



# LITTLE LANE

— AT CARSON CITY —



**BATES  
HOMES**

DEFINING LUXURY LIVING



*A little bit city. A little bit country.*

## A WHOLE LOT YOU.

Little Lane offers sophisticated residences designed and built by renowned homebuilder, Bates Homes.

The community's rhythmic composition and refined aesthetics greet you at the entrance and reflect true urban-style living for those with exceptional tastes.

Enjoy functional design and ambient entertaining in each of the four magnificent homes. Luxe details like granite countertops, expansive kitchen islands, unconventionally tall windows, and the warmth of custom-designed cabinetry highlight the unique floorplans and embrace the high quality of life within a growing and lively city.

## LIVE IN THE CENTER OF IT ALL. HERE ARE A FEW OF OUR FAVORITES

<b>Redwood Materials Carson City</b>	<b>4.3 miles</b>
<b>Redwood Tahoe Materials Campus</b>	<b>46.1 miles</b>
Downtown Carson City - Shopping, Dining, & More	1.2 miles
Smith's Grocery Store	1.5 miles
Clear Creek Tahoe Golf Club	9.4 miles
Heavenly Mountain Resort	26.5 miles
Mt. Rose Ski Resort	35 miles
John C Fremont Elementary School	.2 miles
Eagle Valley Middle School	2.2 miles
Carson High School	1 mile



# REFINED FINISHES COME STANDARD

- PRELIMINARY -

## AUTHENTIC EXTERIOR CHARACTER & DETAIL

- Designed by the award-winning firm, William Hezmalhalch Architects
- Sophisticated architectural detailing in three stunning elevations – Farmhouse, Traditional and Cottage with corresponding designer-selected color palettes
- Patios and driveways set with pavers
- Covered porches (per plan)
- Elegant and energy efficient exterior light fixtures complementing the architectural style
- Lighted address plaque
- Classically designed 8' tall garage door with automatic chain drive garage door opener
- Full front yard and alley landscaping and irrigation
- Side yard fencing
- Architecturally inspired 8' entry door
- An abundant use of windows to take advantage of the surrounding views and connectivity to the outdoors.
- Architecturally stylish composition roof shingles with Limited Lifetime warranty
- Aluminum gutters with baked on enamel paint finish

## GRACIOUS INTERIOR APPOINTMENTS

- Spacious 9' ceilings throughout
- Open concept living areas
- Classic style interior doors
- Abundant use of Luxury Vinyl Plank flooring in select locations
- Traditional textured drywall with square corners at wall corners and windows.
- Thoughtfully positioned recessed lighting throughout
- 5 1/2" baseboard and 3 1/4" door casing
- Designer door and bathroom hardware
- Stylish plumbing fixtures in chrome finish (optional finishes available)
- Spacious and functional secondary bedrooms

## INSPIRING KITCHEN DESIGNS

- Whirlpool® Stainless Steel Appliance package, includes:
  - Energy efficient built-in dishwasher
  - Gourmet 30" 5-burner gas range
  - Sleek over the range microwave
  - Optional spacious 36" counter depth refrigerator
- Durable Sterling® single-basin stainless steel sink with Pull-out faucet in chrome
- Garbage disposal
- Beautiful solid surface countertops includes a 6" backsplash
- Spacious pantry
- Alder cabinets available in various finishes (optional painted cabinets)
- Oversized island with seating at built-in bar counter

## LUXURIOUS OWNER SUITES

- Spacious walk-in closets
- Beautiful quartz countertops with 4-inch backsplash
- Undermount sinks with sleek single handle faucets
- Luxurious soaking tub (Residence 4 only)
- 12"x12" tile on shower walls and 2"x2" shower floor tiles
- Luxury Vinyl Plank floors in bathrooms

## LATEST ENERGY EFFICIENT FEATURES

- Smoke and carbon monoxide detectors
- 2x6 exterior walls with R-21 insulation
- R-49 attic insulation
- Insulated garages and garage doors
- Vinyl dual pane Low-E glass windows brighten the home throughout
- Digital programmable thermostat
- 14 SEER central air conditioning
- Efficient Navian® tankless water heater
- Recessed LED lighting throughout



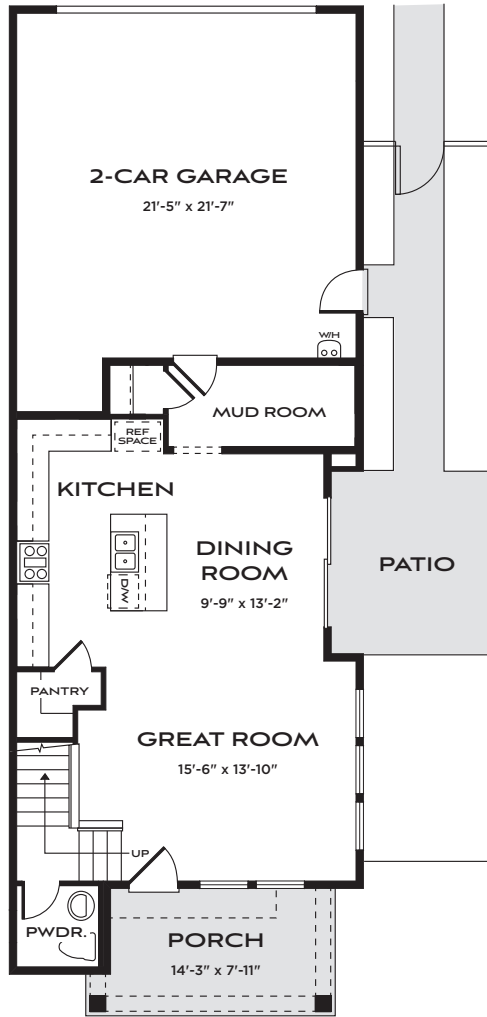
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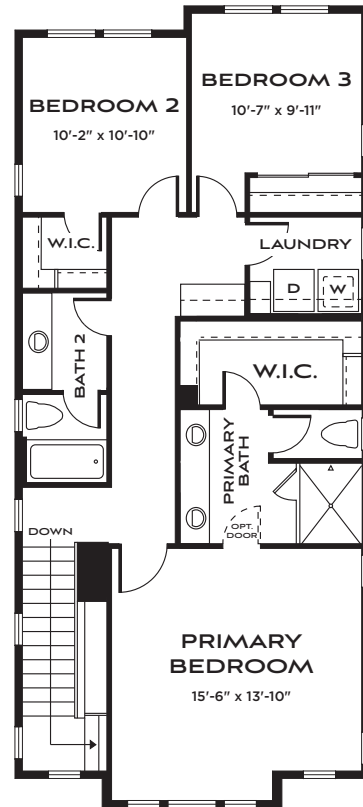
# RESIDENCE ONE

1,683 square feet

Three Bedrooms | Two + Half Baths | Two Car Garage



FIRST FLOOR



SECOND FLOOR



**FARMHOUSE**



**TRADITIONAL**



**COTTAGE**

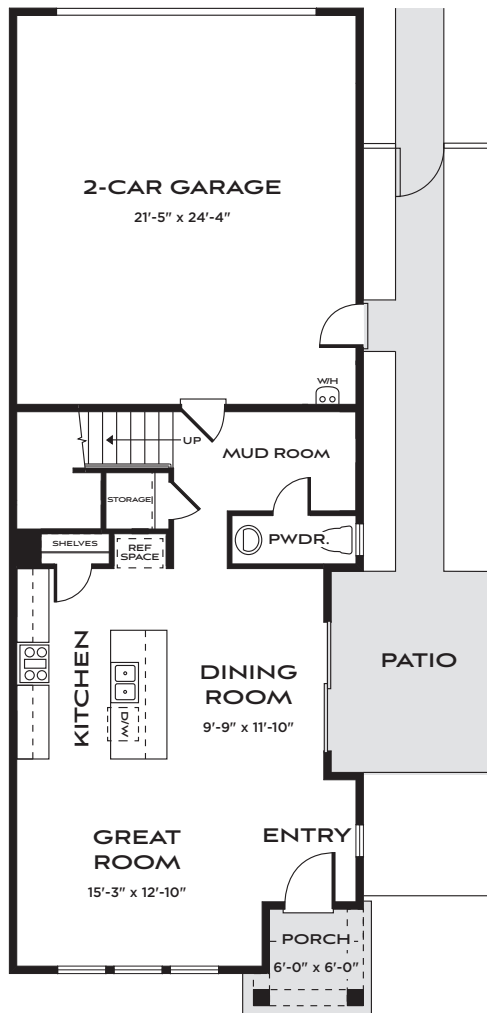


PRELIMINARY  
Renderings are artist conception.

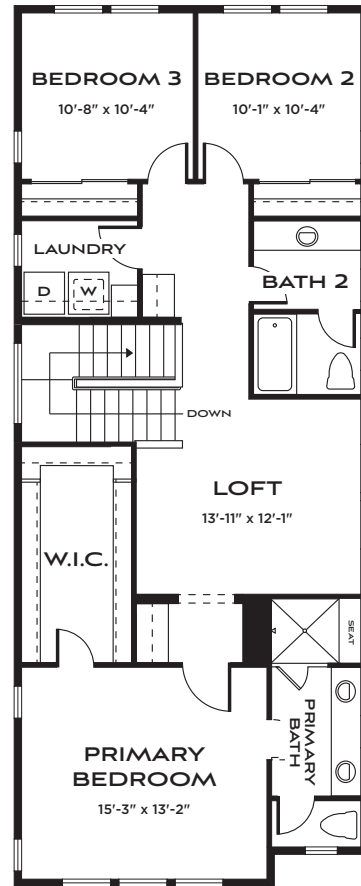
# RESIDENCE TWO

1,849 square feet

Three Bedrooms | Two + Half Baths | Two Car Garage



FIRST FLOOR



SECOND FLOOR



**FARMHOUSE**



**TRADITIONAL**



**COTTAGE**

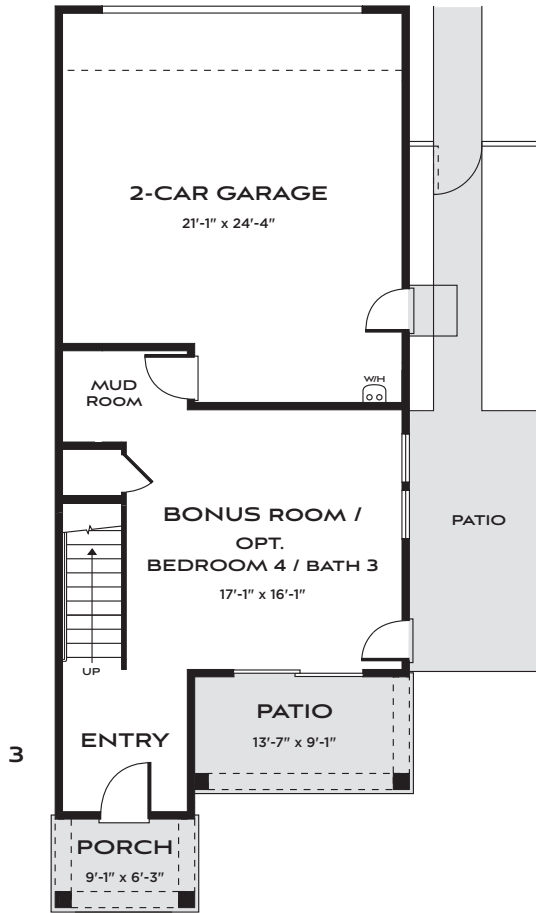


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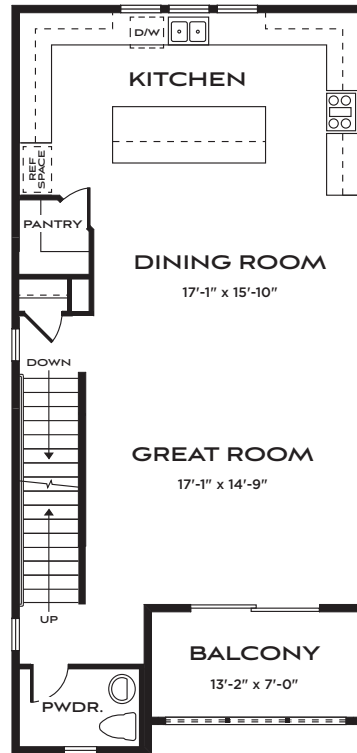
# RESIDENCE THREE

2,327 square feet

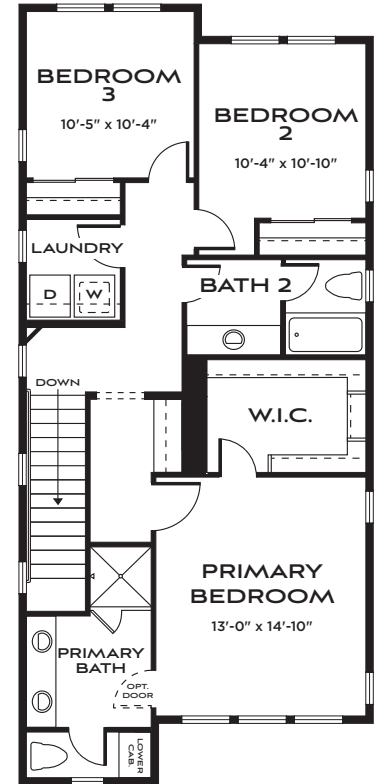
Three to Four Bedrooms | Two + Half to Three + Half Baths | Two Car Garage



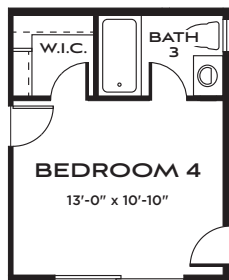
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



OPT.  
BEDROOM 4 / BATH 3  
ILO BONUS ROOM



**FARMHOUSE**



**TRADITIONAL**



**COTTAGE**

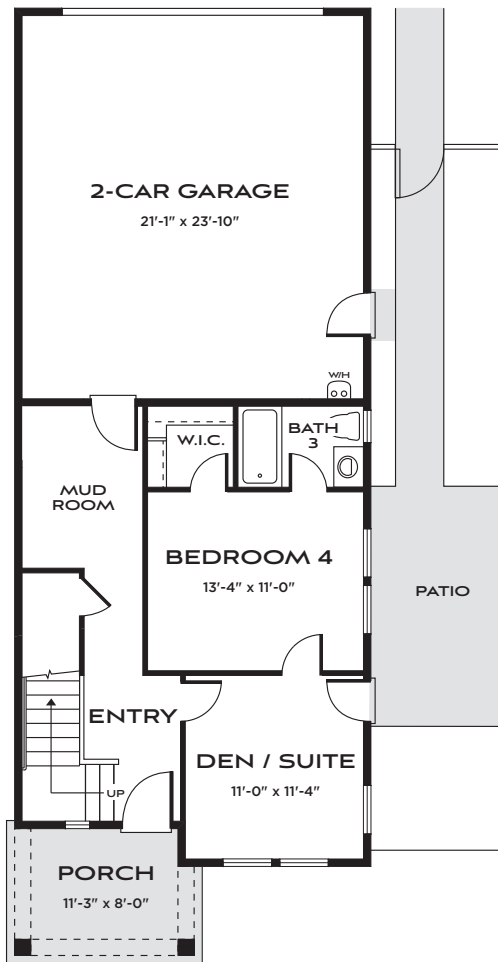


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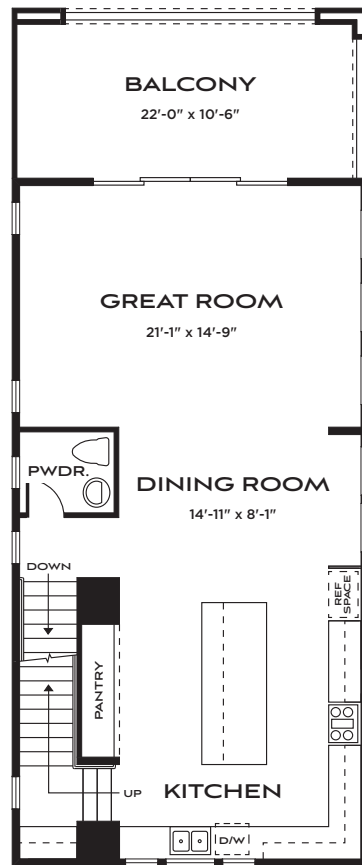
# RESIDENCE FOUR

2,541 square feet

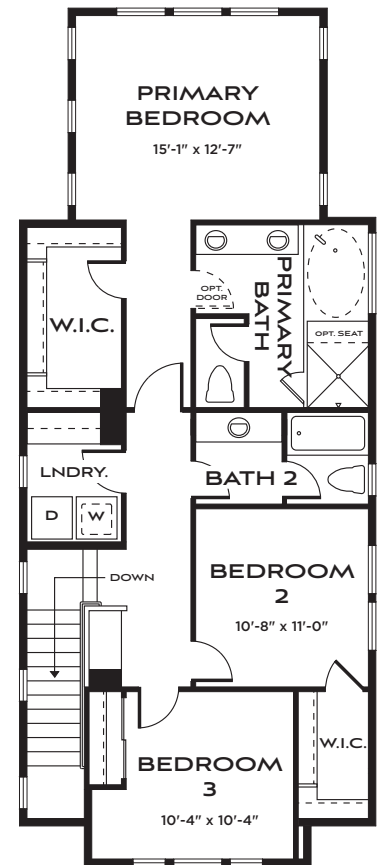
Four Bedrooms | Three + Half Baths | Two Car Garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**FARMHOUSE**



**TRADITIONAL**



**COTTAGE**

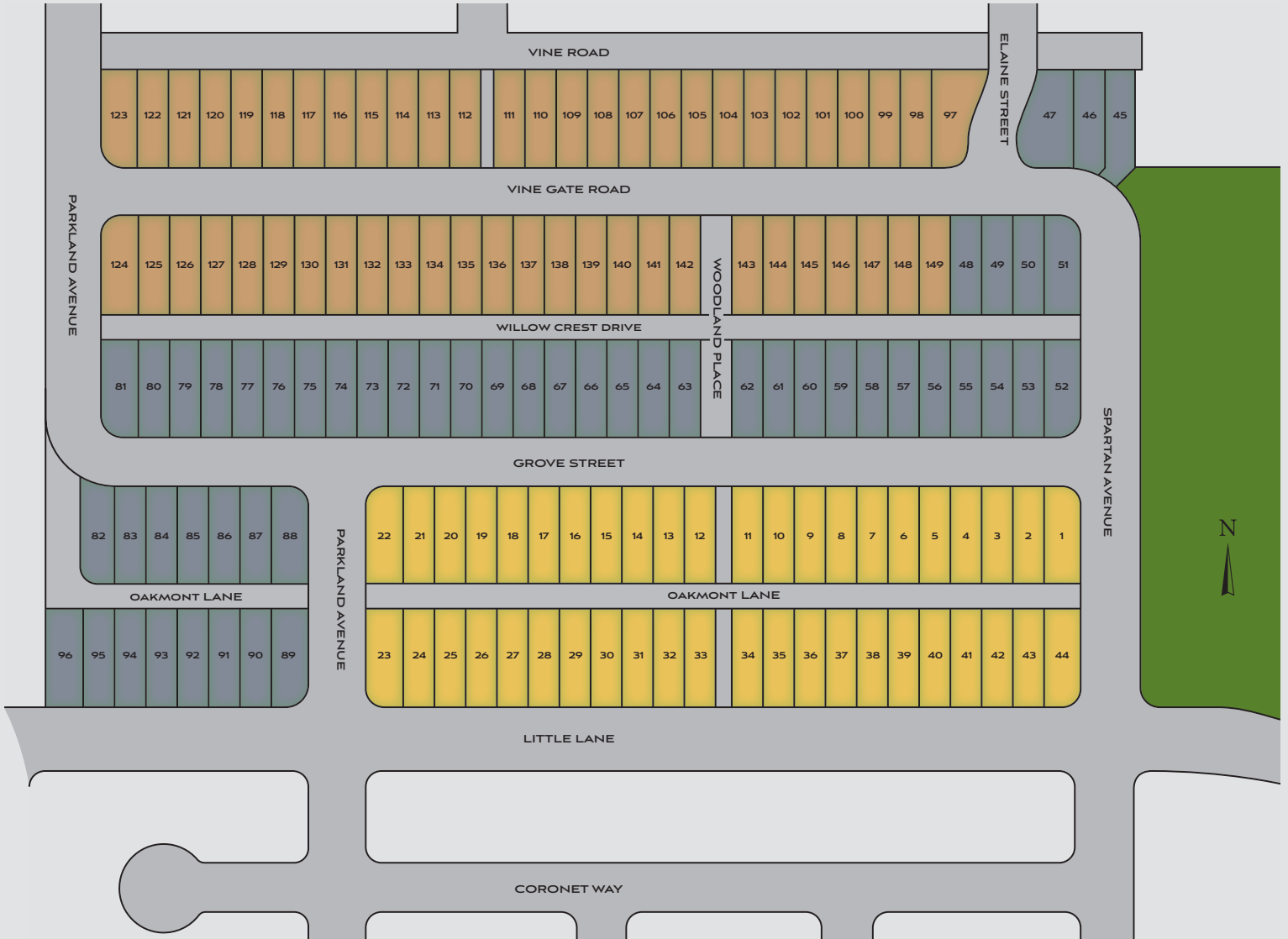


PRELIMINARY  
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# LITTLE LANE

— AT CARSON CITY —



*Beautiful escapes just moments*  
**FROM YOUR FRONT DOOR**

Little Lane offers a sophisticated, urban-stylized life in an idyllic Carson City location.

Thoughtfully designed with lifestyle in mind, each home has unique characteristics that bring the comforts and amenities of a modern home to a vibrant location.

Just steps from your front door you'll find local restaurants and shops. Take outdoors and open space. You are only moments away from abundant recreation – skiing, hiking, biking – and gorgeous Lake Tahoe.



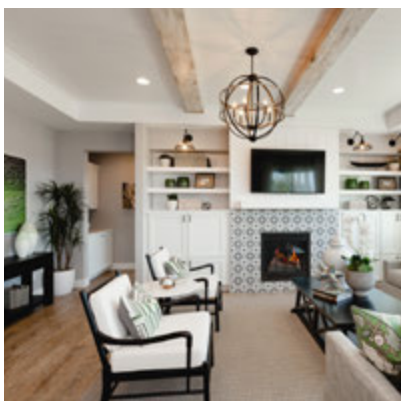
# CREATING PLACES YOU WILL LOVE

At the core it seems simple: curate and build homes for comfort and livability.

Behind the scenes it is much more.

An interconnected network of intelligent, creative minds are hard at work refining distinct architectural aesthetics, leading the best in modern design, and planning unparalleled neighborhoods.

The result: an inspired home that represents time-honored craftsmanship, attention to detail, and contemporary style, in a thriving locale.

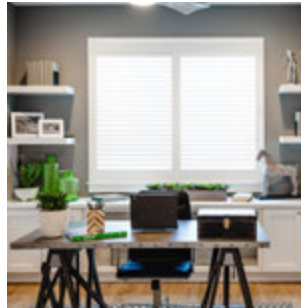


## **GOOD TOGETHER**

As a family-owned company, we offer an experiential home buying environment. With an elevated focus on the homebuyer, our team of specially qualified professionals work in step with you from your first visit, in-person or virtually, to presenting you the keys, and everything in-between and beyond.

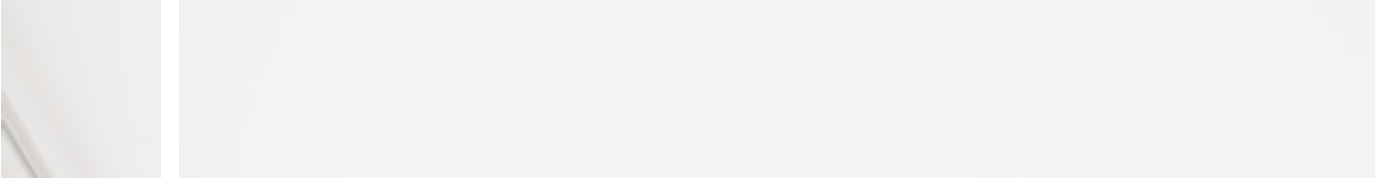
## **TRANSCENDING TRENDS**

Our lifestyle homes offer enriched living through high-quality materials, luxe-inspired finishes, and flexible architectural solutions for the way we really live. Think an organized approach to abundant natural light, ample storage, and boundless room possibilities. This all equates to the Bates Homes' signature style and a home that is undeniably yours.



## **THE LEGACY**

We have been doing this for over seven decades and we love what we do. Our family builds homes that challenge the norm with livable designs. We bring a passion and perspective that no one else can, providing direction on every design element. It is personal to us and that translates to what is intensely important and personal to you - an innovative, luxurious, high-quality home that you love.




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