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# BLACKSTONE

ESTATES

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**BLACKSTONE ESTATES** offers a unique, contemporary take on outdoor living. Space to breathe. Open skies for stargazing. Room for recreational toys. Miles of hiking and ATV trails at both Spanish Springs Peak and Pyramid Lake within a 20-minute drive. Blackstone's architecture blends seamlessly with the natural beauty of its desert setting.

**PROPERTY FEATURES INCLUDE:**

- Seven distinct floorplans with upscale standard interiors
- Easy access to Highway 445, dining, and area retail

With its top-ranked school district and proximity to a myriad of outdoor recreational opportunities, Spanish Springs is perfect for families who enjoy the outdoors. The slopes of Mount Rose are within a 40-minute drive and the area is encompassed by expansive parks, two nearby golf courses, and an equestrian center.

**TO BLACKSTONE »**

# COMMUNITY SITE MAP



CONCIERGE 775.379.8100 | 212 UXBRIDGE DRIVE · SPARKS, NV

**TO BLACKSTONE »**



Site map is for conceptual purposes and not necessarily to scale. Proposed phasing and lot breakdown subject to change without notice or liability for such changes. Check with Sales Agent for details on release schedule and inventory availability.





**BLACKSTONE**  
ESTATES

## PLAN 1

3 BR / 2 BA • 1469 SQ FT  
1 STORY • 2 CAR GARAGE



## DESCRIPTION:

This single-story plan offers a smart use of space with an open kitchen, great room, and dining area that gives a spacious feel. Optional covered patio extends living outdoors. The master suite is split from the additional bedrooms for privacy making it perfect for pre-retirement downsizing, or a second-home family retreat.

**VIEW INTERACTIVE  
FLOORPLAN »**



# PLAN 1 ALTERNATE ELEVATIONS



URBAN

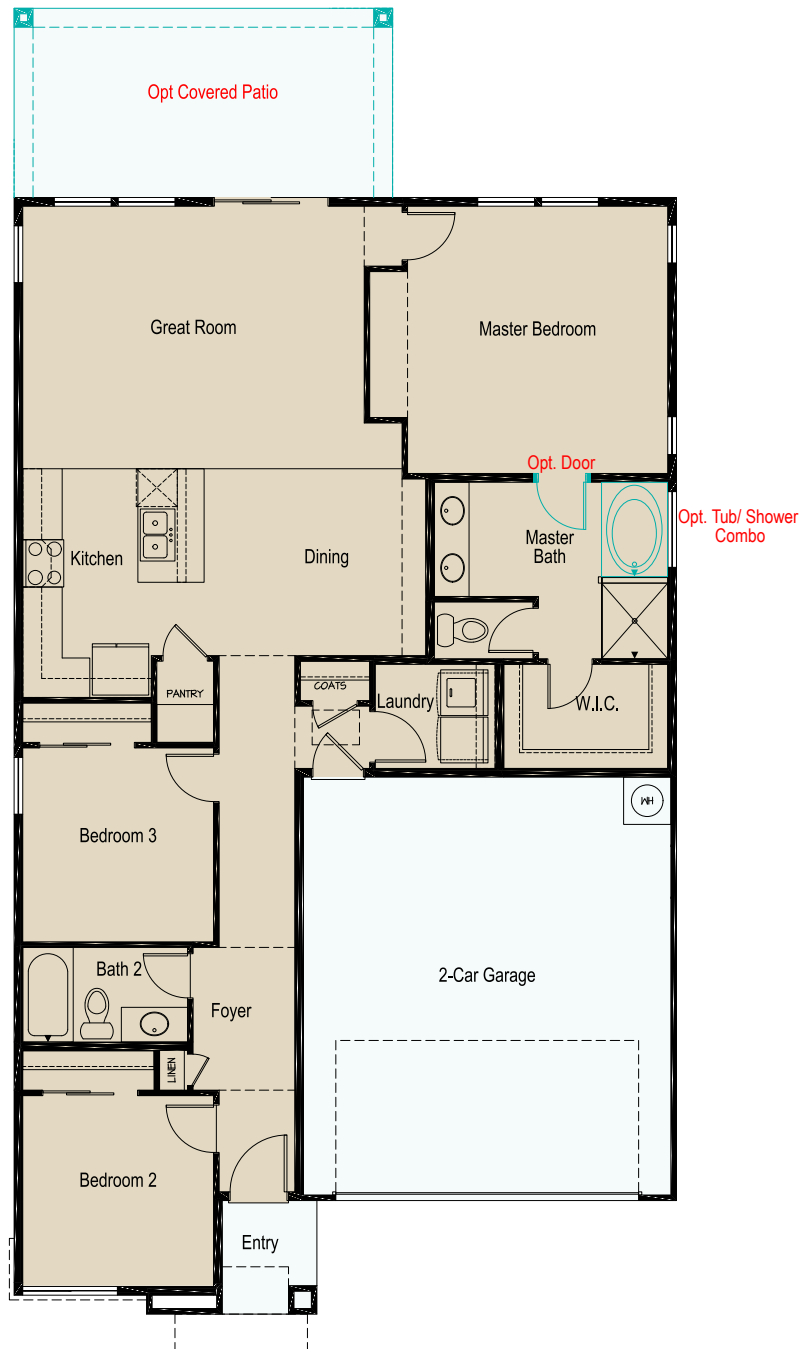


MODERN



PRAIRIE

## FLOORPLAN OPTIONS



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 2

3 BR / 2 BA • 1739 SQ FT  
1 STORY • 2 CAR GARAGE



## DESCRIPTION:

In addition to a generous-sized master suite, this floorplan includes a walk-in closet in the second bedroom. The flow of the kitchen, dining, and great room integrates perfectly with an outdoor living space and optional fireplace.

**VIEW INTERACTIVE  
FLOORPLAN »**





# PLAN 2 ALTERNATE ELEVATIONS



URBAN

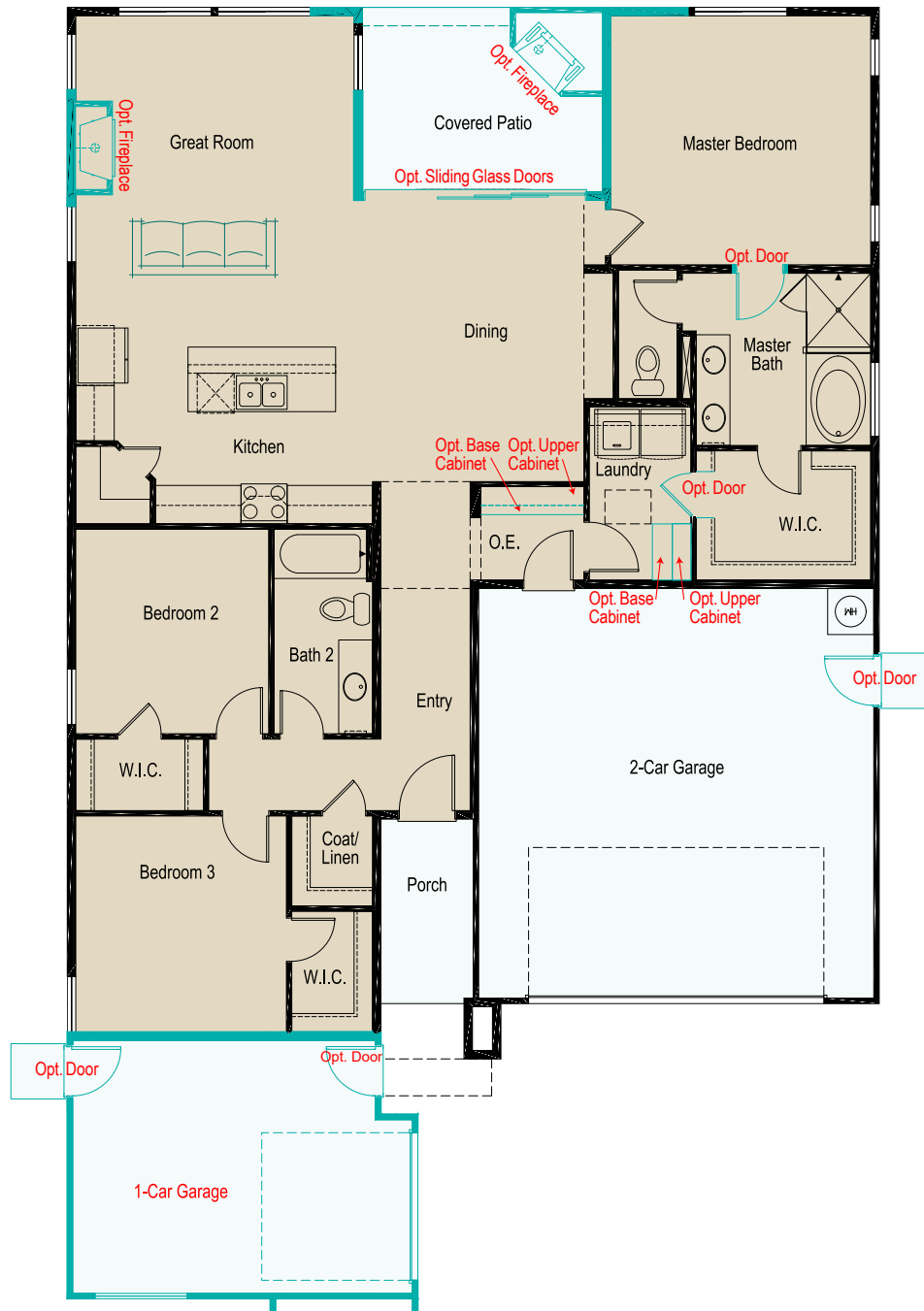


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## PLAN 3

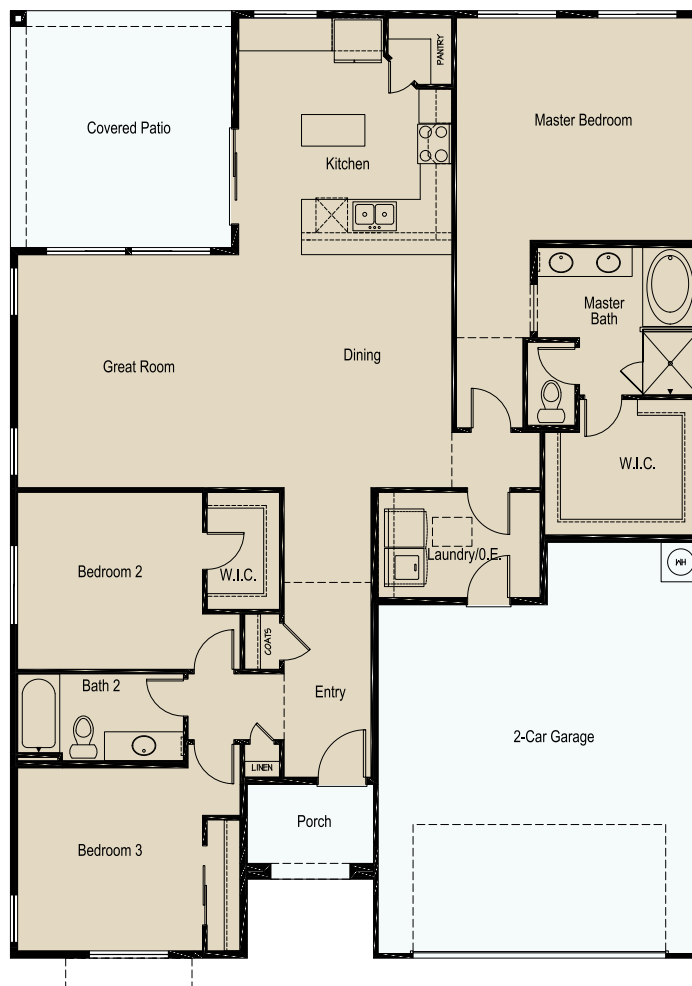
3 BR / 2 BA • 1836 SQ FT  
1 STORY • 2 CAR GARAGE



## DESCRIPTION:

Master suite gains added privacy with an elongated entryway. The gourmet kitchen overlooks and directly opens up to a covered patio, perfect for cooking while entertaining friends. Plan also includes a spacious laundry room.

[VIEW INTERACTIVE FLOORPLAN »](#)



# PLAN 3 ALTERNATE ELEVATIONS



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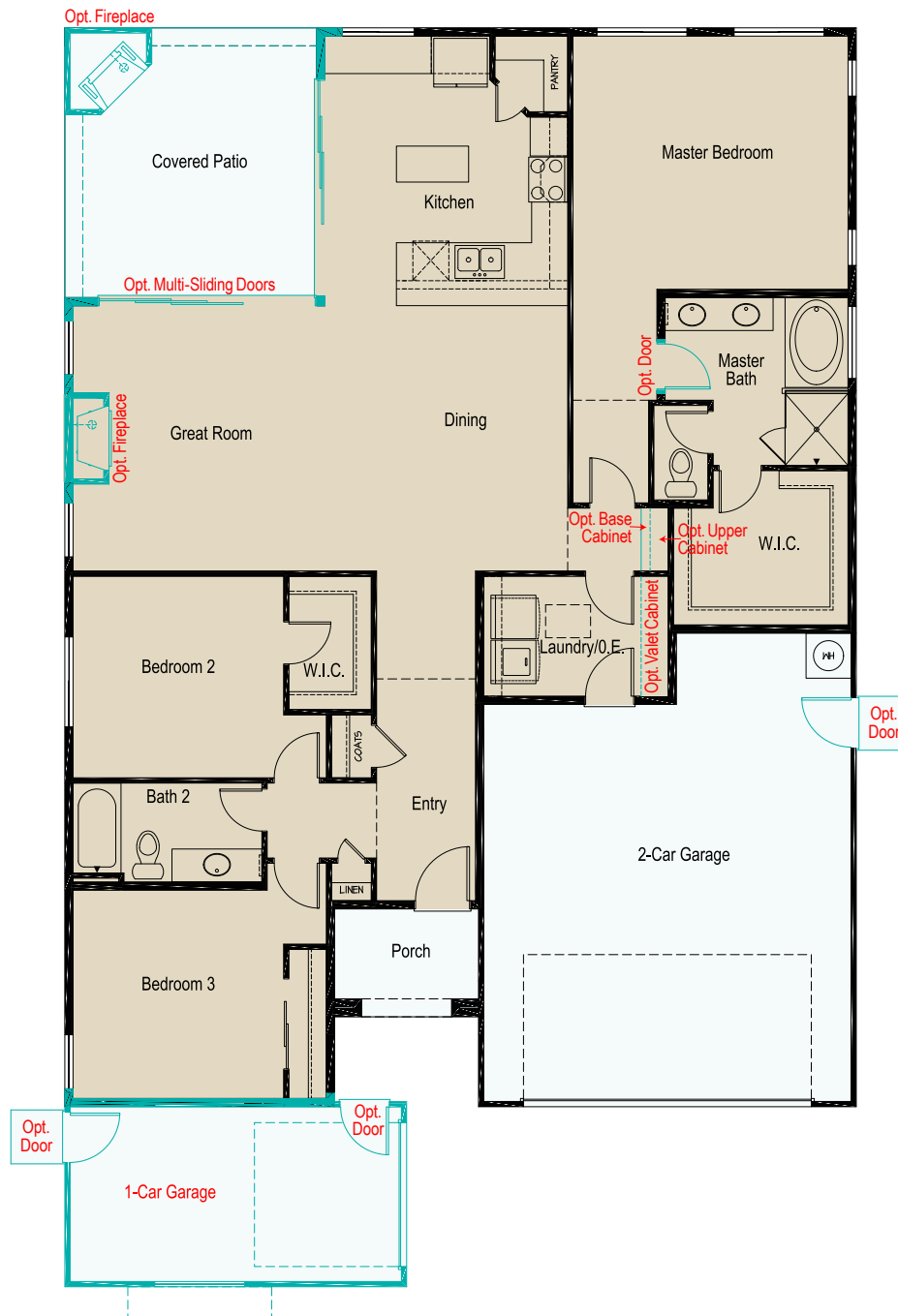


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## PLAN 4

3 BR / 2 BA • 1973 SQ FT  
1 STORY • 2 CAR GARAGE



## DESCRIPTION:

A popular size, this three-bedroom, two-bath plan includes a den off of the entryway and porch with a separate 'suite' feel for overnight guests or visiting family members.

[VIEW INTERACTIVE FLOORPLAN »](#)



# PLAN 4 ALTERNATE ELEVATIONS



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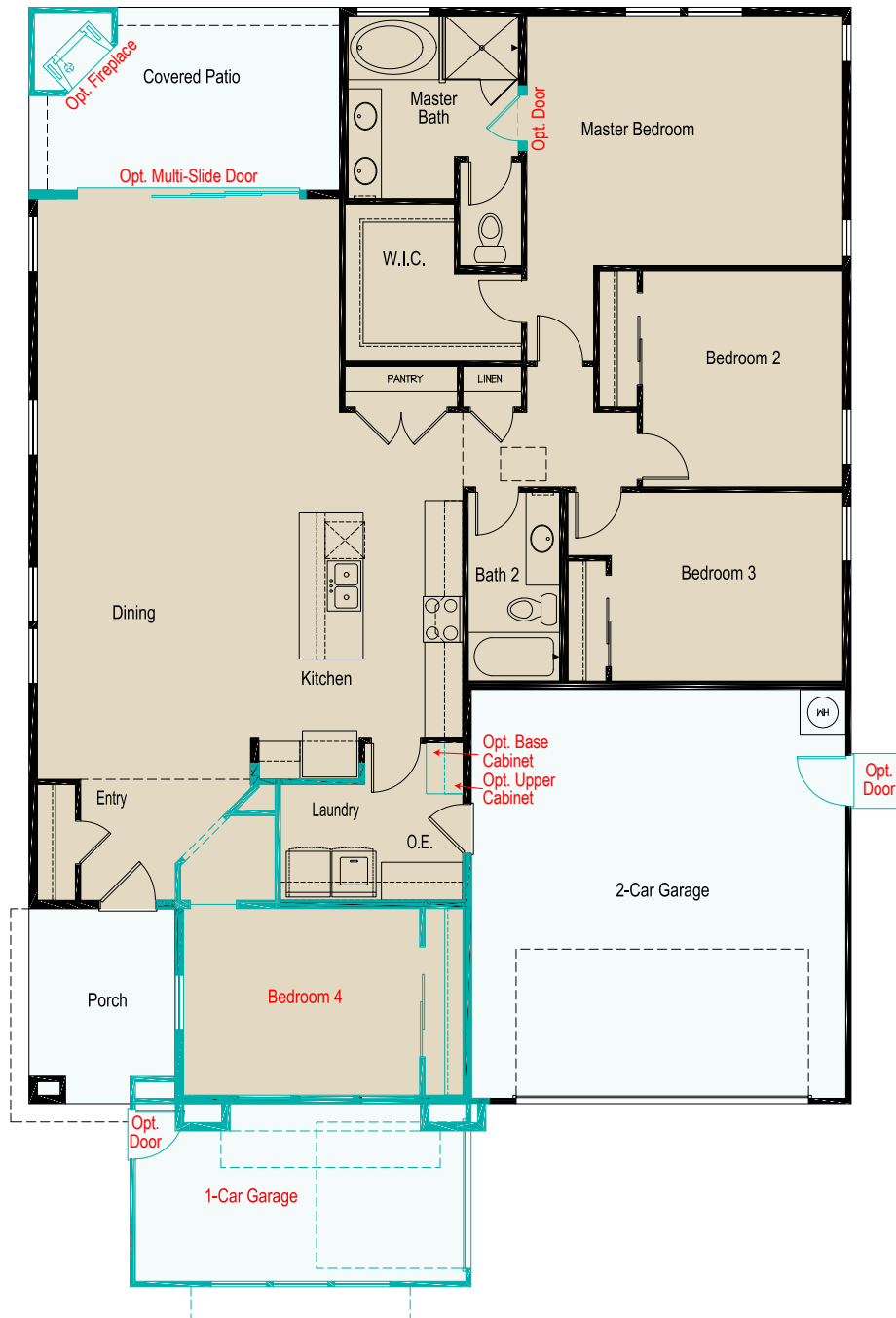


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## PLAN 5

4 BR / 2.5 BA • 2125 SQ FT

1 STORY • 3 CAR TANDEM GARAGE



## DESCRIPTION:

The largest of our single-story plans includes a powder room and half bath, covered patio with an optional outdoor fireplace, and a garden tub in the master suite. Oversized laundry area and pantry for extra interior space.

[VIEW INTERACTIVE FLOORPLAN »](#)





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This detailed floor plan illustrates the layout of the first floor, including several rooms and optional features. The plan is color-coded: beige for main living areas, light blue for the garage, and light green for the porch. Rooms and areas include:

- Master Bedroom:** Located in the upper left, featuring a fireplace and a bay window.
- Master Bath:** Adjacent to the Master Bedroom, containing a bathtub, toilet, and vanity.
- W.I.C. (Walk-In Closet):** Located near the Master Bath.
- Bath 2:** A full bathroom with a bathtub, toilet, and vanity.
- Opt. Den (Dining Room):** A large central area for dining, featuring a fireplace and a bay window.
- Opt. Den (Living Room):** A large area for living, featuring a fireplace and a bay window.
- Bath 3:** A full bathroom with a bathtub, toilet, and vanity.
- Opt. Sink:** An optional sink location near Bath 3.
- Living:** A large area for living, featuring a fireplace and a bay window.
- Sleeping:** A large area for sleeping, featuring a fireplace and a bay window.
- Entry:** A central entryway connecting the living areas to the garage and porch.
- Pwd. (Powder Room):** A small bathroom with a toilet and vanity.
- O.E. (Overhead Entry):** An optional overhead entry near the Powder Room.
- Laundry:** A dedicated laundry room with a washer and dryer.
- Opt. Base Cabinet / Opt. Upper Cabinet:** Optional cabinet locations in the laundry room and near the dining area.
- 3-Car Tandem Garage:** A large garage area for parking three cars.
- Porch:** A front porch area.
- Covered Patio:** A covered outdoor area adjacent to the dining room.
- Opt. Fireplace:** An optional fireplace location in the covered patio area.

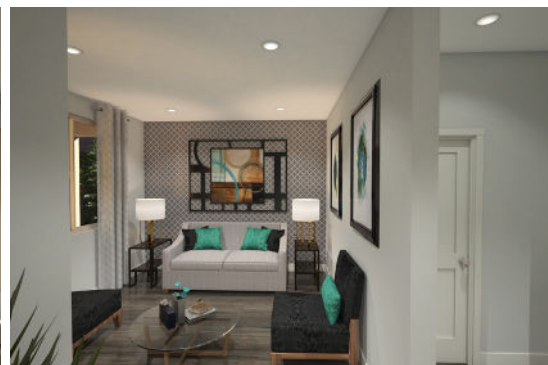




## PLAN 6

3 BR / 3 BA • 2561 SQ FT

2 STORY • 3 CAR TANDEM GARAGE



## DESCRIPTION:

This plan includes a wrap-around porch in the front and a casita-like den/ bedroom option with adjacent bathroom for a private retreat feel. Indoor living areas extend outdoors with an optional fireplace, perfect for al fresco dining.



UPPER LEVEL



LOWER LEVEL

[VIEW INTERACTIVE FLOORPLAN »](#)

# PLAN 6 ALTERNATE ELEVATIONS



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## FLOORPLAN OPTIONS



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## PLAN 7

5 BR / 3.5 BA • 3035 SQ FT

2 STORY • 3 CAR TANDEM GARAGE



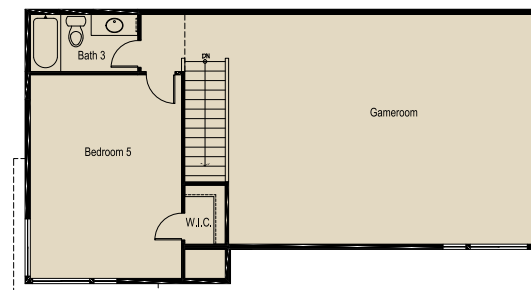
## DESCRIPTION:

The largest of the Blackstone plans features an open downstairs living area. Expansive master suite & covered back patio.

**VIEW INTERACTIVE  
FLOORPLAN »**



**LOWER LEVEL**



**UPPER LEVEL**

# PLAN 7 ALTERNATE ELEVATIONS



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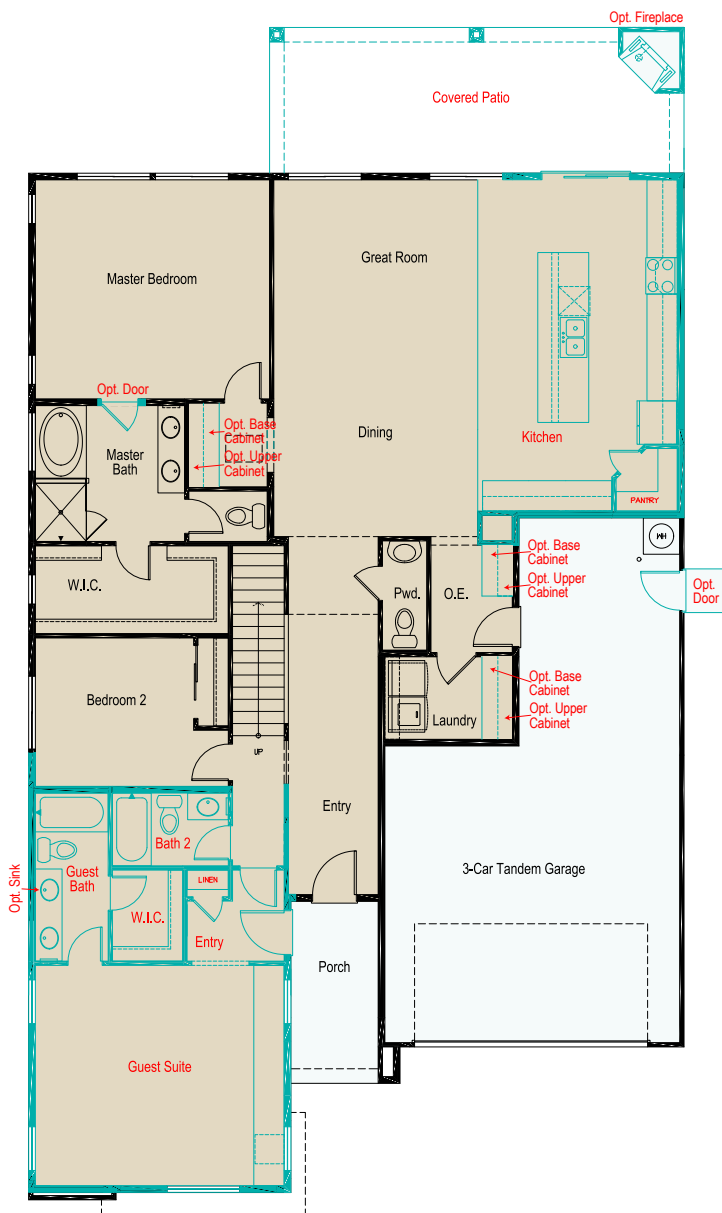


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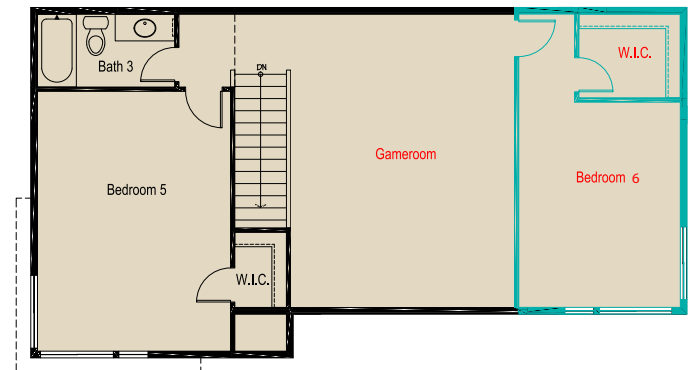


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## FLOORPLAN OPTIONS



LOWER LEVEL



UPPER LEVEL



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## INCLUDED FEATURES

### CLASSIC EXTERIORS

- Seven Distinct Floor plans
- Three Contemporary Elevations (per plan) Creating a Unique Streetscape Appearance
- Designer Pre-Selected Exterior Color Schemes
- Designer Selected Glass Paneled 8' Entry Door to Seamlessly Coordinate with Elevations
- Contemporary Wall Light Fixture at Garage Front
- Spacious Two & Three-Car Garages
- Garages with Fluorescent Overhead Lighting; Walls Drywalled & Taped
- Garages Pre-wired for Optional Openers
- Modern Steel Collection Roll-up Garage Doors Coordinating with each Unique Elevation
- 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

- Dramatic 9' Ceilings Throughout
- 17"x17" Tile Flooring (designated areas)
- Quality Carpeting (designated areas)
- Single-Tone Interior Paint Scheme
- Birch Cabinetry with Recessed Panel Doors, 36" Uppers, Traditional Overlay & Concealed Hinges

- Bullnose Drywall Corners
- Distinctive Two Panel Smooth-Finish Wood Composite Interior Doors
- Entry Handleset & Interior Door Hardware
- 5/4" Baseboards with Coordinating 2 1/4" Door Casing
- Abundant Overhead LED Flush Lighting Throughout
- Decora® Light Switches
- Decorator Selected Light Fixtures (per plan)
- 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, 36" Uppers, Traditional Overlay & Concealed Hinges
- 17"x17" Tile Flooring
- Pull Down Kitchen Faucet
- Energy Saving Appliances Include:
  - » Free-Standing Gas Range with Four Burners
  - » Built-in Dishwasher
  - » Microwave over Gas Range
- Undermount Double Basin Sink with Garbage Disposal
- Pre-Plumbed for Water & Icemaker 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 Generous Shelving & Single Pole Hanging Space (per plan)
- Shower with Fiberglass Pan & 13x13 Tile Surround
- Soaking Tub with 13x13 Tile Surround
- 17"x17" Tile Flooring in Bath Area & Water Closet
- Solid Surface Countertops & Splash
- Dual Sink Master Vanity on Comfort Height Base Cabinets
- Top Mount Sinks with Two Handle Faucets, Coordinating Shower Faucet & Tub Filler
- Separate Private Water Closet
- Elongated High Efficiency Toilet in Water Closet
- Full Width Vanity Mirror

## DISTINCTIVE SECONDARY BATHS

- Full Width Vanity Mirror
- Solid Surface Countertops & Splash
- Top Mount Sink with Two Handle Faucet & Coordinating Tub/Shower Faucet
- Elongated High Efficiency Toilet
- Tub/Shower Fiberglass Insert with Coordinating Shower Rod
- 17"x17" Tile Flooring

## POWDER BATHS (PER PLAN)

- Pedestal Sink
- Elongated High Efficiency Toilet
- Two Handle Faucet & Bath Accessories
- Oval Vanity Mirror
- 17"x17" Tile Flooring

## TECHNOLOGY, SECURITY & SAFETY

- Standard Essential Technology Package by LinkUs®
  - » NEST® Doorbell Camera
  - » NEST® Thermostat
  - » Two WiFi Access Points & Data Switch
  - » NEST® Digital Door Lock
- Base Home Structured Wiring
- 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
- Raised Panel Solid Core Fire Door from Garage
- 30-Year Composition Roof
- Sliding Glass Doors with Tempered Safety Glass
- Interior GFI Circuits per NEC Codes

## ENERGY SAVING FEATURES

- H2x6 Exterior Wall Around Living Area
- R-38 Ceiling/Attic Insulation over Living Space
- A Total of R-23 Exterior Wall Insulation with Exterior Stucco System
- Insulated Concrete Slabs
- Low E<sup>2</sup> 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 Garage Doors
- Water Conserving Sprinkler Heads for Water Usage Efficiency
- 14 SEER Air Conditioning Unit



## OPTIONAL FEATURES

- Upgraded Countertops, Flooring & Decorative Backsplashes
- Optional Room Conversions (per plan)
- Optional Roll-out Shelving in Kitchen Cabinetry
- Upgraded Cabinet Styles, Wood Species, Crown Molding & Optional Cabinet Hardware
- Optional Kitchen Appliance Packages
- Upgraded Undermount Kitchen Sinks
- Upgraded Undermount & Top Mount Bath Sinks
- Electrical Pre-Wire Options
- Upgraded Light & Fan Fixtures
- Upgraded Faucets Packages
- Drop Zones (per plan)
- Upgraded Shower Enclosures & Glass Options
- Cozy Fireplace Options Including Linear Designs (per plan)
- Secondary Bath Walk-in Shower Option
- Optional Garage Door Openers
- Upgrade to PPG Paint Designer Created Two-Tone Schemes Throughout Home
- Optional Trim Packages
- Optional Interior Door Styles & Hardware
- Window Covering Packages
- Smart Home Upgrades



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 Jenune 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.

**TO BLACKSTONE »**

