



SOLANO



Spacious.  
Stylish.  
Solano.







## SPACIOUS AND ECO-FRIENDLY LIVING

Like all new homes built by Pardee Homes, Solano features the LivingSmart® package of standard and optional features that increase energy-efficiency, save water, save you money month after month, and contribute to your long-term peace of mind. Our LivingSmart® homes are designed with these **four core components**:

|                                                                                                                 |                                                                                                                 |                                                                                                                |                                                                                                                  |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                              |                              |                             |                              |  |
| <br><b>HEALTH<br/>SMART.</b> | <br><b>ENERGY<br/>SMART.</b> | <br><b>EARTH<br/>SMART.</b> | <br><b>WATER<br/>SMART.</b> |                                                                                       |
| Features that foster healthy living and cleaner air.                                                            | Technology that reduces energy use and utility bills.                                                           | Materials that come from recycled and sustainable sources.                                                     | Features and landscape design that help conserve water usage.                                                    |                                                                                       |

When you add it all up, you get a home that month after month is looking out for your **family's well-being**, and your pocketbook.

 For more info visit [PardeeHomes.com/LivingGreen](http://PardeeHomes.com/LivingGreen).



## INCLUDED LIVINGSMART® FEATURES

The following are part of every LivingSmart® home:

## AVAILABLE LIVINGSMART® FEATURES\*

You may select from these options:



- Radiant barrier roof sheathing
- Energy-efficient 13-SEER Carrier Bryant air conditioner with Puron™
- Low-E spectrally selective glass windows, which reduce heat and ultraviolet (UV) rays and provide optimal insulation
- Programmable thermostat that provides multiple time and temperature settings

- GE® ENERGY STAR® low-water, energy-saving, washing machines
- GE® ENERGY STAR® refrigerators
- Tankless water heater with circulation system and control for temperature adjustments
- LED recessed can lights



- Low-VOC attic insulation, enhancing energy-efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- Low-VOC interior paint in choice of 4 colors

- Low-VOC upgraded interior paint packages
- Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage



- Delta® water-efficient faucets, dramatically cutting water usage while maintaining desired water pressure
- GE® ENERGY STAR® dishwasher
- High performance toilets that use less water

- Reverse osmosis water system at kitchen sink
- On-demand water circulation system at tankless water heater



- Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors plus Green Labeled pad
- Engineered wood that resists warping, splitting and shrinking, while preserving our forests
- Smooth-Star® entry door by Therma-Tru
- Convenient recycling center discreetly housed in kitchen cabinet

- Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality

\*Available at additional cost and subject to construction cutoff dates.

# Residence One



**1A** / *Spanish*



**1BR** / *Italian*



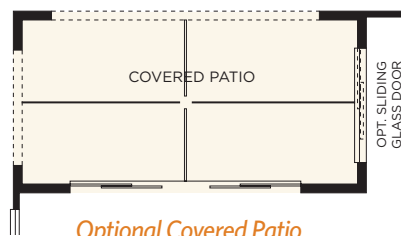
**1CR** / *Mediterranean*



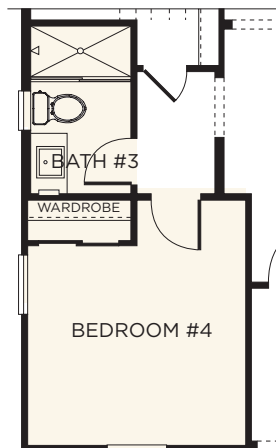
**1D** / *Tuscan*

Renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

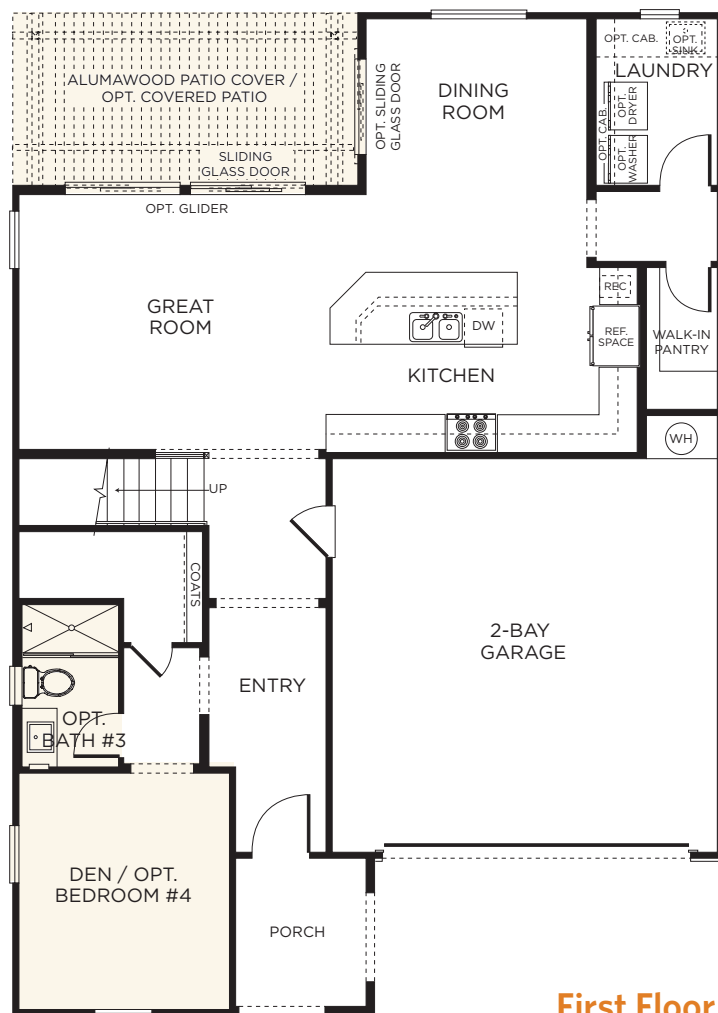
# Residence 1XB



*Optional Covered Patio  
with Optional Glider*

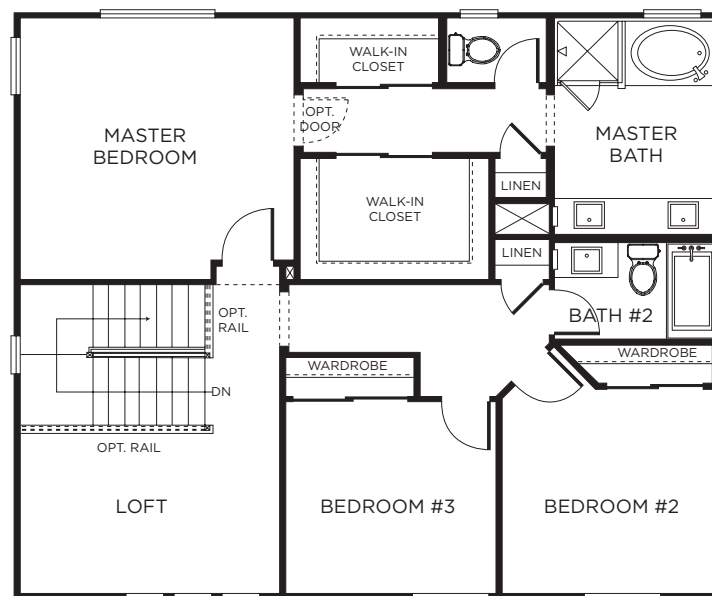


*Optional Bedroom 4  
with Bath 3*



**First Floor**

Two-story / 3 bedrooms / 2.5 bathrooms / Den / Loft / Dining room / Walk-in pantry  
2-bay garage / 2,187 sq. ft. (approx.) / Available with 4 bedrooms and 3 bathrooms



**Second Floor**

# Residence Two



**2A** / *Model* / *Spanish*



**2BR** / *Italian*



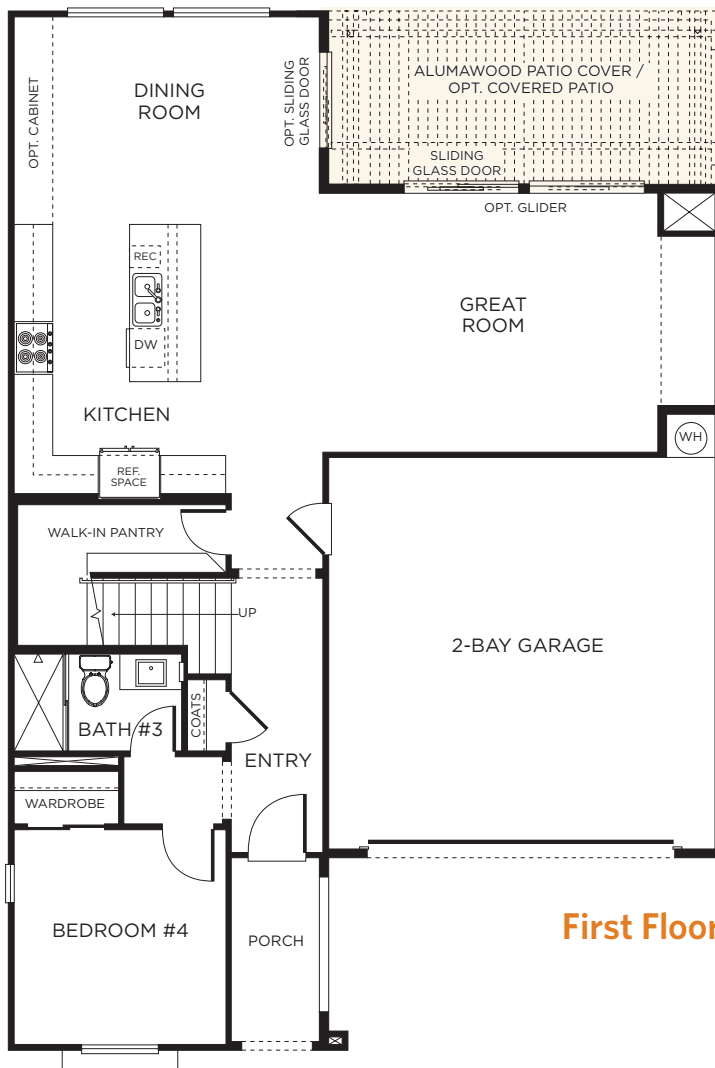
**2CR** / *Mediterranean*



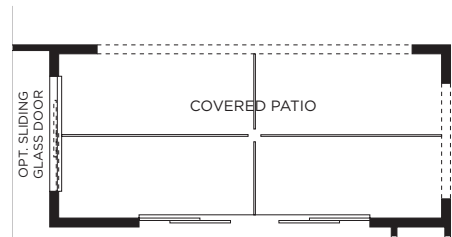
**2D** / *Tuscan*

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# Residence 2A



First Floor

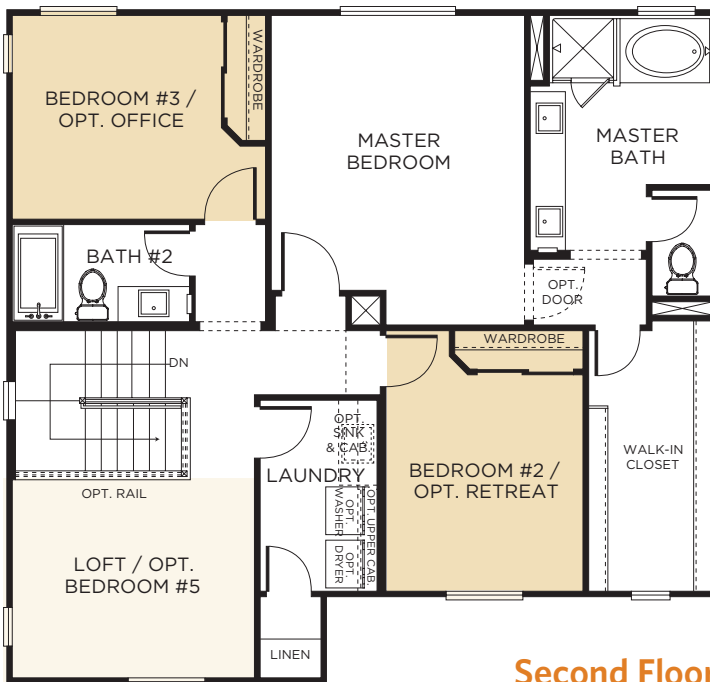


Optional Covered Patio  
with Optional Glider

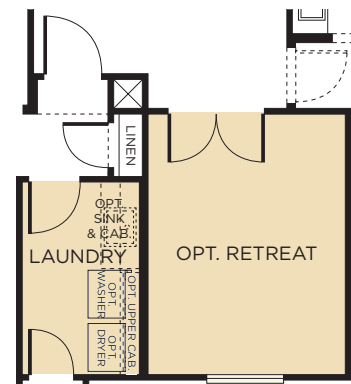
Two-story / 4 bedrooms / 3 bathrooms / Dining room  
Loft / 2-bay garage / 2,267 sq. ft. (approx.) / Available with 5 bedrooms



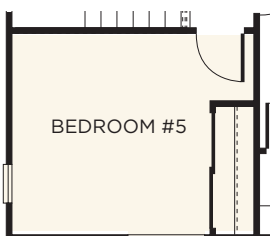
*Optional Office*



**Second Floor**



*Optional Retreat*



*Optional Bedroom 5*

# Residence Three



**3A** / *Spanish*



**3BR** / *Italian*



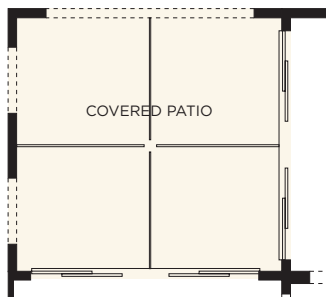
**3CR** / *Mediterranean*



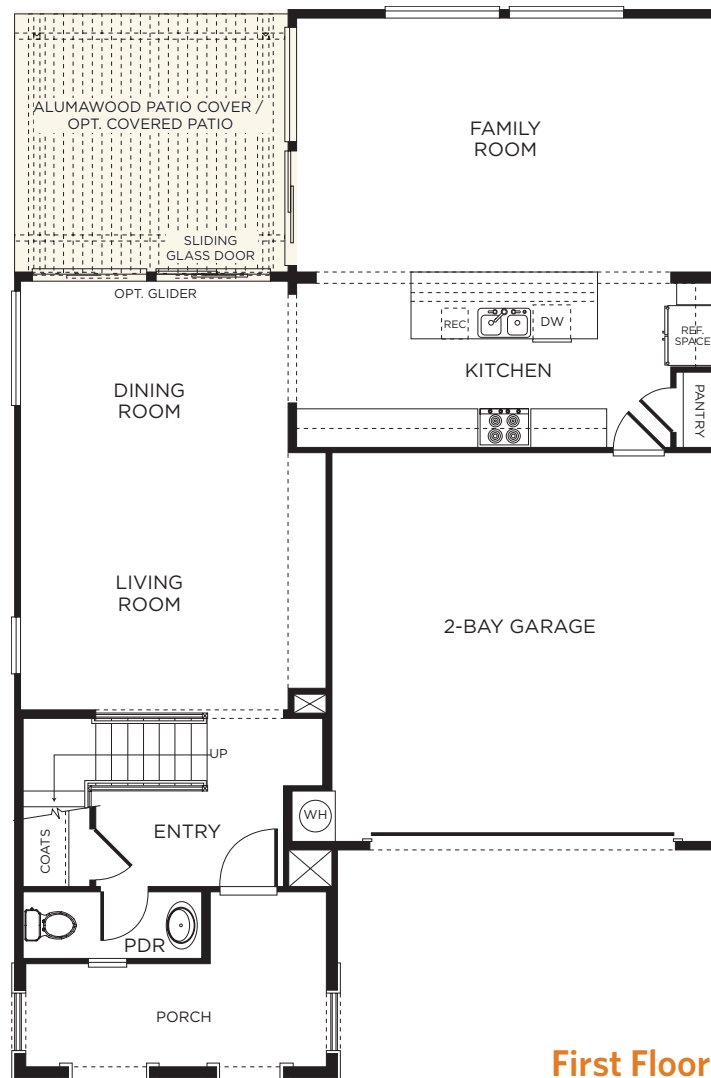
**3D** / *Model* / *Tuscan*

Renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

# Residence 3D

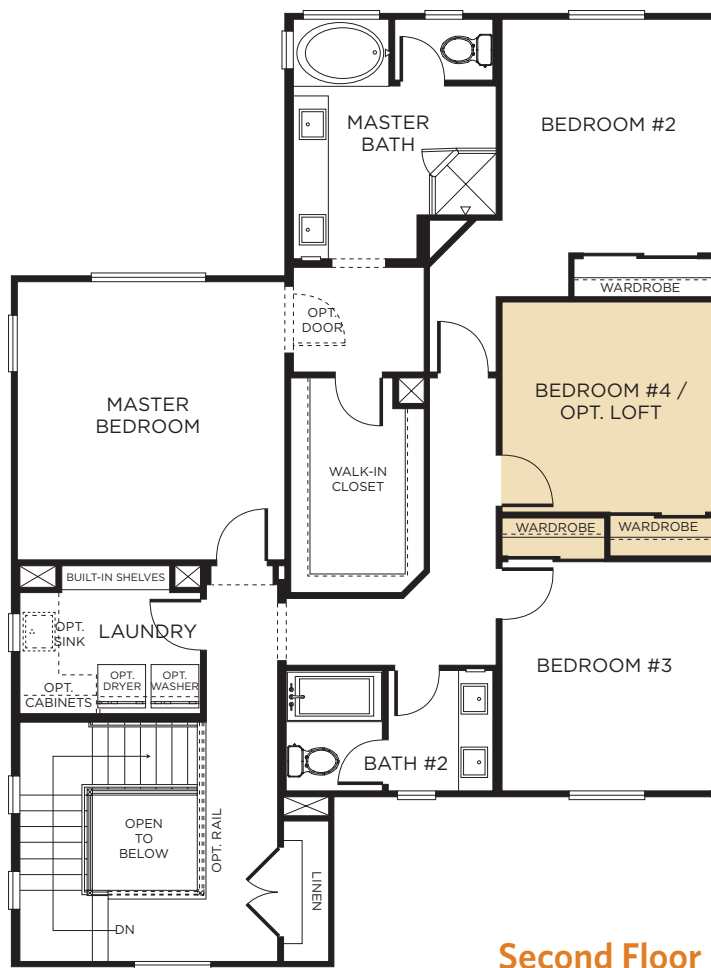


*Optional Covered Patio with  
Opt. Media Wall and Gliders*

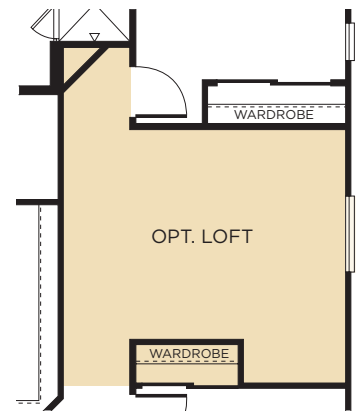


**First Floor**

Two-story / 4 bedrooms / 2.5 bathrooms / Living room  
Dining room / 2-bay garage / 2,433 sq. ft. (approx.)



Second Floor



Optional Loft



## *Additional features* **INCLUDED WITH YOUR HOME**

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### Homes of distinction

The comfortable homes of Solano create a picturesque neighborhood setting, richly flavored by architectural styles such as Spanish, Italian, Mediterranean and Tuscan.

- Architecturally specified exterior color palettes complement the street scene
- Therma-Tru Smoothstar Collection entry door in pre-selected styles and colors (varies per exterior)
- Decorative aged bronze finish entry door hardware by Schlage®
- Metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior)
- Weather resistant exterior electrical outlets in select locations
- Exterior coach light
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART® features)
- Vinyl windows with dual-paned spectrally selective glass
- Rain gutters and downspouts at specific locations (varies per plan and exterior elevations)
- Alumawood patio cover, concrete slab and sliding glass door

### Impressive interiors

- 12 x 12 ceramic tile flooring in a variety of colors; at entry, kitchen and all bathrooms.
- Plush carpeting over pad in a choice of designer-selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant painted baseboard and complementary door casing
- Choice of two tone interior house wall color

- Raised two-panel interior passage doors with satin nickel finish Schlage® hardware
- 50-gallon water heater
- Hot water re-circulating pump
- Dramatic ceilings and elegant interior architectural details including soffits in select locations (varies per plan)
- Architecturally specified recessed lighting
- Custom-crafted staircases with painted newel posts, balusters and handrail
- Separate interior laundry room with storage shelf over washer/dryer area and vinyl flooring in choice of styles.
- Pre-wired for TV in Great Room, all bedrooms, Loft and Den
- Pre-wired for phone in Kitchen, Great Room and Master Bedroom
- White rocker light switches
- Smoke detectors with warning buzzer and battery back-up
- Fire sprinkler system
- Convenient secondary bathrooms with Delta® plumbing fixtures and white under-mount sinks, low flush toilet, Caesarstone countertop and splash with fiberglass tub/shower surrounds.

### Sizzling hot kitchens

- Gourmet kitchens with large, convenient food preparation and eating islands
- Refrigerator space plumbed for automatic ice-maker
- Granite slab countertop with 6" splash
- Maple recessed-panel cabinet doors in Suede finish with satin nickel knobs and concealed hinges
- In-cabinet recycling center
- Extended-height cabinetry
- Dual-compartment, stainless steel under-mount sink with Delta faucet in chrome finish

- Spacious food storage pantry – Walk-in Plans 1 & 2
- GE® stainless steel finish appliance package including:  
Built-in 30" microwave over GE® free standing range  
ENERGY STAR® tall tub dishwasher with hidden controls

### Master bedroom suite

- Spacious master bedroom suite with luxurious bathroom and walk-in closets with raised two-panel closet doors
- Adult-height cabinetry with white porcelain undermount his-and-hers sinks with Caesarstone countertops
- Compartmentalized water closet, deep-soaking bathtub and decorative Delta® chrome plumbing fixtures
- Maple recessed-panel cabinet doors with satin nickel finish knobs
- Separate fiberglass walk-in shower and tub with clear glass shower enclosure

## Additional features AVAILABLE WITH YOUR HOME\*



Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your sales representative for additional customizing opportunities.

### Choices for your gourmet kitchen

#### Appliances & fixtures

- GE Profile® stainless steel appliance packages
- GE Profile® refrigerators
- Single bowl stainless steel sink
- Kitchen faucet in choice of style and finishes

#### Cabinetry

- Cabinet doors in a variety of finishes and door styles
- Pot and pan drawers and roll out shelves in selected areas

#### Countertops

- A variety of granite slab countertops with upgraded edge profiles
- Customized backsplash designs including tile and stone liners, decos and mosaics as showcased in the models

### Electrical and low voltage opportunities

- Fully integrated multimedia wiring system, including numerous types of pre-configured outlets, such as high-speed Category 5 wire and coaxial cable configured for video, telephone, data and networking capabilities
- A choice of designer-selected interior light fixtures
- Convenient fluorescent or LED under-cabinet task lighting
- Additional recessed fluorescent or LED lights
- Outlets for ceiling fans and hanging fixtures
- Dimmer switches
- Additional duplex outlets
- Exterior holiday light outlets
- Additional telephone, cable or data outlets
- Pre-wiring and trim for interior speakers and home theater systems
- Security system package

### Finish carpentry selections

- Upgraded interior door knobs or levers
- Framed bathroom mirrors
- Stucco covered patio with 12' gliding door
- Upgraded 5" base boards

### Stair systems

- All cherry stair system, including handrail, newel post & balusters
- Cherry stair systems with decorative iron balusters

### Laundry room

- Upper and lower cabinetry with Caesarstone countertop, convenient laundry sink and Delta faucet

### Bathroom suites

- Tub enclosures in secondary bath tubs
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Mirrored closet doors
- Stainless or Venetian bronze finish plumbing fixture packages

\*Available at additional cost and subject to construction cutoff dates.

Note: For EarthSmart, HealthSmart, EnergySmart and Water Smart options, please review the informative LivingSmart section in this brochure

#### Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included with Your Home" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

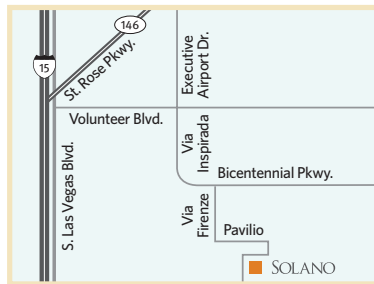
We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

#### Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Information is accurate as of the date of publication.  
Renderings by VisionScape Imagery. (GH 10/2014)



# SOLANO



2524 Sable Creek Street  
Henderson, NV 89044



**PardeeHomes®** | Where smart solutions live.



All square footage is approximate; pricing subject to change. Landscaping, trees and shrubs not included in the purchase price. Information is accurate as of the date of the publication. Models do not reflect racial preference. NV Contractor's License # 3633A.

