



THE
Ridge

AT VALLEY KNOLLS

SOUTH CARSON CITY'S NEW LUXURY HOME COMMUNITY

COMMUNITY

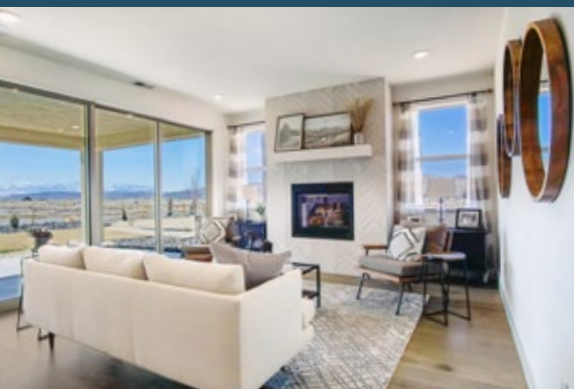
Nestled in the hills of south Carson City, The Ridge offers scenic views and oversized homesites.

This new community is part of Jenuane's Valley Knolls masterplan. Designed with outdoor living in mind, homes feature covered patios with optional fireplaces and generous backyards. Residents are minutes away from parks, trailheads, off-roading, and golf. Enjoy the serenity of Tahoe's Zephyr Cove or take a hiking tour of King's Canyon Waterfalls. Head downtown for dining, nightlife, or to explore the capital's colorful history.

- Located on Highway 395 and N Sunridge Drive
- Ten Minutes from downtown
- Surrounded by outdoor recreation
- Close to multiple shopping centers



HOMES



The Ridge offers seven floorplans from single-story living to multi-generational options. Room conversion upgrades allow for customization. Modern architecture blends seamlessly with the environment and upscale interiors include 18x18" handset tile flooring, birch cabinetry, gourmet kitchens with granite countertops, and energy-saving appliance packages. Great rooms and outdoor patios have gas fireplace options. Our award-winning design studio can help create your perfect space, helping you add personal touches.

- Seven floorplans from 1739 to 3035 square feet
- Multi-generational living options available
- Single and two story homes
- Three- to five-bedrooms

LIFESTYLE

The Ridge offers the perfect location for outdoor enthusiasts. Seasonal fun at Lake Tahoe is within a 30-minute drive, explore hiking and biking trails up the road, hit the links, or visit downtown for a tour of Nevada history. Or enjoy the scenery from your patio while relaxing with family around the outdoor fireplace. Generous homesites have storage space for recreational toys, mountain bikes, and boats (per site). Whether you're starting a family, downsizing, or looking for multi-generational options, this South Carson City community has it all.

- Skiing at Lake Tahoe 40 minutes away
- Sunridge Golf and Recreations five minutes away
- Generous backyards and covered patios
- Options for outdoor fireplaces



DISCOVER THE RIDGE'S NEARBY ACTIVITIES

RECREATION & SPORTS

- Clear Creek Trailhead *5 min*
- Lower Jacks Valley Trailhead *5 min*
- Sunridge Golf & Recreation *5 min*
- Clear Creek Tahoe Golf *12 min*
- Carson River Recreation Area *16 min*
- Empire Ranch Golf Course *17 min*
- Silver Saddle Ranch *17 min*
- Spooner Lake *20 min*
- Chimney Beach *25 min*
- Cave Rock *25 min*
- Zephyr Cove *30 min*



ZEPHYR COVE



KINGS CANYON WATERFALL

LANDMARKS & MUSEUMS

- Nevada State Railroad Museum *11 min*
- Nevada State Capitol Building *12 min*
- Kit Carson Walking Trail *12 min*
- Brewery Arts Center *12 min*
- Kings Canyon Waterfalls *20 min*
- Jack C Davis Observatory *20 min*
- Bonsai Rock *25 min*



SILVER SADDLE RANCH

PARKS

- North & South Sunridge Park *2 min*
- Schulz Ranch Park *5 min*
- Fuji Park *5 min*
- Valley Vista Park *5 min*
- Ross Gold Park *10 min*
- Mayor's Park *10 min*
- Carson City Skate Park *12 min*
- Governors Field *13 min*
- Riverview Park *15 min*



KIT CARSON WALKING TRAIL
(SPRINGMEYER HOUSE)



NEVADA STATE RAILROAD MUSEUM



NEVADA STATE CAPITOL BUILDING

SCHOOLS & UNIVERSITIES

- Jacks Valley Elementary School *5 min*
- Eagle Valley Middle School *10 min*
- Sierra Lutheran High School *1 min*
- Capital Christian School *6 min*
- University of Nevada Reno *40 min*



EMPIRE RANCH GOLF COURSE

SHOPPING CENTERS

- Clear Creek Plaza *5 min*
- Target *5 min*
- Home Depot *5 min*
- Costco Wholesale *7 min*



AT VALLEY KNOLLS

HIGHLIGHTED FEATURES

CLASSIC EXTERIORS

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

ELEGANT INTERIORS

- Dramatic 9' Ceilings throughout (per plan)
- 18" x 18" Emser Tile Flooring (locations per plan)
- Quality Mohawk Carpeting (locations per plan)
- Birch Cabinetry with Recessed Panel Doors, 36" Uppers, Traditional Overlay & Concealed Hinges
- Abundant Overhead LED Flush Lighting Throughout

GOURMET KITCHENS

- Granite Slab Kitchen Countertops with 6" Splash
- Birch Cabinetry with Recessed Panel Doors, 36" Uppers, Traditional Overlay & Concealed Hinges
- Moen Pull Down Chrome Kitchen Faucet
- Energy Saving Frigidaire Stainless Steel Appliances:
 - » Free-Standing Gas Range with Five Burners
 - » Built-In Dishwasher
 - » Microwave Over Gas Range
- Undermount Stainless Steel Double Basin Sink with Moen 1/3 HP Garbage Disposal
- Kitchen Island with Bar Seating (per plan)

OWNER'S SUITE

- Spacious Walk-in Closet with Generous Shelving & Single Pole Hanging Space (per plan)
- Oval Soaking Tub with 14" x 14" Emser Tile Surround
- Dual Sink Master Vanity on Comfort Height Base Cabinets
- Solid Surface Countertops & Splash
- Elongated High Efficiency Toilet in Water Closet
- Full Width Vanity Mirrors

SECONDARY BATHS

- Solid Surface Vanity Countertop
- Tub/Shower Fiberglass Insert with Coordinating Shower Rod
- Elongated High Efficiency Toilet
- Top Mount China Sink with Moen Two Handle Chrome Faucet & Coordinating Tub/Shower Faucet

OPTIONS & UPGRADES AVAILABLE

- Optional Room Conversions (per plan)
- Upgraded Countertops, Flooring & Decorative Backsplashes Available
- Upgraded Cabinet Styles, Wood Species, & Optional Cabinet Hardware
- Optional Roll-out Shelving in Kitchen Cabinetry
- Electrical Prewire Options
- Upgraded Light & Fan Fixtures
- Cozy Fireplace Options including Linear & Traditional Designs (per plan)
- Secondary Bath Walk-in Shower Option
- Upgraded Kelly-Moore Paint Designer Created Two Tone Schemes throughout Home
- 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



ABOUT US



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.

