

# Claridge Pointe

Claridge Pointe on the Greens is a new North Reno Development that has just opened its first models for view.

This gated golf community's single-story, high-quality, manufactured homes offer affordability and convenience along with style. Home sizes range from 960 to 2,280 square feet on 4,000 to 9,500-square-foot lots. Prices are from \$99,900 to \$159,900, with the largest homes — the "Chardonnay Series" — backing to a nine-hole, pitch-and-putt golf course with ponds.

The "Napa Series" has two bedrooms and two baths, costs \$99,900 and is 960 square feet; the "St. Helena Series," with two or three bedrooms and two baths, starts at \$109,900 and is 1,152 square feet; the "Cabernet Series," also two or three bedrooms and two baths, is \$119,900 and 1,344 square feet; the "Zinfandel Series" is two or three bedrooms and two baths, 1,550 square feet and \$124,900; and the "Chardonnay Series" is 2,280 square feet and \$159,900, with two to four bedrooms and two baths. All have two-car garages.

There are 12 floor plans by two designers, but size and design are virtually unlimited, as customers are free to choose materials, enlarge or otherwise change any room and rearrange them before their particular model is built said builder and property manager Russell Millard.

"We're giving people a relaxed, secure lifestyle at a payment they can afford," he said. "Right now, as a move-in incentive, we're including landscaping, sprinklers and fencing at no charge." In addition, he said "lawnscape" maintenance is provided, so residents can "sell the mower and enjoy the good life."

"This is the housing of the future," he said of the HUD and FHA-approved and inspected manufactured homes, which are constructed partly at a factory and partly on site, saving weather delays.

The homes include 2-by-6 exterior walls, vaulted ceilings with R38 insulation, dual-pane vinyl windows with argon gas for extra insulation and 30-year dimensional architectural roof shingles.

"Few builders in this price range do these extras," he said, adding that the all-gas homes have kitchens with dishwashers, garbage disposals, alder and oak hardwood-style cabinets with adjustable shelves, formica counters and lots of drawers. Mini-blinds and double bathroom vanities are standard in each model.

One gas fireplace is also standard in each model. Others can be added. They can be casual or formal, depending on the buyer's selection from among marble, many shades of river rock, brick, or tile, and the fireplace's location can also be chosen. Materials for carpets, counters,

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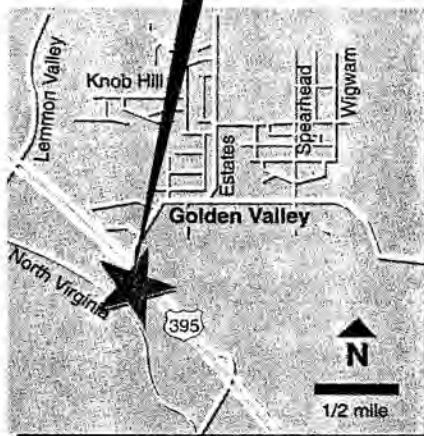
son cooking can be involved with what ever is happening in there as well.

Upgraded appliances include a self-cleaning oven; two-door, 24-cubic-foot refrigerator/freezer with ice and water on the door; and built-in microwave.



**CHARDONNAY:** Has 2,280 square feet for \$159,900.

## Claridge Pointe



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etc., may also be selected by the house buyers.

Even the low-priced "St. Helena" mod-

A huge master bedroom includes a "retreat" sitting room with view of the greens and ponds, a large connecting bath shower and walk-in closet. The large tub in this model has a jacuzzi option.

The development is located off North Virginia Street, near Golden Valley Road.

Russell Millard and his brother Robert, civil engineers, and their wives Pamela and Anjanette, who decorated the new models to give visitors a range of ideas — from whimsical sunflowers to elegant niches — bought homes and live on site themselves.

"We really like it here," said Russell. "We always live in the developments we build."

A five-generation Nevada family, their father David R. Millard is project manager of the development and has owned their family-run DHS Construction business 35 years. He has built thousands of manufactured homes and, in 1986, won Seattle's Innovative Design Award for subsidized housing projects, said his son.

The Claridge Pointe project is structurally designed by Karsten Homes and the developer is Equity Financial Resources.

Four models are now decorated and open for viewing, and two more about to open. A golf cart by the office is convenient for the affable brothers to take visitors around to the models, which are open from 10 a.m. to 5 p.m. Monday through Saturday and from 12 noon to 5 p.m. Sunday.

## Development of the week

el has a dining nook off the kitchen, with a sliding-glass door leading to a back patio with cobble-design, stamped concrete that outlasts flagstone. The beamed-ceiling living room features three clerestory windows. The hallway leading to the master bedroom has an attractive bookcase/nook and the bedroom has a large closet, overhead plant shelf and a bath with built-in linen cabinets, double vanity and large tub/shower combination.

The "Chardonnay," which Millard says is "our biggest and best," backs to the golf greens and two ponds. It features a large kitchen with lots of ceramic-tile counter space, a center island and breakfast bar that's open to the family room so the per-

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Eventually the subdivision, to be built in several phases, will have 102 houses. Seventy-two will be built in the first two phases, of which the first is now in progress.

"We're building another just like this in Seattle with 160 homes" he said.

For more information, call (702) 677-1500. To visit 100 Lancaster, take Highway 395 North to exit 73 (Golden Valley Road). Go left under the freeway, then make a left on North Virginia and right on Lancaster to the sales office.



**ST. HELENA KITCHEN:** Comes with Formica counters, alder and oak style cab-



**ST. HELENA:** Starts at 1,152 square feet for \$109,900.



**SKYLIGHTS:** Add height to this view of the Chardonnay dining room and living. This model backs on to the pitch-and-putt golf course.



**KITCHEN:** In the Chardonnay includes a breakfast bar, tile counters, center island and upgraded appliances. Skylights add lots of light.

## CLARIDGE POINTE TRACT FACTS

■ **Styles:** Twelve floor plans. Four models built, decorated and ready to view, with two more almost ready, in this brand-new North Reno affordable, single-story, all-gas, manufactured-home development. Now in its first phase, Claridge Pointe on the Greens will have 72 homes in the first two phases and will eventually have 102. Home sizes range from 960 to 2,280 square feet; lot sizes, from 4,000 to 9,500 square feet; prices, from \$99,900 to \$159,900. Homes are built partially on site and partially at a factory, where they are inspected and HUD and FHA approved.

■ **Amenities:** A gated community, it has unusual amenities for such affordable homes, including many extra insulation features, a nine-hole, pitch-and-putt golf course with two ponds, for views as well as recreation and drainage practicality; front-yard-lawnscape maintenance, mini-blinds and fireplace. A move-in incentive offered at present includes landscaping, sprinklers and fencing at no charge.

■ **Upgrades:** More fireplaces can be added; large tubs can be jettied to become jacuzzis. Five styles of homes can be varied to a great degree by the home purchaser, who can choose materials, colors, etc. for fireplace, carpet, counters and other furnishings and change the size and arrangement of rooms.

■ **Schools:** Alice Smith Elementary, Billinghurst Middle and Reno High.

■ **Other amenities:** Walking distance to bus and shopping, easy freeway access to Highway 395 North, access to North Virginia — casinos and park just down the street.

■ **Models open:** Monday-Saturday 10 a.m. to 5 p.m., Sunday 12 noon to 5 p.m. Call Russ Millard, (702) 677-1500 or -1300.

■ **Directions:** The sales office is at 100 Lancaster in North Reno. Take Highway 395 North (toward Susanville); exit 73 (Golden Valley Road); follow Golden Valley left under freeway; take a left on North Virginia and right on Lancaster to sales office.