

# North Valley Value

# NV FLATS

- ◆ From the Upper \$300s
- ◆ 1,092 – 1,565 Sq Ft
- ◆ 2 – 4 Bedrooms
- ◆ 1 – 2 Bathrooms

NV Flats offers a fresh take on North Valley Living. Designed for value and efficiency, this new neighborhood is ideal for singles, couples, young families, and those looking to downsize. This collection of single-story homes in Lemmon Valley features six distinct floorplans and multiple elevations for a unique streetscape when complete. NV Flats balances suburban conveniences and quiet, rural charm. Residents will enjoy nearby retail and restaurants, including the Hometown Café right around the corner.



**JENUANE  
COMMUNITIES**

Your Local Homebuilder

# NV FLATS



## AREA AMENITIES

### PARKS

- Lemmon Valley Park
- Dorothy McAlinden Park
- Sierra Safari Park
- North Valley's Regional Park

### RECREATION

- Hiking & Biking at Peavine Peak *(30-minute drive)*

### SCHOOLS & RESOURCES

- Lemmon Valley Elementary School *(walking distance)*
- O'Brien Middle School
- North Valleys High School
- North Valleys Library

### RESTAURANTS

- Hometown Café *(around the corner)*
- Tacos Jalisco Cantina & Grill *(around the corner)*
- Wayside (Bar & Grill)
- Tacos T
- Starbucks, Pizza Hut, McDonald's
- Longboards Pizza
- Port of Subs
- Egg Roll King

### RETAIL & BANKING

- Raley's, Smiths, Walmart
- Bank of America & Wells Fargo



## INCLUDED FEATURES



### CLASSIC EXTERIORS

- Six distinct floorplans
- 3 elevations per plan creating a unique streetscape appearance
- Designer pre-selected exterior color schemes
- Front yard landscaping including automatic sprinklers and drip irrigation in choice of Sod Design or Xeriscape Design
- 6' wood privacy fence (per plan)
- Two exterior hose bibs conveniently located in front and back of home (per plan)
- 200 AMP electrical service panel

### ELEGANT INTERIORS

- Luxury Plank Vinyl flooring at entry, kitchen, baths and laundry (per plan)
- Quality Carpeting in Great Room, Hallways and Bedrooms
- Designer selected one tone interior paint scheme
- Traditional Overlay Birch Cabinetry in 2 standard finishes with recessed panel doors
- Bullnose drywall corners
- Distinctive two panel smooth-finish wood composite interior doors
- Pamex Entry Handleset and Pamex Interior Door Hardware in Satin Nickel Finish
- 3 ¼ " baseboards with coordinating 2 ¼" door casing
- Abundant overhead LED flush lighting in Kitchen, Hallways and Baths (per plan)
- Decora light switches
- Interior GFCI circuits in kitchens, baths and garages
- Exterior GFI circuits conveniently located

### GOURMET KITCHENS

- Granite Slab countertops with 6" slab splash
- Birch cabinetry with recessed panel doors, traditional overlay and concealed hinges
- Luxury Plank Vinyl flooring
- Chrome Single Handle Kitchen Faucet
- Energy Saving Whirlpool Appliance Package in Stainless Steel Finish Include:
  - » Whirlpool free standing gas range with 4 burners
  - » Whirlpool Built-In Dishwasher
  - » Whirlpool Hood over Range
- Moen stainless steel, double basin, drop-in sink with Badger 1/3 hp garbage disposal
- Pre-plumbed for water and ice-maker at refrigerator opening
- Plentiful GFI wall outlets at counter for easy appliance use
- Kitchen island with bar seating (per plan)

### LUXURIOUS OWNER'S SUITE

- Spacious walk-in closet with shelving and single pole hanging space (per plan)
- Traditional Overlay Birch Cabinetry in 2 standard finishes with recessed panel doors
- Walk-in Shower with fiberglass shower insert and framed glass enclosure (per plan)
- Luxury Plank Vinyl flooring in bath area
- Piedrafina Solid Surface Vanity Countertop
- China Sink with single handle chrome faucet and coordinating shower faucet
- Full width vanity mirror
- LED Flush Lighting over Vanity



## SECONDARY BATHS (PER PLAN)

- Traditional Overlay Birch Cabinetry in 2 standard finishes with recessed panel doors
- Full width vanity mirror
- Piedrafina Solid Surface Vanity Countertop
- China Sink with Chrome single handle faucet and coordinating tub/shower faucet
- Tub/Shower one piece fiberglass insert with shower curtain rod
- Luxury Plank Vinyl flooring in bath area
- LED Flush Lighting over Vanity

## TECHNOLOGY, SECURITY AND SAFETY

- Category-5 high speed telephone wiring at kitchen area
- RG-6 coaxial cable TV wire at master suite and great room
- Combination Smoke/Carbon Monoxide detectors with battery back-up in all hallways; smoke detectors in all bedrooms
- 30-Year Composition Roof
- Interior GFI circuits per NEC code

## ENERGY SAVING FEATURES

- 2x6 exterior wall around living area
- R-38 ceiling/attic insulation over living space
- A total of R-25 exterior wall insulation with exterior stucco system
- Insulated Concrete Slabs
- Low E<sup>2</sup> energy efficient white vinyl dual pane windows
- Third-party tested and verified energy-saving home
- Water conserving toilets, faucets and shower heads
- Setback thermostat to conserve energy and maintain a comfortable home temperature
- Weatherproof protection around all windows and polyseal protection around exterior doors

- Full exterior door weather stripping excluding optional garage doors
- Water conserving sprinkler heads for water usage efficiency

## OPTIONAL FEATURES

- Upgraded countertop and flooring packages
- Optional Room Conversions (per plan)
- Upgraded Cabinet Styles, Wood Species, Crown Molding and optional cabinet hardware
- Optional Whirlpool and GE Appliance Packages
- Optional Refrigerators to coordinate with Appliance Package
- Optional Washer and Dryer Sets
- Upgraded Plumbing Fixtures
- Upgraded Light Fixtures
- Upgraded CFG Faucets
- Upgraded Rain Glass on Shower Enclosures
- Cozy Gas Fireplace Options (per plan)
- Secondary Bath Walk-In Shower Option
- Kitchen Sink Upgrades and Undermount Options
- Add Garage to Home (per plan) Prewires and Garage Door Openers
- Prewire and Air Conditioning Unit
- Upgrade Interior Paint to Designer Created 2-Tone Paint Scheme throughout home
- Upgrade Kitchen Hood to Microwave/Hood over Range
- Optional Interior Door Styles and Hardware
- Window Treatment Packages

