

North Valley Value

NV FLATS

- ◆ From the Low \$400s
- ◆ 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
- 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 in Two Standard Finishes with Recessed Panel Doors
- Bullnose Drywall Corners
- Distinctive Two Panel Smooth-Finish Wood Composite Interior Doors
- Entry Handleset & Interior Door Hardware
- 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
- Single Handle Kitchen Faucet
- Energy Saving Appliance Package Includes:
 - » Free-Standing Gas Range with Four Burners
 - » Built-In Dishwasher
 - » Hood Over Range
- Double Basin Drop-in Sink with 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 in Two Standard Finishes 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
- Sink with Single Handle Faucet & Coordinating Shower Faucet
- Full Width Vanity Mirror
- LED Flush Lighting Over Vanity



SECONDARY BATHS (PER PLAN)

- Traditional Overlay Birch Cabinetry in Two Standard Finishes with Recessed Panel Doors
- Full Width Vanity Mirror
- Solid Surface Vanity Countertop
- Sink with 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 AND 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-25 Exterior Wall Insulation with Exterior Stucco System
- Insulated Concrete Slabs
- Low E² Energy Efficient White Vinyl Dual Pane Windows
- Third-Party Tested & Verified Energy-Saving Home
- 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 Kitchen Appliance Packages
- Optional Refrigerators to Coordinate with Appliance Package
- Optional Washer & 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 & Undermount Options
- Add Garage to Home (per plan) 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



In keeping with our company's philosophy of providing the best quality to our homebuyers, we are committed to ongoing research and improvement with all included and upgraded features offered. This may result in changes to the Included Features List and Upgrades offered in the Jenue Communities Design Studio. We reserve the right to make substitutions of similar quality without notice; subject to errors and omissions

