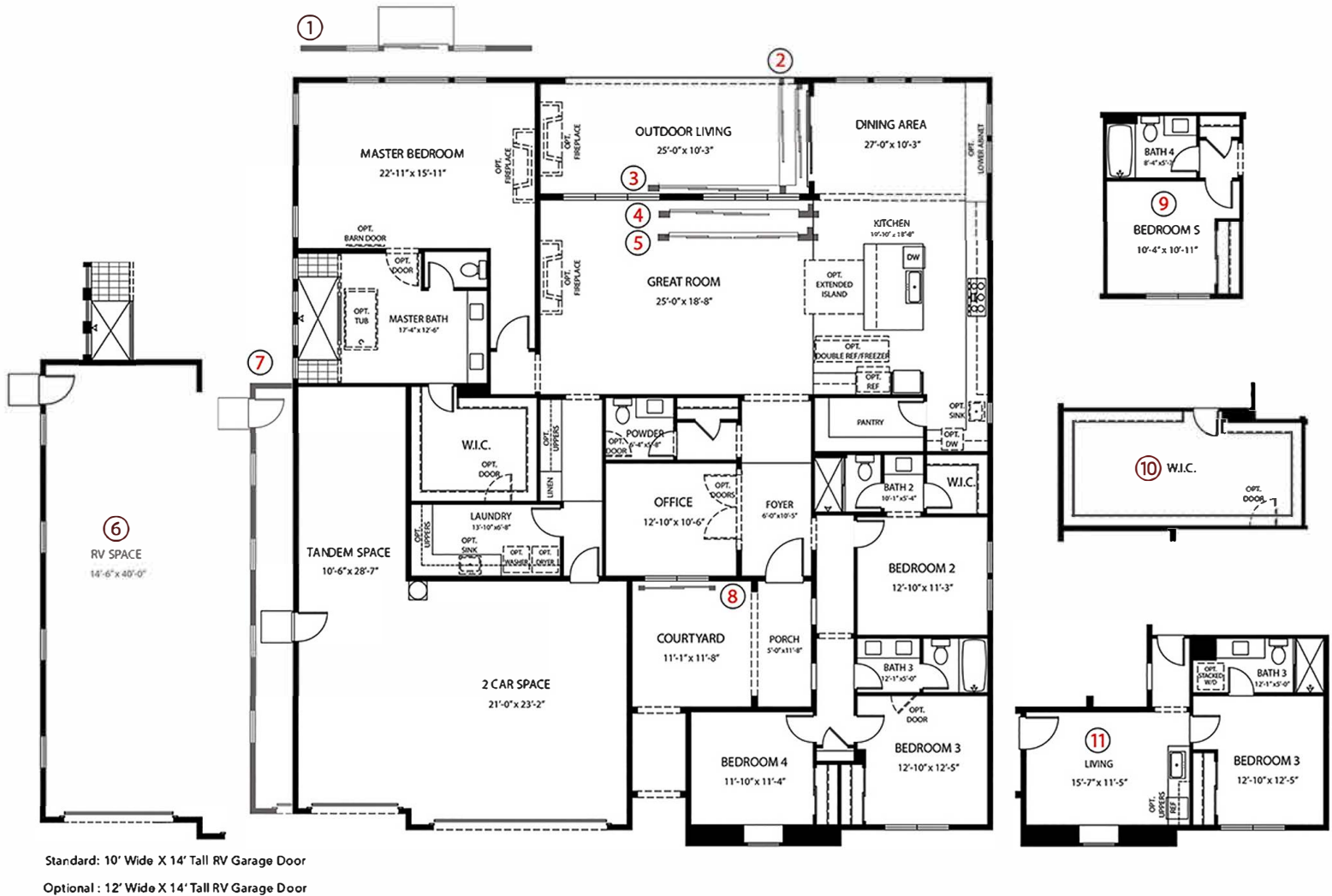
**Optional RV Garage Extension*

Contact Information

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3,109 - 3,224 Square Feet | 4-5 Bedrooms | 3.5 Bathrooms | 4-Car Garage



OPTIONAL CONFIGURATIONS

- | | | |
|---|-------------------------------|---------------------------|
| ① 6ft Sliding Glass Door at Master | ⑥ Extended RV Garage 2 | ⑪ Multi Gen ILO Bedroom 4 |
| ② 9ft Stacking Door at Dining | ⑦ Extended RV Garage 1 | |
| ③ 9ft & 12ft Corner Stacking Doors | ⑧ Sliding Door at Office | |
| ④ 12ft Stacking Door at Great Room | ⑨ Bedroom 5 Bath 4 ILO Office | |
| ⑤ 4 Panel 12ft Sliding Glass Door at Great Room | ⑩ Super Wic At Master Bedroom | |

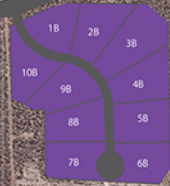
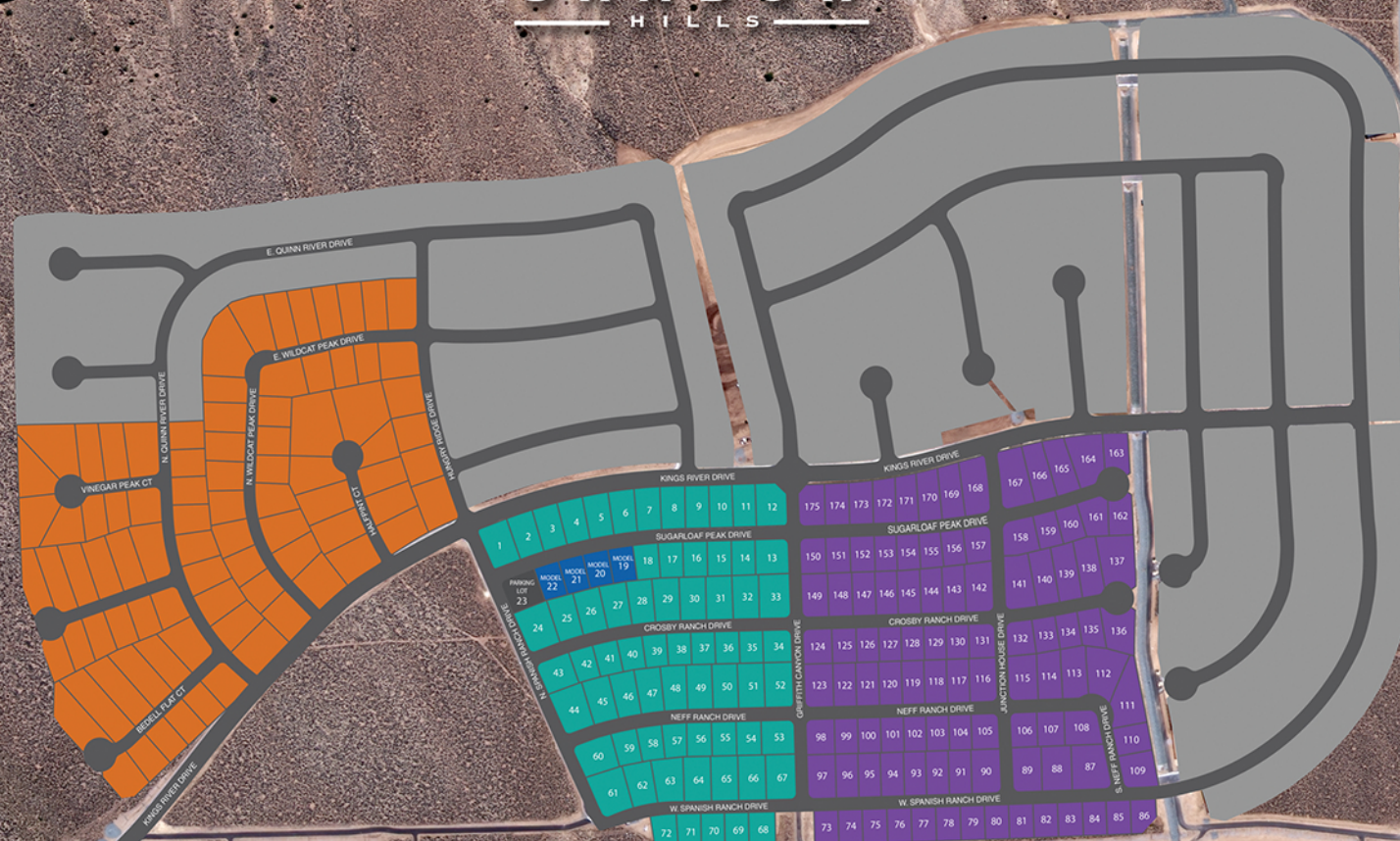
Scan the QR Code to visit our Interactive Floor Plan, where you can browse the available builder options and elevation styles for the Shadow Hills Plan 4 Homes.



Site Map



Phase 1 
Phase 2 
Phase 3 



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THE PURCHASING PROCESS



STEP 1: JOIN THE PRIORITY LIST

Obtain a prequalification letter from Guild Mortgage or US Bank. Cash buyers must provide proof of funds. We accept contingent sales, and local buyers must list their home with Melissa McCain at Ryder Homes Realty, Inc., while out-of-area listings will be reviewed on a case-by-case basis. After signing a purchase agreement for your new home, you have 90 days to sell your current home.

Using our preferred lenders comes with several benefits. You will receive builder title and escrow discounts, the \$200 per day late closing fee will be waived, and the seller will pay half of the escrow fees and transfer tax.



Katie Besso (NMLS #1535705)
775..229.7181
kbesso@guildmortgage.net



Christopher Fitzgerald (NMLS #585312)
916.792.7766
chris.fitzgerald@usbank.com



STEP 2: CHOOSE YOUR HOMESITE

Available Sites: Select an available site by submitting a \$10,000 earnest deposit made payable to Ticor Title of Nevada, Inc. to reserve it. We will then schedule a meeting to review the purchase agreement.

Not Released Sites: You may enter into a Lot Hold Agreement for sites not yet released by submitting a \$10,000 deposit made payable to Ticor Title of Nevada, Inc., if parcel numbers and addresses are recorded.

Pencil Holds: If no parcel number or address is yet available, you may "pencil in" a site. Once recorded, you can proceed with a \$10,000 lot hold deposit made payable to Ticor Title of Nevada, Inc.

Site Selection Requirements: For unreleased sites, choose the plan, exterior design, and required foundation options (e.g., RV garage, Multi-gen unit, Etc.). Once released, you will need to proceed with the purchase agreement and submit your Options Deposit in an amount equal to 50% of your option selections made payable to the Seller, North Springs Homes, LLC.



5441 Kietzke Lane, Suite 100, Reno, NV 89511
Escrow Officer: Alice Escalante
775-326-5304
aescalante@ticortitle.com

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THE PURCHASING PROCESS CONT.



STEP 3: CUSTOMIZE YOUR NEW HOME

You have approximately one month to complete all selections after signing the purchase agreement. During the **Stage 2 meeting at our Shadow Hills sales office**, you will select builder options prior to framing. Following this, during the **Stage 3 meeting with a design specialist at Dallas Floor Designs**, you will select design center options. At each options selection stage, a 50% Options Deposit will be collected, which will be credited back to you when you close escrow.

OPTIONS ARE SELECTED IN THREE STAGES (SUBJECT TO AVAILABILITY):

STAGE 1 - PRIOR TO FOUNDATION OPTIONS:

- Home Site
- Floor Plan
- Exterior Design (Elevation)
- Prep Sink
- Laundry Tub Sink
- Room Configurations (where available)
- Multi-Panel Sliders
- Exterior Patio Doors
- RV Garage & Doors
- Master Bath Tub

STAGE 2 - PRIOR TO FRAMING OPTIONS:

- Fireplaces
- Rough Electrical/Pre-Wire
- Interior Doors & Hardware
- Cabinets
- Interior Paint Color
- Plumbing Fixtures
- Lighting Fixtures
- Shower Glass & Mirrors
- Appliances
- Upgraded Insulation & Wall Texture

STAGE 3 - DESIGN CENTER OPTIONS:

All Design Center selections are made with assistance of the design professionals at Dallas Floor Designs.

- Tile Surrounds
- Backsplashes
- Countertops
- LVP Flooring
- Hardwood Flooring
- Carpet Flooring
- Tile Flooring
- Window Treatments



STEP 4: COMPLETE YOUR CONDITIONAL LOAN APPROVAL

After you have finished customizing your new home and your purchase price has been finalized, it's time for your lender to complete your Conditional Loan Approval. This means that you have made it through underwriting and you are fully approved to purchase your new Ryder home with the exception of the appraisal, which will be ordered when you're about five weeks away from your closing date.

STEP 5: SIT BACK AND RELAX

Now just sit back, relax, and watch your dream home take shape as our expert team handles every detail, ensuring the highest quality craftsmanship and **keeping you updated throughout the entire process.**



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