



5362 Skystone Drive, Sparks, NV 89436



ryderhomes.com/theheights



theheights@ryderhomes.com



(775) 384 - 1090



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





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.**



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MODERN FARMHOUSE
Color Scheme 1

PLAN 1

Single Story | 1,908 - 1,956 Square Feet | 3 Bedrooms | 2 Bathrooms | 229 Sq. Ft. Covered Outdoor Living | 2-Car Garage

PLAN 1



Single-story



1,908 - 1,956 Sq. Ft.



3 Bedrooms



2 Bathrooms



229 Sq. Ft. Covered Outdoor Living



2 Car Garage



STRUCTURAL OPTIONS

- Super Walk-In Closet (+48 Sq. Ft.)
- Primary Bath Free-Standing Tub
- Great Room Gas Fireplace Options
- Multi-Panel & Zero-Edge Corner Slider Options

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



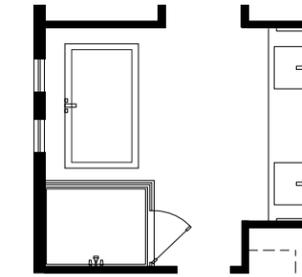
COLOR SCHEME 8



COLOR SCHEME 9



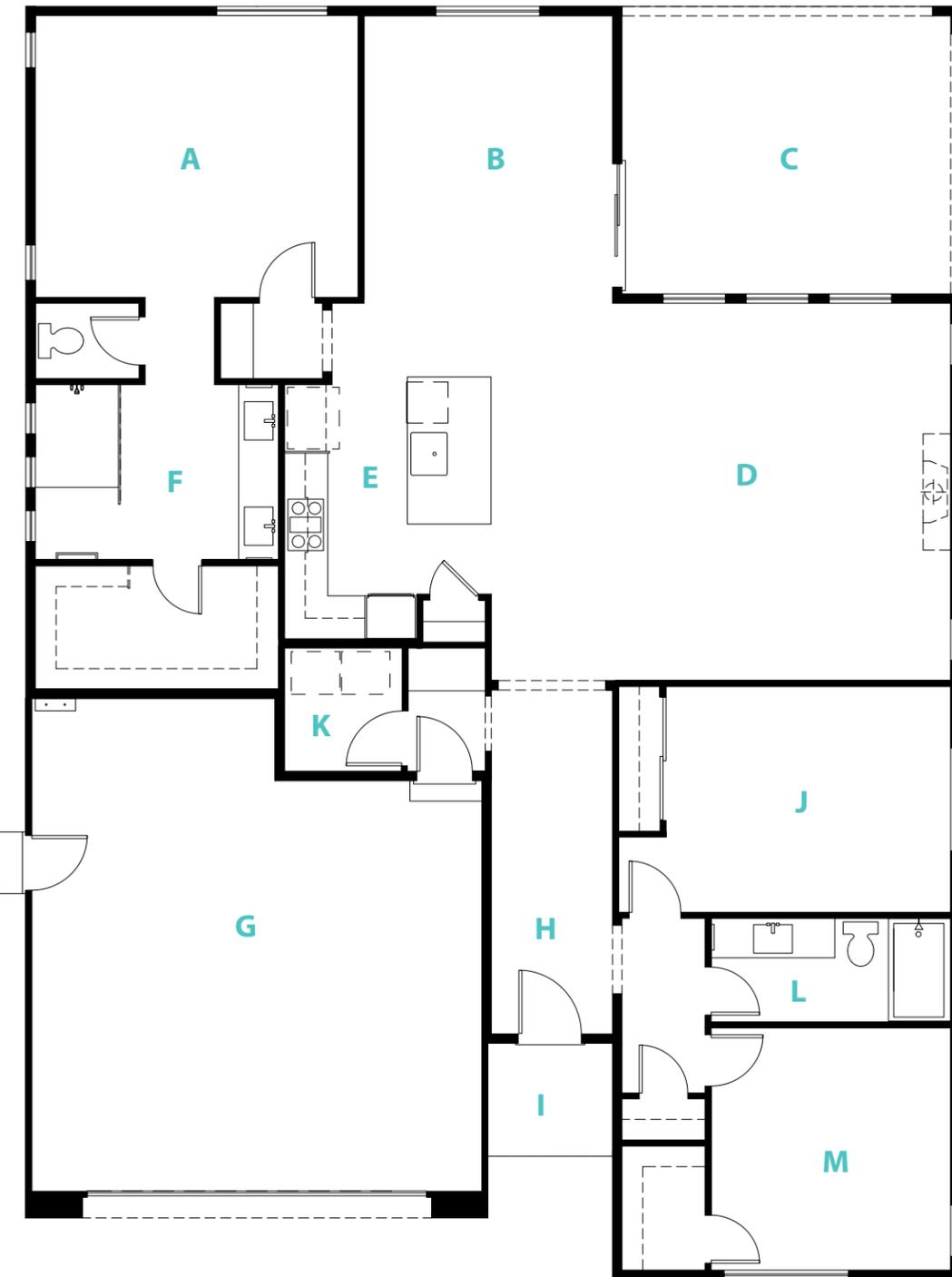
COLOR SCHEME 12



Opt. FS Tub



Opt. Super W.I.C.



Opt. 12080 Slider

Opt. 9080 Slider Corner Slider Opt.

- A** Primary Bedroom
15'-6" x 13'-8"
- B** Dining Area
12' x 13'-8"
- C** Loggia
16' x 14'
- D** Great Room
16'-4" x 18'-4"
- E** Kitchen
14'-2" x 12'-9"
- F** Primary Bathroom
12' x 8'-6"
- G** 2 Car Garage
21'-8" x 24'
- H** Foyer
6' x 8'
- I** Porch
6' x 5'-6"
- J** Bedroom 3
13'-8" x 11'
- K** Laundry
10'-4" x 6'
- L** Bathroom 2
11'-6" x 5'
- M** Bedroom 2
11'-6" x 11'-8"



Floor Plan



Design Center



Warranty Program



Community Website



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PLAN 1X

Two-Stories | 2,395 - 2,443 Square Feet | 3-4 Bedrooms + Bonus Room | 2-3 Bathrooms | 229 Sq. Ft. Covered Outdoor Living | 2-Car Garage

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PLAN 1X



Two-Stories



2,395 - 2,433 Sq. Ft.



3-4 Bedrooms



2-3 Bathrooms



Bonus Room



229 Sq. Ft. Covered Outdoor Living



2-Car Garage



STRUCTURAL OPTIONS

- Super Walk-In Closet (+48 Sq. Ft.)
- Junior Primary Suite at Bonus Room
- Bedroom 4 & Bathroom 3 + Loft at Bonus Room
- Primary Bath Free-Standing Tub
- Multi-Panel & Zero-Edge Corner Slider Options
- Great Room Gas Fireplace Options

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



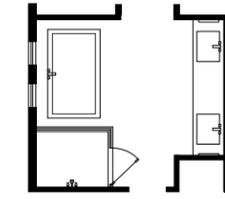
COLOR SCHEME 8



COLOR SCHEME 9



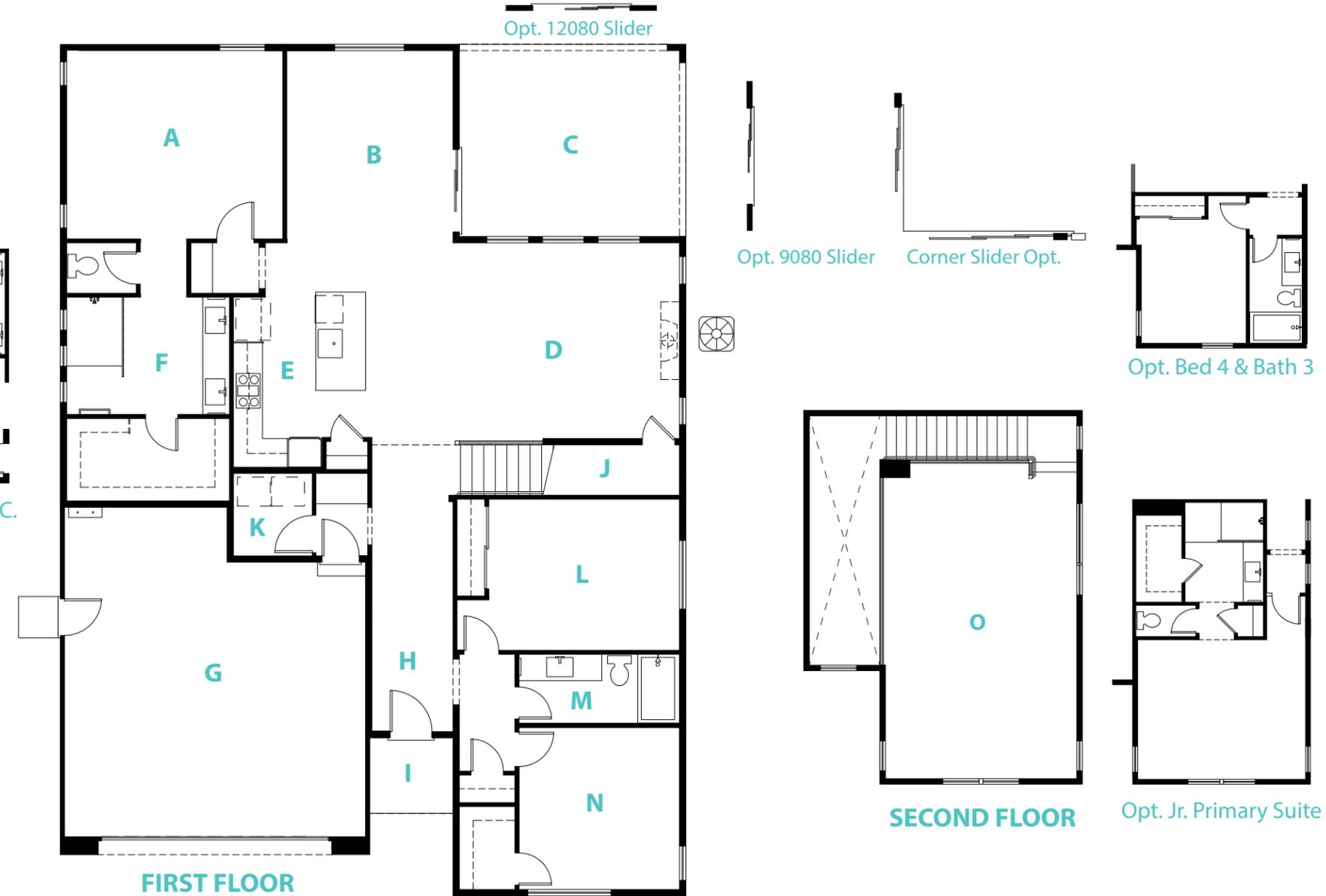
COLOR SCHEME 12



Opt. FS Tub



Opt. Super W.I.C.



A Primary Bedroom 15'-6" x 13'-8"	D Great Room 16'-4" x 14'-2"	G 2 Car Garage 21'-8" x 24'	J Storage 4'-10" x 3'-8"	M Bathroom 2 11'-6" x 5'
B Dining Area 12' x 13'-8"	E Kitchen 13'-6" x 13'-2"	H Foyer 6' x 8'	K Laundry 10'-4" x 6'	N Bedroom 2 11'-6" x 11'-8"
C Loggia 16'-4" x 14'	F Primary Bathroom 11'-8" x 8'-6"	I Porch 6' x 5'-6"	L Bedroom 3 13'-8" x 11'	O Bonus Room 16' x 26'-4"



Floor Plan



Design Center



Warranty Program



Community Website



RYDER WARRANTY PROGRAM

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PLAN 2

Single Story | 2,207 - 2,414 Square Feet | 3-4 Bedrooms | 2.5-3 Bathrooms | 2-3 Car Garage

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PLAN 2



Single-Story



2,207 - 2,414 Square Feet



3-4 Bedrooms



2.5-3 Bathrooms



2-3 Car Garage



STRUCTURAL OPTIONS

- Bedroom 4 & Bath 3 in lieu of Garage Space (+154 Sq. Ft.)
- Office in lieu of Garage Space (+207 Sq. Ft.)
- Multi-Panel Slider Options
- Great Room Gas Fireplace 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





Floor Plan



Design Center



Warranty Program



Community Website



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PLAN 3

Two-Stories | 2,548-2,680 Square Feet | 4-5 Bedrooms | Loft | 3 Bathrooms | 198 Sq. Ft. Covered Outdoor Living | 2-3 Car Garage

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PLAN 3



Two-Stories



2,548 - 2,680 Sq. Ft.



4-5 Bedrooms



3 Bathrooms



Loft



198 Sq. Ft. Covered Outdoor Living



2-3 Car Garage



STRUCTURAL OPTIONS

- Office in lieu of Garage Space (+132 Sq. Ft.)
- 5th Bedroom at Loft
- Extended Balcony at Primary Bedroom
- Multi-Panel Slider Options
- Great Room Gas Fireplace 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



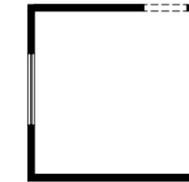
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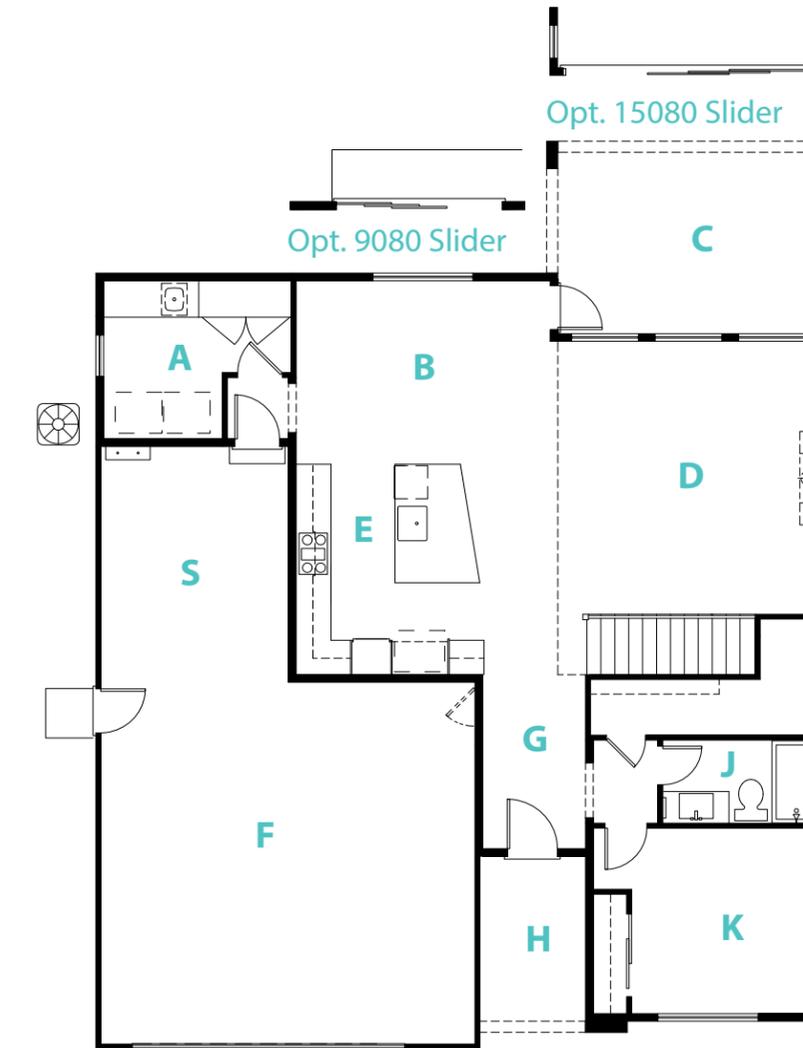
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COLOR SCHEME 12

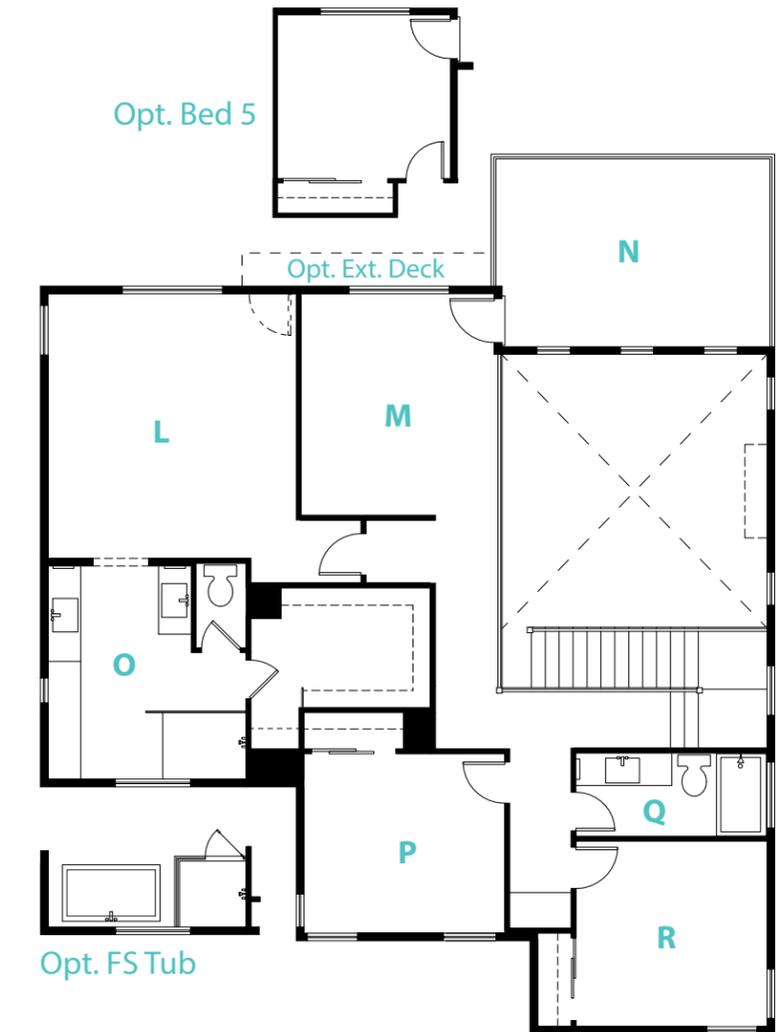


Opt. Office
11' x 12'



FIRST FLOOR

- | | | |
|---|---------------------------------------|---|
| A Laundry
11'-4" x 9'-8" | F 2 Car Garage
23' x 20'-6" | K Bedroom 4
11'-8" x 11'-4" |
| B Dining Area
15'-4" x 11'-4" | G Foyer
6'-4" x 11' | L Primary Bedroom
15' x 16'-4" |
| C Loggia
17' x 11'-8" | H Porch
6'-4" x 10'-8" | M Loft
11'-8" x 13'-4" |
| D Great Room
16' x 16'-6" | I Storage
13'-11" x 3'-11" | N Deck
17' x 11'-8" |
| E Kitchen
15'-8" x 12'-8" | J Bathroom 3
9'-8" x 5'-6" | O Primary Bathroom
11'-10" x 13'-1" |



SECOND FLOOR

- | |
|--|
| P Bedroom 3
12' x 11' |
| Q Bathroom 2
11'-4" x 5' |
| R Bedroom 2
11'-8" x 11'-4" |
| S Tandem Garage
11'-6" x 16' |



Floor Plan



Design Center



Warranty Program



Community Website



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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



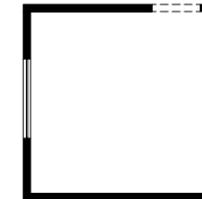
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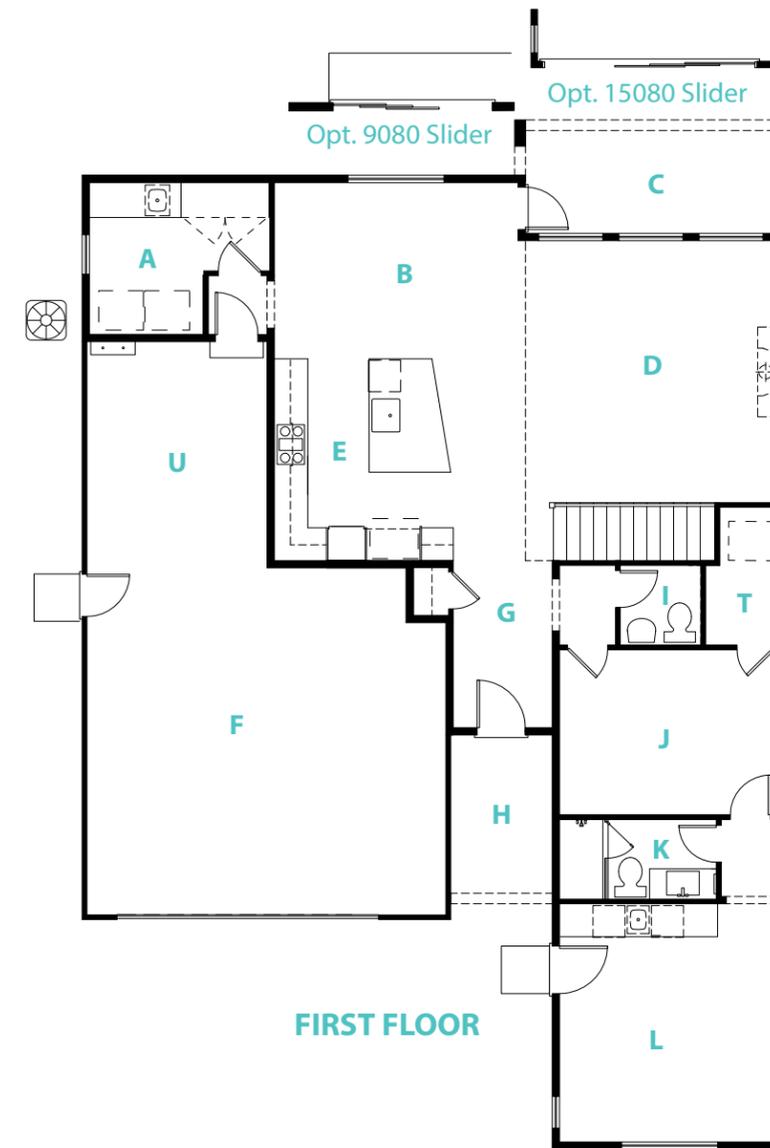
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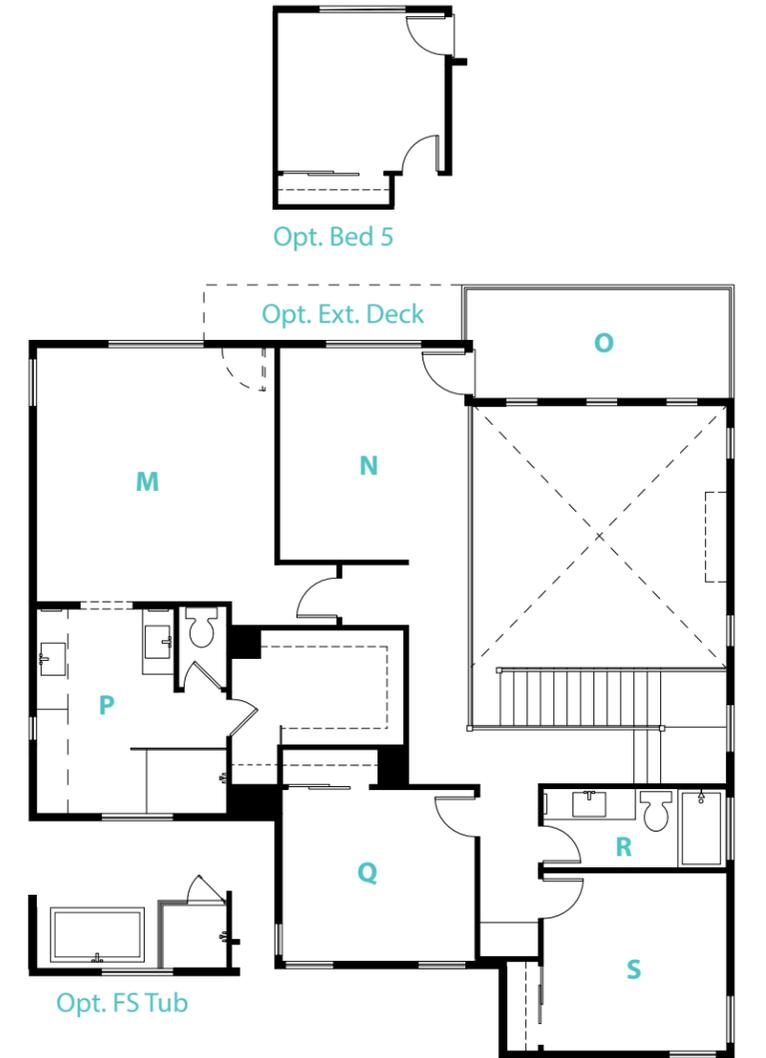
COLOR SCHEME 12



Opt. Office
11'6" x 12'



FIRST FLOOR



SECOND FLOOR

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



Floor Plan



Design Center



Warranty Program



Community Website



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PLAN 4

Two-Stories | 2,895 Square Feet | 3-5 Bedrooms | Office | 3-4 Bathrooms | Bonus Room | 204 Sq. Ft. Covered Outdoor Living | 3 Car Garage

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PLAN 4



Two-Stories



2,895 Sq. Ft.



3-5 Bedrooms



3-4 Bathrooms



Office



204 Sq. Ft. Covered Outdoor Living



3 Car Garage



STRUCTURAL OPTIONS

- 4th Bedroom in lieu of Office
- 5th Bedroom & 4th Bath in lieu of Bonus Room
- Multi-Panel Slider Options
- Great Room & Bonus Room Fireplace 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



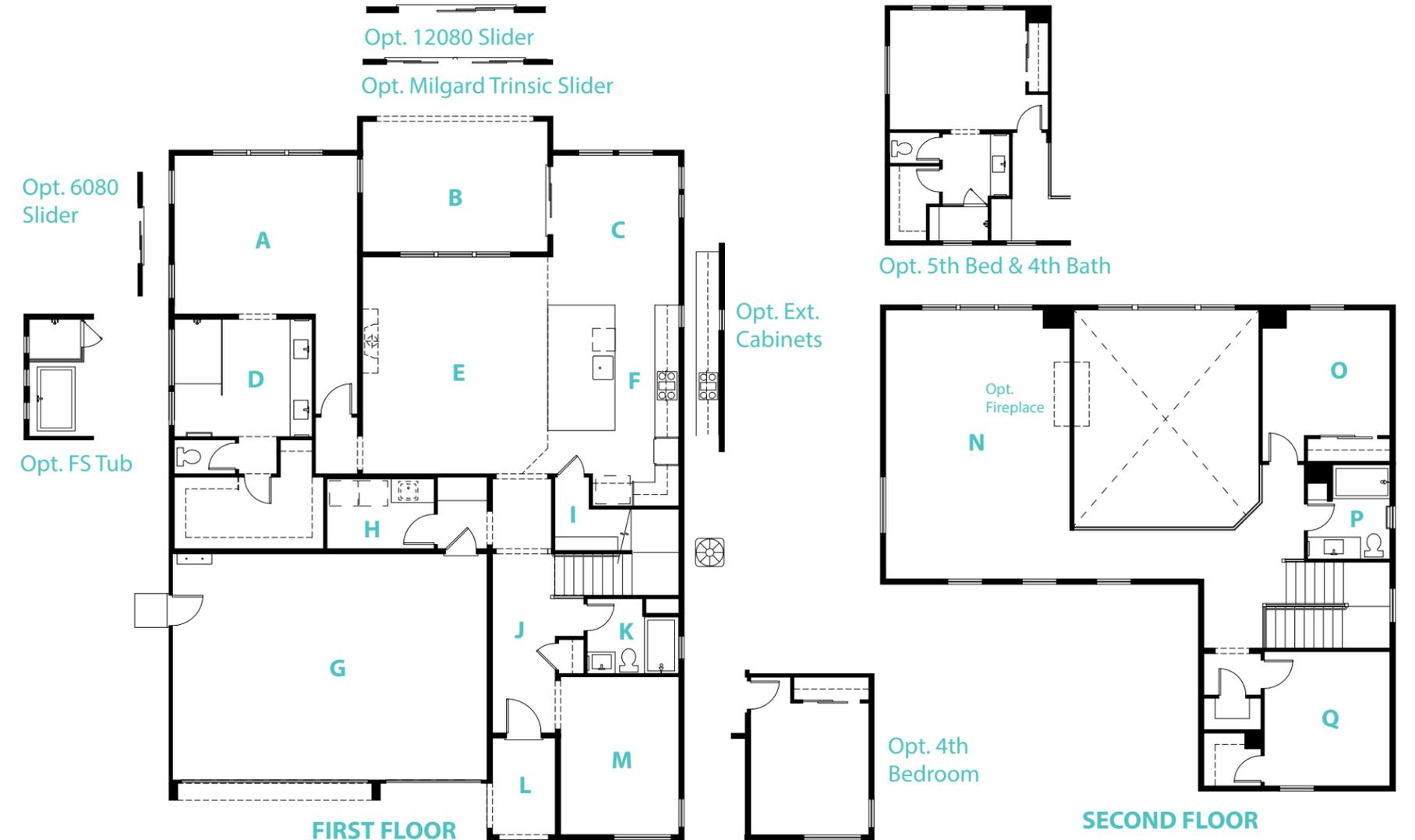
COLOR SCHEME 8



COLOR SCHEME 9



COLOR SCHEME 12



- | | | | |
|---|---|---------------------------------------|--------------------------------------|
| A Primary Bedroom
16' x 14' | F Kitchen
11'-5" x 16'-9" | K Bathroom 3
5' x 8' | P Bathroom 2
7'-2" x 8'-4" |
| B Loggia
17' x 12' | G 3 Car Garage
27'-6" x 20' | L Porch
16' x 23'-8" | Q Bedroom 2
11' x 11'-10" |
| C Dining Area
11' x 16' | H Laundry Area
9'-4" x 6'-2" | M Office
10'-4" x 12'-6" | |
| D Primary Bathroom
11'-11" x 10'-4" | I Pantry/ Storage
10'-11" x 7'-8" | N Bonus Room
16'11" x 17'9" | |
| E Great Room
16'-8" x 19' | J Foyer
5'-6" x 7'-8" | O Bedroom 3
11'-2" x 11'-1" | |

THE HEIGHTS



Interactive
Site Map

**PHASE 1
SOLD OUT**

**PHASE 2
SOLD OUT**

**PHASE 3
NOW SELLING**

MODEL HOMES

