



THE
FLATS
AT PONDEROSA

FERNLEY · NEVADA

QUICK FACTS

From the Upper \$300s

1355-1565 Sq Ft

3-4 Bed | 2 Bath

2-Car Garages



OVERVIEW

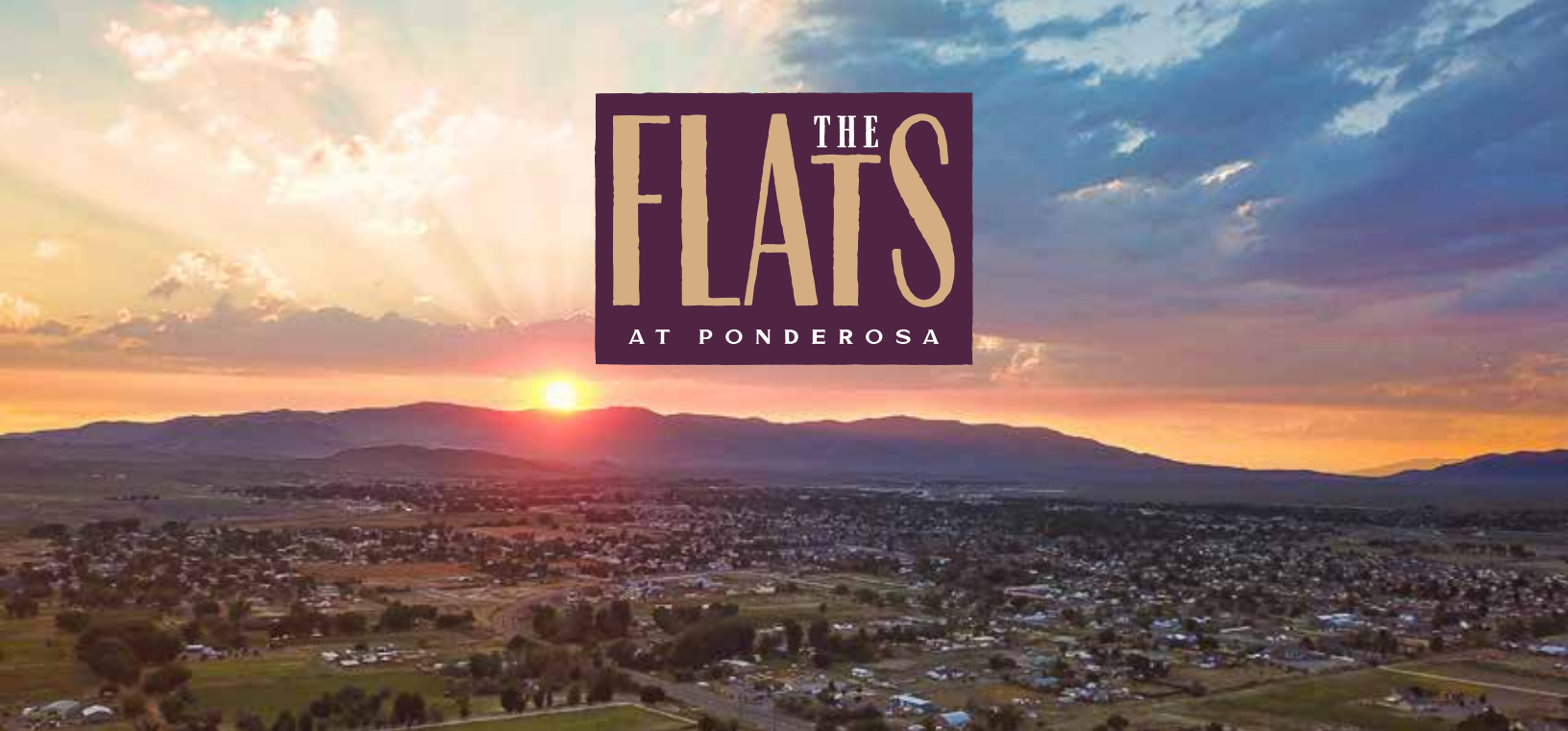
Just 30 minutes from the Reno / Sparks metro area, the historic town of Fernley offers more than 80 acres of parkland, miles of paved trails, and a home base to multiple Fortune 500 companies. Jenuane's newest community is bordered by the Truckee River and close to bountiful outdoor recreation.



CONTACT

775.379.8100

1627 Summerwind Dr.



AREA AMENITIES

PARKS

- Out of Town Park
- Ponderosa Park
- Green Valley Dog Park
- In Town Skate Park
- Millenium Park
- Autumn Winds Park
- Rodeo Grounds

RECREATION

- The Golf Club at Fernley
- Fernley BMX & MX Tracks
- Off Road Experience
- Fernley 95A Speedway
- Tiger Field Regional Airport
- Fernley Swimming Pool
- Fernley Wildlife Management Area
- Pyramid Lake
- Lahontan State Recreation Area & Reservoir
- Truckee Canal & River

ENTERTAINMENT

- Silverado Casino
- Pioneer Crossing Casino
- Silver Spur Saloon
- Frontier Fun Center

RESTAURANTS

- Starbucks
- Freedom Espresso
- Black Bear Diner
- Denny's
- Red's Bar & Grill
- Mary & Moe's Wigwam
- Domino's Pizza
- Guadalajara Grill
- Las Palmas
- China King Buffet
- China Chef
- Sushi Moto
- Punjab Dhaba



A R E A A M E N I T I E S

SCHOOLS & RESOURCES

- Cottonwood Elementary School
- Fernley Elementary School
- Fernley Intermediate School
- Silverland Middle School
- Fernley High School
- Fernley Branch Library

LANDMARKS

- Bottlecap Gazebo
- Fort Churchill
- Fernley Railway Depot
- Northern Nevada Veterans Memorial Cemetery

RETAIL & BANKING

- Fernley's Farmer's Market
- Lowe's Home Improvement
- Walmart
- Raley's
- Washington Federal Bank
- Wells Fargo
- Nevada State Bank
- USPS





CLASSIC EXTERIORS

- Three Distinct Floorplans
- Three Elevations (per plan) Creating a Unique Streetscape Appearance
- Designer Pre-Selected Exterior Color Schemes
- Front Yard Landscaping Including Automatic Sprinklers & Drip Irrigation in Choice of Sod Design or Xeriscape Design
- 6' Wood Privacy Fence (per plan)
- Two Exterior Hose Bibs Conveniently Located in Front & Back of Home (per plan)
- 200 AMP Electrical Service Panel

ELEGANT INTERIORS

- Luxury Plank Vinyl Flooring at Entry, Kitchen, Baths & Laundry (per plan)
- Quality Carpeting in Great Room, Hallways & Bedrooms
- Designer Selected One Tone Interior Paint Scheme
- Traditional Overlay Birch Cabinetry
- Bullnose Drywall Corners
- Distinctive Two Panel Smooth-Finish Wood Composite Interior Doors
- Entry Handleset & Interior Door Hardware in Satin Nickel Finish
- 3/4" Baseboards with Coordinating 2 1/4" Door Casing
- Abundant Overhead LED Flush Lighting in Kitchen, Hallways & Baths (per plan)
- Decora Light Switches
- Interior GFCI Circuits in Kitchens, Baths & Garages
- Exterior GFI Circuits Conveniently Located

GOURMET KITCHENS

- Granite Slab Countertops with 6" Slab Splash
- Birch Cabinetry with Recessed Panel Doors, Traditional Overlay & Concealed Hinges
- Luxury Plank Vinyl Flooring
- Chrome Single Handle Kitchen Faucet
- Energy Saving Appliance Package Includes:
 - » Free-Standing Gas Range with Four Burners
 - » Built-in Dishwasher
 - » Hood Over Range
- Stainless Steel, Double Basin, Drop-in Sink with Badger 1/3 HP Garbage Disposal
- Pre-Plumbed for Water & 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 & Single Pole Hanging Space (per plan)
- Traditional Overlay Birch Cabinetry with Recessed Panel Doors
- Walk-in Shower with Fiberglass Shower Insert & Framed Glass Enclosure (per plan)
- Luxury Plank Vinyl Flooring in Bath Area
- Solid Surface Vanity Countertop
- Countertop Sink with Single Handle Chrome Faucet & Coordinating Shower Faucet
- Full Width Vanity Mirror
- LED Flush Lighting Over Vanity



SECONDARY BATHS (PER PLAN)

- Traditional Overlay Birch Cabinetry with Recessed Panel Doors
- Full Width Vanity Mirror
- Solid Surface Vanity Countertop
- Countertop Sink with Chrome Single Handle Faucet & 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 & SAFETY

- Category-5 High Speed Telephone Wiring at Kitchen Area
- RG-6 Coaxial Cable TV Wire at Master Suite & 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-24 Exterior Wall Insulation with Exterior Stucco System
- Insulated Concrete Slabs
- Low E² Energy Efficient White Vinyl Dual Pane Windows
- Water Conserving Toilets, Faucets & Shower Heads
- Setback Thermostat to Conserve Energy & Maintain a Comfortable Home Temperature
- Weatherproof Protection Around all Windows & 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 & Flooring Packages
- Optional Room Conversions (per plan)
- Upgraded Cabinet Styles, Wood Species, Crown Molding & Optional Cabinet Hardware
- Optional Appliance Packages
- Optional Refrigerators to Coordinate with Appliance Package
- Optional Washer & Dryer Sets
- Upgraded Plumbing Fixtures
- Upgraded Light Fixtures
- Upgraded Rain Glass on Shower Enclosures
- Cozy Gas Fireplace Options (per plan)
- Secondary Bath Walk-in Shower Option
- Kitchen Sink Upgrades & Undermount Options
- Prewires & Garage Door Openers
- Prewire & Air Conditioning Unit
- Upgrade Interior Paint to Designer Created Two-Tone Paint Scheme Throughout Home
- Upgrade Kitchen Hood to Microwave/Hood Over Range
- Optional Interior Door Styles & Hardware
- Window Treatment Packages





DEVELOPER STORY




More than ten years ago, developers Ken and Darci Hendrix envisioned building a company dedicated to serving families throughout northern Nevada. From first homes to vacation retreats and everything in-between, Jenuane Communities now includes 70 employees and multiple ongoing projects throughout the Reno Valley. This husband and wife team have helped hundreds of local families realize their new home dreams in the past year alone.

Natives to northern Nevada themselves, Ken and Darci understand the local community and are committed to delivering 100% customer satisfaction. Their construction arm, KDH Builders, focuses on superior craftsmanship, attention to detail, and mindfulness to customer needs. The in-house “at your service team” works with owners daily to ensure their home remains in pristine condition for years to come.

Jenuane’s state-of-the-art design studio allows families the opportunity to select features and designs to meet their specific needs. From cabinetry and flooring to paint selections and room conversions, the design studio is the perfect place to plan your perfect place. Whether you have a growing family or are downsizing and thinking about retirement, Jenuane has a home just right for you.



 Jenuane reserves the right to make changes in price, promotions, material, and home specifications without notice or liability for such changes. Square footage and floorplan representations are approximate. Alternate elevations have minor variations in floorplans and square footage. Renderings are artist's concept. Floorplan may not show all available options. Broker cooperation welcome. Contact the sales agent for details.