

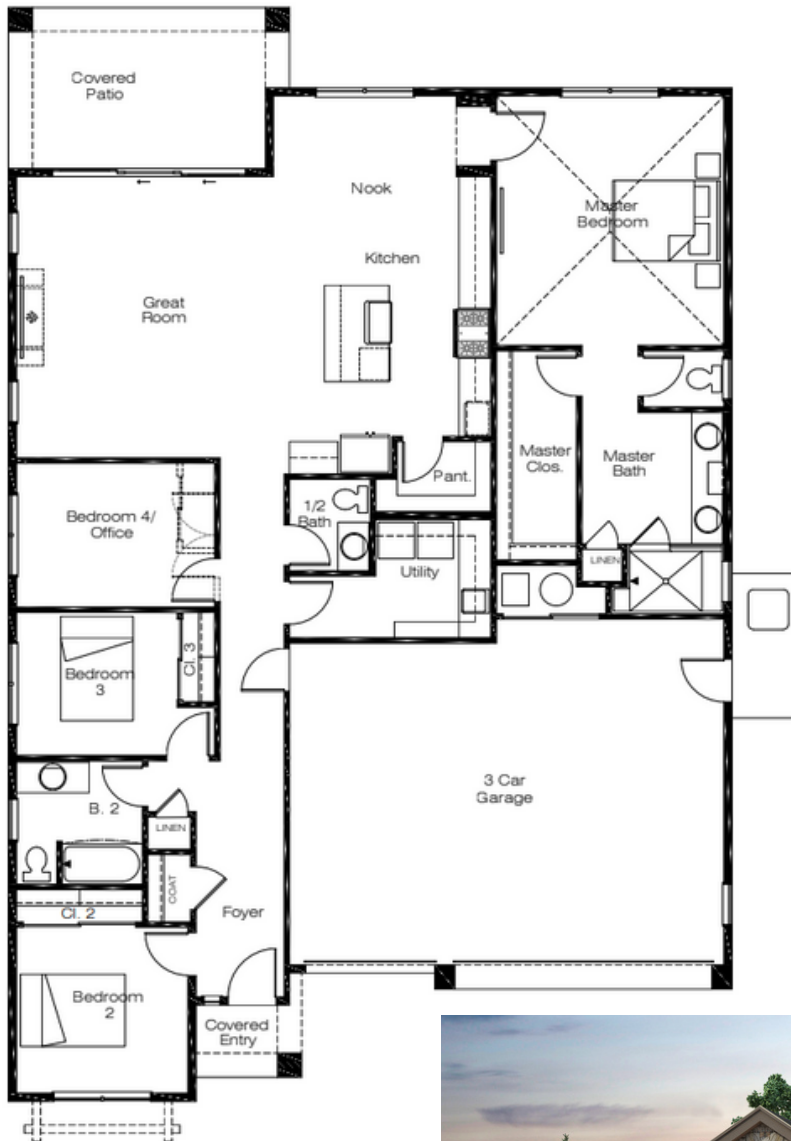
CARSON CITY, NEVADA

# THE RESERVE

*corcoran*

GLOBAL LIVING

*at Silver Oak*



**PLAN #1**  
**1875 sq ft**

**4 Bedrooms**  
**2.5 Bathrooms**  
**3 Car Garage**



**ALL PLANS ARE SUBJECT TO CHANGE AT BUILDERS DISCRETION**

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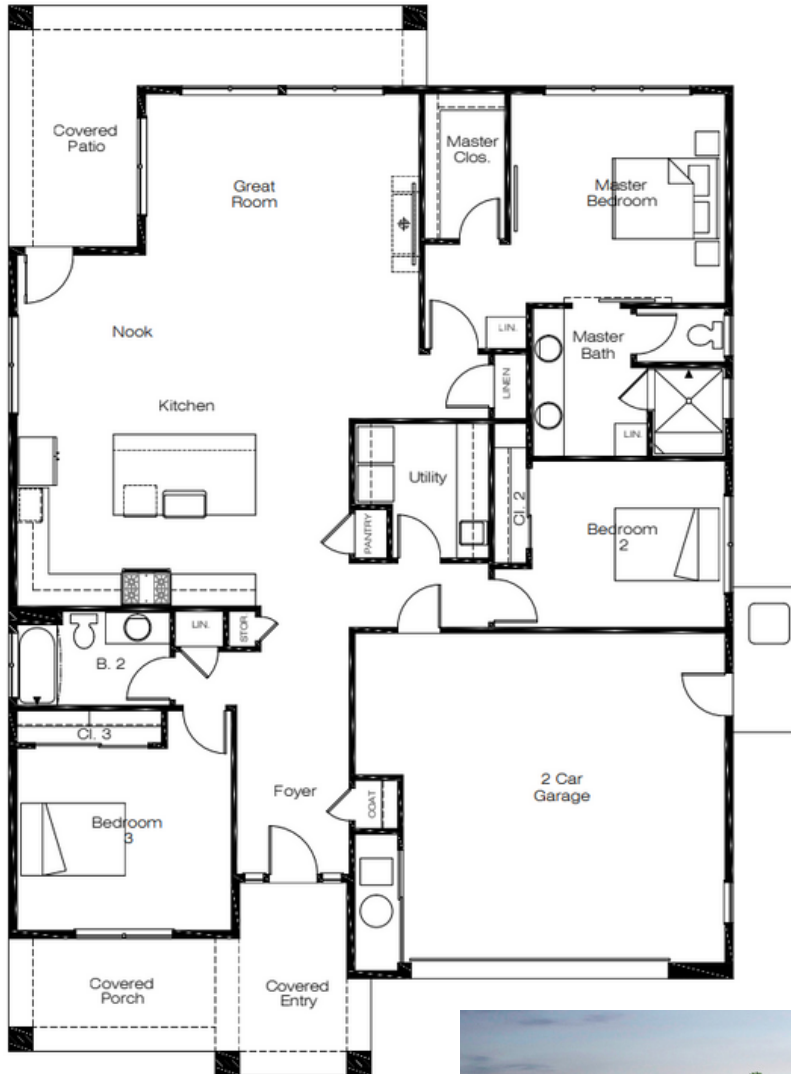
## PLAN #2

1816 sq ft

3 Bedrooms

2 Bathrooms

2 Car Garage



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CARSON CITY, NEVADA

# THE RESERVE

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## PLAN #3

1822 sq ft

3 Bedrooms

2 Bathrooms

3 Car Tandem Garage



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*Interior Features*

- 6'8" interior doors
- 5 1/4 " baseboards
- Designer paint colors on walls & semi-gloss paint in kitchen, bath & millwork
- Hard surface flooring in great-room, kitchen, hall, bath & laundry - selected at design center
- Carpet in bedrooms - selected at design center
- 10' ceilings with coffered ceilings - plan dependent
- 42" gas fireplace with mantel
- Tile OR stone surround fireplace - selected at design center
- Granite counter-tops in kitchen, bath & laundry - selected at design center
- 42" upper cabinets in kitchen, full ext. soft close drawers with hardware - doors are not soft close
- Stainless Steel double bowl undermount kitchen sink
- Stainless steel kitchen faucet - no option
- Stainless steel dishwasher
- 30" built-in oven including hood - oven is below cooktop
- Built-in microwave
- Garbage disposal w/ air switch
- Laundry room sink
- White undermount bathroom sinks
- Brushed nickel bathroom faucets
- Master shower tile pan, walls & seat w/ frameless glass door
- Elongated comfort height toilets
- Guest bathtubs, white on steel - NO ENCLOSURE
- Exhaust fans in bath & laundry

*Exterior & Construction*

- Paver Flatwork (driveways, patios)
- Front yard landscaping can include sod, irrigation, tree, shrubs, rock
- 2X6 exterior walls
- Closed vented eaves
- Stucco, rock & siding options
- Fully enclosed backyard fencing with 6' redwood/4' black wrought iron on GC lots
- 8' tall exterior doors - plan/lot dependent
- Low E double pane vinyl windows
- Decorative chimney cap
- Insulated garage doors
- Fully finished garages
- Raised floor foundations (crawl space)
- Insulation: R-49 ceiling, R-21 walls, R-19 garage
- 75 gallon natural gas water heater
- Hot water re-circulation system
- 200 amp electrical panel
- 95% efficient forced air furnace
- LED lighting
- Decorative front doors
- Zoned HVAC systems w/ independent thermostats
- 14 seer A/C

*Plan Dependent Upgrade Options*

8' interior doors ~ Plumbing fixtures ~ Garage sink ~ Modern style Xtordinaire fireplace

Insulation ~ Front door options ~ Hand textured walls

Door hardware ~ Appliance & Light packages ~ Den/Study option, plan dependent

**Buyers have many selections when choosing flooring, tile and counter-tops at the design center in Reno.**

**All design center appointments are Monday thru Friday from 8am to 5pm by appointment only.**

**Cabinet selections are made with Sales Agents at Model Home.**

**ALL STANDARDS & UPGRADES ARE SUBJECT TO CHANGE & PLAN DEPENDENT**

Questions? Contact:

Heidi McFadden or Megan Hein 775-882-6300

Heidi.McFadden@CorcoranGL.com Megan.Hein@CorcoranGL.com

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