BREAKING THE MOLD OF TRADITIONAL HOMEBUILDING
The name Di Loreto not only carries the connotation of quality – but of family. Third generation homebuilders and real estate developers, brothers Perry and Tom Di Loreto launched their own business, Di Loreto Construction and Development in 1976. The two relocated to Reno, Nevada shortly thereafter and remain business partners to this day. For over 40 years, Di Loreto Homes of Nevada has built thousands of homes, apartments, condominiums, and professional parks. Through years of personal and professional stewardship, the Di Loreto family has become a nationally recognized homebuilder and enhanced the beauty of the landscape throughout Nevada and California. The Di Loreto’s operate their business with strong values of integrity, honesty, tenacity, pursuit of excellence and commitment to the process. A true family business, Tom’s son Michael is the fourth generation to join the family homebuilding and real estate development business. For the Di Loreto family, homebuilding is not only a profession – but a passion.

WE ARE
FAMILY

MEET
MICHAEL DI LORETO

Michael Di Loreto brings a wealth of experience to Di Loreto Homes of Nevada. Michael began working with the family business over 14 years ago. He started in the field learning first hand in construction so that he could have a full understanding of what it takes to build a home from the start to finish. It was important to him, to learn from each trade and be hands on. This work experience is what drives Michael to deliver excellence and lead his team effectively and efficiently. As Project Manager, Michael’s responsibilities include, but not limited to, coordination and overall development of the entire project from pre-construction services to closeout documents. Providing budgets, qualifying bids, awarding bids, proposals, procurement of subcontractors and materials, project scheduling, purchase orders, direct liaison with clients, lead communication with owners, architects and engineers, submittal processing, monitor and coordinate work performed by field staff and subcontractors ensuring that project operations are in compliance.
Di Loreto Homes are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.
“THE DIFFERENCE BETWEEN MEDIOCRITY AND EXCELLENCE IS THE ATTENTION TO DETAIL”
For over 40 years, local developer, Di Loreto Homes of Nevada, has been building in Northern Nevada. Di Loreto Homes offers innovative, NGBS Certified green built homes within the Damonte Ranch master planned community in Reno.

Di Loreto Homes is excited to offer their latest, most stunning and superb development; Ivesia at Damonte Ranch. Customizing the six distinct floor plans will be at the touch of your finger tips. With Ivesia, Di Loreto Homes has outdone themselves by providing home buyers with some of the best Standard Features in the market. Some highlights are the beautiful coffered ceilings in the great rooms, under mount sinks in bathrooms and energy star rated appliances and fixtures.

**Key Interior Features:**
- Spacious 9’ Ceilings Throughout
- Coffered Ceilings In Great Room
- 5 ¼ Baseboards Throughout
- Premium White Raised 2 Panel Doors
- Decorative Satin Nickel Hardware
- Beautifully Rounded Drywall Corners
- Ceramic 12 X 12 Tile Floors In Entry, Kitchen, Master Bath, 2nd Bath And Laundry
- Green Certified Carpeting In Living And Bedroom Areas
- Energy Star Rated Recessed Lighting In Kitchen And Hallways
- Energy Star Rated Overhead Lighting In Bedrooms With Elegant Fixtures
- Pre-Wired For Ceiling Fans In Family Room And Master
- Smoke And Carbon Monoxide Detectors
- Décor Rocker Style Electrical Switches
- Telephone And Cable TV Outlets In Living Areas And Bedrooms
- Structured Wiring For Phone And Cable TV
- Stainless Steel Classic Whirlpool Free Standing Self-Cleaning Gas Range
- Stainless Steel Classic Whirlpool Built-In Energy Star Rated Dishwasher
INTERIOR FEATURES

- Stainless Steel Classic Whirlpool Space Saver Microwave With Vented Hood
- Cabinetry In Kitchen Built To Accommodate Standard And Oversized Refrigerator To Create A Built-In Look (Refrigerator Not Included)
- Decorative Glass Pantry Door
- Spacious Master Suites With Walk-In Closet(S)
- Energy Star Rated Exhaust Fans In Bathroom
- Quality Birch Cabinetry With Multiple Stain Options
- Enormous Engineered Quartz Kitchen Countertop With Eased Edge
- Stainless Steel Kitchen Sink With High Quality Disposal
- Kitchen Faucet With Pull Out Spray
- Shelved Kitchen Pantry
- Engineered Quartz Bathroom Vanity Tops
- Tile Shower Surrounds With Decorative Liner In Bathrooms
- Under Mount Sinks In Bathrooms (Half Bathrooms With Pedestal Sinks)
- Master Bath With A Large Walk In Shower, Sunstone And Sunstone Plus Have Separate Tub And Shower
- Hand Held Shower Head In Master Shower

- Gas Line And 220 Volt Power For Laundry Dryer
- On Demand Tankless Water Heater Efficient Energy Star Rated 92% Circulating Hot Water Loop To Ensure Continuous Hot Water (See Page 7)
- Energy Star Rated 92% High Efficient Gas Forced Air Furnace
- 15 Seer-Central Air Conditioning
- Completely Finished Garage That Is Dry Walled, Taped, Insulated And Painted
- Whole House Fresh Air Ventilation

-Sunstone And Sunstone Plus Plans Only-
- Standard 36” Cooktop With Combination Microwave Wall Oven Whirlpool Appliance Package With Stainless Steel Finish

*Optional Upgraded Appliance Packages Available On All Plans
ATTIC
STORAGE

Quality storage space is hard to come by in many homes. Ivesia offers a storage room in the unused attic space above your garage creating a unique, functional space with finished floor to store your seasonal gear.

Optional Garage Sink

TANKLESS WATER HEATER

On Demand Tankless Water Heater Efficient Energy Star rated 92% Circulating Hot Water Looped to Ensure Continuous Hot Water throughout the home.

VISIT DILORETOHOMES.COM/IVESIA TO CUSTOMIZE YOUR DREAM HOME!
Ivesia offers innovative, NGBS Green Certified, detached single story homes with professionally maintained xeriscaped front yard landscaping in one of the most breathtaking and relaxing areas in Reno. Perfectly situated in the beautiful serenity of Damonte Ranch, Ivesia offers casual yet elegant living close to all the comforts of a modern day lifestyle.

The new sales office at Ivesia uses the latest state of the art, award winning technology to visualize and customize your dream home. Di Loreto Homes has gone above and beyond, giving you the tools necessary to virtually build your new home and choose your selections in real time!

**Key Exterior Features:**

- Spacious Setbacks Between Homes Providing More Privacy
- 6 Neutral Exterior Color Schemes and Gorgeous Elevations
- Exquisite Stucco Exterior with Spanish Lace Finish
- Cliffstone Stone Veneer Accents
- Concrete Tile Roof
- High Quality Vinyl Weather Sustainable Privacy Fencing on the Side and Rear Yards
- Beautiful Xeriscape Front Yard Landscaping Maintained Completely by HOA
- Insulated Low-E Coated White Vinyl Windows with Integrated Grids
- Sturdy Raised Two Panel Fiberglass Entry Doors with Keyless Entry Door
- Insulated 8’ High Metal Garage Doors with Decorative Windows
- Oversized Two Car Garage with Side Yard Access And Optional 3 Car Garage (3 Car Garage Standard In Sunstone And Sunstone Plus Plans)
- Front Entry and Rear Covered Patios
"THE DIFFERENCE BETWEEN MEDIOCRITY AND EXCELLENCE IS THE ATTENTION TO DETAIL"
- Automatic Garage Door Opener, Two Remote Controls, Exterior Keyless Entry Touchpad and Home Link Wi-Fi Ready
- 3rd Car Garage Standard On Sunstone And Sunstone + Optional On All Other Plans
- Fully Complete Rain Gutters and Downspouts
- Easily Accessible Front and Rear Exterior Hose Bibs
- Weatherproof Electrical Outlets at Front and Rear Entries
- Beautiful extended Paver Driveway, Walkway, and Rear Patios
- Superior Insulation Throughout, R-19 batt Insulation in Walls and R-49 Batt Insulation in 90% of Ceilings
- BBQ Gas Hook Up in Backyard
- Above Garage Storage with Attic Access Ladder To Approximately 240 Square Feet of Finished Floor Space (See Page 7)
Nestled beneath the beautiful Sierras and Mount Rose, Ivesia offers many different exterior styles and colors to compliment the surrounding area. Stone accents with strong roof lines and a neutral palette provide an elegant yet homely feel.
“THE DIFFERENCE BETWEEN MEDIOCRITY AND EXCELLENCE IS THE ATTENTION TO DETAIL”
Ivesia offers six distinct floor plans set in the heart of Damonte Ranch's master planned community. Each plan has its own specific charm but they all offer open plan living for a gathering with friends or a family game night. Di Loreto Homes provides state of the art technology on their website as well as in their sales center to allow you to customize your homes to your liking and budget.

Multi-generational house plans have become extremely popular in the 21st century. There are many reasons why you may want to consider a multi-generational design. Young adult children return home after college, parents move in to be looked after or Grandchildren come visit for extended periods of time. Ivesia offers two Multi-generational plans designed for the ever evolving family that includes more private areas for independent living such as counter space with included refrigerator, sink and microwave, private bathrooms, and even a separate living areas. These separate spaces are connected to the main house for security and economy with an option to add a separate exterior entry.

Key Floor Plan Features:
- Spacious 9’ Ceilings Throughout
- Coffered Ceilings In Great Room
- Spacious Master Suites With Walk-In Closet(S)

Key Multi-Gen Floor Plan Features:
- Separate Living Area That Can Be Locked Off From Main Living Area
- Spacious Secondary Suite With Private Bathrooms And Walk In Closet
- Engineered Quartz Counter, Sink, Refrigerator And Build In Microwave
Willow plan is a new addition to Di Loreto Home’s line of award winning plans. With a nestled Dining Room and Kitchen off the coffered ceiling Great Room, Willow provides a comfortable place to have a few friends over or enjoy a family dinner with the kids.
WILLOW OPTIONS

Well thought-out plans provide many configurations to fit your family’s needs in the Willow. Add the Extended Patio with the Sliding Glass Doors to bring the outside in.

VISIT DILO RETO HOMES.COM/IVESIA TO CUSTOMIZE YOUR DREAM HOME!
Windsong plan grabs your attention the moment you walk in the door. With clear line of sight through to the back yard, Windsong immediately draws you in to the open plan design connecting the Great Room, Kitchen and Dining Room for a comfortable, relaxed atmosphere.
Windsong offers a spacious kitchen to meet your cooking or entertaining needs. This plan also offers a Third Car Garage which can be expanded to a Fourth Car Tandem Garage or Bonus Room. Storage isn't an issue in the Windsong Plan.
Primrose plan is perfect for the growing family. Expansive Great Room and Kitchen areas provide a large open feel letting natural light to filter through the heart of the home. Enjoy a cup of coffee at the Nook or relax watch the big game in the Living Room.
Primrose offers a few unique options allowing you to create Bedroom Suites for your teenage children. The Optional Entry Pony Wall and Cabinets provide extra storage while not intruding on the open concept.

Visit diloretohomes.com/ivesia to customize your dream home!
Primrose + is a Multi-Generational plan with a separate area. Primrose + provides all of the features from Primrose and adds a popular option planned for the future needs of your family.
Add an Exterior Door to the Multi-Gen plan to create an independent yet connected feel. The Luxury Bath option will be sure to soothe your mind after a hard day with a walk-in shower and separate soaking tub.

VISIT DILORETOHOMES.COM/IVESIA TO CUSTOMIZE YOUR DREAM HOME!
Sunstone opens up immediately after entering the front door. A large glass door is standard in this almost 2,400 square foot home. Host large dinner parties while still not giving up valuable real estate in the bedrooms.
Expand the Great Room with the optional center opening sliding door and Extended Patio. The Luxury Shower option and dual sinks are perfect for the working couple. Add built in cabinets at the dining room to create a custom feel wine bar for parties.

VISIT DILORETOTOMES.COM/IVESIA TO CUSTOMIZE YOUR DREAM HOME!
Sunstone + provides the option for a separate living quarters with a large bedroom and spacious bath. Sunstone plus offers a large Master Bedroom with oversize walk-in closet and spa like bath.

**SUNSTONE +**

**2,556** Square Feet of Living space

**689** Square Feet of garage space

Sunstone + provides the option for a separate living quarters with a large bedroom and spacious bath. Sunstone plus offers a large Master Bedroom with oversize walk-in closet and spa like bath.
Add the Exterior Entry Door and Private Patio to the Multi-Gen plan to enhance the independent living feel. Turn the Den into a 3rd Bedroom with additional Bath to keep the space you need for your family.
When you visit the unparalleled master planned community of Damonte Ranch you will forget everything you knew about ranches. Nestled in the sweet spot of Northern Nevada, Damonte Ranch offers outstanding access to natural amenities and outdoor activities all in the heart of the hottest, cutting edge area of Reno. It’s no wonder Damonte Ranch is the most sought after place to live in Northern Nevada. Come out to Damonte Ranch today and see for yourself what the hype is all about! Visit DamonteRanch.com for more information.

**Key Amenities:**

**Dining:**
There are plenty of delicious dining options in the heart of the Damonte Ranch community. Whether you are looking for a cozy coffee shop, a quick, quaint lunch or a trendy bar, there’s sure to be something you’ll love.

**SHOPPING:**
The Summit, Reno’s voted best place to shop is a short five minute drive from Damonte Ranch. Here you can find chic fashion retailers, savvy salons, a Century movie theater, restaurants and more. For Reno’s premier shopping experience, The Summit is the place to be.

**EDUCATION:**
The Washoe County School District excels at providing quality education for students from elementary through highschool. Reno’s Damonte Ranch High School prides itself on continued success for their students, hiring excellent teachers and individuals, maintaining a safe campus environment and meeting diverse needs. Reno is home to the Division 1 University of Nevada Wolf Pack.

**DESTINATIONS**
You don’t have to go too far to visit some amazing attractions and destinations. Reno is only thirty minutes from South Lake Tahoe and some of the nation’s most beautiful ski resorts and a short drive from The City by the Bay. Whether you want a weekend getaway or a mini vacation, you won’t be disappointed with the endless amount of travel destinations right outside your front door. Damonte Ranch boasts many hiking trails, parks and there are four top tier golf courses within 15 minutes of Damonte Ranch.

**“THE DIFFERENCE BETWEEN MEIOCRITY AND EXCELLENCE IS THE ATTENTION TO DETAIL”**
Models

Plan Specific Lot For Windsong and Willow (2 Car Garage Only)

VISIT DILORETOMES.COM/IVESIA TO CUSTOMIZE YOUR DREAM HOME!
Now You Can Go Green With Confidence with Di Loreto Homes of Northern Nevada.

Living green is about embracing better ways to live. It’s about healthier homes. It’s about increasing energy and water efficiency. It’s about helping improve the communities in which we live. Green certification by Home Innovation Research Labs recognizes residences that meet the highest environmental performance standards.

As an independent, third-party inspection agency, Home Innovation Research Labs is recognized as the nation's premier residential building product testing laboratory. We understand every aspect of home building and our green certificate is awarded only to those residences that are in compliance with the rigorous National Green Building Standard (NGBS). Living in a Home Innovation NGBS Green Certified Home is truly living green.

**Recognition from NAHB:**
- 2013 Project Of The Year: Single Family Home
- 2015 NGBS Green Certification Partners Of Excellence – Top 9 Residential Builder In The Nation
- 2016 NGBS Green Certification Partner of Excellence
- Featured In Modern Home Builder Magazine

**GREEN CERTIFIED STANDARD FEATURES INCLUDE:**
- Circulating Hot Water Loop
- Use Of Building Materials With Recycled Content
- Pre-Cut Framing Materials
- Manufactured Pre-Cut, Pre-Assembled Roof Trusses
- Framing Software Used To Minimize Lumber Waste
- Pre-Assembled Wall Framing
- Energy Saving Framing Techniques
- Desert Style Xeriscape
- Water Saving 1.28 Gallons Per Flush Toilets
- Perimeter Foundation Insulation
- Drip Edge Installed At All Roof Eaves
- Unused Construction Materials Recycled Off Site
- Batt And Loose Insulation Are Held In Place
- Insulation Is Verified For Compliance By Third Party
- Hardwired Lighting Fixtures And Light Bulbs Are Energy Star Rated
- Air leakage test performed within the living area by third party
- Air leakage test performed on Heating & Air Conditioning Ducts
- All ducts are insulated with R8 value