



FLORAL
GROVE

AT TIMBERLINE CROSSING

ATTAINABLE CARSON CITY LUXURY

FLORAL GROVE »



Timberline Crossing, Carson City's newest community, redefines attainable living with a touch of elegance and luxury features. Showcasing two unique collections, it offers a versatile range of single-family and multi-family townhome floor plans, including single- and two-story designs with timeless traditional architecture. Thoughtfully crafted to accommodate diverse needs and lifestyles, each home prioritizes comfort, quality, and value. Timberline Crossing perfectly balances serenity and functionality, creating an exceptional living experience in the heart of Carson City.

- Located in Carson City
- Two distinct collections with single family & multi-family townhome floor plan options
 - » **Floral Grove Collection:** 270 Single Family homes featuring seven floor plans ranging from 1,469 – 2,594 sq ft
 - » **Silverwood Commons Collection (COMING SOON):** four ALL NEW multi-family townhome floor plans with an estimated range of 1,364-1,803 sq ft
- Traditional architecture with smart home features

TIMBERLINE CROSSING »

JCOMMUNITIES.COM | CONCIERGE 775.379.8100 | CARSON CITY, NV

LIFESTYLE & LOCATION

Convenience is key with parks, trails, and retail options all just a short drive away. Discover seven thoughtfully designed floor plans tailored to every lifestyle. Whether you're a growing family or seeking a multi-generational living solution, this community is your perfect match.

Timberline Crossing's Floral Grove Collection boasts a prime location with convenient access to shopping, dining, and entertainment. Its close proximity to Lake Tahoe invites you to enjoy serene lakeside escapes and thrilling outdoor adventures. Reno, "The Biggest Little City in the World," is just a short drive away, offering bustling city life. Whether you seek tranquility or city excitement, Timberline Crossing puts it all within reach.



**EXPLORE MORE AT
[VISITCARSONCITY.COM](https://www.visitcarsoncity.com) »**

DISCOVER NEARBY ACTIVITIES

RECREATION & SPORTS

- Clear Creek Trailhead
- Lower Jacks Valley Trailhead
- Sunridge Golf & Recreation
- Clear Creek Tahoe Golf
- Carson River Recreation Area
- Empire Ranch Golf Course
- Silver Saddle Ranch
- Spooner Lake
- Chimney Beach
- Cave Rock
- Zephyr Cove



EMPIRE RANCH GOLF COURSE



KINGS CANYON WATERFALL



ZEPHYR COVE

PARKS

- Terrace Park
- Mills Park
- North & South Sunridge Park
- Schulz Ranch Park
- Fuji Park
- Valley Vista Park
- Ross Gold Park
- Mayor's Park
- Carson City Skate Park
- Governors Field
- Riverview Park



SILVER SADDLE RANCH

LANDMARKS & MUSEUMS

- Nevada State Railroad Museum
- Nevada State Capitol Building
- Kit Carson Walking Trail
- Brewery Arts Center
- Kings Canyon Waterfalls
- Jack C Davis Observatory
- Bonsai Rock



NEVADA STATE RAILROAD MUSEUM



KIT CARSON WALKING TRAIL (SPRINGMEYER HOUSE)



CONVENIENT TO SHOPPING CENTERS

SHOPPING CENTERS

- Clear Creek Plaza
- Target
- Home Depot
- Costco Wholesale

SCHOOLS & UNIVERSITIES

- Empire Elementary School
- Eagle Valley Middle School
- Carson High School
- University of Nevada Reno



NEVADA STATE CAPITOL BUILDING

FLORAL GROVE COLLECTION

Discover the charm of Timberline Crossing's Floral Grove Collection, a thoughtfully designed single-family home collection within the highly anticipated Timberline Crossing community. Nestled in scenic East Carson City, Floral Grove offers a perfect blend of spaciousness, style, and modern living.

Experience the freedom of choice with a variety of floor plans designed to suit your unique needs. From spacious open-concept living areas to private sanctuaries, these homes are crafted with care and attention to detail. Whether you're hosting gatherings or enjoying quiet moments, Floral Grove is where your future begins.

Conveniently located near shopping, dining, and outdoor recreation, The Floral Grove Collection places you at the crossroads of comfort and convenience.

Find your forever home at Floral Grove, where modern living meets timeless elegance.

- 270 single family homes
- Seven floor plans ranging from 1,469 - 2,594 square feet
- Single & two-story homes
- 3-4 bedrooms
- 2-2.5 bathrooms
- 2 car garages
- Generous sized homesites ranging from 6,000 to 12,000 square feet



FLORAL GROVE »



FLORAL GROVE **STANDARD FEATURES**



CLASSIC EXTERIORS

- Seven distinct floor plans
- Three elevations per plan creating a unique contemporary streetscape
- Designer pre-selected exterior color schemes
- Designer selected Dark Sky exterior light fixtures
- Entry handleset in satin nickel finish with automated deadbolt
- Video doorbell
- Garage access side door with stoop & dark sky exterior light
- Front yard landscaping including drip irrigation & Xeriscape® design
- 6' Wood privacy fence (per plan)
- Two exterior hose bibs conveniently located in front & back of home (per plan)
- 200 Amp electrical service panel
- WiFi compatible garage door opener & transmitters
- Central air conditioning

ELEGANT INTERIORS

- Dramatic 9' ceilings in main level living areas
- Luxury vinyl plank flooring in main level living areas, entry, kitchen, baths, laundry (per plan)
- Shaw® carpeting in owner's suite & closet, secondary bedrooms & closets, stairs & second level living areas (per plan)
- Designer selected Sherwin-Williams® single-tone interior paint
- Birch cabinetry with traditional overlay & recessed panel doors in three standard stain/paint finishes
- Bullnose drywall corners
- Distinctive two panel smooth-finish wood composite interior doors
- Interior door hardware in satin nickel finish
- 3 1/4" Baseboards with 2 1/4" door casing
- Abundant overhead LED flush lighting throughout main living areas (per plan)
- Decora® light switches
- Interior GFCI circuits in kitchens, baths & garages
- Exterior GFCI circuits conveniently located





FLORAL GROVE **STANDARD FEATURES**



GOURMET KITCHENS

- Granite slab countertops with 6" slab splash
- Birch cabinetry with recessed panel doors, traditional overlay & concealed hinges
- Luxury vinyl plank flooring
- Energy saving appliance package in stainless steel finish includes:
 - » Four burner free-standing gas range
 - » Built-in dishwasher
 - » Over-range microwave
- Chrome pull-down kitchen faucet
- Stainless steel, top mount sink with Moen® Pro 1/3 hp garbage disposal
- Pre-plumbed for water & icemaker at refrigerator opening
- Plentiful GFCI wall outlets at counter for easy appliance use
- Kitchen island with bar seating (per plan)
- Kitchen pantry for additional storage (per plan)

TECHNOLOGY, SECURITY, & SAFETY

- Essential technology package provided by LinkUs® includes:
 - » Automated deadbolt
 - » Video doorbell WiFi
 - » WiFi control for garage door openers
 - » TV – RG6
 - » Data – CAT6
 - » WiFi mesh network with two access points
 - » Security includes one touch screen keypad,

TECHNOLOGY, SECURITY, & SAFETY

- three door contacts & one motion detector
 - » Communication enclosure for low-voltage services in owner's suite closet
- Deako® smart switch system
- Combination smoke/carbon monoxide detectors with battery back-up in all hallways; smoke detectors in all bedrooms
- 30-Year composition roof
- Interior GFCI circuits per NEC code
- Radon passive system included with testing

ENERGY SAVING FEATURES

- 2x6 exterior wall around living area
- R-38 ceiling/attic insulation over living space
- A total of R-21 exterior wall insulation with exterior stucco system
- Low E² energy efficient vinyl dual pane windows
- Third-party tested & verified energy-saving home
- Water conserving toilets, faucets & showerheads
- Smart WiFi compatible thermostat to conserve energy & maintain a comfortable home temperature; dual-zoned for two-story homes
- Weatherproof protection around all windows & polyseal protection around exterior doors



FLORAL GROVE **STANDARD FEATURES**



OWNER'S SUITE

- Spacious walk-in closet with shelving & pole hanging space (per plan)
- Birch cabinetry with traditional overlay & recessed panel doors in three standard stain/paint finishes
- Walk-in shower with fiberglass shower pan, tile surround & framed glass enclosure
- Luxury vinyl plank flooring in bath area
- Piedrafina® solid surface vanity countertop
- Dual countertop sinks with chrome faucets
- Chrome shower faucet & bath accessories
- Elongated high efficiency toilet
- Spacious linen closet for additional storage
- Full width vanity mirror
- Chrome vanity light bar over each sink

SECONDARY BATHS (Per Plan)

- Birch cabinetry with traditional overlay & recessed panel doors in three standard stain/paint finishes
- Full width vanity mirror
- Piedrafina® solid surface vanity countertop
- Countertop sink with chrome faucet
- Chrome tub/shower faucet & bath accessories
- Tub/shower fiberglass insert with shower rod
- Elongated high efficiency toilet
- Luxury vinyl plank flooring in bath area
- Vanity light bar over sink

POWDER BATHS (Per Plan)

- Pedestal sink
- Elongated high efficiency toilet
- Chrome faucet & bath accessories
- Oval vanity mirror
- Luxury vinyl plank flooring in bath area

OPTIONAL FEATURES

- Cozy gas fireplace options (per plan)
- Optional room conversions (per plan)
- Upgraded cabinet styles, crown molding & optional cabinet hardware
- Optional appliance packages
- Upgraded light fixtures & ceiling fans
- Upgraded bath & kitchen faucets
- Upgraded bath & kitchen sinks
- Upgraded glass shower enclosures
- Secondary bath walk-in shower option
- Sherwin-Williams® interior paint upgrade to designer created two-tone paint schemes
- Optional interior door styles & hardware
- Window treatment packages
- Front yard landscaping with sod & sprinklers
- Optional Appointments:
 - » Jenuane Communities design studio appointment for additional upgrades
 - » Linkus® low voltage appointment for additional upgrades
 - » Ilg® flooring & countertop appointment for upgraded selections



THE DAYLILY

1469 SF · SINGLE-STORY

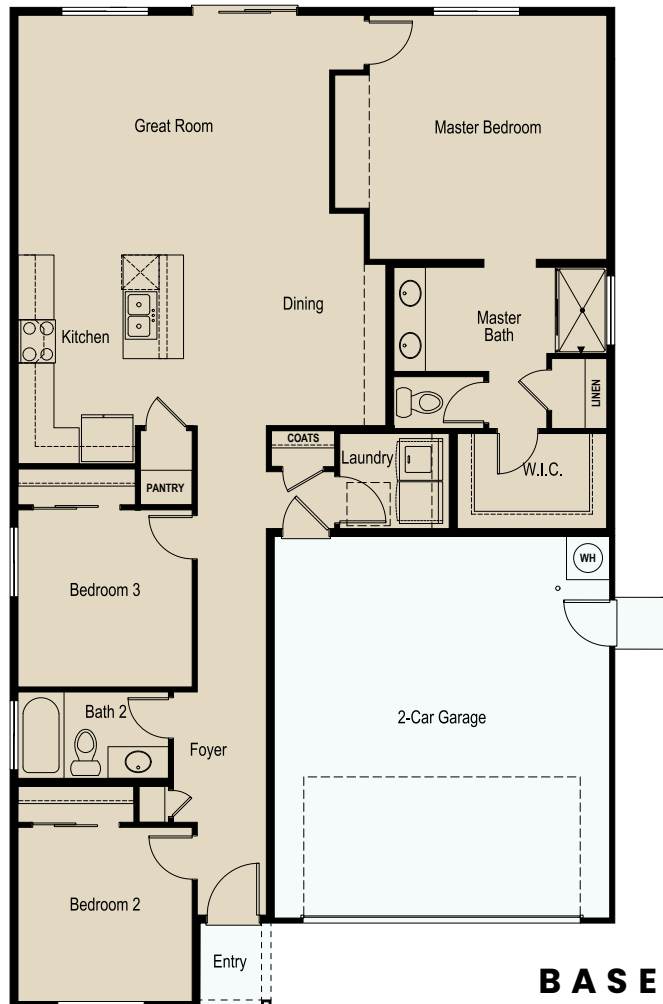
3 BEDROOM · 2 BATHROOM
2 CAR GARAGE



Description

This beautifully designed floor plan spans a generous 1,469 square feet. With three bedrooms and two baths, there's ample room to relax and unwind. The heart of the home features an open-concept layout, seamlessly integrating the living, dining, and kitchen areas. This creates an inviting atmosphere for entertaining guests or enjoying everyday living. The convenient two-car garage ensures hassle-free parking and additional storage options. The single-story design allows for effortless navigation throughout the home, enhancing convenience and accessibility.

THE DAYLILY »



BASE PLAN

THE DAYLILY | ELEVATIONS & OPTIONS



TRADITIONAL



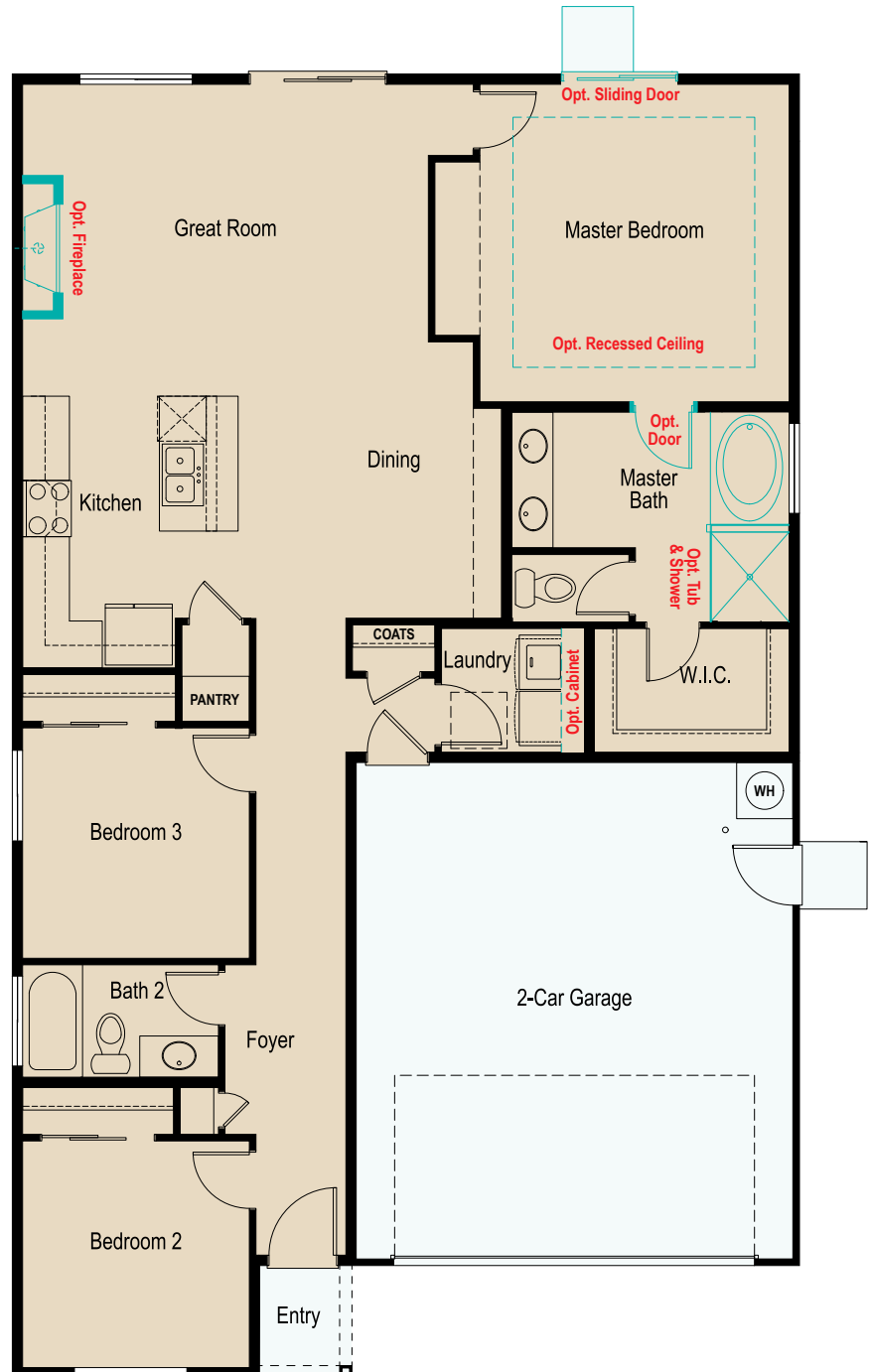
COTTAGE



MODERN

Floor Plan Options

- » Great Room Fireplace
- » Recessed Ceiling in Master Bed
- » Master Bed Door to Exterior
- » Master Bath Door
- » Master Bath Tub & Shower in lieu of Linen Closet
- » Laundry Room Upper Cabinets



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THE GOLDENROD

1574 SF · SINGLE-STORY

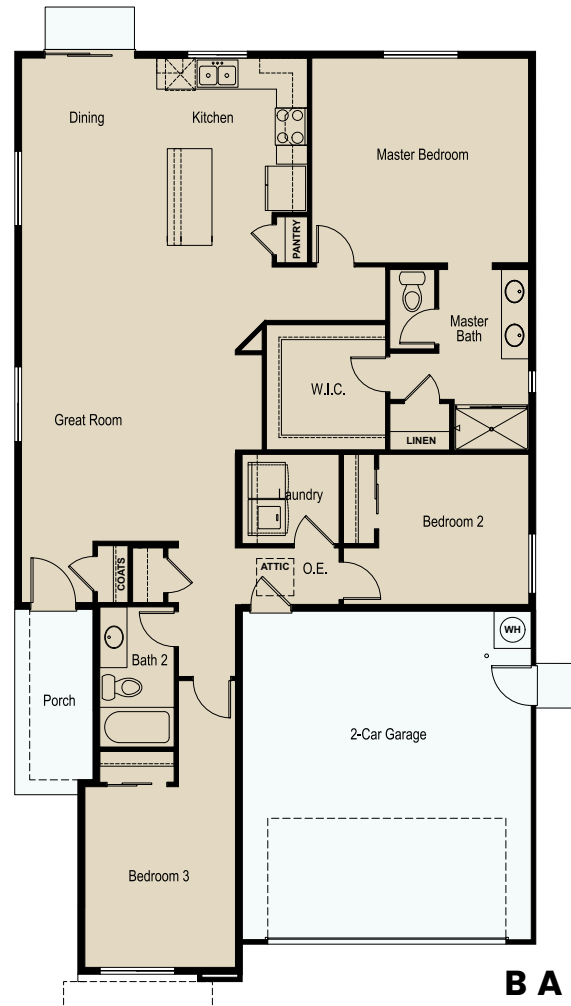
3 BEDROOM · 2 BATHROOM
2 CAR GARAGE



Description

This 1,574 square feet home is thoughtfully designed with three bedrooms and two baths, offering ample space for everyone. The open floor plan seamlessly blends the living, dining, and kitchen areas, creating an inviting atmosphere for connection and togetherness. A two-car garage adds convenience and extra storage. The single-story layout ensures easy movement and accessibility, making it ideal for all lifestyles. Whether you're a family seeking a forever home or an individual looking for a stylish living space, this plan combines practicality with elegance. Discover elevated living at Timberline Crossing, where comfort and sophistication await!

THE GOLDENROD »



BASE PLAN

THE GOLDENROD | ELEVATIONS & OPTIONS



TRADITIONAL



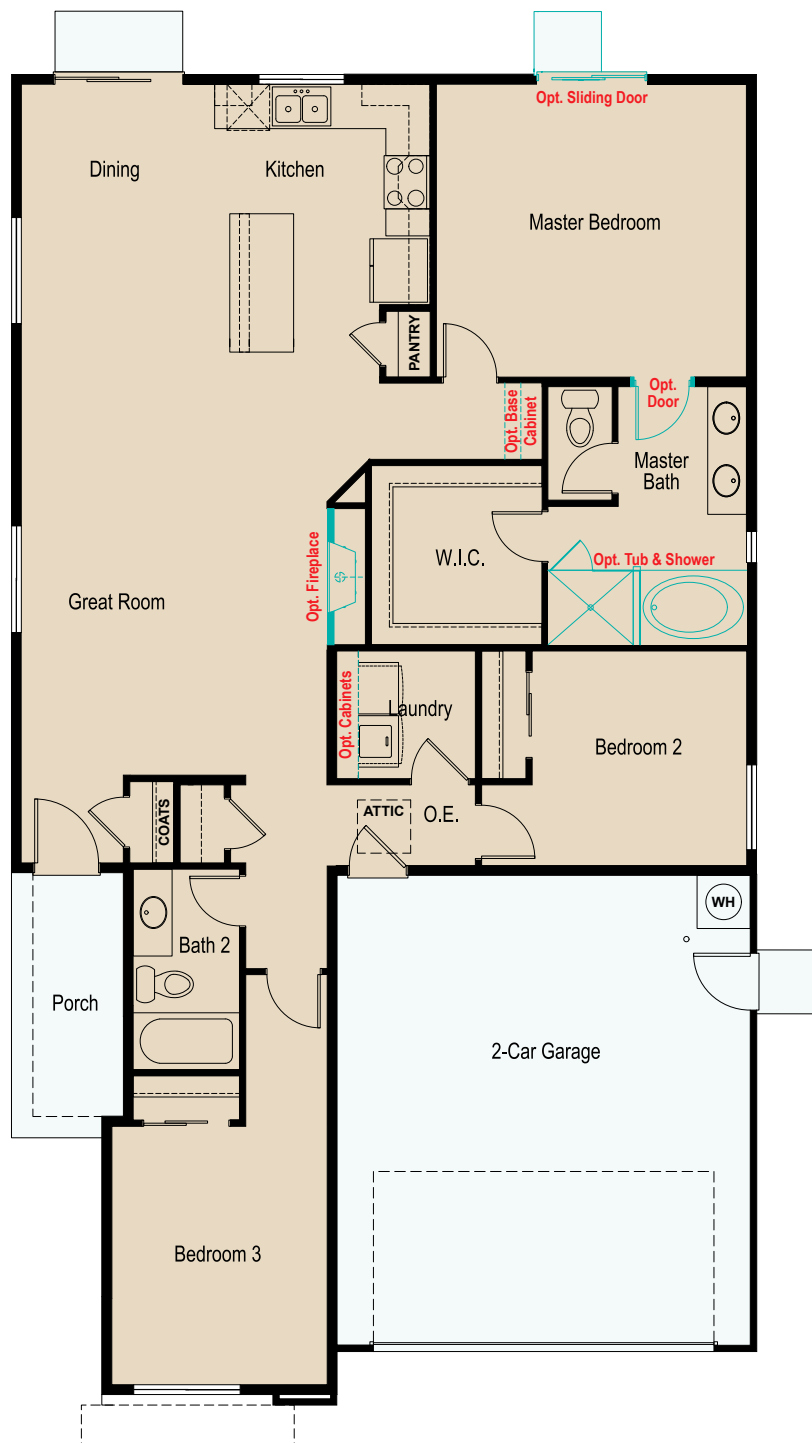
COTTAGE



MODERN

Floor Plan Options

- » Great Room Fireplace
- » Master Bed Door to Exterior
- » Master Bath Door
- » Master Bath Tub & Shower in lieu of Linen Closet
- » Laundry Room Upper Cabinets



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THE LANTANA

1765 SF · SINGLE-STORY

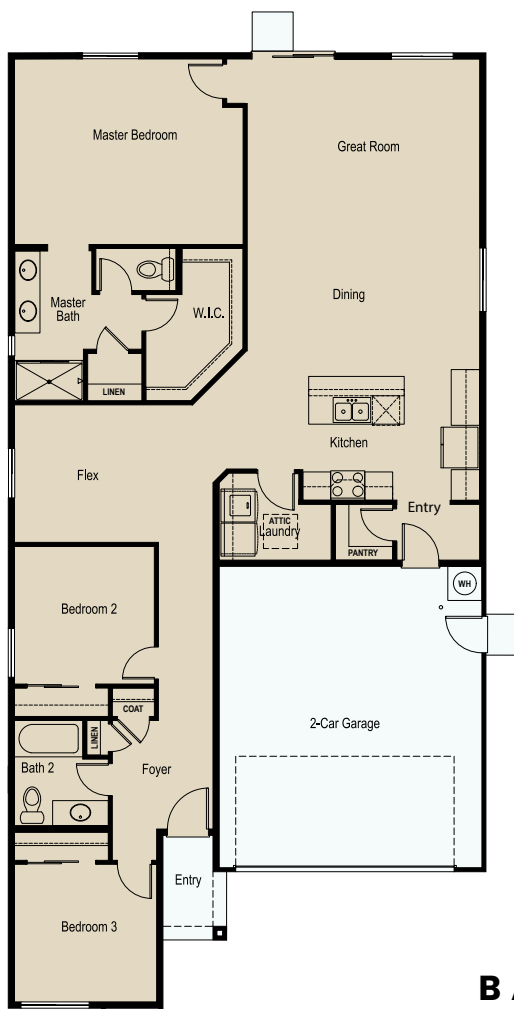
3 BED · FLEX · 2 BATH
2 CAR GARAGE



Description

This 1,765 square feet floor plan exudes upscale living with three bedrooms, a flex area, and two baths, providing plenty of space to unwind. The open-concept design creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining or family moments. The two-car garage adds convenience and extra storage. Inside, the master bedroom features a spacious walk-in closet, while a versatile area near the hallway can be customized as a home office, study, or reading nook. Enjoy contemporary elegance and serene living in this thoughtfully designed single-story home.

THE LANTANA »



BASE PLAN

THE LANTANA | ELEVATIONS & OPTIONS



TRADITIONAL



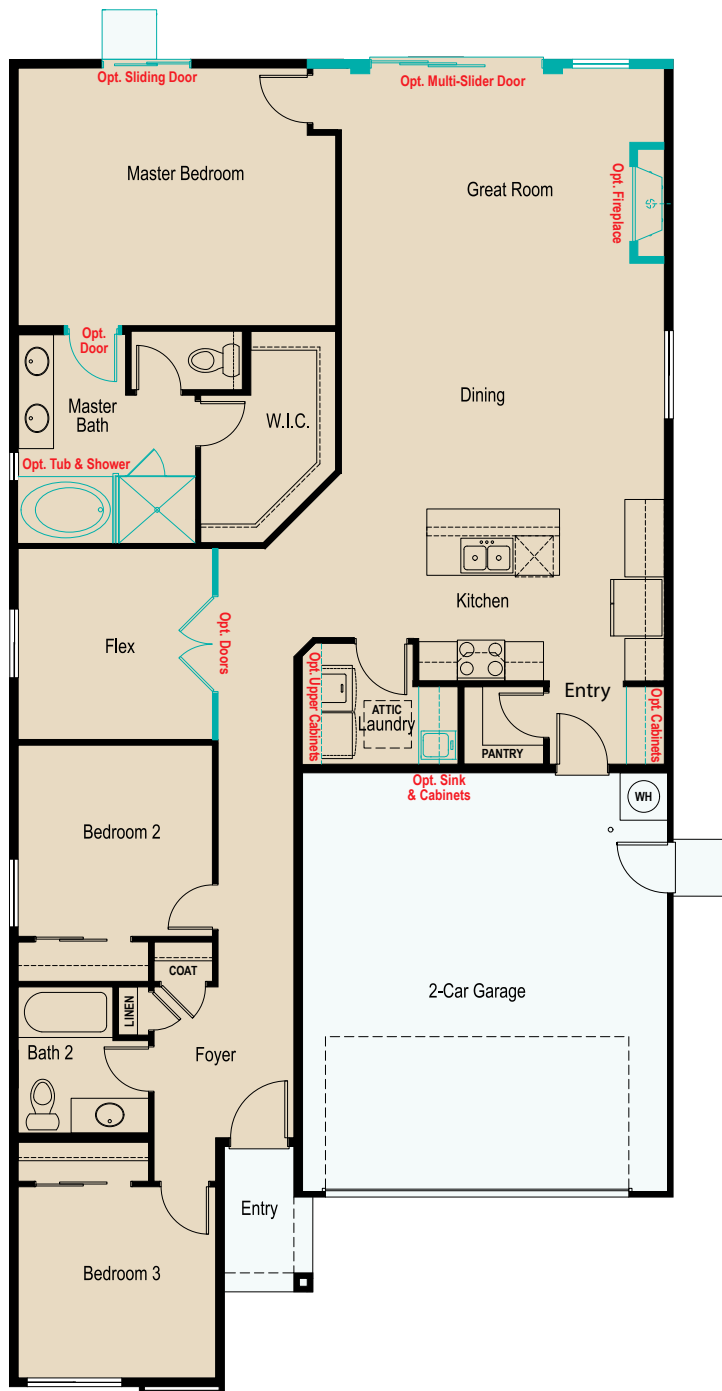
COTTAGE



MODERN

Floor Plan Options

- » Great Room Multi-Slider Door
- » Great Room Fireplace
- » Owner's Entry and/or Laundry Room Cabinets
- » Laundry Sink
- » French Doors to Flex Room
- » Master Bed Door to Exterior
- » Master Bath Door
- » Master Bath Tub & Shower in lieu of Linen Closet



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THE MARIGOLD

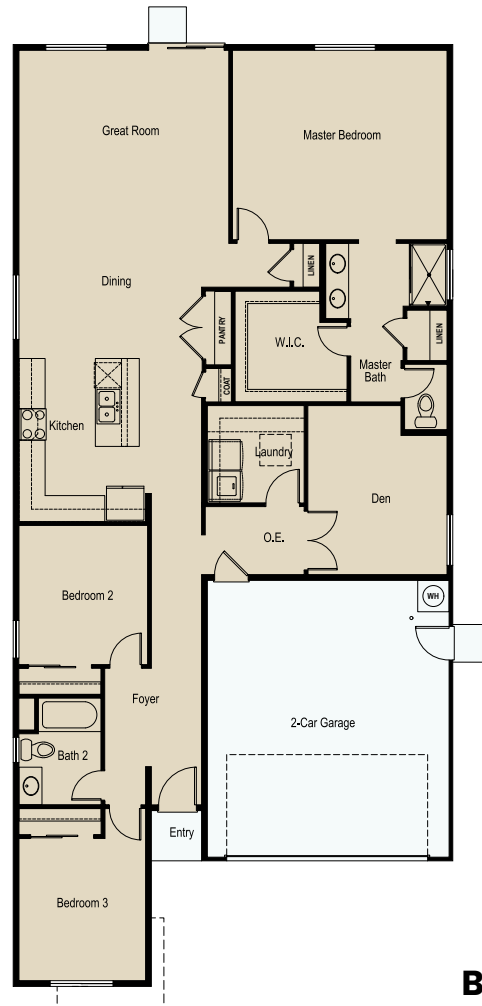
1931 SF · SINGLE-STORY

3-4 BED · DEN · 2 BATH
2 CAR GARAGE

Description

With three bedrooms, a den, and two baths, this floor plan caters to your every need, including the option to convert the den into a fourth bedroom. The spacious great room seamlessly connects with the dining and kitchen areas. This expansive open-concept design sets the perfect stage for memorable gatherings with loved ones.

The two-car garage provides ample parking and storage options, ensuring convenience and functionality for your lifestyle. Every detail of this single-story masterpiece is designed for your comfort. Whether you seek a peaceful retreat or a stylish space to host gatherings, this floor plan fulfills your desires.



BASE PLAN

THE MARIGOLD »

THE MARIGOLD | ELEVATIONS & OPTIONS



TRADITIONAL



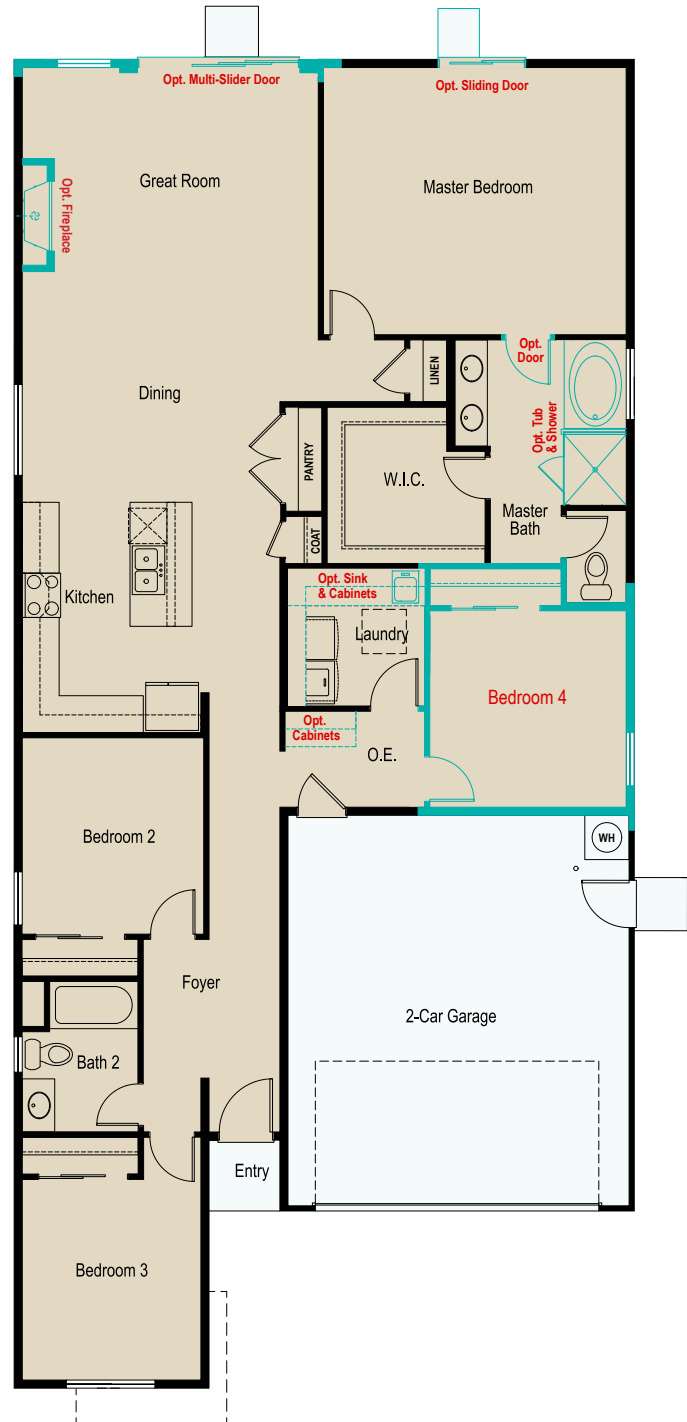
COTTAGE



MODERN

Floor Plan Options

- » Great Room Multi-Slider Door
- » Great Room Fireplace
- » Owner's Entry and/or Laundry Room Cabinets
- » Laundry Sink
- » French Doors to Flex Room
- » Master Bed Door to Exterior
- » Master Bath Door
- » Master Bath Tub & Shower in lieu of Linen Closet
- » Bedroom 2 Double Doors
- » Bedroom 4 in lieu of Den



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THE ROSE

2179 SF · TWO-STORY

3-4 BED · FLEX · LOFT · 2.5 BATH
2 CAR GARAGE

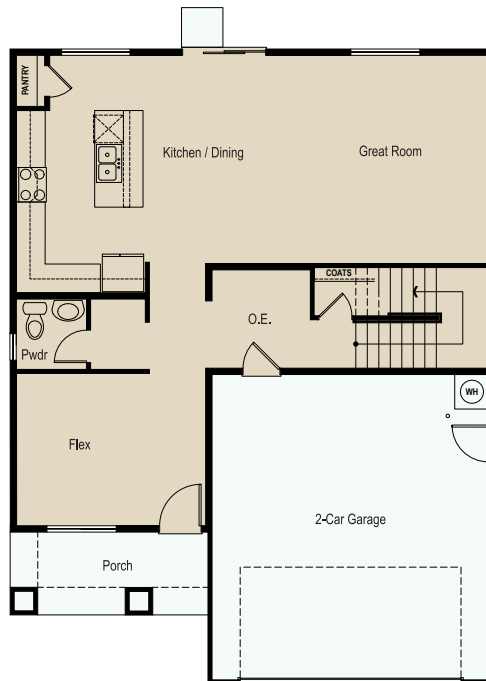


Description

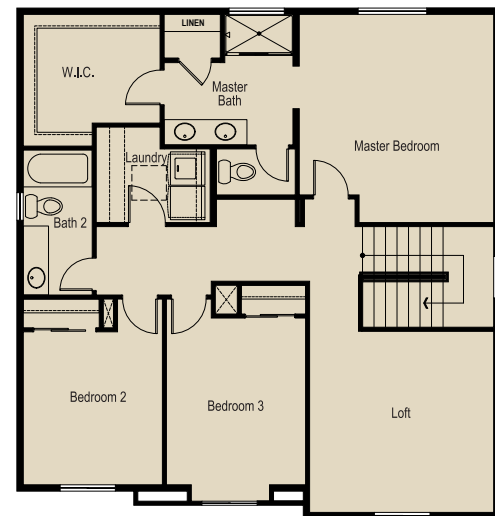
This two-story home offers three bedrooms, a flex space, loft, and two and a half baths, providing ample space and comfort. The open-concept layout blends the great room, dining, and kitchen areas, creating an inviting atmosphere for entertaining or family time. The home's layout ensures privacy with a clear separation of spaces, while the master suite, complete with a private bath and walk-in closet, serves as a tranquil retreat. If you need extra bedrooms, take advantage of the option to convert the loft into a fourth bedroom. The two-car garage provides plenty of storage and parking completing this thoughtfully designed home.

THE ROSE »

MAIN



UPPER



BASE PLAN

THE ROSE | ELEVATIONS & OPTIONS



TRADITIONAL

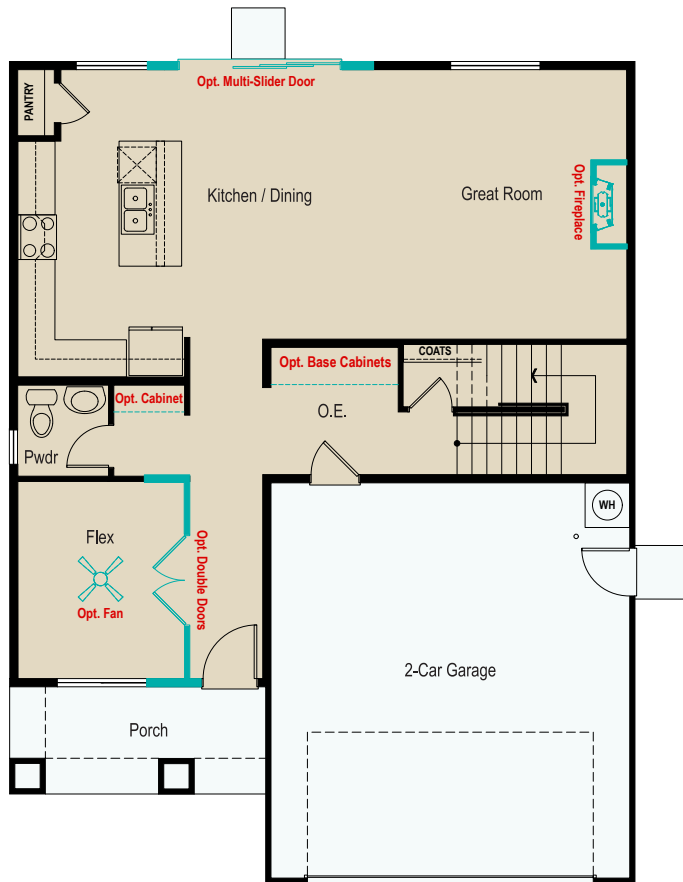


COTTAGE



MODERN

MAIN



UPPER



Floor Plan Options

- » Dining Area Multi-Slider Door
- » Great Room Fireplace
- » Flex Room Double Doors
- » Owner's Entry Cabinets
- » Master Bath Door
- » Master Bath Tub & Shower in lieu of Linen Closet
- » Bath 2 Double Sink Vanity
- » Bedroom 4 in lieu of Loft
- » Laundry Cabinets
- » Upstairs Hallway Cabinets



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THE SUNFLOWER

2322 SF · TWO-STORY

3-4 BED · DEN · LOFT · 2.5 BATH
2 CAR GARAGE



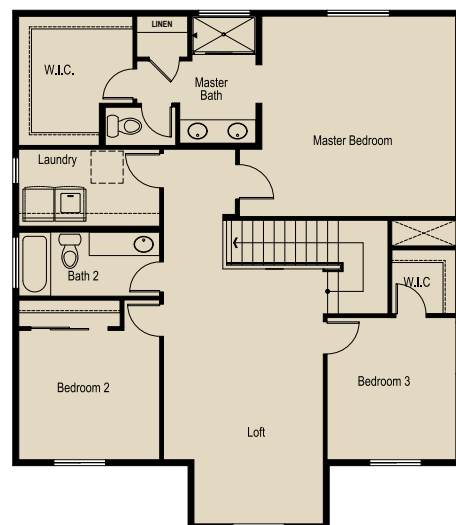
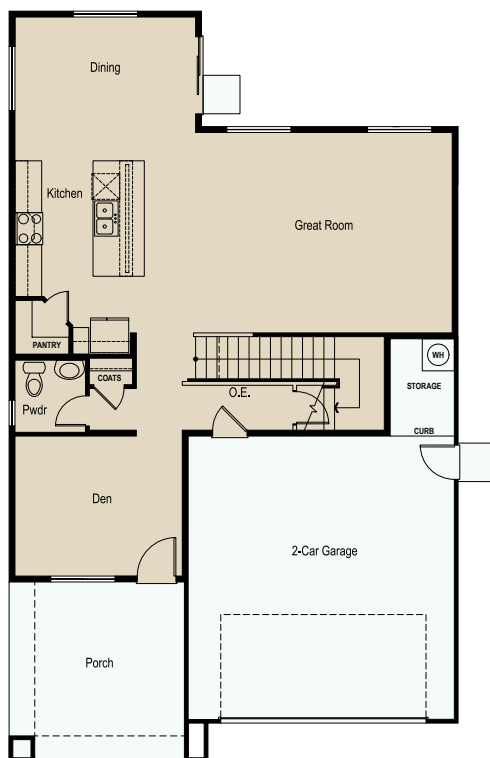
MAIN

UPPER

Description

Step into this impressive home and prepare to be captivated by its spacious open great room, perfect for relaxing and entertaining. The open-concept design seamlessly connects the living, dining, and kitchen areas, creating a harmonious flow that's perfect for gatherings and creating cherished memories. Upstairs, a versatile loft with an option to convert to a fourth bedroom awaits your personal touch—be it a home office, playroom, or reading nook. This two-story gem offers three bedrooms and two and a half baths, delivering both privacy and functionality. The two-car garage ensures convenience with plenty of storage and parking options.

THE SUNFLOWER »



BASE PLAN

THE SUNFLOWER | ELEVATIONS & OPTIONS



TRADITIONAL



COTTAGE



MODERN

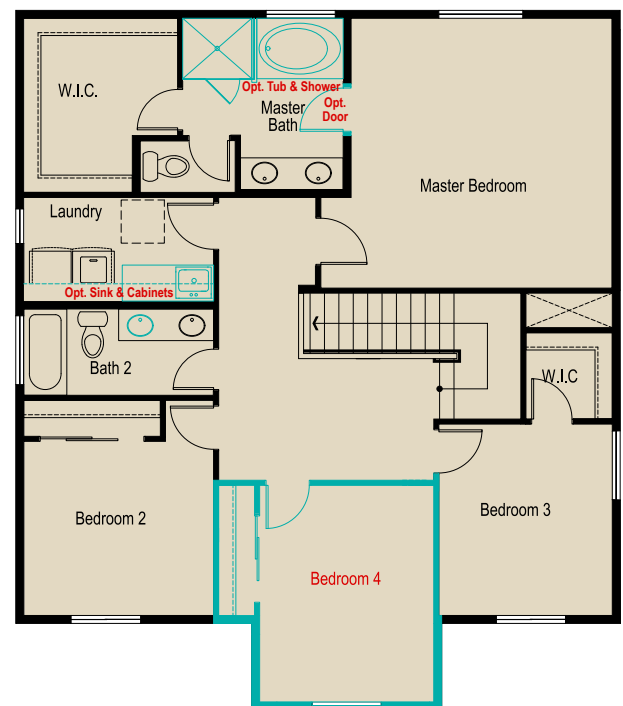
Floor Plan Options

- » Great Room Multi-Slider Door
- » Great Room Fireplace
- » Owner's Entry Cabinets
- » Master Bath Door
- » Master Bath Tub & Shower in lieu of Linen Closet
- » Laundry Room Cabinets & Sink
- » Bath 2 Double Sink Vanity
- » Bedroom 4 in lieu of Loft

MAIN



UPPER



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THE VIOLET

2594 SF · TWO-STORY

4 BED · FLEX · LOFT · 2.5 BATH
2 CAR GARAGE

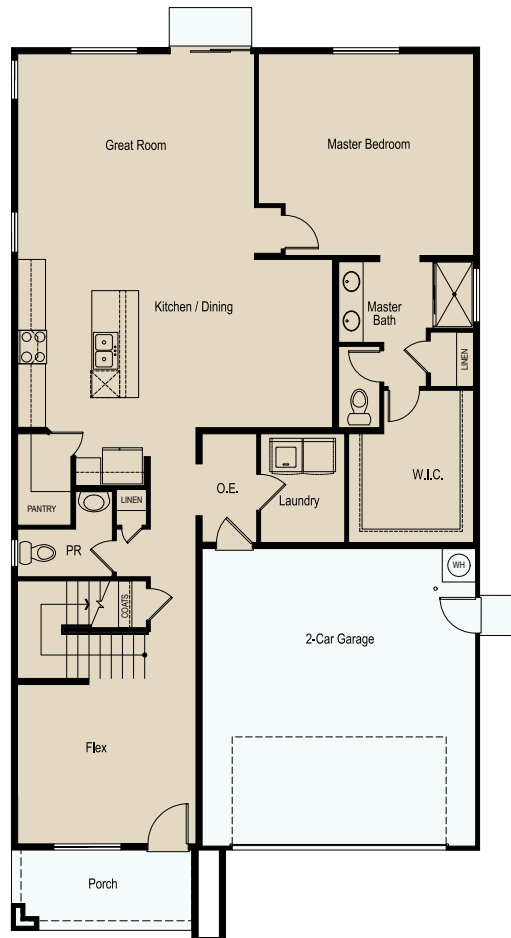


Description

Prepare to be captivated by this impressive 2,594 square foot floor plan. The generous kitchen, complete with ample counter space, modern appliances, and a center island, is a chef's dream. The adjacent dining area is perfect for larger gatherings or intimate dinners. Upstairs, a versatile loft awaits, ideal for a home office, media room, or relaxation zone. With four bedrooms, including a main-level master suite, and two and a half baths, this two-story retreat offers both comfort and functionality. The two-car garage provides convenience and ample storage. Enjoy spacious and elegant living at its finest!

THE VIOLET »

MAIN



UPPER



BASE PLAN

THE VIOLET | ELEVATIONS & OPTIONS



TRADITIONAL



COTTAGE

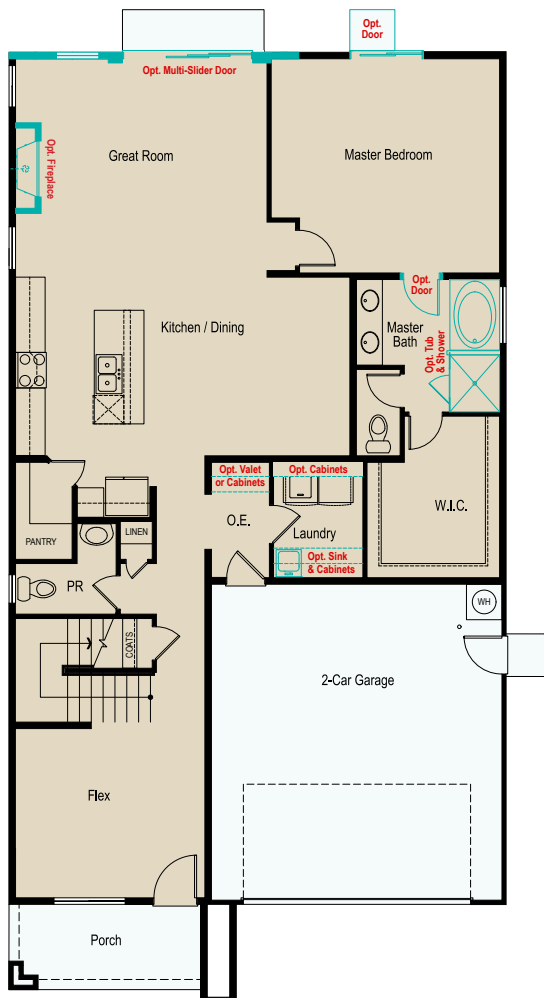


MODERN

Floor Plan Options

- » Great Room Multi-Slider Door
- » Great Room Fireplace
- » Laundry Room Cabinets & Sink
- » Master Bath Door
- » Master Bath Tub & Shower in lieu of Linen Closet
- » Master Exterior Door
- » Owner's Entry Cabinets
- » Bath 2 Double Sink Vanity

MAIN



UPPER



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FLORAL GROVE PHASE 1 SITE MAP



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FLORAL GROVE »

JENUANE COMMUNITIES SALES TEAM



The Jenuane Communities Sales Team brings together decades of combined real estate expertise and deep roots in Northern Nevada. With extensive experience in new home sales, resale transactions, brokerage leadership, and client care, our team offers a well rounded and hands on approach to every homebuying journey.

Proudly serving Reno, Sparks, Carson City, Fernley, and surrounding communities, we understand not only the market but also the lifestyle that makes Northern Nevada such a special place to call home. From first time buyers to move up families and those building their forever home, we guide each client with clarity, professionalism, and care.

What sets our team apart is a shared commitment to integrity, communication, and long term relationships. We believe buying a home should feel exciting and rewarding, not overwhelming. Our goal is to make the process seamless, transparent, and genuinely enjoyable from first visit to closing day and beyond.

As part of a locally rooted homebuilder, we do more than sell houses. We help build homes, communities, and lasting connections across Northern Nevada.

NEED TO SELL YOUR HOME?



Kristina Thyer Lic. #S.175178
ReSale Home Specialist



JREALTY AGENCY »

M eet Kristina Thyer from JRealty Agency's The Sunset Team. With a decade of hands-on experience in real estate, hundreds of happy homeowners, and a remarkable track record of over \$18+ million in total homes sold, Kristina Thyer is a seasoned professional ready to guide you through your real estate journey. Her extensive expertise covers new home sales and resale markets, positioning her as a trusted ally for buyers and sellers alike. Kristina's specialty lies in simplifying the often intricate process of buying or selling a home. She goes out of her way to ensure her clients grasp every step along the way.

What truly motivates Kristina in her real estate career is her unwavering dedication to providing exceptional customer service. She takes pride in helping her clients achieve their real estate goals, whether finding the perfect home or closing a successful sale.

J Realty Agency, a division of Jenuane Communities, is more than a typical real estate agency. We are your trusted guides in Northern Nevada, dedicated to supporting you in buying, selling, or investing. With years of experience and a deep understanding of the local market, we help you achieve your real estate goals. Our commitment to personalized service ensures lasting relationships. With JRealty, you're in good hands.

See how JRealty can help you!

AT THE HEART OF Jenuane Communities

THE STORY BEHIND BEING GENUINELY JENUANE

What began two decades ago as a vision quickly became a mission for Ken and Darci Hendrix—to redefine what it means to build a home. As lifelong Northern Nevadans, their passion for the community and their commitment to creating meaningful spaces has been the foundation of Jenuane Communities.

For Ken and Darci, Jenuane isn't just a company—it's family. Inspired by their middle names, Jean and Duane, the name Jenuane (pronounced "Jen-you-in") embodies love, commitment, and trust. "Putting our name on every home means we all need to meet our high standards, and we are grateful for every homeowner who puts their trust in us," Darci shares.

"We Buy Here. We Build Here. We Live Here." isn't just a tagline—it's a way of life. Ken and Darci's family lives, works, and thrives in the very communities they build. "It's not just about building homes; it's about investing in Northern Nevada," Ken says.

Recognized as a multi-year winner of the 'Best of Reno' - Home Builder category award, Jenuane Communities stands apart by combining a local-first philosophy with unparalleled craftsmanship—evident in our thoughtfully designed floorplans, premium finishes, and consistent recognition for build quality and customer satisfaction. Their team works tirelessly to create homes that are as beautiful as they are enduring.

For Ken and Darci, the heart of their work lies in the stories unfolding within each home. They find the most meaning in everyday moments—like a homeowner realizing her childhood dream of living near her best friend, or glimpses of neighborhood joy during a front-yard birthday party. "It's the best part of what we do," Darci reflects.

As they look to the future, their vision extends beyond individual homes to the legacy Jenuane leaves behind. "We want to create neighborhoods where people feel safe, supported, and inspired to grow," Ken shares. "Streets lined with well-cared-for homes that represent more than shelter—they're the foundation for meaningful lives and strong communities."

Jenuane Communities is more than just a homebuilder; it's a partner in shaping vibrant neighborhoods where people flourish, connections grow, and dreams find their foundation. They care about being Genuinely Jenuane.

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CARSON CITY, NV

