



Floor Plan



Design Center



Warranty Program



Community Website



### RYDER WARRANTY PROGRAM

Ryder Homes stands behind every home we build. Our warranty program reflects our commitment to quality craftsmanship long after closing. Each home includes a 1-year limited builder warranty covering materials and workmanship, **plus a 10-year structural defect warranty for long-term peace of mind.**



5362 Skystone Drive, Sparks, NV 89436



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(775) 384 - 1090



## PLAN 3X

Two-Stories | 2,785 - 2,923 Square Feet | 4-5 Bedrooms | Multi-Gen Living Space Loft | 3.5 Bathroom | 122 Sq. Ft. Covered Outdoor Living | 2-3 Car Garage

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# PLAN 3X



Two-Stories



2,785 - 2,923 Sq. Ft.



4-5 Bedrooms



3.5 Bathrooms



Loft



122 Sq. Ft. Covered Outdoor Living



2-3 Car Garage



## STRUCTURAL OPTIONS

- 5th Bedroom at Loft
- Office in lieu of Garage Space (+138 sq. ft.)
- Extended Balcony at Primary Bedroom
- Great Room Gas Fireplace Options
- Multi-Panel Slider Options
- Primary Bath Free-Standing Tub

## MODERN FARMHOUSE ELEVATIONS



COLOR SCHEME 1



COLOR SCHEME 2



COLOR SCHEME 3

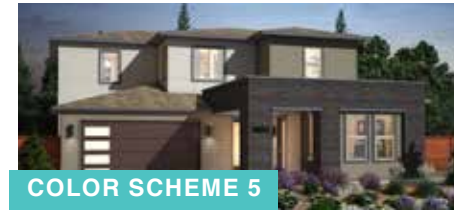


COLOR SCHEME 10

## AMERICAN CONTEMPORARY ELEVATIONS



COLOR SCHEME 4



COLOR SCHEME 5



COLOR SCHEME 6



COLOR SCHEME 11

## DESERT CONTEMPORARY ELEVATIONS



COLOR SCHEME 7



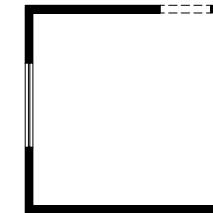
COLOR SCHEME 8



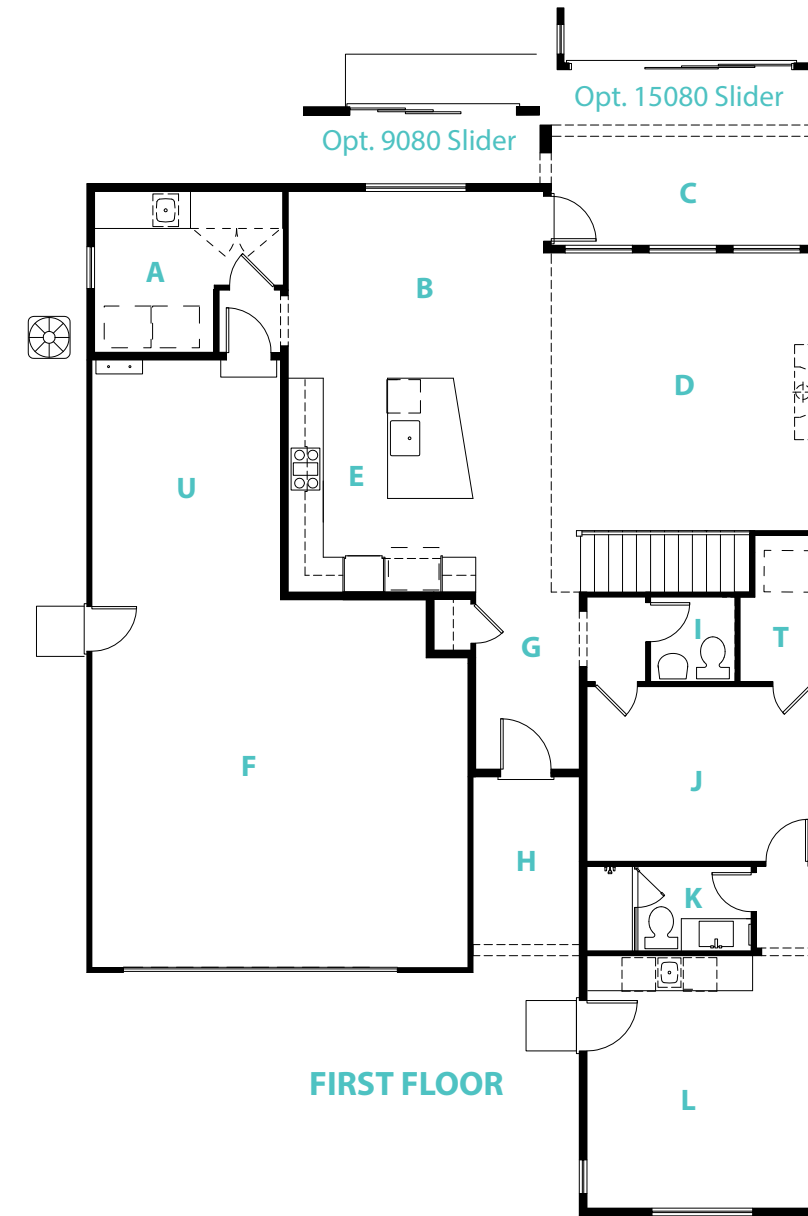
COLOR SCHEME 9



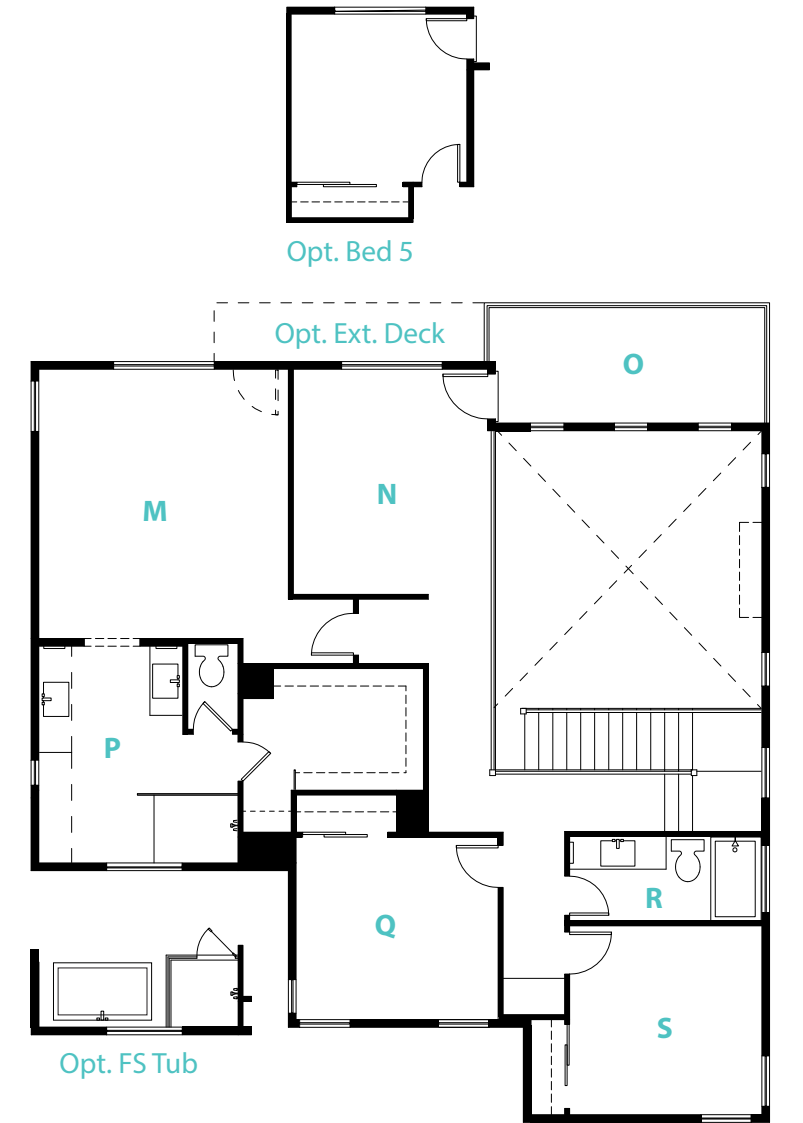
COLOR SCHEME 12



Opt. Office  
11'6" x 12'



FIRST FLOOR



SECOND FLOOR

- |   |   |  |  |  |
|---|---|--|--|--|
| <b>A</b> Laundry<br>11'-4" x 9'-8"      | <b>F</b> 2 Car Garage<br>23' x 20'6"          | <b>K</b> Multi-Gen Bathroom 3<br>14'-1" x 5' | <b>P</b> Primary Bathroom<br>12'-4" x 13'-4" | <b>T</b> Multi-Gen WIC<br>4'-6" x 8'-10" |
| <b>B</b> Dining Area<br>15'-4" x 11'-4" | <b>G</b> Foyer<br>6'-4" x 11'                 | <b>L</b> Mutli-Gen Living<br>14' x 15'-8"    | <b>Q</b> Bedroom 3<br>12' x 11'              | <b>U</b> Tandem Garage<br>11'6" x 16'    |
| <b>C</b> Loggia<br>17' x 7'-2"          | <b>H</b> Porch<br>6'-4" x 10'-8"              | <b>M</b> Primary Bedroom<br>15' x 16'-4"     | <b>R</b> Bathroom 2<br>11'-4" x 5'           |  |
| <b>D</b> Great Room<br>16' x 16'-6"     | <b>I</b> Powder Room<br>5' x 5'               | <b>N</b> Loft<br>11'-8" x 13'-4"             | <b>S</b> Bedroom 2<br>11'-8" x 11'-4"        |  |
| <b>E</b> Kitchen<br>15'-8" x 12'-8"     | <b>J</b> Multi-Gen Bedroom<br>15'-8" x 12'-8" | <b>O</b> Deck<br>17' x 7'-2"                 |  |  |



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THE HEIGHTS

The one thing you can never change about your home is its location.

With nearly every homesite backing to open space and offering postcard-worthy views of Mount Rose and Northern Nevada's native landscape, The Heights is a community defined by rare natural beauty and elevated by award-winning home designs.



With six floor plans, three signature elevations, and four curated color schemes per elevation, The Heights offers **72 unique exterior combinations**, creating a streetscape that feels refined, intentional, and rarely repetitive. Set on homesites ranging from approximately **1/6 to 1/3 acre**, each home offers a greater sense of space, privacy, and presence.

That distinction is backed by Ryder Homes' renowned craftsmanship and an uncommon commitment to quality, including a structural engineer inspection on every home, even though it is not required. **Homeowners also enjoy added peace of mind with an exceptional in-house warranty program, featuring a 1-year builder warranty and a 10-year construction defect warranty.**

At The Heights, homeowners enjoy much of the freedom and individuality of a custom home, without the complexity and uncertainty of building one from scratch. **With thousands of financeable builder and designer options**, and the guidance of our talented design professionals, each home can be thoughtfully tailored to reflect the way you live.

 **FLOOR PLANS: 6**    **SQUARE FEET: 1,908 - 2,923**

 **BEDROOMS: 2-5**    **BATHROOM: 2-3.5**

 **STORIES: 1-2**    **GARAGES: 2-3**

### **ZONED SCHOOLS**

- Beasley Elementary School
- Mendive Middle School
- Reed High School

### **SHOPPING & DINING**

- Outlets at Legends
- Sparks Galleria
- Sparks Marina
- Victorian Square

### **RECREATION & ENTERTAINMENT**

- Redhawk Golf Course
- Golden Eagle Regional Park
- Pyramid Lake
- Mount Rose Ski Resort
- Wild Island
- Lake Tahoe

## *A Letter* **FROM JAY RYDER**

One of the things that separates Ryder Homes from most new home builders is that we design brand-new homes exclusively for the communities they are built in. We also only build around 150 new homes every year, which allows us to stay closely connected to every home we build.


When we approached designing the new homes for The Heights, one thing was clear; we had to maximize the exposure to the amazing views that are achievable from nearly every homesite.

In addition to the amazing views, almost every lot at The Heights backs to open space. Meaning, that homeowners at The Heights are likely to never have anyone building behind their property. That's not something you see very often today at new home communities in Northern Nevada.

Our attention to detail when designing the homes at The Heights was awarded when we received the "Best On-The-Boards Home Design" from the Builders Association of Northern Nevada and then again when

The Heights was named the "New Home Community of the Year". Awards are nice, but what we truly value is the opinion of our future and current homeowners.

Making the decision to build a new home is not one that we take lightly. It requires a tremendous amount of trust and cooperation. We've been earning the trust of our homeowner for over the past 65 years, and we'd be honored to build your new home at The Heights.

*Sincerely,*  
  
Jay Ryder  
**Owner & President**



Community  
Website



# THE HEIGHTS



Interactive Site Map

PHASE 1  
SOLD OUT

PHASE 2  
SOLD OUT

PHASE 3  
NOW SELLING

MODEL HOMES

