



EAGLE

— MEADOWS —



LUXURY LIVING. LUXURY COMMUNITY. LUXURY HOMES.



Northern Nevada's Quality Home Builder



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STANDARD FEATURES: EAGLE MEADOWS

Choose from beautiful Models

ELEGANT EXTERIORS

- Three distinct elevations per plan to choose from
- Large 3 car garages with 8' garage doors (optional 4 car garage)
- Full stucco exteriors with stone and brick accents (per elevation)
- 30 year composition single roofs
- 2x6 exterior wall construction, living areas
- R-38 ceiling insulation per plan
- R-25 exterior wall insulation and R 10 foundation insulation per plan
- Covered entries and welcoming porches
- Stylish exterior lighting
- Low-E windows with decorative front window grids
- 8' entry door panel with satin nickel handset
- Concrete garage apron and 4' wide walkway
- Direct access from garage to home, side entry door to garage, one garage door opener
- Illuminated address panel
- Professionally selected exterior color combinations
- Weatherproof electrical outlet at front and rear yards
- Hose bibs, one at front and one at rear (per plan)
- Garage interior fully sheet rocked and fire taped

INTERIOR DESIGN FEATURES

Plans 2253, 2554, 2997/3163, 3588

- Spacious 10' ceiling plates throughout home
- Birchwood Flat Panel Cabinets
- Granite Countertops, kitchen and baths
- Dal Tile floors at entry, kitchen, nook, baths and laundry
- 8' 2-panel passage way doors
- Satin nickel door hinges and Milano door level handles
- 3 ½ "Georgian door trim and 5 ¼ " Georgian base boards
- Craftsman finish window stool and apron on most interior window ledges
- Bull-nosed rounded drywall corners through-out
- Ceiling fan, reversible, with variable speed and light in family and master bedroom
- Recessed canister lighting in kitchen and hallways
- Leviton telephone jacks, Cat-5 home run wiring in kitchen, family room and all bedrooms
- 28" structured wiring subpanel with 2 Cat-5 home runs and 2 RG-6 home runs and modules
- Designer selected light fixtures in brushed nickel
- Decorative overhead lights in bedrooms
- All bedrooms are pre-wired for ceiling fans with light kit
- Interior laundry room with storage cabinets and laundry sink
- Gas or electric dryer hook-ups, florescent lighting
- Rheem tank less or equal water heater
- Full central heating and air conditioning
- Plan 2997 and 3588 has two full central heating and air systems



LUXURIOUS MASTER SUITES

Plans 2253, 2554, 2997/3163, 3588

- Large 60 x 42" white acrylic soaking tub with tile deck
- Dual sink vanities with granite counter tops and 4" backsplash (per plan)
- Self rimming china sinks with white porcelain finish
- Hand set tile shower floor and surround, clear glass enclosure and door with brushed nickel continuous frames (per plan)
- Decorator selected matching towel bar accessories, faucets and light fixture package to include Moen towel bar, towel ring and paper holder in brushed nickel finish
- Moen widespread faucets in chrome finish
- Light fixture above vanity in brushed nickel
- Recessed can lights over shower and tub (per plan)
- Spacious walk-in closet
- Private water closet elongated toilet, exhaust fan and light
- Moisture prevention exhaust fan in bathroom ceiling

STYLISH AND EFFICIENT SECONDARY BATHROOMS

Plans 2253, 2554, 2997, 3588

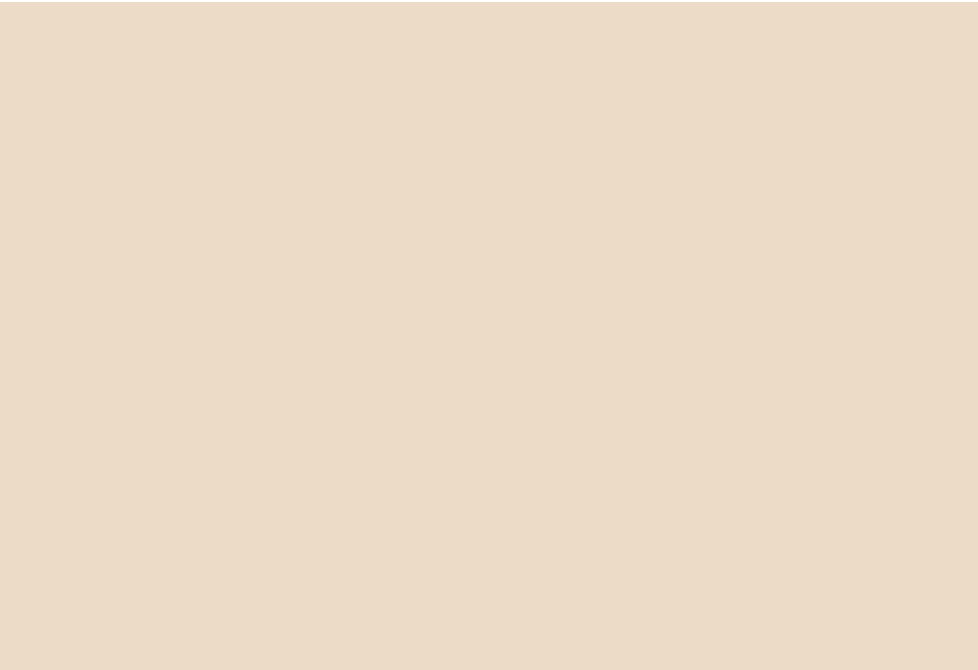
- Shower over tub combination with handset tile and shower curtain rod
- Hand set tile bath shower surround
- Single or double sink vanity with granite countertop and 4" backsplash
- Self rimming china sink with white porcelain finish
- Decorator selected matching towel bar accessories, faucet and light fixture package to include Moen towel bar and paper holder in brushed nickel and center set Moen faucet in chrome finish
- Light fixture above vanity in brushed nickel

EFFICIENT KITCHENS DESIGNED FOR THE GOURMET CHEF – OR BUSY FAMILY

- Birch cabinetry with concealed hinges and adjustable shelving
- Granite countertops with 6" backsplash
- Moen under-mount double bowl sink
- 1/3 horse power garbage disposal
- Refrigerator space pre-plumbed for ice maker
- Kitchen counter eating bar
- Moen faucet with pull-out spout
- Separate pantry with optional glass doors (per plan)
- Whirlpool appliances stainless steel package includes: 36" gas cooktop with sealed burners and microwave hood combo, self cleaning double ovens, and dishwasher.

THE GOLDEN: EXTERIOR ELEVATION *(*model home)*

2253 sq. ft. | 3 bedrooms | 2 baths | 4 car garage



Elevation A



Elevation B



THE GOLDEN: FLOOR PLAN 1

2253 sq. ft. | 3 bedrooms | 2 baths | 4 car garage



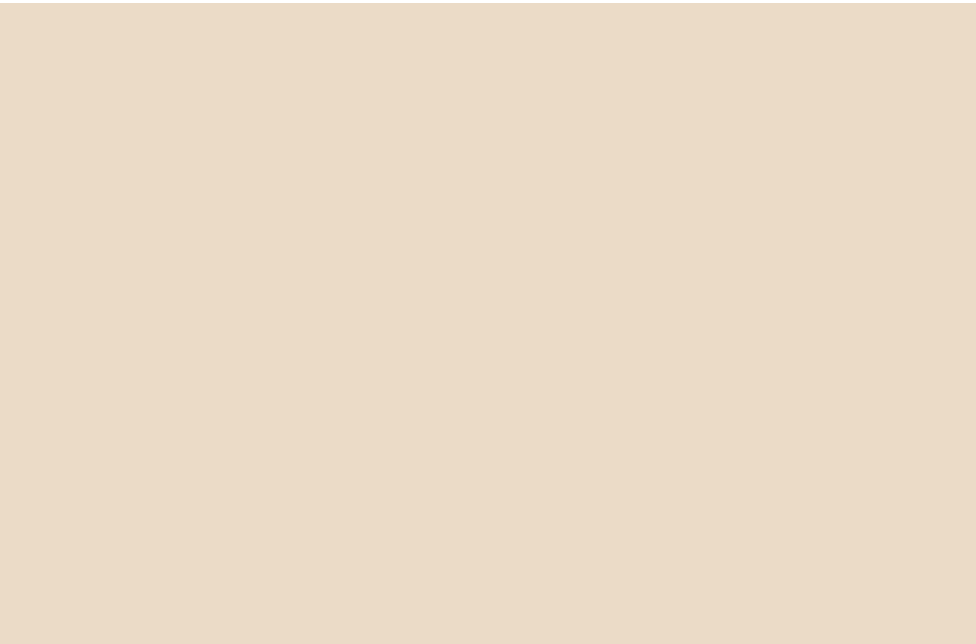
Elevation C

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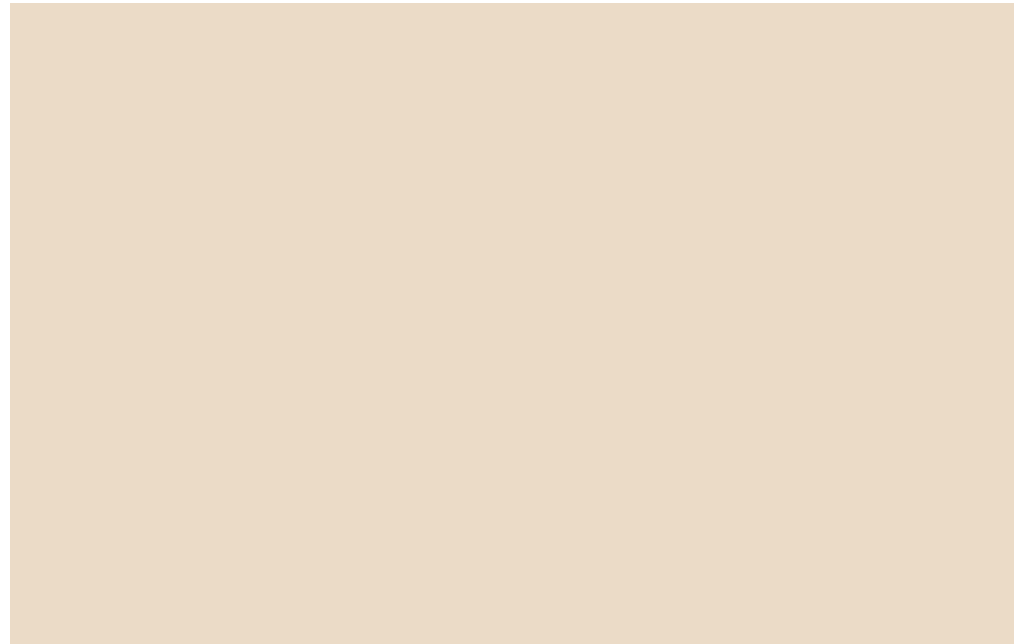
- Plan 3 - 3 Car Garage Side Load
- Plan 4 - 4 Car Garage Side Load

THE NORTHERN: EXTERIOR ELEVATION

2554 sq. ft. | 4 bedrooms | 3 baths | 3 car garage



Elevation A



Elevation B



THE NORTHERN: FLOOR PLAN 1

2554 sq. ft. | 4 bedrooms | 3 baths | 3 car garage



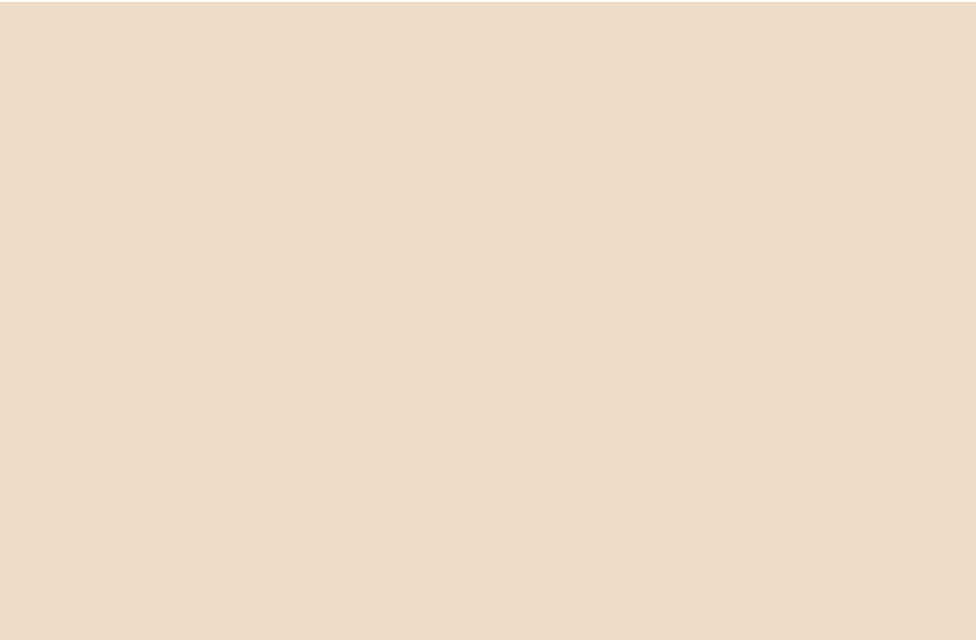
Elevation C

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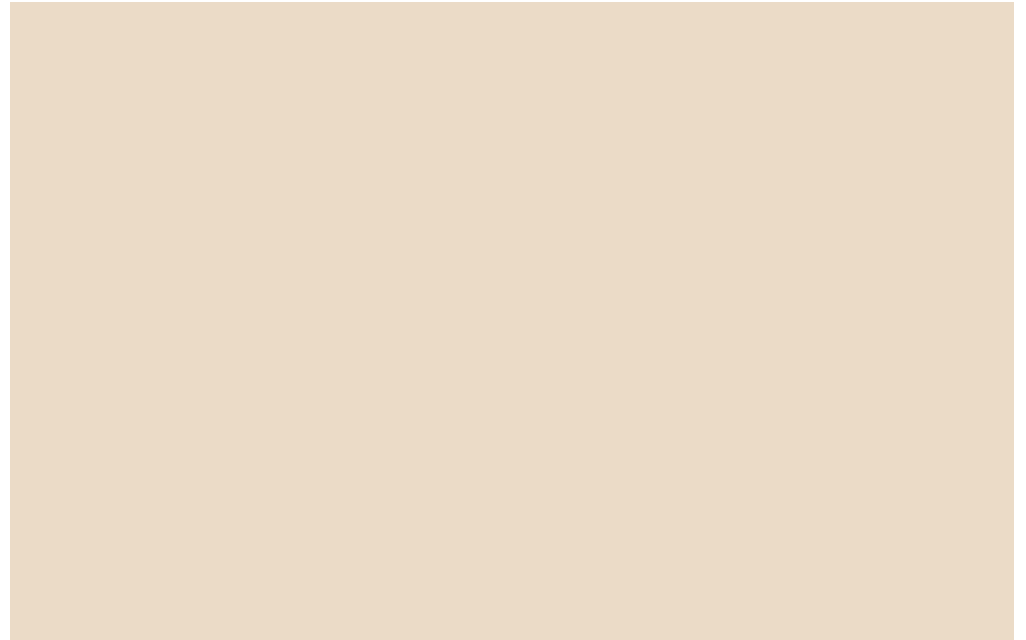
- Plan 2 - 4 car garage front load
- Plan 3 - 3 car garage side load
- Plan 4 - 4 Car garage side load

THE WHITE TAILED: EXTERIOR ELEVATION (*model home)

2997 or 3163 sq. ft. | 4 bedrooms | 3 baths | 4 car garage



Elevation A



Elevation B



THE WHITE TAILED: FLOOR PLAN 1

2997 sq. ft. | 4 bedrooms | 3 baths | 3 car garage + tandem



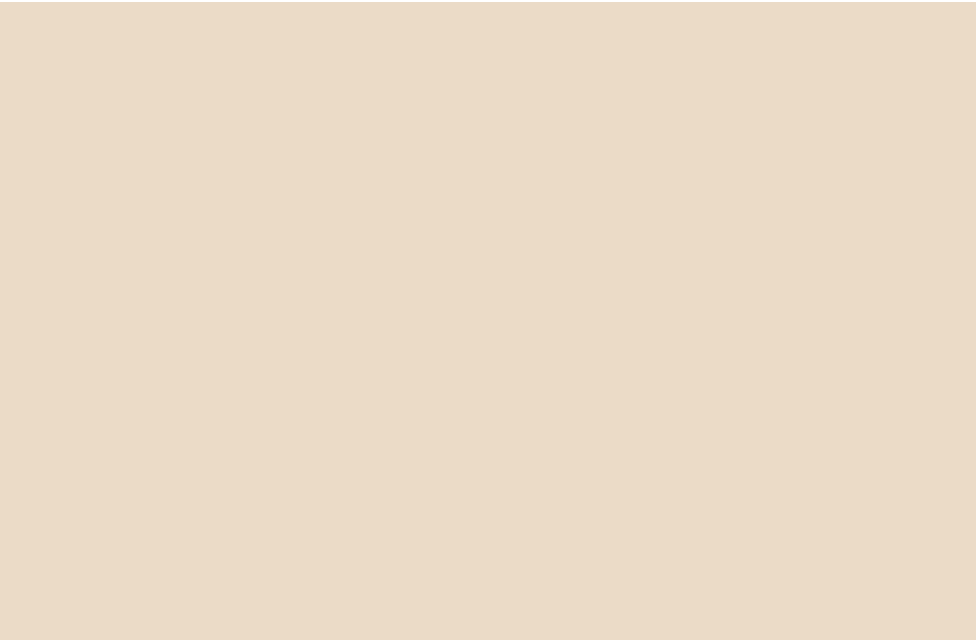
Elevation C

Options:

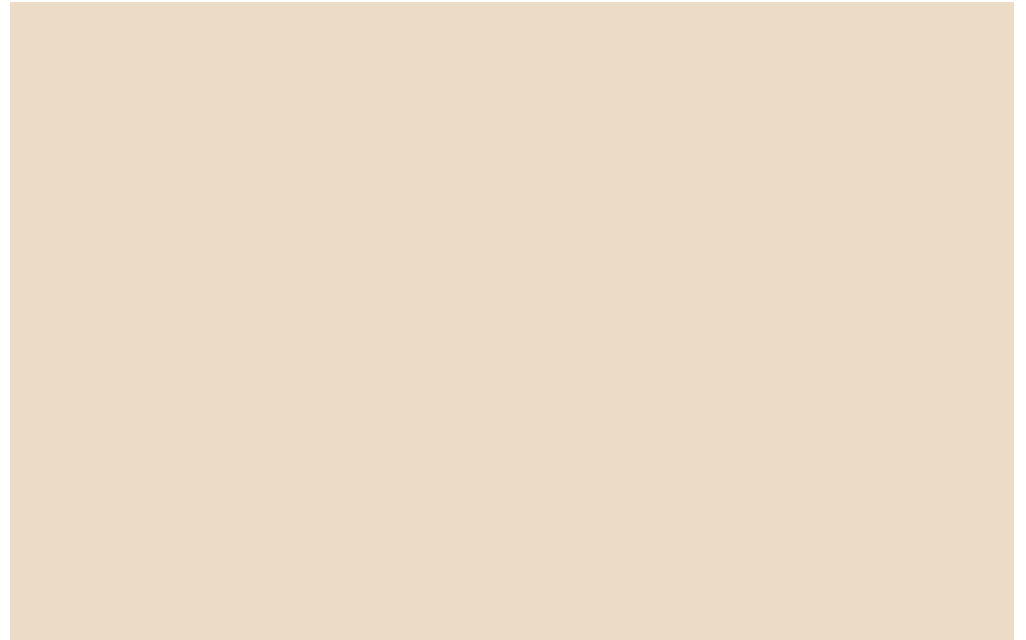
- Plan 2 - 4 car garage front load + tandem
- Plan 3 & 4 - 3163 sq. ft.
- Plan 3 - 3 car garage side load/5th bedroom
- Plan 4 - 4 car garage side load/5th bedroom

THE BALD: EXTERIOR ELEVATION *(*model home)*

3588 sq. ft. | 5 bedrooms | 4 baths | 3 car garage



Elevation A



Elevation B



THE BALD: FLOOR PLAN 1

3588 sq. ft. | 5 bedrooms | 4 baths | 3 car garage



Elevation C

Options:

- Plan 2 - 4 car garage front load
- Plan 3 - 3 car garage side load
- Plan 4 - 4 Car garage side load



ACTIVITIES

Things to do near by:

- Fernley Speedway
- Out of Town Park
- Green Valley Park
- In Town Park
- Frontier Fun Center - bowling alley
- Lahontan State Lake
- The Golf Club at Fernley
- Jackpot Crossing Casino
- Silverado Casino
- Pioneer Crossing Casino



SHOPPING & DINING:

- Walmart Supercenter
- Lowes
- Big R
- Raleys
- Grocery Outlet
- Family Dollar
- Black Bear Diner
- La Fiesta
- Red's Bar & Grill
- Denny's
- Louie's China Bistro
- El Guadalajara



SCHOOLS

- A Step Ahead Preschool
- Fernley Elementary School
- Cottonwood Elementary School
- East Valley Elementary School
- Fernley Intermediate School
- Silverland Middle School
- Fernley High School

COMMUNITY MAP

You have found Eagle Meadows by Artisan Communities.

Eagle Meadows is a new luxury community in the heart of the growing City of Fernley, Nevada. Eagle Meadows is located conveniently near the downtown core, restaurants, the bowling alley, public swimming pool, Fitness for 10 gym and close to highway access. There are only 35 homesites that comprise Eagle Meadows. Each homesite is approximately ½ acre and the homes range from 2253 to 3588 Square Feet. Some floor plans offer a 5th bedroom option, and some with a large 4-Car garage option.

Eagle Meadows is a special place in Northern Nevada where it is not uncommon to see wild horses, beautiful mountain views and beautiful trees in the area. Those trees are an extra special treat during the fall leaf season, when they turn a brilliant shade of yellow. Enjoy all four seasons in your new Eagle Meadows home.

Although growing, Fernley has the special attributes of small-town America. The annual Christmas Parade, Fourth of July Festival/Parade, Spooktacular Halloween event are just some examples of this small-town feel. If you miss the feel of a large city, Reno and Sparks are a mere drive west. For your traveling needs the Reno/Tahoe International Airport is only about 37 miles from Eagle Meadows.

Also, at only 46 miles from the Stateline of California on Interstate 80, Fernley has the benefits of Nevada, but still a relatively short drive to visit friends and family that still call California home.



Details and information subject to change without notice. Some features are only available per plan. Builder reserves the right to substitute products or materials due to availability. Please see sales consultant for details. Square footage is approximate. Renderings and floor plans are artist conceptions. Marketed by Artisan Communities, LLC.



EAGLE

— MEADOWS —

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