

OVER \$25K PRICE DISCOUNT, PLUS \$20K IN INCENTIVES!*



HOMESITE 702

AMERICAN CONTEMPORARY | MOVE-IN READY



3040 Earthstone Dr., Sparks, NV 89436

Priced at ~~\$704,529~~ \$679,990



Single-Story



2,207 Sq Ft



3 Bedrooms



2 Bathrooms



3-Car Garage

Homesite 702 features our popular **Plan 2** in the **American Contemporary** elevation with **Color Scheme 5**. This brand-new home is loaded with over **\$30K in upgrades**, including **Ebony Stain Shaker cabinets**, a premium **GE Profile stainless steel appliance package**, and a **12' Western 3-panel sliding glass door** in the great room. You'll also find a **satin nickel Moen Genta plumbing fixture package** and more than **\$18K in design center upgrades**. This stunning residence is **move-in ready**, so you can settle in just in time to enjoy warmer evenings and everything the spring season has to offer in your new home.

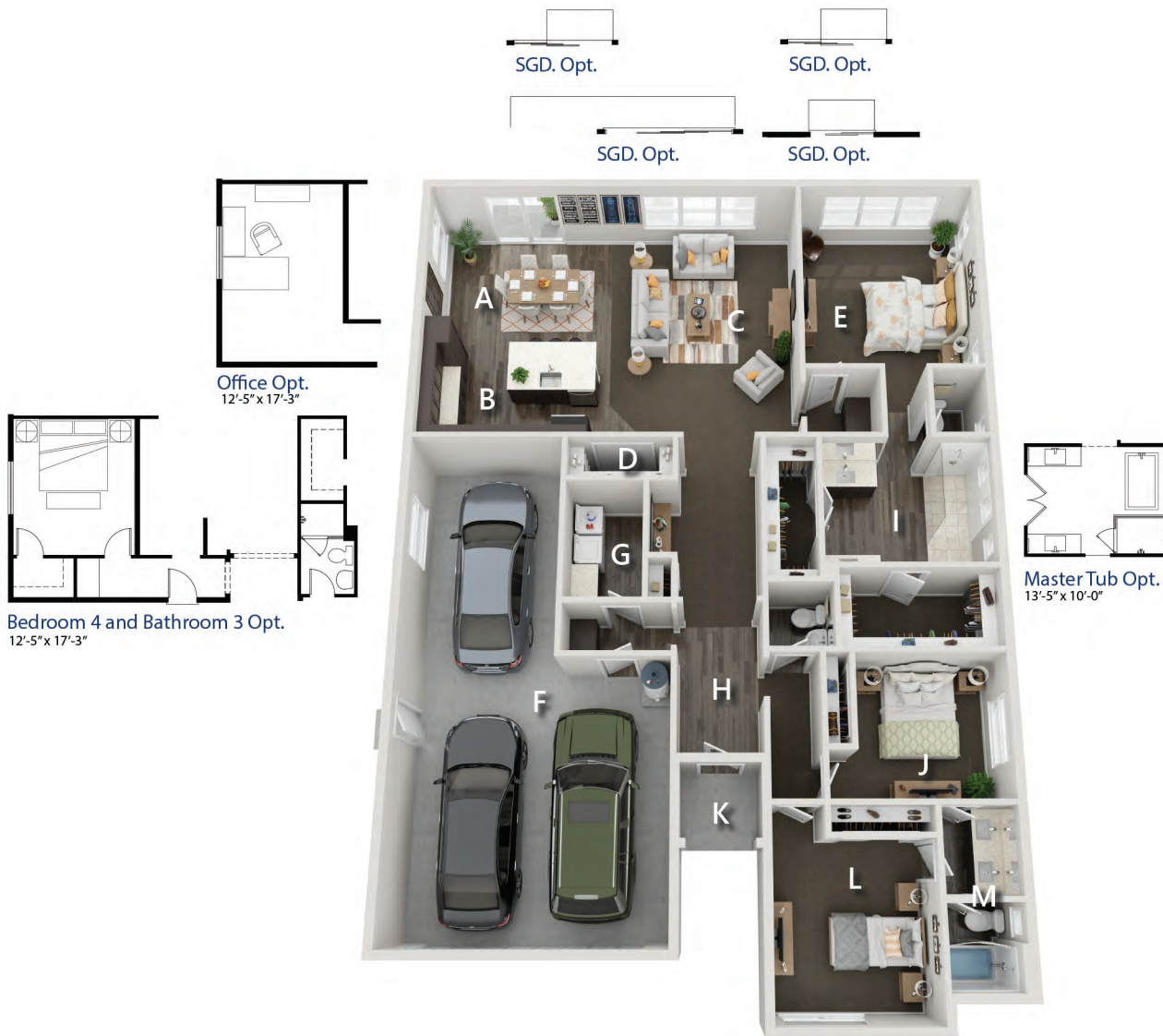


775-384-1090 | TheHeights@RyderHomes.com | RyderHomes.com/TheHeights
 Community Located at 5362 Skystone Dr., Sparks, NV 89436

*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.



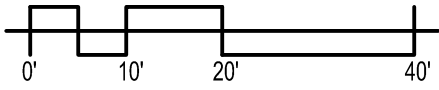
PLAN 2 FLOOR PLAN



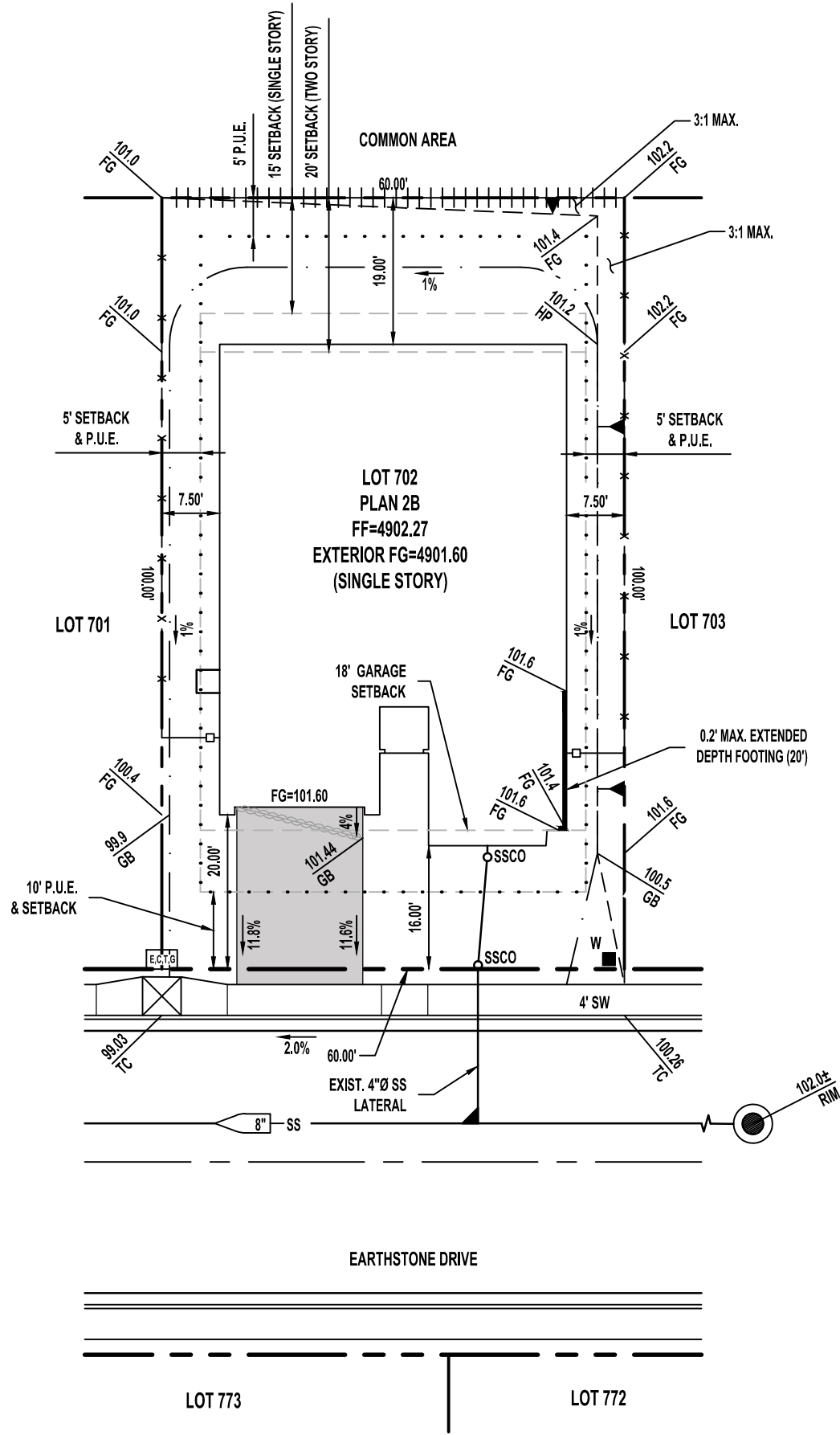
LEGEND:

- A** Dining Area
13'-0" x 12'-8"
- B** Kitchen
15'-9" x 11'-0"
- C** Great Room
16'-4" x 21'-8"
- D** Pantry
8'-2" x 3'-4"
- E** Master Bedroom
14'-0" x 16'-0"
- F** 3 Car Garage
20'-0" x 20'-0"
- G** Laundry
6'-0" x 9'-2"
- H** Foyer
6'-4" x 11'-0"
- I** Master Bathroom
13'-5" x 10'-0"
- J** Bedroom 3
11'-0" x 10'-6"
- K** Porch
6'-4" x 5'-6"
- L** Bedroom 2
11'-4" x 12'-2"
- M** Bathroom 3
5'-8" x 6'-2"

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



SCALE: 1" = 20'



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 12.0%.
5. LEAD WALKS PER LANDSCAPE DESIGNER.
6. SETBACKS FOR THIS LOT ARE AS FOLLOWS:
FRONT YARD - 10', GARAGE - 18' WITH 20' DRIVEWAY,
SIDE - 5' WITH COMBINED TOTAL OF 15',
EXTERIOR SIDE - 15'
REAR - 15' SINGLE STORY / 20' TWO STORY
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. DEEPENED 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 4800 TO ALL SPOT ELEVATIONS.
15. BACKWATER VALVE IS REQUIRED ON THIS LOT.
16. LOT SQUARE FOOTAGE = 6,000± 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, TELEPHONE, AND GAS
	RETAINING/LANDSCAPE WALL
	GRADE BREAK



06.26.2025

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

DRAWN BY: K.A.
DATE: 06.17.2025
PROJECT NO: 23-605

MIRAMONTE PHASE 7
LOT 702 - PLOT PLAN
APN: 512-301-03
3040 EARTHSTONE DRIVE

SPARKS, NV

JKAE
architecture + interiors + engineering



RYDER HOMES

INVENTORY HOMES ALL OPTIONS SHEET

As of Change order: CO_03

Community:	The Heights, Phase 7	Print Date:	April 14, 2026
Job No.:	CAN00702	Floor Plan:	The Heights P7, Plan 2
Lot:	702	Garage Direction:	LH
Property Address:	3040 Earthstone Dr. Sparks, NV 89436		

Option Description	Option Origin	QTY
Appliances		
Kitchen Packages		
MIR911709 - GE PROFILE Package -	CO_1	1.00
Refrigerators		
MIR911731 - Wine Refrigerator - GE Wine & Beverage Center- Stainless Steel - #GVS04BQNSS -	CO_1	1.00
Cabinets		
Cabinet Options		
GLO900203 - Standard CABINETS <i>Ebony Stain</i> - <i>Standard 2" Shaker Ebony</i>	CO_1	1.00
Knobs/Pulls		
MIR212395 - Cabinet Hardware #1 - Blackrock Round Knob <i>Amerock Blackrock</i> #BP55270 1-5/16" Round Cabinet Knob - <i>Satin Nickel</i> - <i>Satin Nickel</i>	CO_1	1.00
Color Schemes		
Color Schemes		
MIRCS0005 - The Heights - Color Scheme 5 <i>Color schemes (4, 5, 6, 11) are exclusively available with B ELEVATIONS, as specified in the KTG Y Group Color Matrix #2019-0390 document, dated 01.23.24.</i> -	Spec Option	1.00

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 Sparks, NV 89436

Print Date: April 14, 2026
Floor Plan: The Heights P7, Plan 2
Garage Direction: LH

Option Description	Option Origin	QTY
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Electrica/Lighting

Pre-Wiring Options

GLO915945 - Prewire Prep for Future Wine Refrigerator <i>See Diagram 1.</i> -	CO_1	1.00
GLO915990 - Ceiling Fan Prewire <i>This option includes (2) switches See Diagram 1</i>	CO_1	4.00
<i>Great room, Bed 2, Bed 3, Master Bed</i> -		

Framing/Doors

Door Options

MIR208054 - Western Multi-Slide Door @ GREAT ROOM <i>Western 600 Series - 12080 Multi-Slide Door ILO (3) 3060 standard windows. Frame Color: Warmtone. Slider & window frame colors not exact color pairings. Brushed Nickel flush handle on both sides</i> -	Spec Option	1.00
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Room Configurations

MIR200010 - Elevation B - American Contemporary -	Spec Option	1.00
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Interior Finishes

Design Center Selections

GLO9DC100 - Design Center Selections <i>Dallas design selections.</i> -	CO_2	2.00
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Paint Options

GLO900201 - Standard INTERIOR PAINT - Whitest White at Walls, Trim & Ceilings -	CO_1	1.00
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Option Description	Option Origin	QTY
Plumbing		
Fixture Packages		
MIR212506 - Moen GENTA Satin/Brushed Nickel Package <i>All finishes may not match exactly. Includes Interior Door Hardware, Bathroom Accessories, Bath Plumbing Fixtures, Shower Enclosure. DOES NOT INCLUDE kitchen faucet, upgraded faucets, light fixtures or hardware, entry door hardware, 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 of house.</i> -	CO_1	1.00
Kitchen Faucets		
GLO915408 - Kitchen Faucet - Moen ALIGN One-Handle Pull Down - Spot Resistant Stainless 7565SRS <i>ILO Standard Genta Faucet</i> -	CO_1	1.00
Laundry Faucets		
GLO915425 - Upgrade Laundry Sink Faucet - Moen ALIGN - Spot Resistant Stainless - #5965SRS <i>ILO Sleek Chrome Laundry Sink Faucet included in the Laundry Sink Option</i> -	CO_1	1.00
Laundry Sinks		
GLO915645 - Optional LAUNDRY SINK - Stainless Steel <i>Sink: Kohler VAULT Stainless Steel Undermount Sink - #K-3822-1-NA; Faucet: Moen Align - Spot Resistant Stainless</i> -	CO_1	1.00
Shower/Tub Options		
GLO915671 - Kohler Hytec WELLBROOK Rectangle Tub w/Tile Surround at Secondary Bathroom <i>Bath 2</i> -	CO_1	1.00