

THE VILLAS

AT RANCHARRAH

Contemporary Architectural Design

Club Membership with Every Home

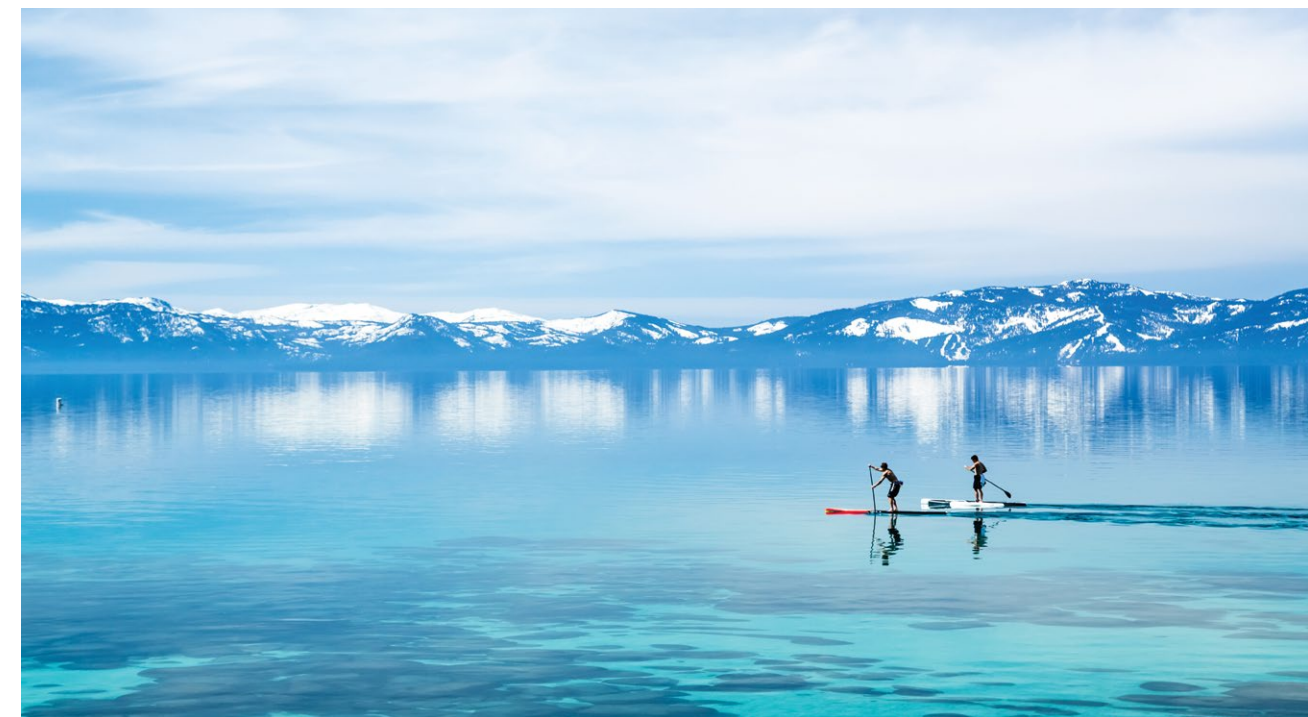
High-End Finishes Standard



22 Persano Street, Reno, Nevada

THOUGHTFUL DESIGN FOR ELEGANT LIVING

Introducing a collection of two- and three-bedroom homes designed with exceptional luxury and elegance in mind. Developed by New Edge Living, the contemporary architecture, thoughtful design details, and premium features provide a backdrop for a lifestyle of refined sophistication.



AT A GLANCE

LUXURY STACKED HOMES WITH THE
BEST LOCATION IN RENO

RANGING FROM 1,791 TO 3,165 SQ. FT.

UP TO 3 BEDROOMS

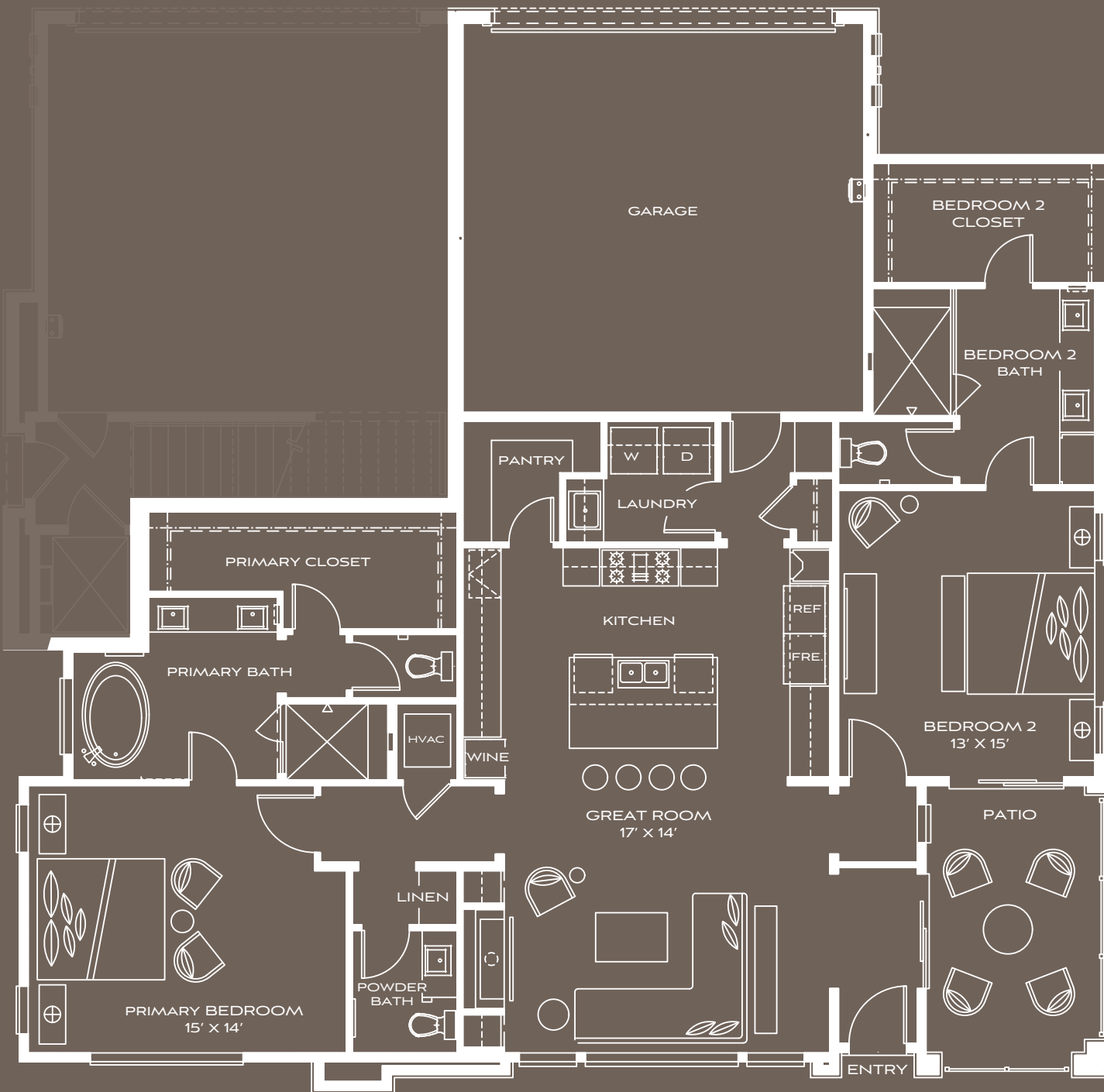
ATTACHED 2-CAR GARAGES

NEARBY OUTDOOR RECREATION WITH
SKIING, GOLF, HIKING TRAILS,
BOATING AND MORE



PLAN ONE

2 BED | 2.5 BATH
1,791 SQ. FT.



PLAN ONE FEATURES



THERMADOR STAINLESS STEEL APPLIANCES INCLUDING:

- 48" 6-burner gas range
- 48" Pro Harmony wall hood
- 24" Professional stainless steel emerald dishwasher
- 24" Wi-Fi enabled wine fridge (92 bottles)
- 1.2 cu. Ft. built-in microwave drawer
- 60" Energy-efficient built-in Refrigerator and Freezer

GARAGE

- 2-car garage with every home
- 220v outlet for EV charging

CENTRAL HEATING & AIR

- Smart Thermostat

ENVIRONMENTALLY-CONSCIOUS LIVING

- Tankless water heater
- Energy-efficient windows and doors throughout
- Energy-saving insulation
- Energy-efficient LED lighting throughout
- Gas-forced heating and air conditioning
- Electric smoke detectors and carbon monoxide monitors
- Water-efficient landscaping throughout, managed by HOA

INTERIOR FEATURES

- Imperfect smooth drywall
- 10 foot tall ceilings in main living areas
- Black vinyl Milgard energy-efficient windows
- 8' tall, energy-efficient, black metal sliding doors
- Single panel, solid core interior doors with Baldwin Reserve square levers in black
- 48" Fireplace

BATHROOM FEATURES

- Walk-in shower with linear drain and tile set walls
- Kohler Sunstruck Oval Freestanding Bathtub at primary bath
- Double-vanity with Kohler Purist faucets and fixtures in matte black

KITCHEN FEATURES

- Kohler Black Faucet
- Kohler-Vault undermount stainless steel sink with InSinkErator garbage disposal
- Under cabinet lighting
- Generous walk-in pantry
- White soft-closing wood cabinets with adjustable shelves and matte black tab pulls
- Quartz countertop with full backsplash



PLAN TWO

This impressive 2-level plan includes ample entertaining and office space to suit your every need. Highlights

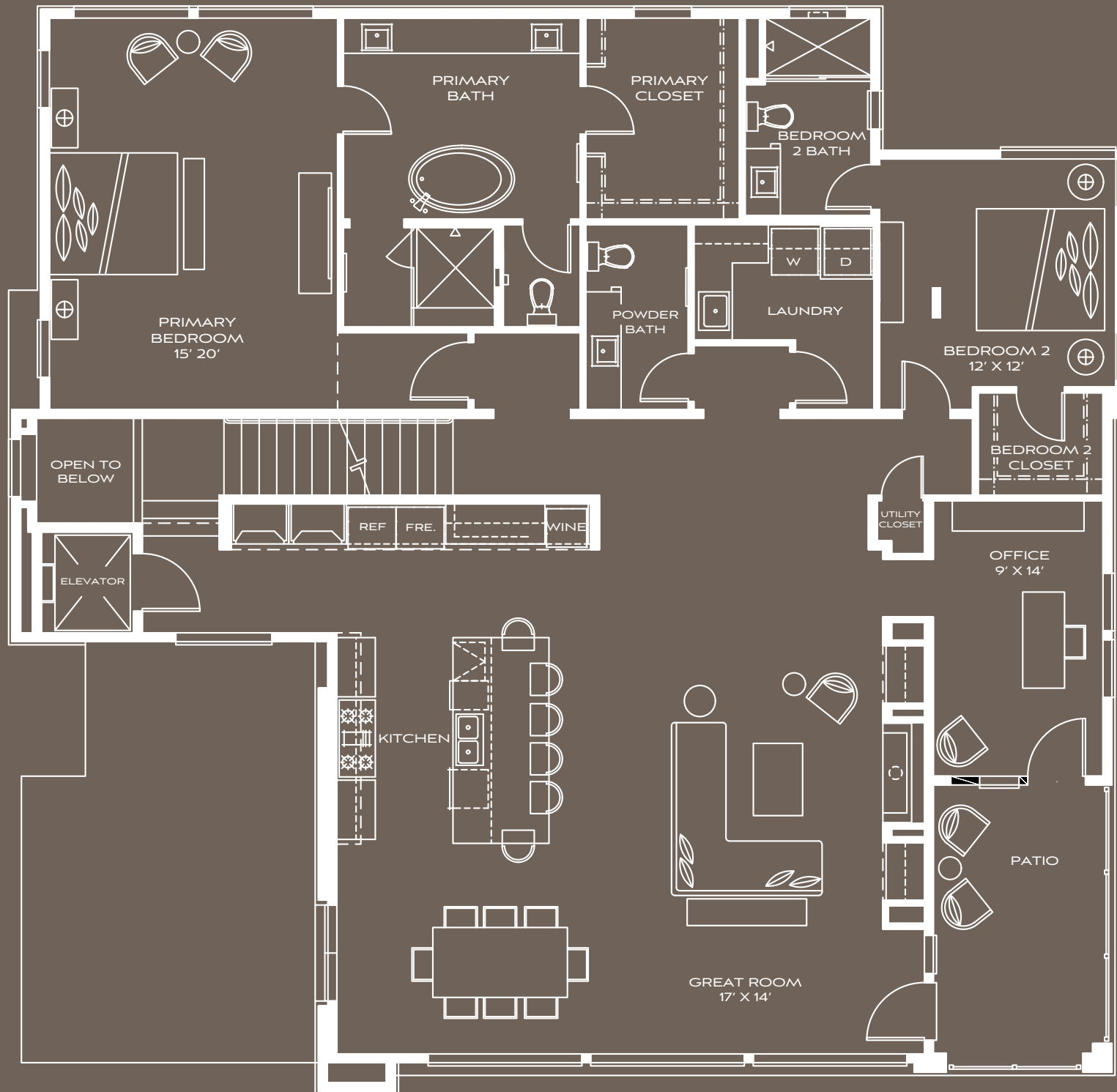
include 2 primary suites with double sinks and walk-in closets, 3rd floor secluded outdoor terrace just off the guest suite, 1st floor home office and private elevator.



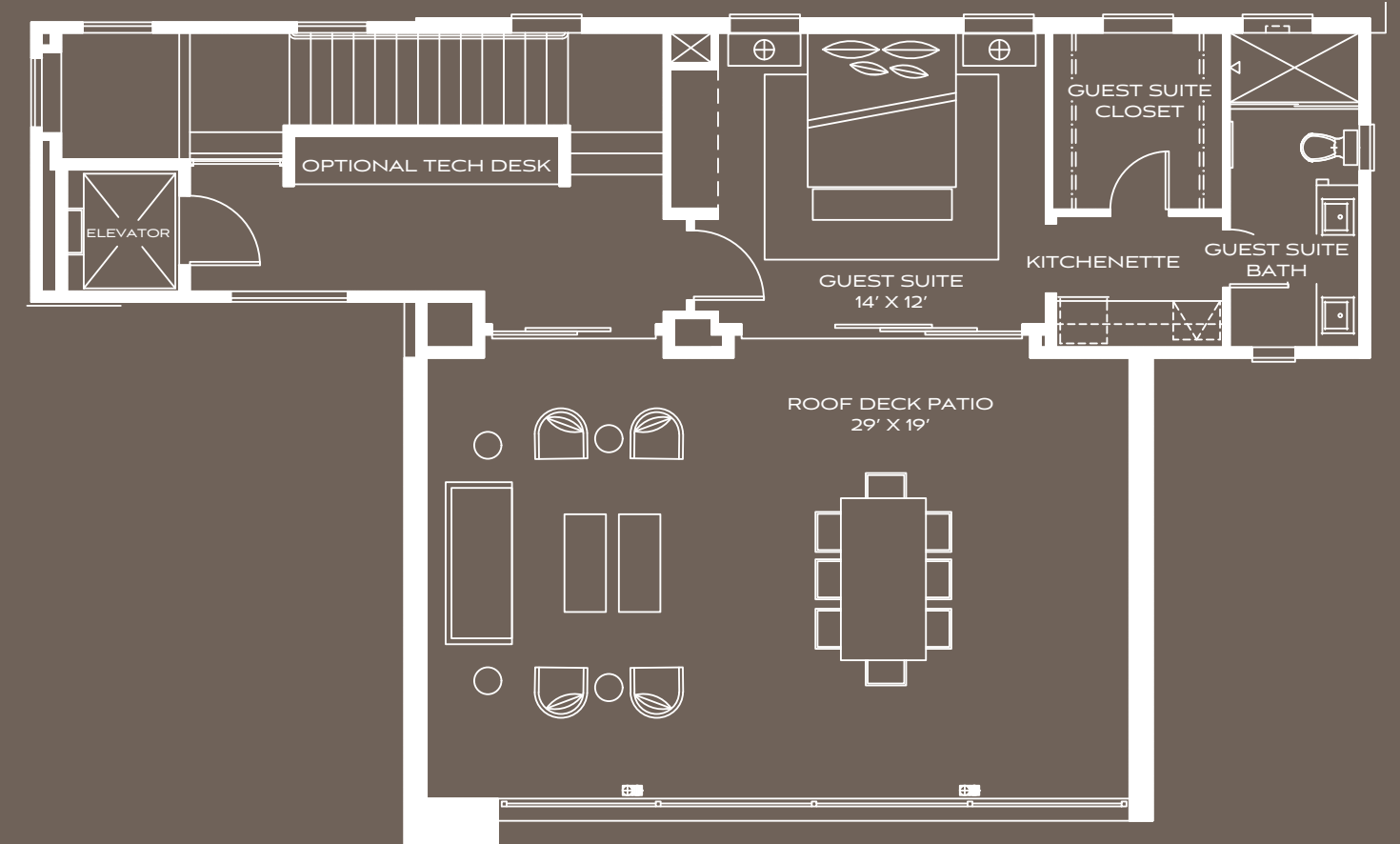
PLAN TWO

3 BED + OFFICE | 3.5 BATH
3RD FLOOR ROOFTOP DECK
3,165 SQ. FT.

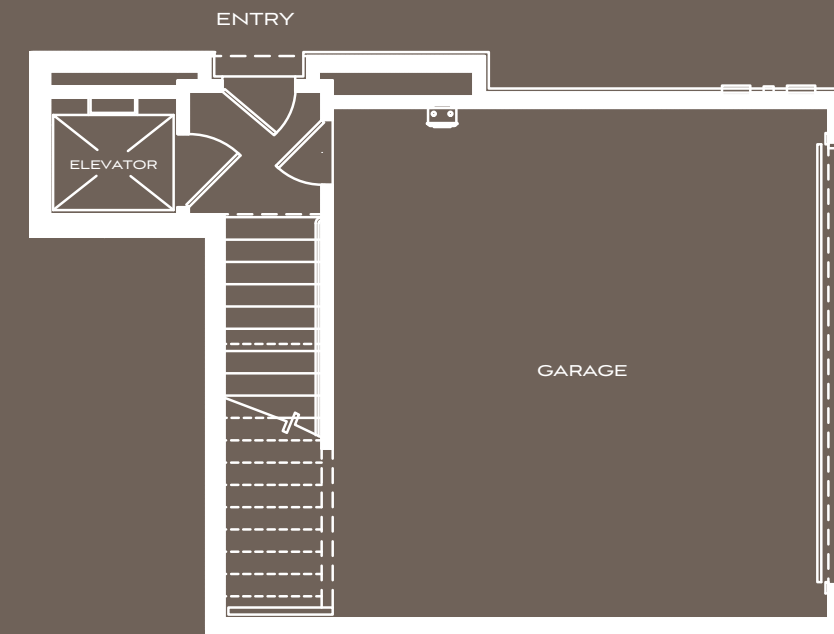
FLOOR TWO:



FLOOR THREE:



FLOOR ONE:





PLAN TWO FEATURES



THERMADOR STAINLESS STEEL APPLIANCES INCLUDING:

- 48" 6-burner gas range
- 48" Pro Harmony wall hood
- 24" Professional stainless steel emerald dishwasher
- 24" Wi-Fi enabled wine fridge (92 bottles)
- 1.2 cu. Ft. built-in microwave drawer
- 60" Energy-efficient built-in Refrigerator and Freezer

GARAGE

- 2-car garage with every home
- 220v outlet for EV charging

ROOFTOP DECK

RESIDENTIAL ELEVATOR

- Included with every Plan 2 home

CENTRAL HEATING & AIR

- Smart Thermostat

ENVIRONMENTALLY-CONSCIOUS LIVING

- Tankless water heater
- Energy-efficient windows and doors throughout
- Energy-saving insulation
- Energy-efficient LED lighting throughout
- Gas-forced heating and air conditioning
- Electric smoke detectors and carbon monoxide monitors
- Water-efficient landscaping throughout, managed by HOA

INTERIOR FEATURES

- Imperfect smooth drywall
- 10-foot tall ceilings in main living areas
- Black vinyl Milgard energy-efficient windows
- 8' tall energy-efficient black metal sliding doors
- Single panel, solid core interior doors with Baldwin Reserve square levers in black
- 48" Fireplace

BATHROOM FEATURES

- Walk-in shower with linear drain and tile set walls
- Kohler Sunstruck Oval Freestanding Bathtub at primary bath
- Double-vanity with Kohler Purist faucets and fixtures in matte black

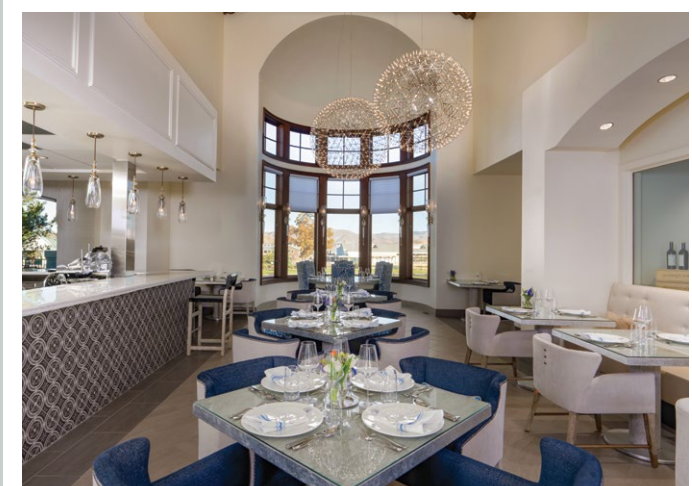
KITCHEN FEATURES

- Kohler Black Faucet
- Kohler-Vault undermount stainless steel sink with InSinkErator garbage disposal
- Under-cabinet lighting
- White soft-closing wood cabinets with adjustable shelves and matte black tab pulls
- Quartz countertop with full backsplash

KITCHENETTE FEATURES

- 24" under cabinet refrigerator/freezer
- 1.2 cu. Ft. built-in microwave oven





COMMUNITY



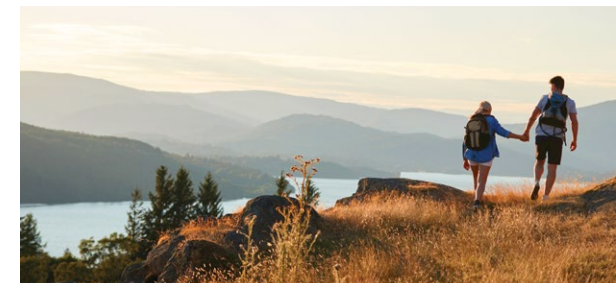
THE CLUB AT RANCHARRAH

Quite literally right next door, you will find Northern Nevada's premier private social club, and you're a member. See it as an extension of your new residence at The Villas, ready for you to enjoy. The Club has a rich history as the former estate of famed casino magnate, Bill Harrah. Today, The Club at Rancharrah is the place to connect with family, friends and associates. Its amenities include the Nineteen 57 Restaurant and Bar, Pool, Spa and Nail Salon, Fitness Center, Pickleball and Bocce Courts, special member events, and off-site access to three nearby Duncan world-class, 18-hole, championship golf courses.

VICINITY

The Villas is surrounded by shopping, fine dining, the arts, wellness and outdoor amenities that add color to your day-to-day. This desert town at the foot of the Sierra Nevadas is rich with culture, and an abundance of outdoor activities to explore.

Take a hike at Hunter Creek, or a stroll through Downtown Reno for some local shopping. Feed the soul with a visit to the Nevada Museum of Art. Or after a good snow, hit the slopes on Mount Rose. If golf is your game, play a round at the Wolf Run Golf Club. If you have the desire to travel, the Reno-Tahoe International Airport is just 10 minutes by car.



NEARBY AMENITIES

- Reno-Tahoe International Airport 4mi
- The Village at Rancharrah 0.5 mi
- Hunter Creek Trailhead 8 mi
- Renown Regional Medical Center 5.3 mi
- Mount Rose – Ski Tahoe 19 mi
- Nevada Museum of Art 4.3 mi
- National Automobile Museum 5 mi
- Lakeridge Golf Club 1.6 mi
- Ballardini Ranch Trailhead 3.7 mi
- Wolf Run Golf Club 6.1 mi
- Downtown Reno 7.8 mi
- Lake Tahoe 30 mi
- Whole Foods 1 mi
- Bartley Ranch Equestrian Trails 1.5 mi
- UNR 7.5 mi



NEIGHBORHOOD

Known as Reno's newest gathering space, The Village at Rancharrah is on the estate, just beyond The Club. With new restaurants and shops to explore, and regular wellness events, you will find the convenience of dining, wellness, and shopping close by. With both The Club and The Village next door, you won't have to go far to enjoy the Rancharrah lifestyle in Reno.

Pop over to Perenn Bakery in The Village for your morning coffee, then on to The Club for your weekly pilates class. Wind down from the day with Happy Hour at The Club, then on to dinner at Nineteen 57. Home is just a short stroll away.





THEVILLASRANCHARRAH.COM





TheVillasRancharrah.com | sales@TheVillasRancharrah.com | 775.420.4292

Copyright 2023 Lyon Management Group, Inc. All rights reserved. Offered by: Heather Houston, NV Lic # S.176629, Dickson Realty, 1030 Caughlin Crossing, Reno, NV 89519 All plans, renderings, and amenities are subject to change at any time. All square footages shown herein are approximate. AGENTS: Contact the agent above to register your clients. Buyer broker co-op is offered at 2.5% of the home's base price. Buyer's broker or agent must be present and register their client on the client's first visit to receive a commission. Broker or Agent submission of this form does not satisfy requirements to register a client. Dickson Realty and all of its divisions prohibit housing discrimination on the basis of specific "protected classes", which include race, color, religion, national origin, gender, familial status, disability, marital status, and age, among others protected by local fair housing ordinances, local laws and the federal Fair Housing Act. For more information about the Fair Housing Act, please visit the website of Department of Housing and Urban Development.