

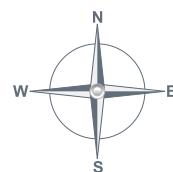


welcome  
H O M E

Close your eyes and picture the near perfect living environment — away from the hustle and bustle of bigger cities and nestled in the high plain of the Sierra Nevada mountains. Life here revolves around a temperate climate, with the picturesque mountains of Lake Tahoe in the distance, but very little snow on the ground. This is Valley Vista, a 36 home community in the Indian Hills area of Carson City, Nevada's state capital. Residents of Nevada enjoy no state tax and low local taxes as well!

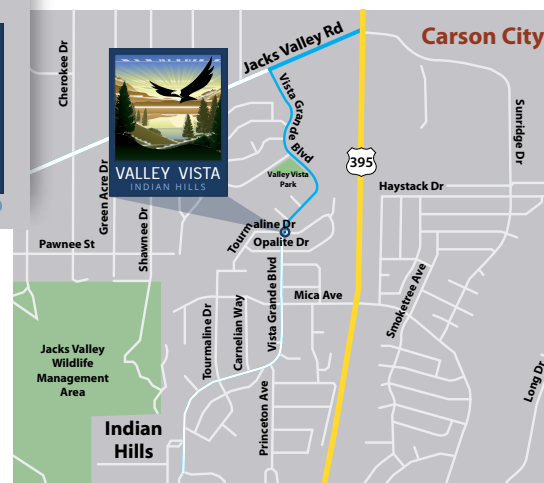
## LOCATION MAP

Overall Map



880 Tourmaline Dr.  
Carson City, NV 89705

Close-Up View



This map is an artists concept and is not to scale.



## ARTFUL EXTERIORS

- Distinctive Sierra Farmhouse, Tahoe Cabin & Mountain Bungalow exteriors
- Dramatic single story, split level and two-story floorplans
- Architect selected exterior color schemes
- Exterior coach lights (Per Plan)
- One coat stucco (light lace finish) with elastomeric paint
- Designer Composition Roof
- Front yard landscaping with automatic irrigation system
- Stylish 8' two panel front door
- Kwikset satin nickel front door handle set with deadbolt
- 2 car enclosed garage
- Carriage style sectional metal garage door
- Sheetrocked garage interior
- Garage door opener with 2 remotes
- Illuminated address sign
- Rear and side yard fencing (style varies per lot)
- Boxed soffits & full rain gutters with downspouts
- Downspouts tied to underground drainage
- Two conveniently located frost resistant hose bibs

## LUXURIOUS LIVING

- Innovative floorplans with state-of-art spaces including optional Sierra Rooms, Lofts, Dens, and Decks (per plan)
- Beautiful hand-set ceramic tile in Entry, Kitchen, Laundry, Drop Zone, Pantry and Bathrooms
- Decorator wall-to-wall carpeting
- Attractive wood cabinets with recessed panel doors, designer selected stain(s), melamine interiors and euro hinges
- Kelly-Moore® two tone interior paint throughout
- Two panel Jeldwen "Sante Fe" interior doors
- Satin nickel Kwikset interior door hardware
- 3 1/4" Coronado baseboard with 2 1/4" Colonial casing
- Window stool or aprons
- Bullnose drywall outside corners (except at windows)
- Stylish satin nickel interior light fixtures with ceiling fan pre-wire with one switch in all Secondary Bedrooms
- Ceiling fan pre-wire and 1/2 hot in Master Bedroom, Great Room, Family Room and Den (Per Plan)
- Rocker style light switches
- Dual Media at Master Bedroom & Great Room
- Cable outlets in Secondary Bedrooms
- Phone outlets at Master Bedroom and Kitchen
- Second story sub-floor at 1 1/8" plywood, glued and nailed
- Engineered roof and floor trusses
- Hard wired safety smoke detectors and carbon monoxide detectors (per code)

## GOURMET KITCHENS (CONT'D)

- Granite countertop with backsplash
- Spacious island with eating bar
- Built in pantry or walk-in pantry (per plan)
- Stainless steel sink with garbage disposal
- Stylish Pfister™ stainless steel pullout faucet
- Stainless steel GE® appliances - gas range, microwave and dishwasher
- Pre-plumbed for icemaker
- IECC compliant recessed can lighting
- Pullout bread board

## MASTER BEDROOM SUITE AND BATH

- Elegant designs feature walk in closets and private Master Bath
- Architect perfected shower stall (Plans 1, 2, 3) and separate tub, (Plan 4)
- Hard surface vanity top with dual top set sinks
- Hard surface shower and tub surrounds with clear glass chrome enclosure
- Stylish Pfister™ chrome fixtures
- Designer light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware

## SECONDARY BATHROOMS

- Hard surface vanity top
- Tile look white fiberglass tub/shower with shower rod (Plans 1, 2, 3, 4) and tile look fiberglass shower with clear glass chrome enclosure (Plan 4)
- Stylish Pfister™ chrome fixtures
- Designer chrome light fixture over vanity mirror
- Recessed medicine cabinet (None in Powder)
- Chrome bath hardware

## ENERGY EFFICIENCY

- Dual pane low E white vinyl windows with decorator grids (front only per plan)
- Screens in all windows and sliders with self-latching handles
- ENERGY STAR qualified appliances for ultimate savings
- High efficient central heating (92% AFUE) and air conditioning (15.5 + SEER), with R-6 duct insulation
- Efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Programmable setback thermostat
- Weather sensing irrigation timer
- Radiant Barrier roof sheeting defers heat transfer

## Warranty:

1 Year Fit and Finish Warranty

2-10 Home Buyers Warranty Plus (10 Year structural)

# PLAN 1

## *The Cascade*

SQUARE FOOTAGE

1464 SF

3 BEDROOM | 2 BATH

SINGLE-STORY | GREAT ROOM

2 CAR GARAGE WITH STORAGE



**1A** SIERRA FARMHOUSE



**1B** TAHOE CABIN



**1C** MOUNTAIN BUNGALOW



VALLEY VISTA  
**THE CASCADE**

**1,464 SF**

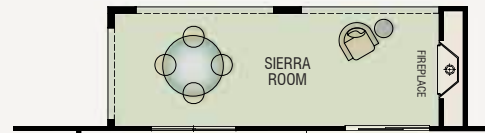
3 BEDROOM | 2 BATH | SINGLE-STORY | GREAT ROOM  
2-CAR GARAGE WITH STORAGE



VALLEY VISTA  
INDIAN HILLS



**A** OPTIONAL SIERRA ROOM



**B** OPTIONAL SIERRA ROOM WITH OPTIONAL FIREPLACE

PLAN 1



PLAN OPTIONS INCLUDE: **A** Sierra Room | **B** Sierra Room with Optional Fireplace

# PLAN 2

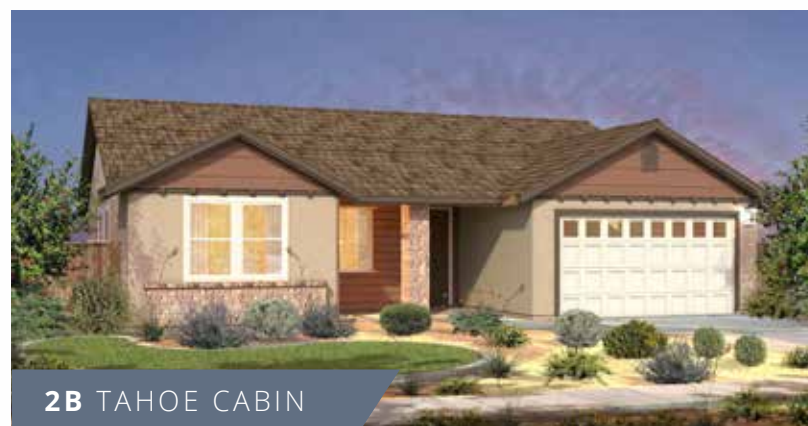
## *The Forest*

SQUARE FOOTAGE  
1672 SF

4 BEDROOM | 2 BATH  
SINGLE-STORY | GREAT ROOM  
2-CAR GARAGE



**2A** SIERRA FARMHOUSE



**2B** TAHOE CABIN



**2C** MOUNTAIN BUNGALOW



VALLEY VISTA  
**THE FOREST**

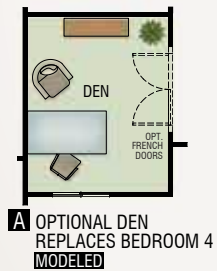
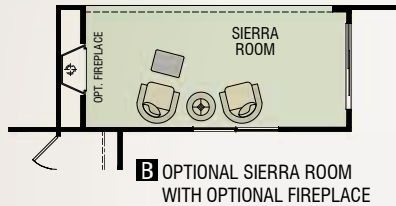
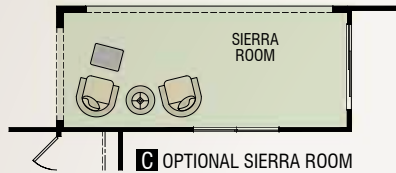
**1,672 SF**

4 BEDROOM | 2 BATH | SINGLE-STORY | GREAT ROOM  
2-CAR GARAGE



VALLEY VISTA  
INDIAN HILLS

PLAN 2



PLAN OPTIONS INCLUDE: **A** Den | **B** Sierra Room with Optional Fireplace | **C** Sierra Room

# PLAN 3

## *The Mountain*

SQUARE FOOTAGE  
1920 SF

3 BEDROOM | 2.5 BATH  
SPLIT LEVEL | DEN  
GREAT ROOM | FAMILY ROOM  
2-CAR GARAGE WITH WORKSHOP



**3A** SIERRA FARMHOUSE



**3B** TAHOE CABIN



**3C** MOUNTAIN BUNGALOW



VALLEY VISTA  
**THE MOUNTAIN**

**1,920 SF**

3 BEDROOM | 2.5 BATH | SPLIT LEVEL | DEN  
GREAT ROOM | FAMILY ROOM | 2-CAR GARAGE WITH WORKSHOP



VALLEY VISTA  
INDIAN HILLS

PLAN  
3



PLAN OPTIONS INCLUDE: **A** Bed 4 with Bath 3 | **B** Lower Floor Patio with Open Deck at Upper Floor | **C** Sierra Room

# PLAN 4

## *The Summit*

SQUARE FOOTAGE  
2278 SF

5 BEDROOM | 3 BATH  
TWO -STORY | GREAT ROOM  
2-CAR GARAGE



4A SIERRA FARMHOUSE



4B TAHOE CABIN



4C MOUNTAIN BUNGALOW



# VALLEY VISTA THE SUMMIT

2,278 SF

5 BEDROOM | 3 BATH | TWO-STORY | GREAT ROOM  
2-CAR GARAGE



VALLEY VISTA  
INDIAN HILLS

PLAN 4



PLAN OPTIONS INCLUDE: **A** Den | **B** Sierra Room | **C** Sierra Room with Optional Fireplace | **D** Loft



HOUSES FOR YOUR LIFE

## BUILDERS STORY

### HOMEBUYING IS A PERSONAL EXPERIENCE AND FLORSHEIM HOMES UNDERSTANDS

For more than 35 years, Florsheim Homes has brought you inspired communities spanning both California and Nevada. Working diligently to understand each region and the ever-changing homebuying culture, Florsheim's distinguished construction team successfully selects land parcels that make well-planned and convenient neighborhoods.

### HAMMERING OUT THE DETAILS

Over the years Florsheim has built a team of industry experts in construction, design, marketing and customer service. Headquartered in Stockton, California, Florsheim Homes takes a simple, no hassle approach to buying a home. While we sweat the details to bring you the latest in home design and value-driven floorplans, you can sit back, relax and enjoy the process!

### SETTING THE STANDARD FOR SERVICE

Florsheim's success comes not only from the homes we build, but also the service we provide. We build relationships with each of our homeowners to ensure they're satisfied starting from the day a home is purchased. Florsheim has one of the highest satisfaction rates in the industry.

#### Contact Valley Vista Sales

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