



 **THE Village** **SOUTH**

AT VALLEY KNOLLS



SOUTH CARSON CITY'S NEW LUXURY CONDOMINIUM COMMUNITY

## COMMUNITY

Discover the perfect balance between suburban serenity and modern elegance. Surrounded by the scenic hills of South Carson City and close to endless outdoor adventure, the Village South offers luxury condominium living just ten minutes from Downtown Carson City. Onsite amenities include a community center, gated dog park, and RV storage. These two- and three-bedroom homes boast windows and balconies designed to take in the views. Hit the slopes at Heavenly Ski Resort just 25 miles away or hike within a five-minute drive.

- Located on Highway 395 and N Sunridge Drive
- Ten minutes from Downtown Carson City
- Close to shopping and retail conveniences



# HOMES



Contemporary architecture meets attention to detail.

Upscale interiors include selections from our design studio, open floorplans with 9' ceilings, and an abundance of windows. Gourmet kitchens include granite countertops, birch cabinetry, 18x18" handset tile, and energy saving appliances. Two-bedroom plans feature single-car garages, split master suites, and balconies. Three-bedroom plans feature two-car garages and multi-sliders. Fireplaces, enhanced paint schemes, and lighting packages are available.

- Community of 32 buildings
- Three condominiums per building
- Four distinct exterior elevations
- Three floorplans from 1279 to 1831 sq ft

## LIFESTYLE

Outdoor living means more when you live close to Lake Tahoe. From summer activities on the water to alpine bliss in the winter, The Village South is your gateway to the area's natural wonders. Enjoy golf, hiking and biking trails, multiple parks, and Downtown Carson City—all within a ten-minute drive. If relaxing closer to home is more your style, kick back at the community center with some neighbors and friends or take your dog for a run in the gated park. The surrounding hills are perfect for sitting back to enjoy the views.

- Community Center and Meeting Lawn
- Gated dog park with washing stations
- Secure RV parking and storage
- Surrounded by endless outdoor recreation



# DISCOVER VILLAGE SOUTH'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*

# COMMUNITY SITE MAP



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.



**PLAN A**

2 BR / 2 BA · 1279 SQ FT

WALK-UP 1 STORY · 1-CAR GARAGE



**DESCRIPTION:**

With 9' ceilings and an open living and dining area, our two-bedroom floorplan feels extra spacious. The gourmet kitchen opens up to a partially covered balcony—perfect for taking in scenic views of the surrounding hills. The master suite is split away from the second bedroom for privacy and offers a generous walk-in closet and bath.



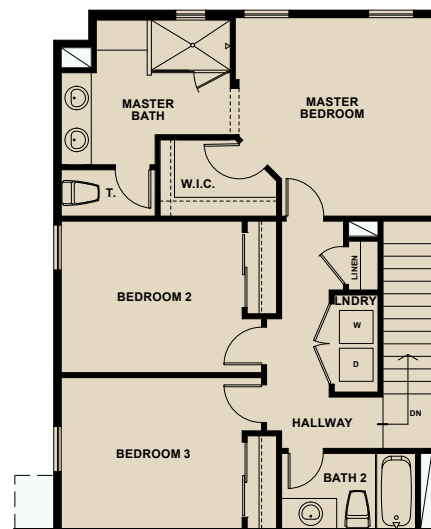
**PLAN B**

3 BR / 2.5 BA · 1618 SQ FT  
2 STORY · 2-CAR GARAGE



**DESCRIPTION:**

Enter from your two-car garage or the quaint side entry porch into the expansive great room of this popular three-bedroom floorplan. Extra cabinetry is available for more storage space and the gourmet kitchen features ample wrap-around counter space and an oversized island. First floor powder bath and upstairs laundry room for convenience.





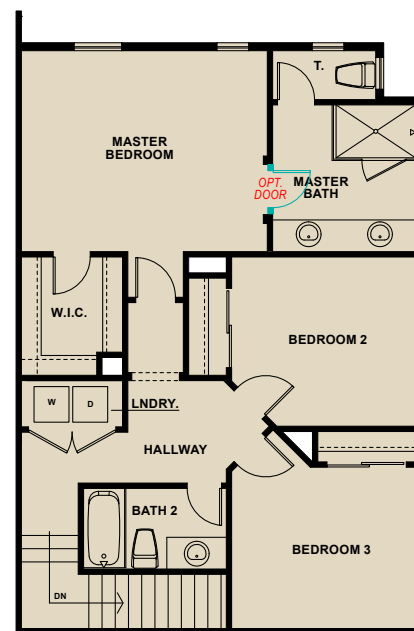
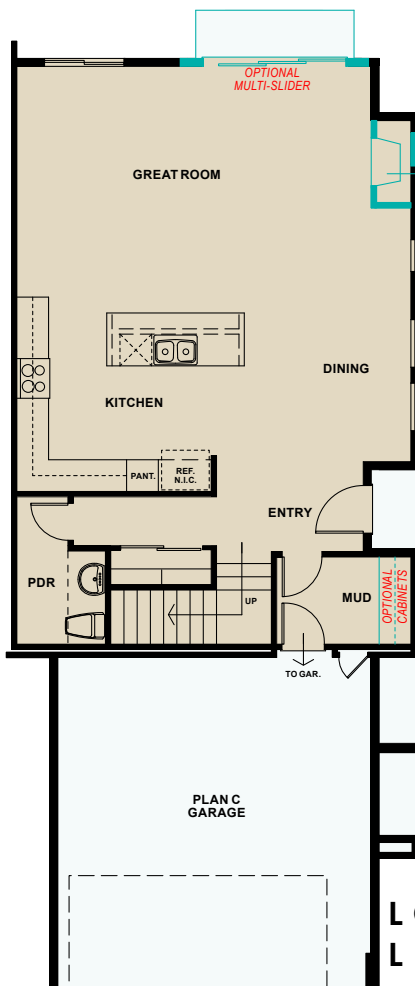
**PLAN C**

3 BR / 2.5 BA · 1831 SQ FT  
2 STORY · 2-CAR GARAGE



**DESCRIPTION:**

The largest of our floorplans, this three-bedroom home includes the option for extra storage space in the mud room. The elegant entry opens up to a generous gourmet kitchen with island and dining area. The upstairs master suite includes a large walk-in closet and optional bathroom door for privacy.



**UPPER LEVEL**

**LOWER LEVEL**



## INCLUDED FEATURES

### CLASSIC EXTERIORS

- Three distinct floorplans
- Unique building elevations in contemporary architectural styles
- Pre-selected exterior color palette (per building)
- Custom painted raised panel 8' entry door
- Spacious one-car or two-car garages (per plan)
- Garages with fluorescent overhead lighting, drywalled and taped interiors
- Raised panel steel roll-up garage doors with decorative glass inserts
- Jackshaft Garage Door Openers and 2 Transmitters
- Community landscaping including automatic sprinklers and drip irrigation
- 6' wood privacy fence (per plan)
- Two exterior hose bibs conveniently located in garage and patio or deck of home (per plan)
- 200 AMP electrical service panel

### ELEGANT INTERIORS

- Dramatic 9' ceilings throughout
- Handset 18"x18" ceramic tile flooring at entry, kitchen, baths and owner's entry (per plan)
- Quality Mohawk Carpeting
- Kelly-Moore single paint schemes

### ELEGANT INTERIORS (CONTINUED)

- Traditional Overlay Cabinetry in 3 standard finishes with recessed panel doors and concealed hinges
- Bullnose drywall corners (per plan)
- Distinctive two panel smooth-finish wood composite interior doors
- Kwikset entry handleset and Kwiket interior door hardware in Satin Nickel
- 5 1/4" Baseboards with coordinating door casing
- Upper floor laundry rooms
- Convenient LED lighting throughout
- Overhead light fixtures in all bedrooms in Satin Nickel finish
- Decora light switches
- Interior GFCI circuits in kitchens, baths and garages
- Exterior GFI circuits conveniently located

### GOURMET KITCHENS

- Granite Slab kitchen countertops with 6" granite slab splash and mitered edge
- Cabinetry with recessed panel doors, traditional overlay
- 36" upper cabinets with adjustable shelving
- 18"x18" ceramic tile flooring
- Moen Chrome pull-down faucet



### **GOURMET KITCHENS (CONTINUED)**

- Energy Saving Frigidaire Appliances in stainless steel finish
- Frigidaire free-standing gas range with 4 sealed burners
- Frigidaire Built-In Dishwasher with hidden controls
- Frigidaire microwave/hood combination vented to exterior
- Stainless steel undermount sink with Moen Pro 1/3 hp garbage disposal
- Pre-plumbed for water and icemaker at refrigerator opening
- Abundant overhead LED lighting
- Plentiful GFI wall outlets at counter for easy appliance use
- Flush Kitchen island

### **LUXURIOUS OWNER'S SUITE**

- Spacious walk-in closet with generous shelving and single/double pole hanging space (per plan)
- Walk-in Shower with fiberglass shower pan and 14"x14" tile surround with framed clear glass enclosure
- 18"x18" tile flooring in bath area and water closet
- Solid Surface Vanity Countertop
- Top Mount Sinks with Moen dual handle chrome faucets and matching shower faucet
- Separate private water closet with elongated toilet
- Full width vanity mirrors

### **POWDER BATHS (PER PLAN)**

- Pedestal Sink
- Elongated toilet
- Moen dual handle Chrome faucet and bath accessories

- 18"x18" tile flooring
- Oval Vanity Mirror

### **DISTINCTIVE SECONDARY BATHS**

- Traditional Overlay Cabinets with recessed panel doors
- Full width vanity mirrors
- Solid Surface Vanity Countertop
- Top Mount Sinks with Moen dual handle chrome faucet and matching tub/shower faucet
- Tub/Shower one-piece acrylic insert
- Elongated toilet
- 18"x18" tile flooring

### **TECHNOLOGY, SECURITY & SAFETY**

- Base Home Structured Wiring Panel in master suite closet
- CAT-6 Data @ great room
- RG-6 coaxial cable @ master suite and great room
- Combination Smoke/Carbon Monoxide detectors with battery back-up in all hallways; smoke detectors in all bedrooms
- Raised panel solid core fire door from garage
- Composition Shingle Roof
- 8' tall sliding glass doors with tempered safety glass
- Interior GFI and AFCI circuits per NEC code
- ARC Fault Breakers
- Complete Fire Sprinklers and Monitoring
- Tamper Resistant Outlets
- Network Ready Home
- Cat-6 Access Point prewire to support future hardwired Wi-Fi



## ENERGY SAVING FEATURES

- High Efficiency Tankless Water Heaters
- 2x6 exterior wall around living area
- R-49 ceiling/attic insulation over living space
- R-20 exterior wall insulation system
- Insulated Post Tension Slabs
- Low E<sup>2</sup> energy efficient white vinyl dual pane windows (per plan and elevation)
- Environmentally friendly central air conditioning, dual zoned (plan specific)
- 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 garage doors
- Insulated exterior stucco system

## OPTIONAL FEATURES

- Upgraded countertops and flooring
- Optional roll-out cabinets
- Upgraded Cabinet Styles, Wood Species and Door Hardware
- Upgraded Light Fixtures
- Upgraded Moen Faucet packages
- Upgraded Sterling, Moen and Blanco Kitchen Sinks
- Upgraded Bath Sinks and Toilets
- Two-Tone Kelly-Moore Paint Schemes
- Upgrade to Rain Glass on Shower Enclosures
- Traditional and Modern Linear Fireplace Options
- Upgraded 9' - 3 Panel Multi-Slide Glass Wall System to create a seamless outdoor living space (per plan)
- Low Voltage Appointment



*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.

