

Features & Upgrades
7558 Grassy Plains Dr
Reno, NV 89506

General Systems – ALL NEW

- Built by DR Horton in 2024
- All systems are <2 years
- New AC & furnace
- New shingle roof
- New Rinnai tankless water heater
- New vinyl windows & sliders
- New countertops & cabinetry
- New continuous LVP flooring
- New carpet in bedrooms
- New interior and exterior paint
- New plumbing & electrical systems
- New smart features

Major Improvements since Construction

- New concrete patio and walkways
 - 4,000 PSI concrete (stronger)
 - Air entrained (more freeze resistant)
 - 6 sack w/ultra-fibers added (denser)
- New gutters and downspouts
- New tightlined subsurface drainage system
- New putting & chipping green w/two holes
- ADT security system w/built-in doorbell camera

General Interior & Floorplan

- Single story/main level living
- Rare four-bedroom floor plan in neighborhood
 - Ideal for offices/bonus room
- Open concept with separate dining/living areas
- Primary suite separated from guest quarters
- High 9ft ceilings
- Canned lights throughout home

Kitchen & Pantry

- New cabinets/white countertops
- New stainless steel Whirlpool appliances
- Large step-in pantry
- Expansive kitchen island w/breakfast bar
- Bonus coffee bar station w/extra counterspace and cabinet storage

Primary Suite

- Large primary bedroom with backyard views
- Extended step-in shower
- Dual sinks
- Huge wrap around walk-in closet

Security & Smart Features

- Wired video doorbell
- Honeywell Home Smart Thermostat
- DR Horton IQ Smart Home Panel
- Qolsys Smart Home Security Panel w/camera
- Keyless entry
- Media center closet panel
- Smart garage door opener system

Exterior/Garage:

- 2 car garage w/insulated garage door
- Convenient kitchen/pantry access
- Xeriscape/low maintenance landscaping
- Entertaining patio
 - Covered and uncovered gathering areas
- New putting green & chipping area w/two holes
 - Hole plugs & flags included
- Winter friendly west facing driveway for maximum sun
- Summer friendly backyard with afternoon shade on patio & putting green

Location

- Quick access to shopping, recreation & freeway
 - Grocery Outlet: 6 mins/3.1 miles
 - Smith's: 5 mins/2.0 miles
 - Walmart: 6 mins/2.3 miles
 - Sierra Sage Golf Course: 8 min/13 mi
 - University of Nevada: 15 mins/8.1 miles
 - I-80 on-ramp: 5 mins/1.9 miles

**Thank you for your interest! For questions,
please call Dan Smith at 775-313-3598!**