
A STUNNING SETTING FOR
AN elevated lifestyle.
The Preserve
AT GENOA RANCH



# A Gateway to the Great Outdoors

Live life to the fullest. Imagine starting the day on the slopes of world-renowned Heavenly Ski Resort in South Lake Tahoe and finishing it off with a round of golf close to home. With 300 days of sun annually, the region is a year-round playground for hiking, biking, golfing, fishing, skiing, snowshoeing, hunting, and much more.

Nestled at the base of the Sierra Nevada Mountains, The Preserve in Genoa combines the serenity of rural life with easy access to the amenities of Lake Tahoe and Reno.

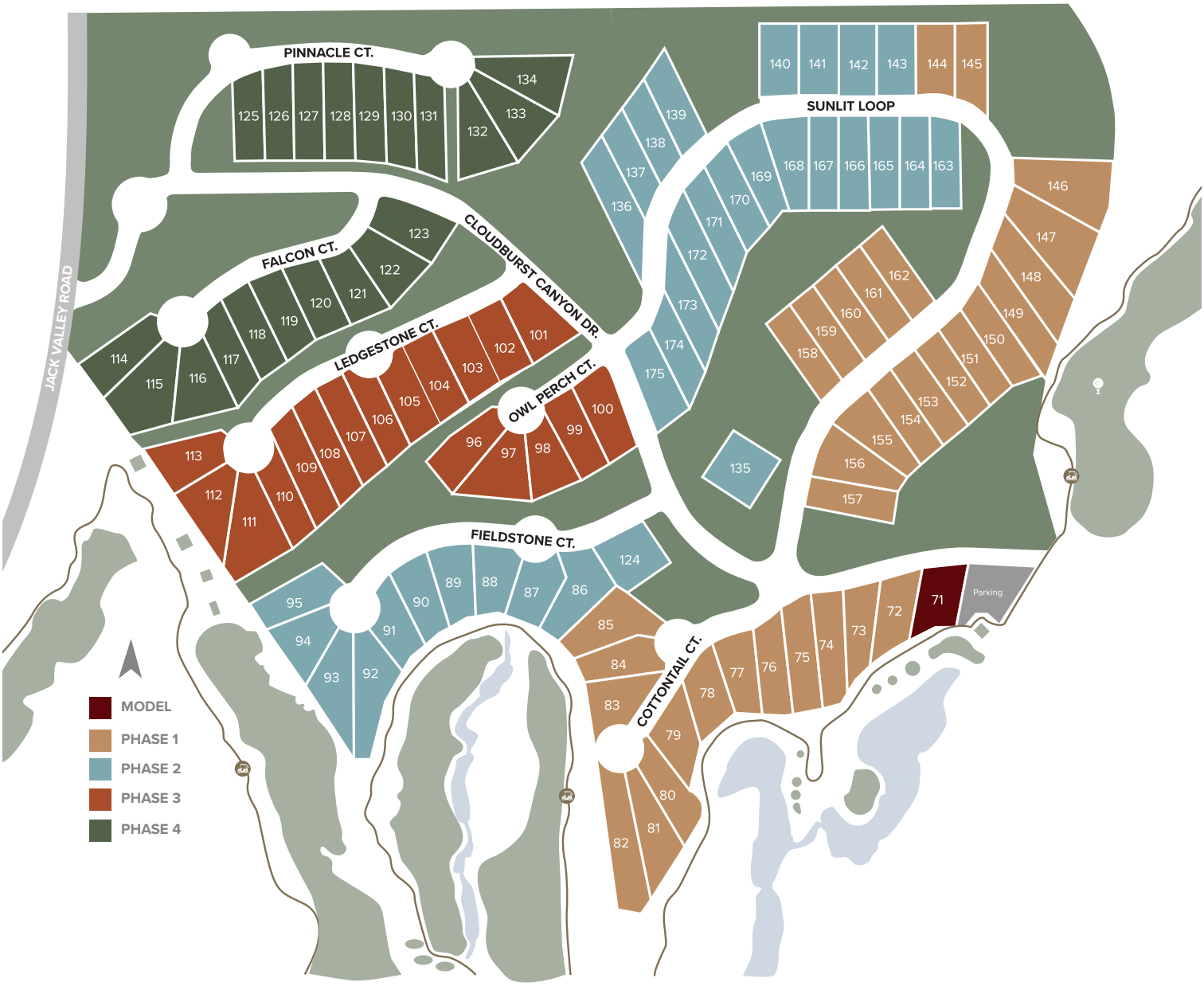
The community is located on two championship golf courses, and offers a health and fitness center that features a pool, hot tub, yoga room, tennis and pickleball courts, lockers, massage rooms, and a meeting room.

## RESIDE IN HISTORIC GENOA

The Preserve community is located in Genoa, Nevada's first permanent settlement resting at the base of the eastern slope of the Sierra Nevadas just a half hour east of awe-inspiring Lake Tahoe and one hour south of rapidly growing Reno.

Genoa is a tranquil setting, combining historic charm and natural beauty with vintage architecture, landscaped parks, and an intimate community. The town hosts several popular seasonal events to punctuate its serenity, offering plenty to do without the hustle and bustle of an urban environment.

# PLOT MAP


PINNACLE CT.
125
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SUNLIT LOOP
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JACK VALLEY ROAD
FALCON CT.
CLOUDBURST CANYON DR.
123
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LEDGESTONE CT.
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OWL PERCH CT.
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FIELDSTONE CT.
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COTTONTAIL CT.
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Parking
MODEL
PHASE 1
PHASE 2
PHASE 3
PHASE 4



# COMMUNITY & CONSTRUCTION HIGHLIGHTS

## BUILT TO LAST

- Ultra durable and energy efficient Andersen 100 Series windows made with sustainable composite Fibrex ® frames
- Generous sized windows and sliding glass doors (per plan) create an abundance of natural light while optimizing views of the surrounding natural beauty
- Thoughtfully designed architecture with a blend of long lasting, sustainable siding and enduring acrylic stucco
- Two by Six exterior construction with increased insulation value
- Designed with enclosed roof eaves showcasing a high end finished look
- Built with long lasting architectural composition shingles, accented with beautiful standing seam, metal roofing on patios and porches (per plan)
- Carrier/Bryant® high efficiency HVAC systems
- Insulated, drywalled and painted, finished garages with extra wide insulated garage doors
- Added width and depth to garages for larger vehicles and/or more storage solutions
- Energy efficient tankless water heaters

## MODERN LUXURY

- Ample standard lighting and audio/visual ports throughout the home complete with an EV charger prewire in the main garage
- Hand Texture Drywall Finish
- Color coordinated designer choices of designer tiles, granite kitchen counters, solid surface bath counters, and upgraded carpets available as standard choices for a well-appointed interior design
- High quality, stainless steel appliances by Zline® for the culinary enthusiasts
- Hundreds of available options with helpful design appointments to appoint and personalize your beautiful new home

## ROOM TO BREATHE

- Large covered patios to welcome entertaining or just enjoy those simple relaxing moments in the great outdoors
- Ten, twelve and fourteen foot ceilings (per plan) create a compelling ambiance
- Oversized, one half acre minimum lots, add to the peaceful serenity of the spacious community
- Thoughtfully placed common areas create ample space from adjacent streets blending the beauty of the natural terrain with the incomparable homesites
- Available optional garages, multi-generational suites, and expanded patio covers available (per plan)



# SERIES 1

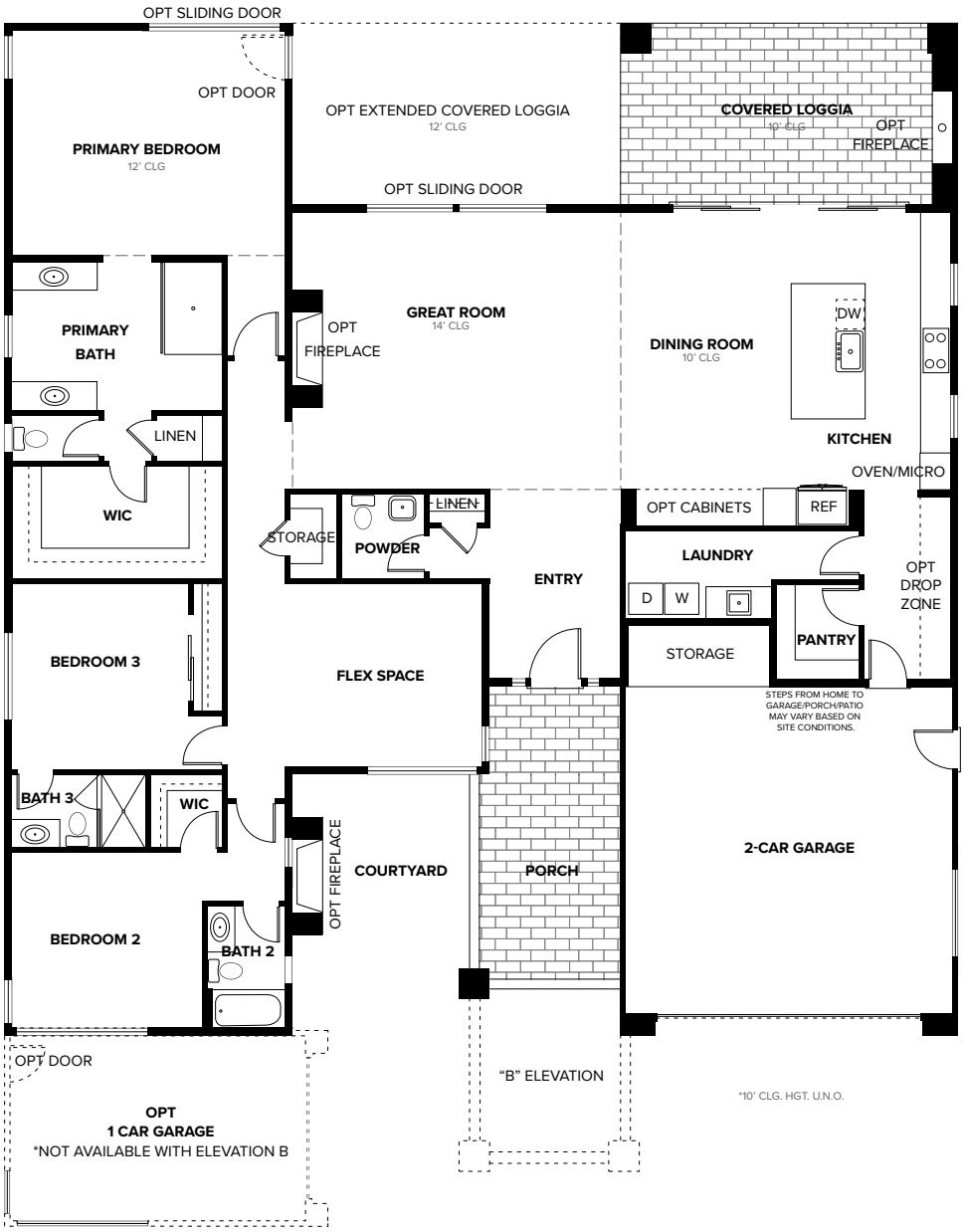
2,883 SQUARE FEET



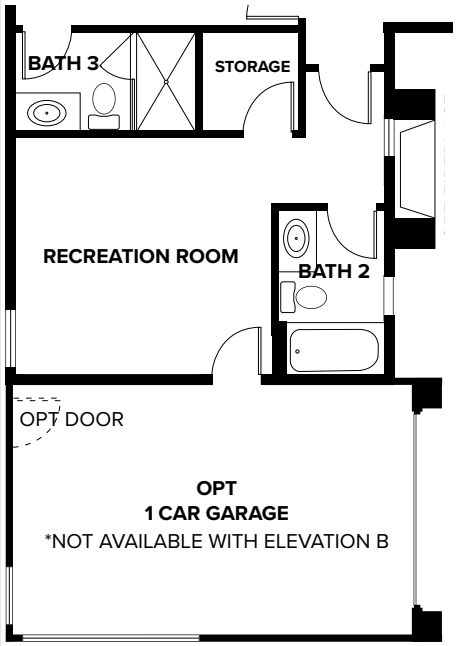
Elevation A



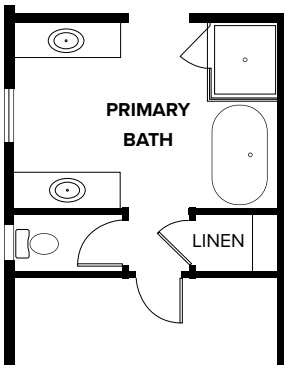
Elevation B



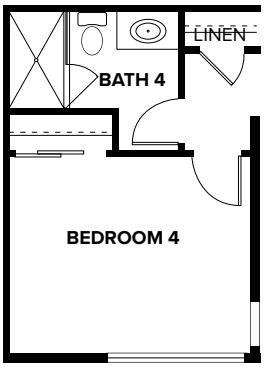

## Optional Door from Garage to Rec Room




## Free Standing Tub




## Bedroom 4 ILO Flex Space




## Home Office 1 ILO Flex Space

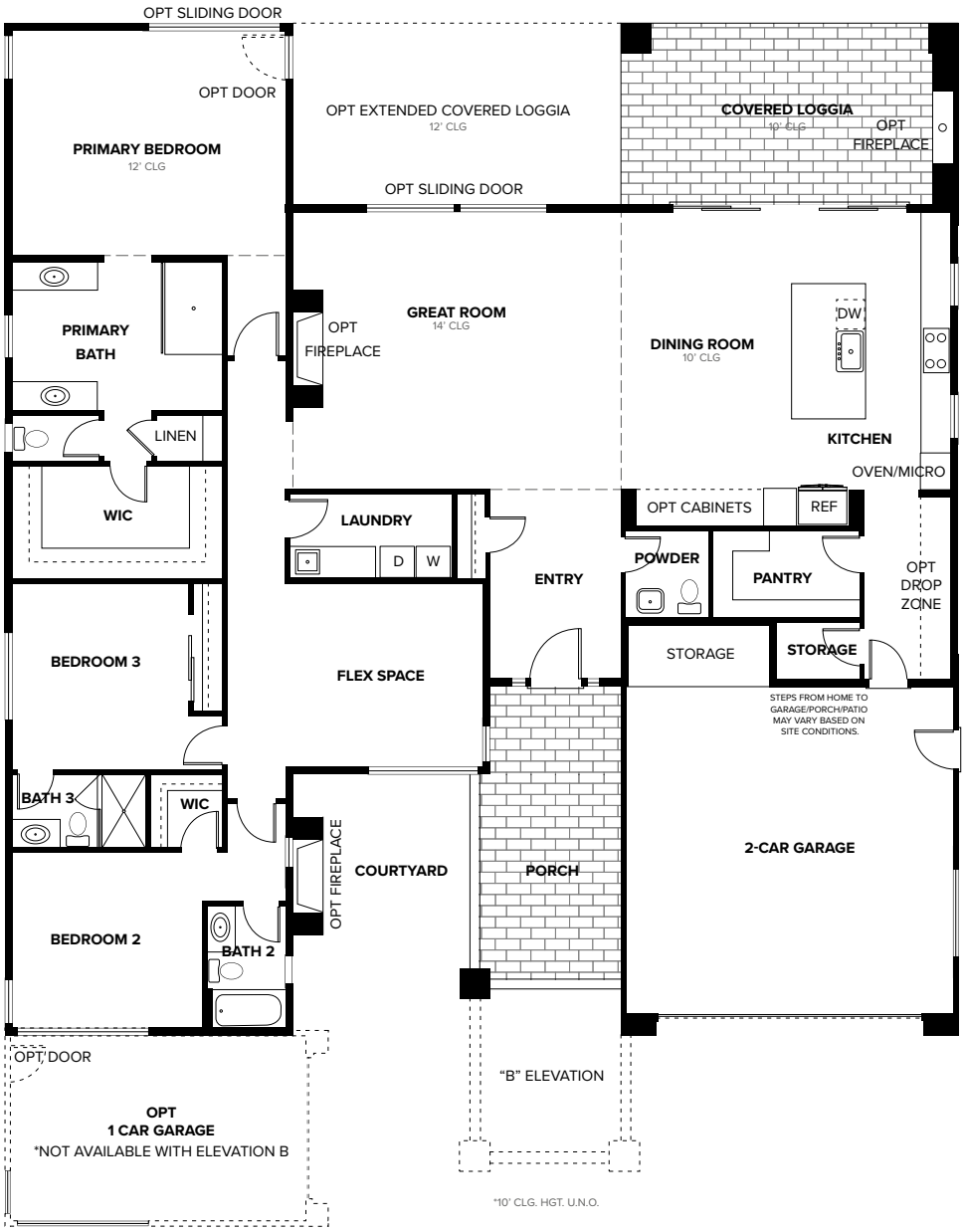



## Home Office 2 ILO Flex Space

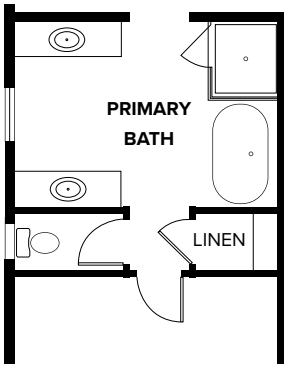


# LAUNDRY ROOM OPTION

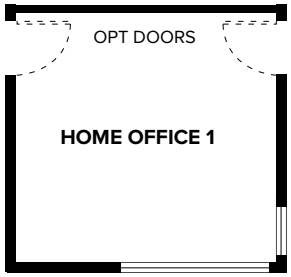
BEDROOM 4 OPTION NOT AVAILABLE




**Free Standing Tub**




**Home Office 1 ILO Flex Space with Opt Door Location**

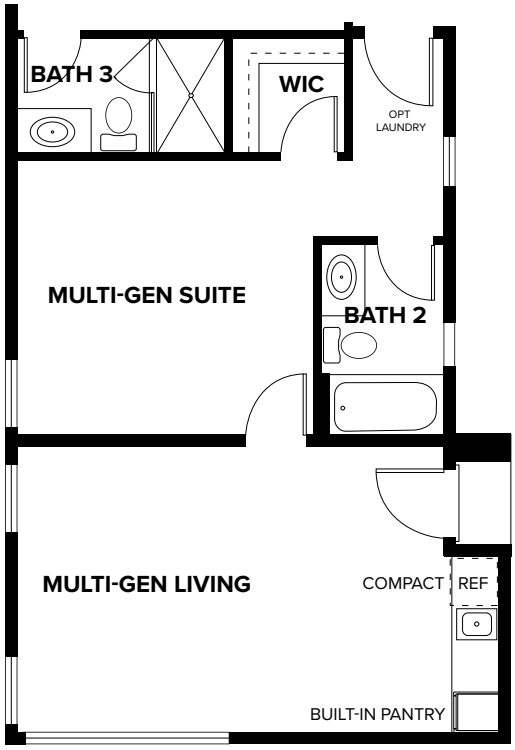



**Home Office 2 ILO Flex Space**

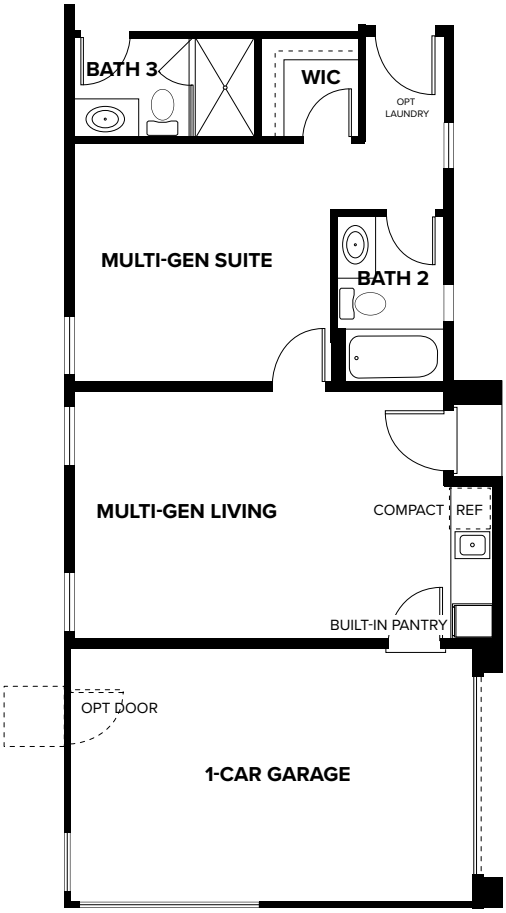


# SERIES 1
# MULTI-GENERATION OPTIONS

OPTIONAL MULTI-GEN SUITE




OPTIONAL MULTI-GEN SUITE WITH
ONE-CAR GARAGE





# SERIES 2

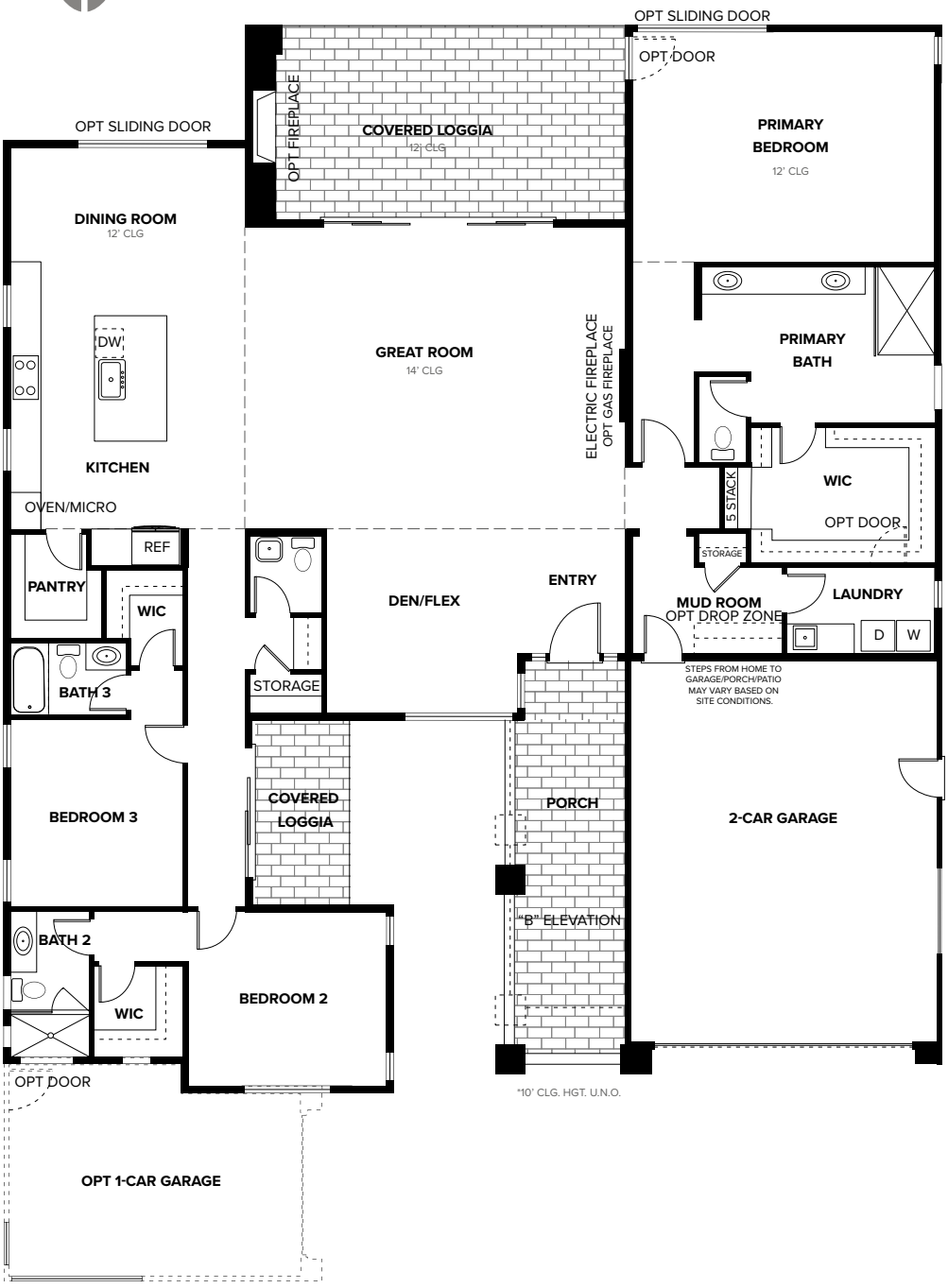
3,072 SQUARE FEET



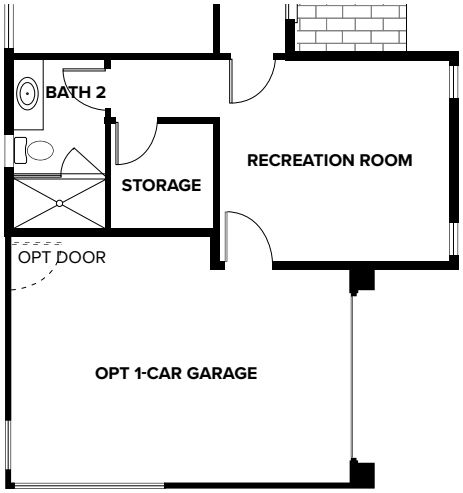
Elevation A



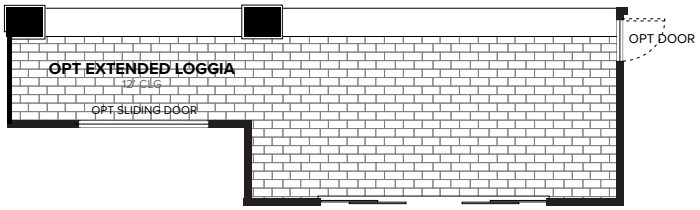
Elevation B



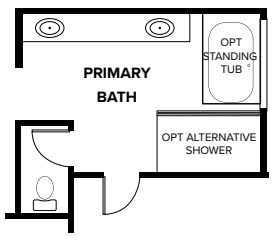

## Optional Door from Garage to Rec Room



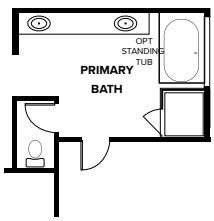

## Extended Loggia at Dining Room




## Alternative Shower

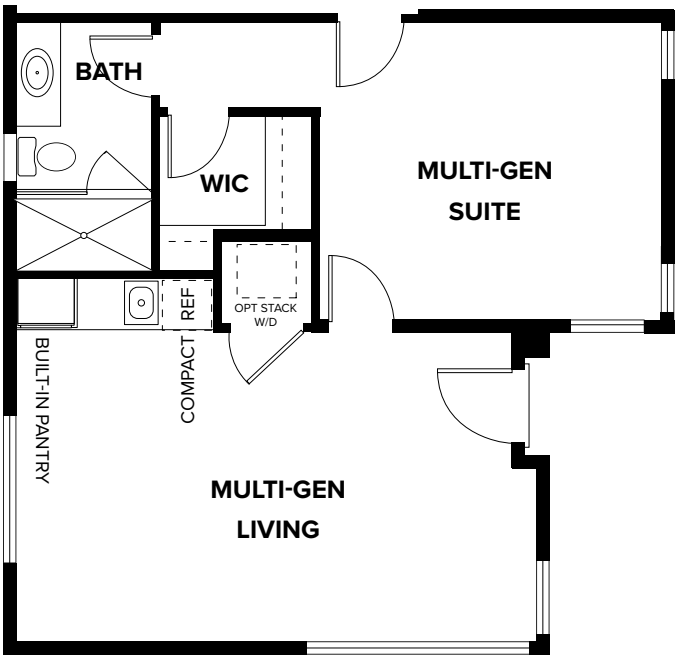



## Free Standing Tub

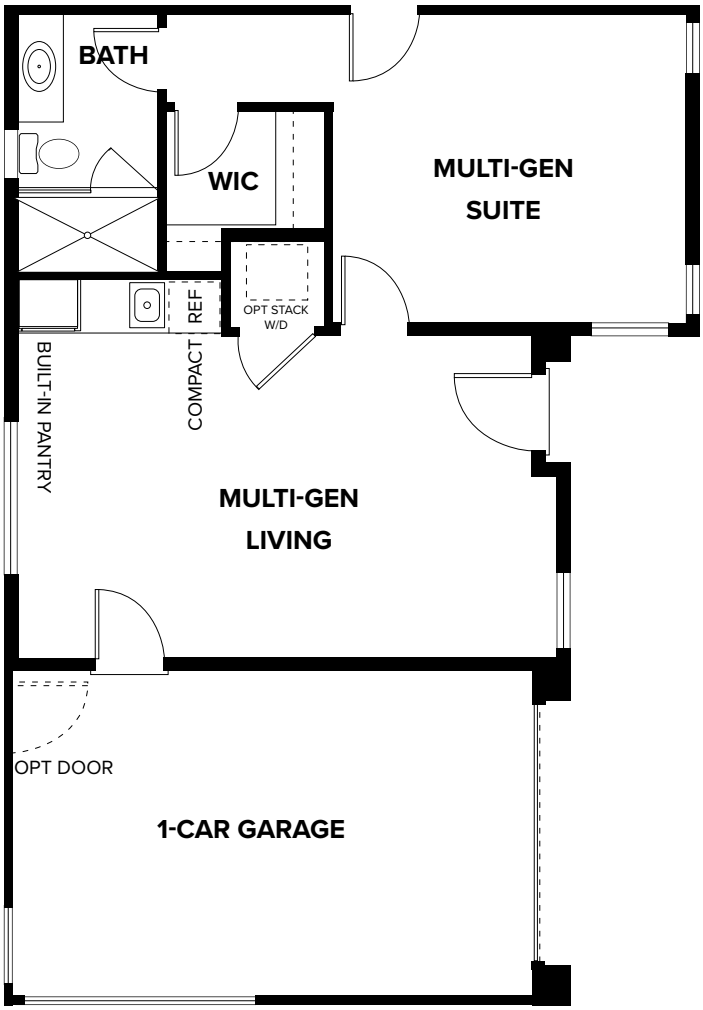


# MULTI-GENERATION OPTIONS

OPTIONAL MULTI-GEN SUITE

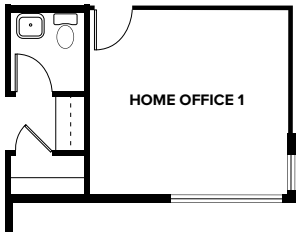



OPTIONAL MULTI-GEN SUITE WITH
ONE-CAR GARAGE

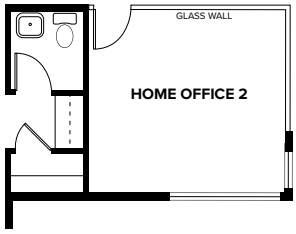



# DEN/OFFICE OPTIONS

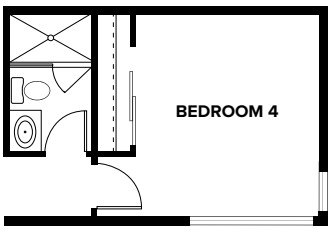
**Home Office 1 ILO Den/Flex Space**




**Home Office 2 ILO Den/Flex Space**




**Bedroom 4 ILO Den/Flex Space**




*Excludes Storage Closet*

# SERIES 3

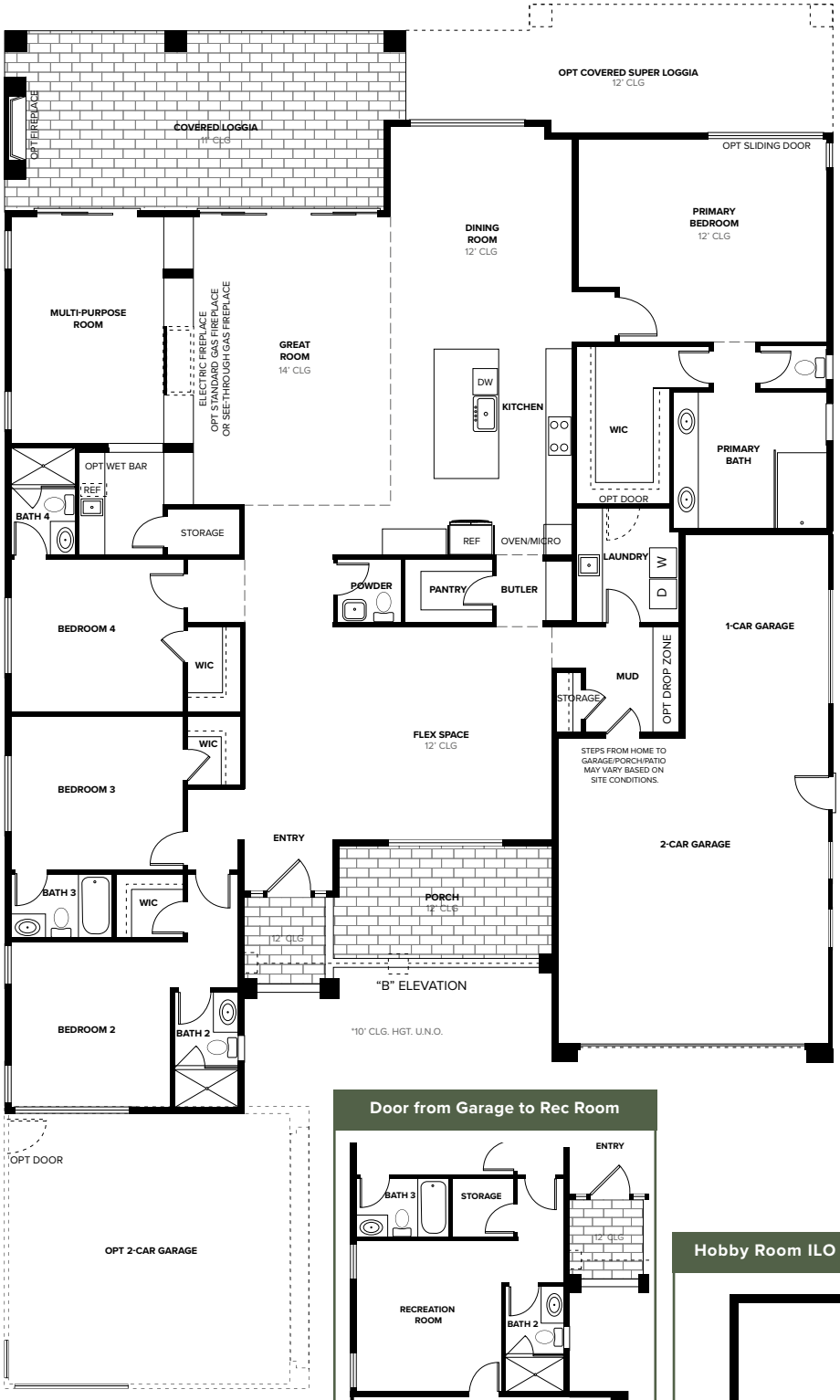
3,514 SQUARE FEET



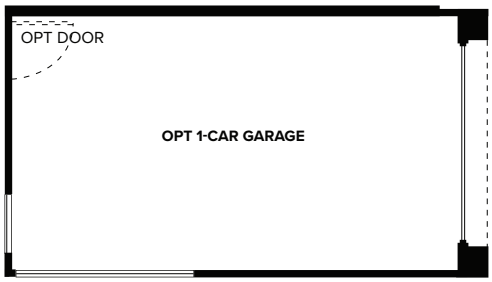
Elevation A



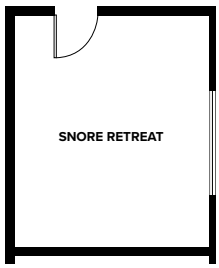
Elevation B



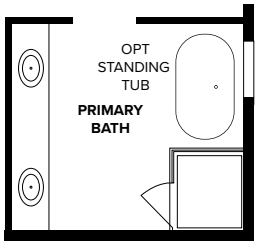

## 1-Car Garage ILO OPT Additional 2-Car Garage




## Snore Retreat IL O Tandem Garage



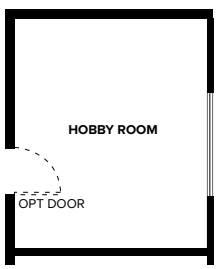

## Free Standing Tub



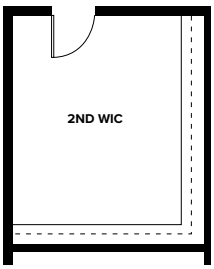

## Door from Garage to Rec Room




## Hobby Room ILO Tandem Garage

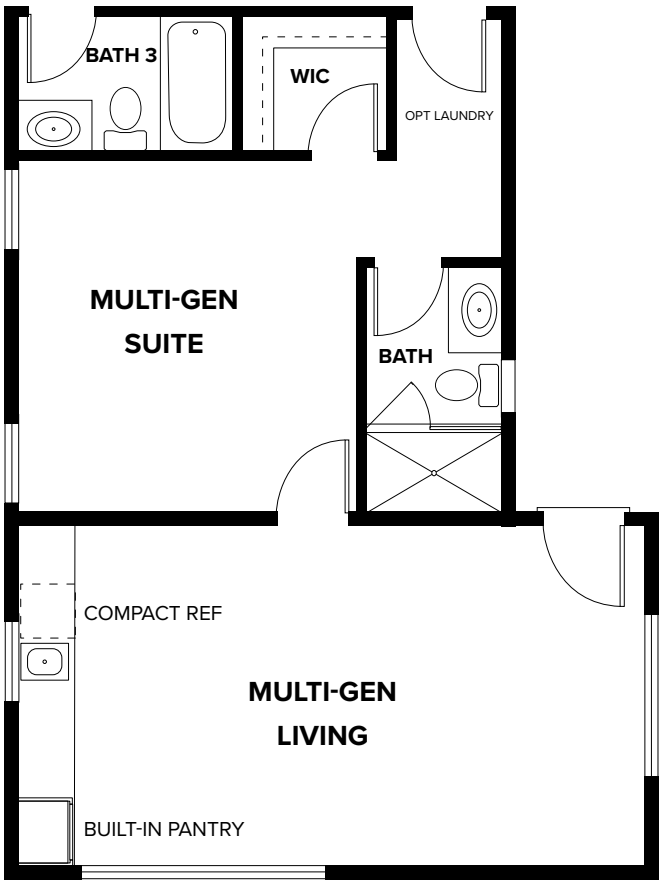



## 2nd Walk In Closet ILO Tandem Garage

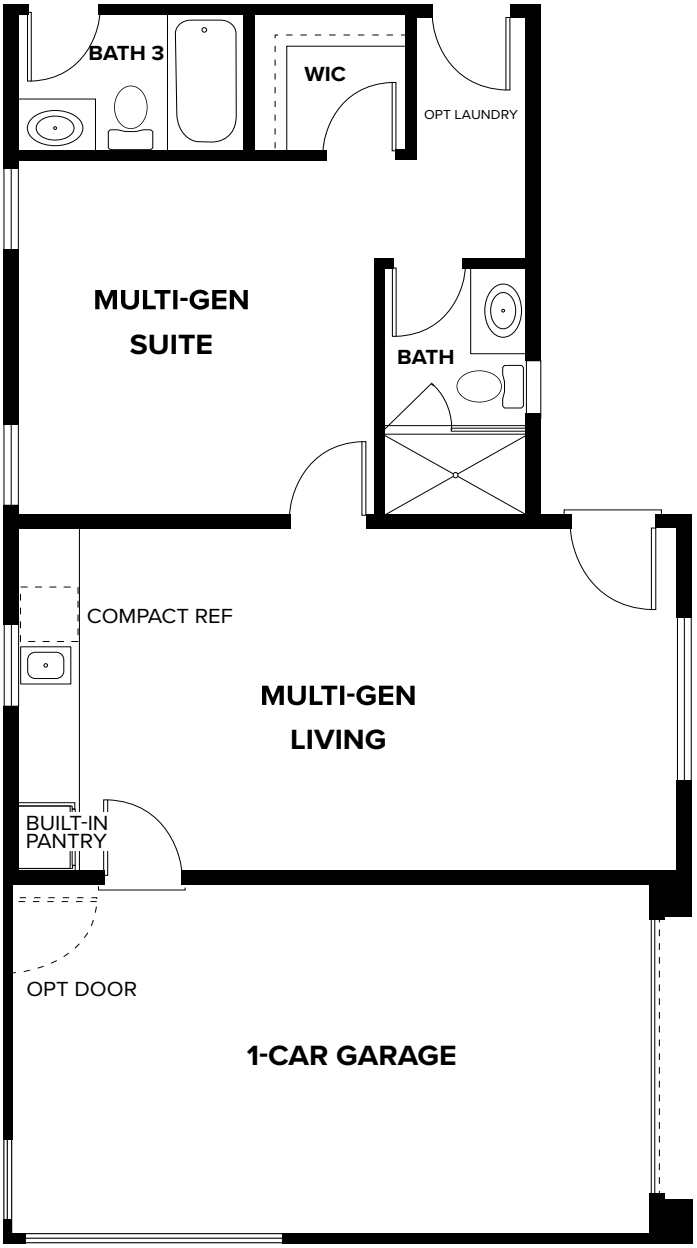


# MULTI-GENERATION OPTIONS

OPTIONAL MULTI-GEN SUITE

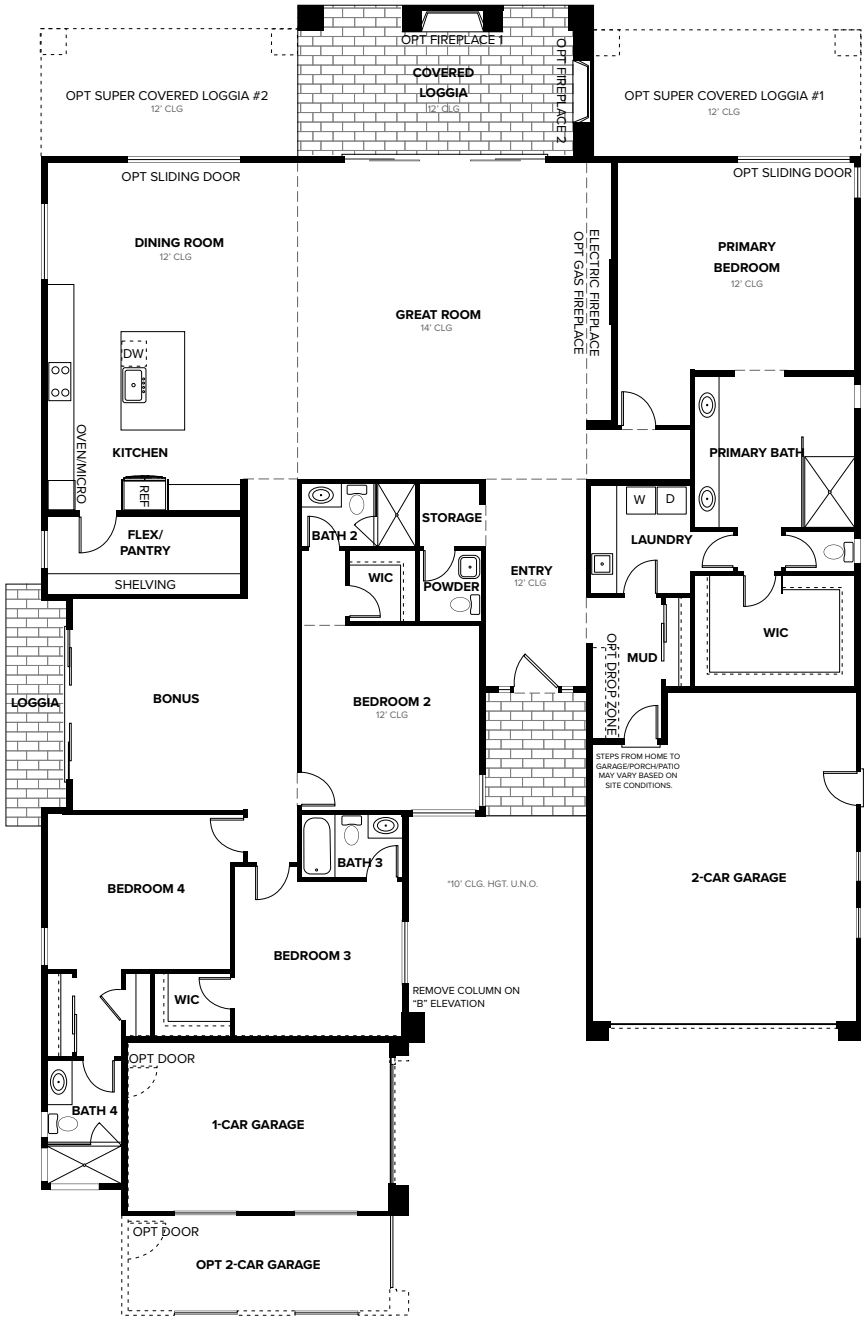



OPTIONAL MULTI-GEN SUITE WITH
ONE-CAR GARAGE



# SERIES 4

3,706 SQUARE FEET



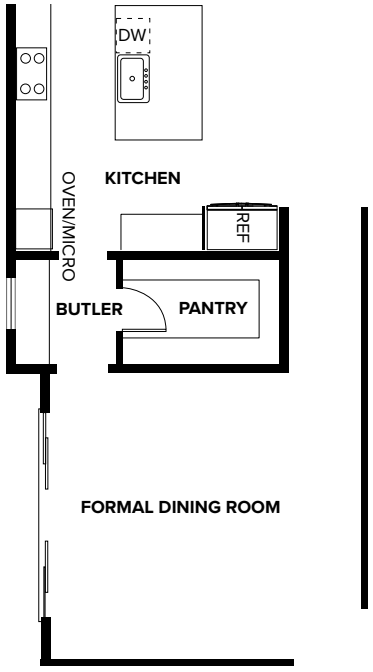



Elevation A

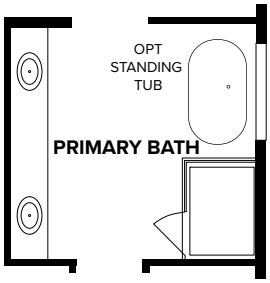


Elevation B

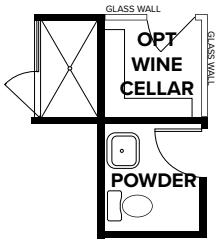
## Formal Dining ILO Bonus Room




## Free Standing Tub

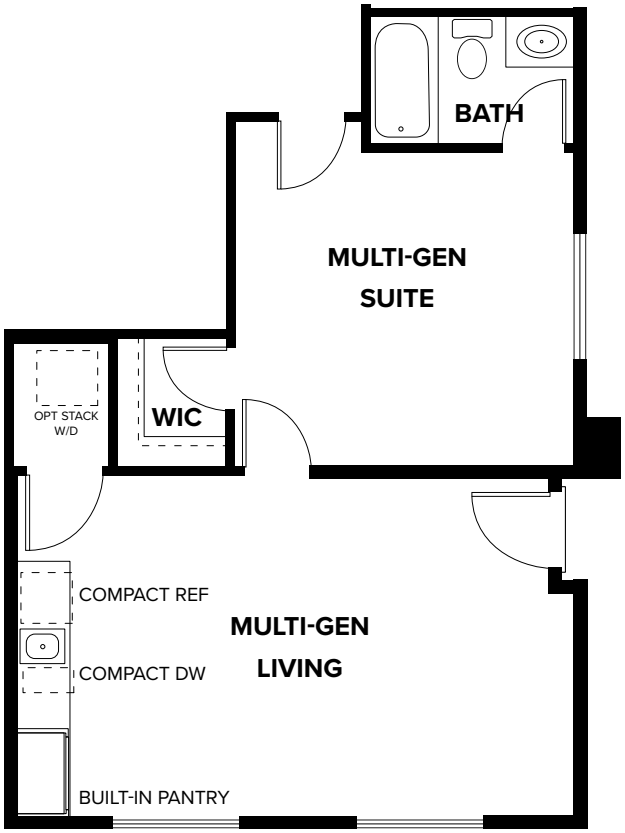



## Wine Cellar ILO Storage

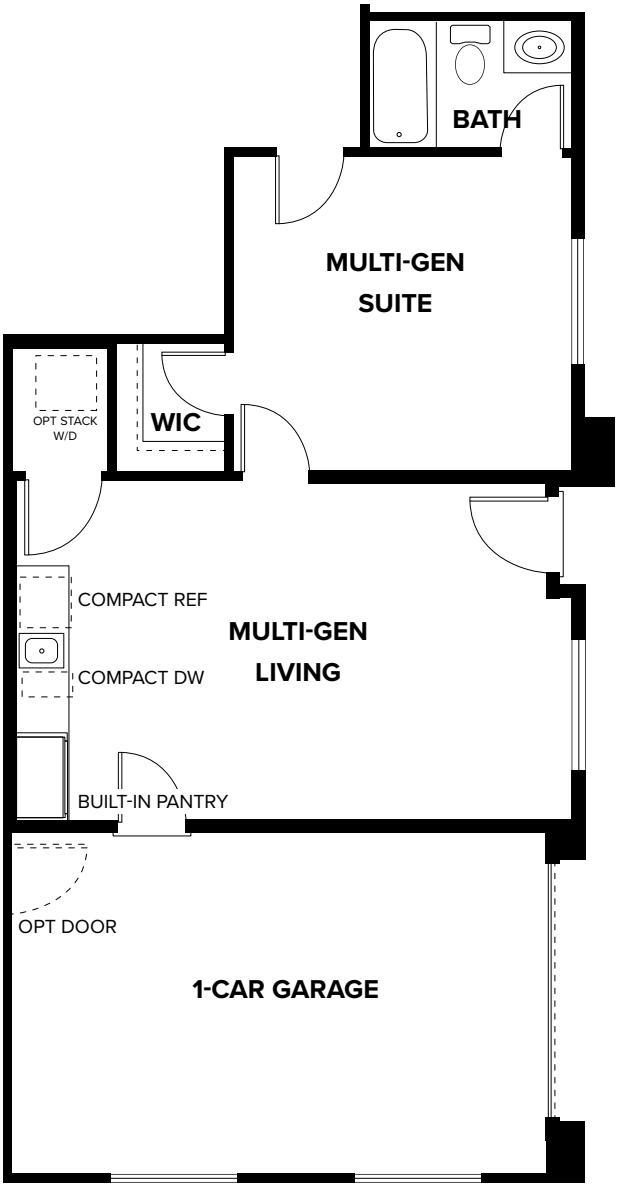


# MULTI-GENERATION OPTIONS

OPTIONAL MULTI-GEN SUITE




OPTIONAL MULTI-GEN SUITE WITH
ONE-CAR GARAGE



# SERIES 5

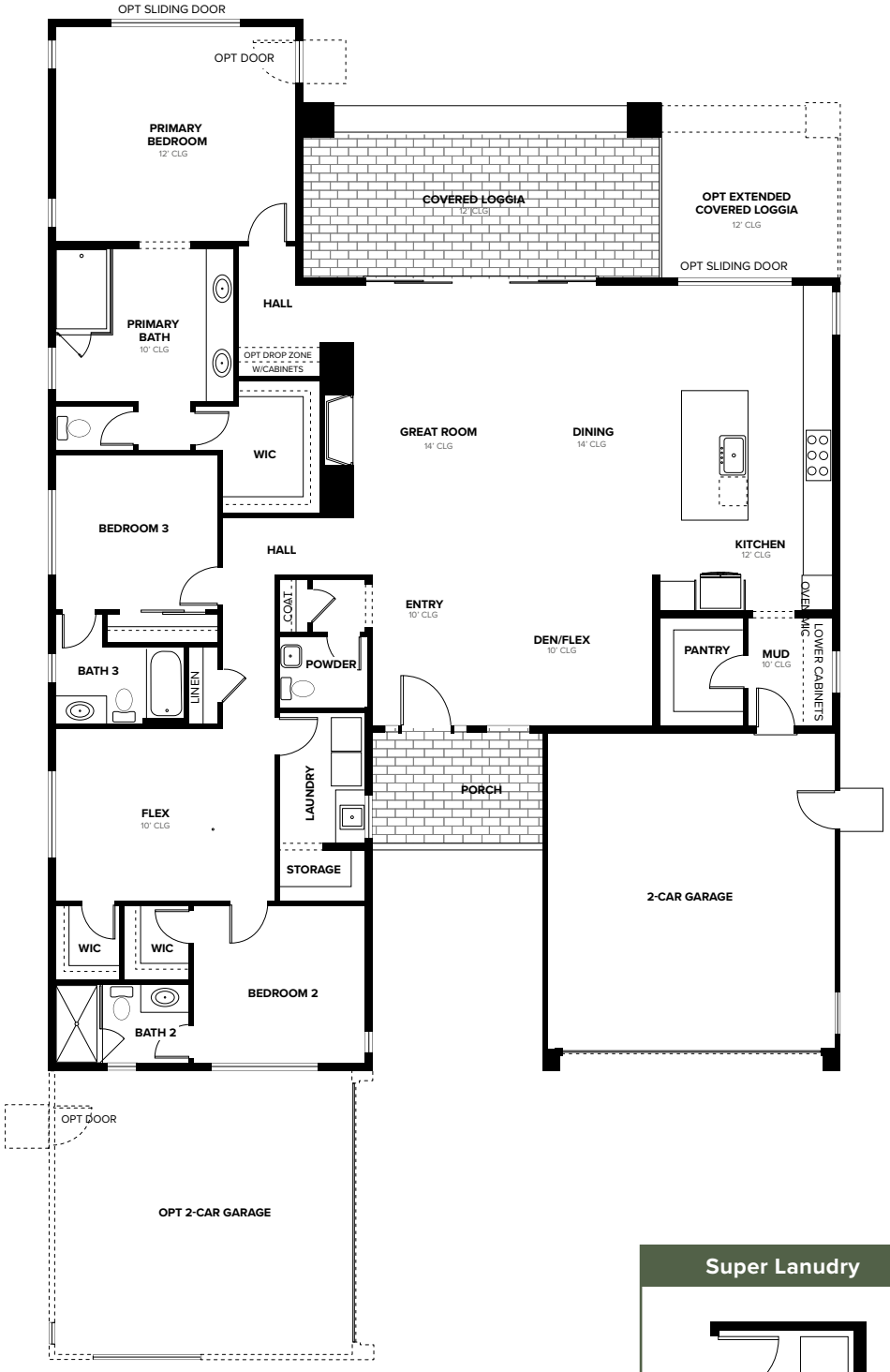
2,580 SQUARE FEET



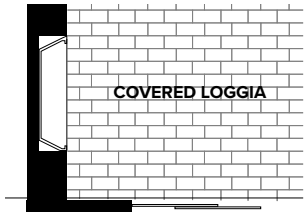
Elevation A



Elevation B



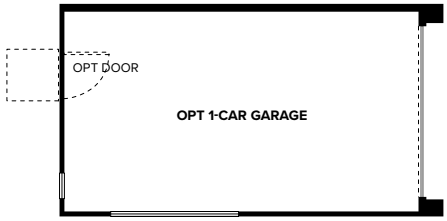

## Left Fireplace @ Covered Loggia



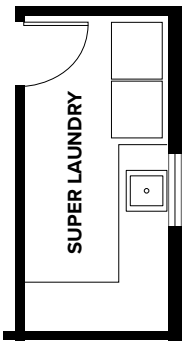

## Right Fireplace @ Covered Loggia



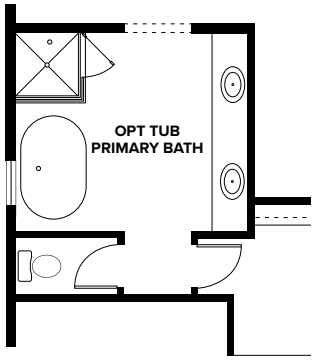

## 1-Car Garage ILO Optional 2-Car Garage




## Super Lanudry

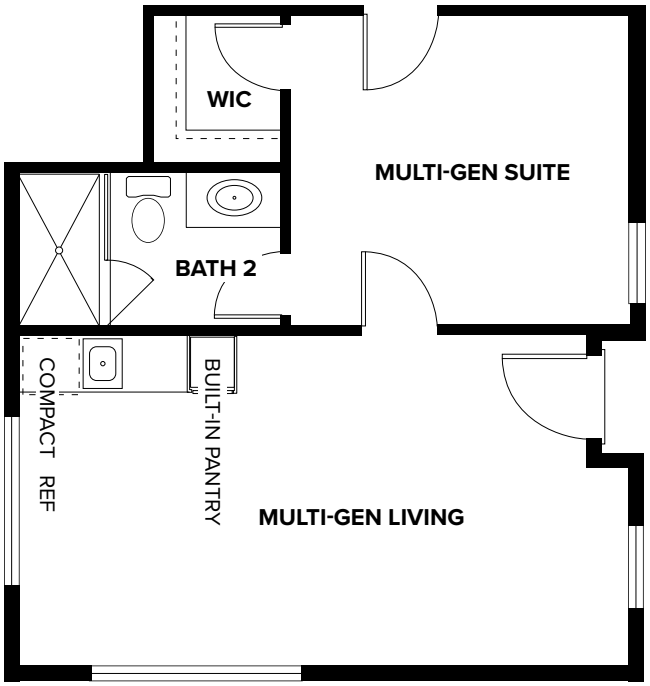



## Free Standing Tub

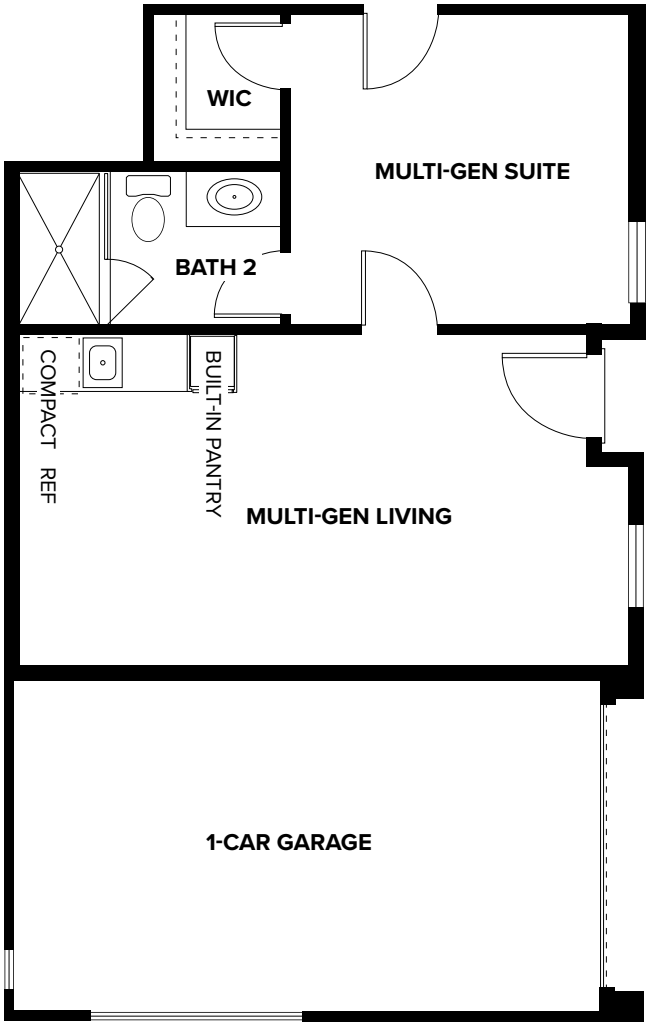


# MULTI-GENERATION OPTIONS

OPTIONAL MULTI-GEN SUITE




OPTIONAL MULTI-GEN SUITE WITH ONE-CAR GARAGE



The Preserve
AT GENOA RANCH

# Tax-Friendly Nevada

**In addition to its booming economy, Northern Nevada boasts one of the most favorable tax climates in the nation.**



**No Personal Income Tax**



**No Business Income Tax**



**No Corporate Income Tax**

| | |
|---|---|
| **No Inventory Tax** | **No Unitary Tax** |
| **No Franchise Tax** | **No Intangibles Tax** |
| **No Inheritance Tax** | **No Capital Gains Tax** |
| **No Estate Tax** | |

www.preserveatgenoa.com








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