



530 Coulee Meadow Drive

SPARKS, NEVADA 89441 · EAGLE CANYON RANCH · SPANISH SPRINGS

\$62,973

IN BUILDER-SELECTED OPTIONS & UPGRADES

Chosen by the original owner at construction in 2019 and itemized below from the builder's option selection records.

3+Den BEDROOMS*	2 FULL BATHS	2,134 SQ FT	0.20 ACRE LOT	2019 BUILT	1 STORY
Flooring & Window Coverings		\$28,645	Outdoor Living & Exterior		\$12,690
Kitchen & Countertops		\$12,668	Interior Finish & Electrical		\$4,495
Bathrooms		\$4,475	*Den/office with double French doors can serve as a 4th bedroom		

KITCHEN & COUNTERTOPS

\$12,668

**Quartz countertops****\$6,293**

Kitchen perimeter & island: Bellagio quartz, 2cm with 4cm eased edge. Primary & Bath 2 vanities: Piedrafina Bianco with 4" splash

Full-height glass mosaic backsplash**\$3,320**

Marazzi Luminescence Silver glass mosaic with Schluter trim, plus upgraded tile corner shelves in both showers

Upgraded black stainless appliance package**\$1,195****Derby birch cabinetry in Cotton****\$870**

Painted white shaker-style cabinets throughout

Moen stainless undermount single-basin sink**\$675****Brantford high-arc pulldown kitchen faucet****\$315**

Stainless finish



FLOORING & WINDOW COVERINGS

\$28,645

Flooring upgrade package**\$16,911**

Luxury vinyl plank: Tri-West Paradigm 12 mil, 7" x 48" painted-bevel plank in Mead through the entry, den, kitchen & pantry, great room, dining, halls, laundry, and both bathrooms.

Carpet & pad: Shaw Alamo Square in Sugar Cookie over a Leggett & Platt 1/2" Scotchgard luxury pad in all three bedrooms and closets.

**Plantation shutters & motorized shade****\$11,734**

Shutters: HD Newstyle painted shutters, 4½" louver with hidden tilt at the entry, bedrooms 2 & 3, den, dining, great room (3), primary bedroom (3), and primary tub.

Shade: Soft-touch motorized roller shade at the great room sliding glass door.



OUTDOOR LIVING & EXTERIOR

\$12,690



Covered patio with recessed can lights	\$10,700
Full-wrap gutters	\$800
Christmas outlet package Garage switch and two exterior outlets on a dedicated 20-amp circuit	\$460
Gas stub-out for BBQ	\$450
Waterproof exterior receptacle	\$155
Garage door keyless entry	\$125

BATHROOMS

\$4,475

Oil-rubbed bronze bath package

\$2,975

Brantford faucets and towel bars in all baths, plus primary shower enclosure with 3/8" clear glass

60" x 32" bathtub with skirt

\$1,500

In place of the standard fiberglass tub/shower combo, with tile surround



INTERIOR FINISH & ELECTRICAL

\$4,495

Upper laundry room cabinets

\$1,350

Derby in Cotton, matching the kitchen and baths

Ceiling fan pre-wire with switch (3)

\$585

Bedrooms 2 & 3 and den

Added duplex receptacle & in-wall conduit (2)

\$420

Primary bedroom and great room

Oil-rubbed bronze door hardware

\$275

Includes door stops

Den with solid doors

\$825

Private den/office that can serve as a 4th bedroom

5¼" baseboards

\$500

Flush-mount LED can lights (4)

\$540

Great room, one on a new switch

INCLUDED STANDARD SELECTIONS Continental two-panel arched interior doors · two-tone interior paint (Rotunda White walls, Swiss Coffee trim) · exterior Scheme #1 with Bitterroot Mountain Ledge stone and tile roof · front turf landscape package · Silverado Plan Three (2136)

Source: builder Option Selections records for Lot 79, Eagle Canyon Ranch (dated November 19, 2019). Amounts are the original builder option prices at the time of construction. They are not an appraisal or a statement of current value. Items may have been changed or replaced since 2019. Information is deemed reliable but not guaranteed; buyers and buyer's agents should verify all information.