

LUXURY HILLSIDE LIVING

in Northwest Reno



SUNSET BLUFFS

- ▶ 3-5 Beds
- ▶ 2-3.5 Baths
- ▶ 1,904-3,326 Sq Ft
- ▶ From the Low \$800s

Located near the prestigious Somersett Masterplan, Sunset Bluffs is a hillside neighborhood of just 41 semi-custom homes surrounded by greenspace with sweeping views of the Sierra Mountains and Truckee Meadows. Single-level inspired floorplans range from 1,904-3,326 square feet with upscale interior features and expansive decks for outdoor living (per plan and homesite).



SUNSET BLUFFS

Luxury Hillside Living



HIGHLIGHTED FEATURES

CLASSIC EXTERIORS

- Six Distinct Single-Story Floorplans Featuring Walk-Out and Walk-Up Access (plan and site specific)
- Unique Building Elevations in Diverse Architectural Styles Creating a Distinctive Streetscape Appearance
- Spacious Three-Car Garages
- Front Yard Xeriscape Design with Drip Irrigation
- 6' Wood Privacy Fence / Wrought Iron Open View Fence (per plan)

GOURMET KITCHENS

- Granite Slab Kitchen Countertops with 6" Granite Slab Splash and Eased Edge
- KitchenAid Appliance Package in Stainless Steel
- Flush Kitchen Island and Pendant Lighting in Brushed Nickel Finish (layout per plan)
- Maple Cabinetry with Recessed Panel Doors and 42" Upper Cabinets with Adjustable Shelving, Soft Close Doors, 3 1/2" Crown
- Daltile 12"x24" Plank Porcelain Tile Flooring

OWNER'S SUITE

- Spacious Walk-in Closet with Generous Shelving and Single/ Double Pole Hanging Space (per plan)
- Expansive Walk-in Shower with Daltile 2"x2" Tile Shower Pan and 12"x24" Porcelain Plank Tile Surround with Frameless Clear Glass Enclosure

- Daltile 12"x24" Porcelain Plank Tile Flooring in Bath Area and Water Closet
- Separate Private Water Closet with Elongated Toilet
- Full Width Vanity Mirrors

ELEGANT INTERIORS

- Dramatic 10' & 9' Ceilings Throughout (per plan)
- Great Room Traditional Gas Fireplace with Daltile 12x24 Plank Porcelain Surround and Floating Architectural Wood Beam Mantel Painted to Match Interior Trim of Home
- Daltile 12"x24" Plank Porcelain Tile Flooring (standard locations per plan)
- Plush Dwellings Carpeting with 6lb Carpet Pad
- 3-Panel Multi-Slide Glass Wall System (location per plan) Creating Seamless Outdoor Living Space
- Home Automation System:
 - GoControl Thermostat
 - DoorBird Automated Lock and Video Intercom System
 - GoControl In-Wall Dimmer Switch
 - Elan Controller with On-Screen Display

OPTIONAL FEATURES

- Multiple Room Conversions (per plan)
- Optional Jenn-Air and GE Monogram Appliance Packages
- Master Bath Soaking Tub
- Modern Linear Fireplace Options



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