



# ESTANCIA

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MODERN GOLDEN VALLEY LIVING



Like the wild horses that roam the surrounding hills, the community of Estancia embraces the spirit of natural living. Situated on 38 scenic acres, modern architectural elements blend seamlessly with the environment to bring the outdoors in. Its Golden Valley location is one of Reno's most popular suburbs, blending rustic charm with retail accessibility. Discover a gateway to multiple parks, vast recreational opportunities, and colorful events. Estancia. Luxury outdoor living redefined.

- ◆ Nestled within the hills of Golden Valley on 38 acres
- ◆ Seven floor plans from 1,469–3,035 sq ft
- ◆ Modern architecture celebrating indoor/outdoor living
- ◆ Easy access to Downtown Reno and nearby amenities



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## AREA AMENITIES

### LEISURE & OUTDOORS

- Sierra Sage Golf Course
- Longeard Longwalk Ranch
- Lemmon Valley Horseman Arena

### PARKS

- Golden Valley Park
- North Valleys Regional Park

### SCHOOLS

- North Valleys High School
- Alice Smith Elementary School
- Washoe County School District

### RESTAURANTS

- Jimboy's Tacos
- QDOBA Mexican Eats
- Peg's Glorified Ham N' Eggs
- Egg Roll King
- Starbucks
- Port of Subs

### RETAIL SHOPPING

- North Hills Shopping Center
- North Valleys Hardware
- O'Reilly Auto Parts
- Big Lots

### GROCERY & SERVICE STORES

- Walmart
- Smith's Food & Drug
- Raley's
- Jackson's Food Stores
- Shell Gas Station
- Walgreen's

### EMERGENCY CENTERS

- North Hills Veterinary Clinic

### BANKING

- Wells Fargo
- US Bank
- Bank of America







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## HIGHLIGHTED FEATURES

### CLASSIC EXTERIORS

- Seven Distinct Floorplans
- Three Contemporary Elevations (per plan) Creating a Unique Streetscape Appearance
- Spacious Two & Three-Car Garages
- Front Yard Landscaping Including Automatic Sprinklers & Drip Irrigation in Choice of Sod Design or Xeriscape Design

### GOURMET KITCHENS

- Granite Slab Countertops with 6" Splash
- Energy Saving Appliances
- Kitchen Island with Bar Seating (per plan)
- Birch Cabinetry with Recessed Panel Doors & 36" Uppers
- 18x18 Tile Flooring

### OWNER'S SUITE

- Spacious Walk-in Closet with Generous Shelving
- Shower with Fiberglass Pan & 12x12 Tile Surround
- Soaking Tub with 13x13 Tile Surround
- 18x18 Tile Flooring in Bath Area & Water Closet

- Dual Sink Master Vanity on Comfort Height Base Cabinets
- Separate Private Water Closet
- Full Width Vanity Mirror

### ELEGANT INTERIORS

- Dramatic 9' Ceilings Throughout (per plan)
- Abundant Overhead LED Flush Lighting Throughout
- Quality Carpeting (designated areas)
- Decorator Selected Light Fixtures (per plan)

### OPTIONAL UPGRADES

- Optional Room Conversions (per plan)
- Optional Kitchen Appliance Packages
- Cozy Fireplace Options Including Linear Designs (per plan)
- Window Covering 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 Jenuane Communities Design Studio. We reserve the right to make substitutions of similar quality without notice; subject to errors and omissions.*





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## 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.

