

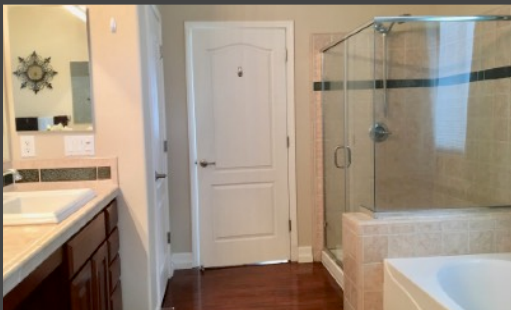
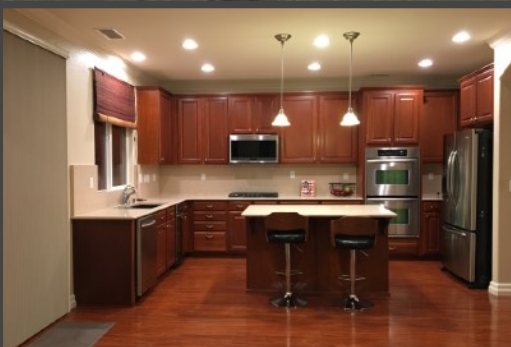
11117 Messina Way



Spectacular Mountain & City Views

Beautiful 5 BR home plus Den, 2.5 BA, approx. 2881 sqft with mountain and city views. Kitchen is equipped 5 burner gas stove, double oven, refrigerator, built-in microwave, compactor, walk-in pantry, and island. Master BA has double sinks, separate tub and shower, walk-in closet has custom design California closet with space saving features. Home has plenty of room to entertain with separate living & family room. Relax and enjoy the large backyard with water feature, paver patio. Home is conveniently located close to schools, shopping, walking trails, with easy access to HWY 395 and a short drive to MT Rose ski resort.

Offered At \$469,888



Karen Conrad CRS GRI
BROKER SALESPERSON NV | BROKER ASSOCIATE CA
DRE# 01037428

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11117 Messina Way Special Home Features

Exterior

Tile Roof
Paver driveway & patio & walkway
Stone on front exterior
Automatic sprinklers front & back
12 x 8 Storage shed
Water feature
Exterior lighting
Double door entry

Laundry Room

Front Load washer & dryer
Upper cabinets
Deep soaking sink

General Interior

Crown molding
Pelican (Non-Salt) Water-filter and softener system
Laminate flooring
Newer carpet
High Ceilings
Recessed lighting
Hunter blinds

Kitchen

New 5 burner gas range
Maytag French door stainless steel refrigerator with ice maker
Double oven
New microwave
Dishwasher
Compactor
Island
Walk-in pantry with glass door
Recessed lighting

Master Bedroom

Coffered Ceiling
Double door
Hunter blinds

Master Bath

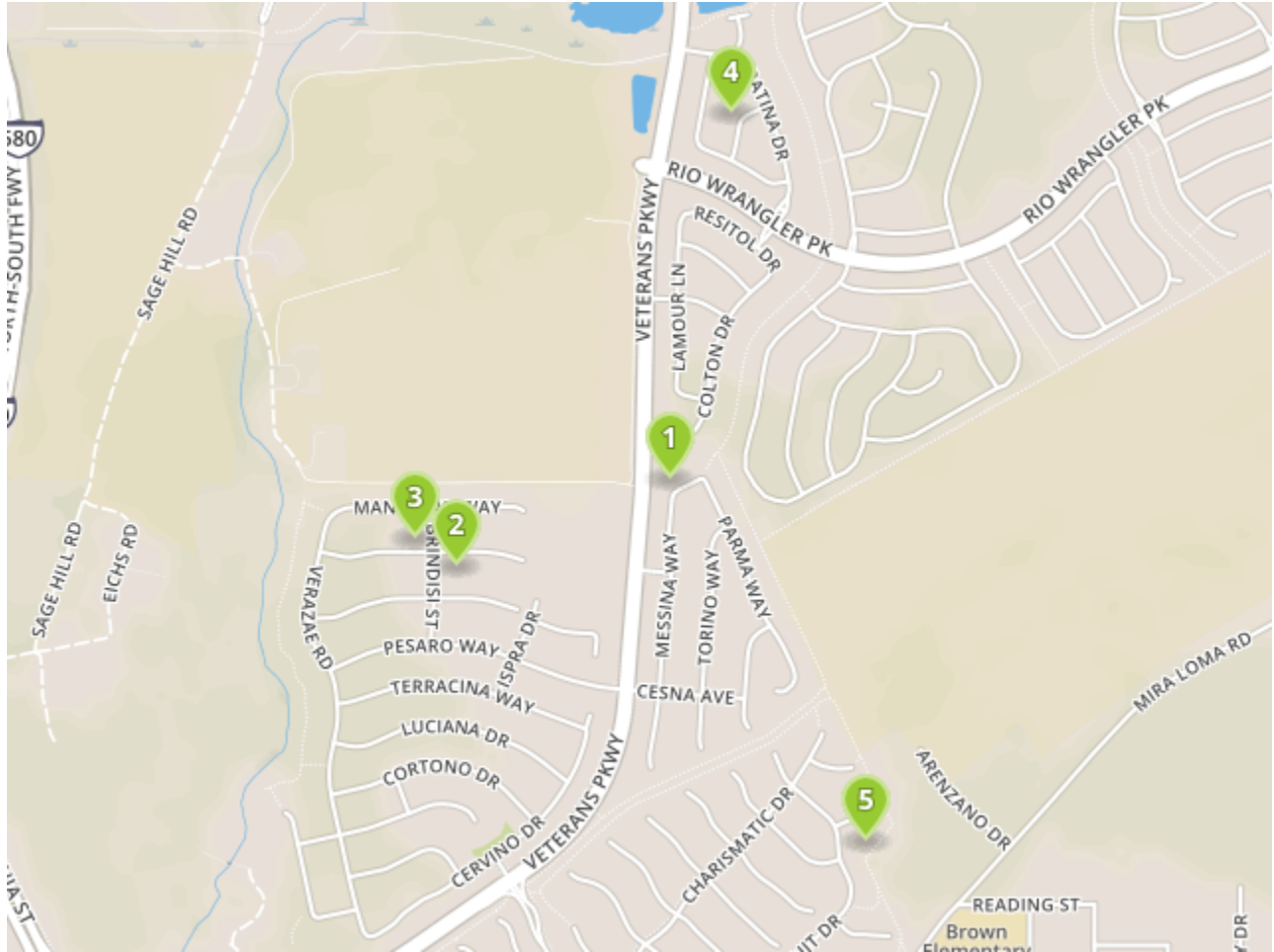
Tile counters & shower
Deep soaking tub
Kohler double sinks
Delta faucets
Mirror medicine cabinet
Walk-in closet design by California Closet Co.
1 Linen closet
Mirrored Closed Door

Information deemed reliable but not guaranteed. Buyer to verify information above

11117 Messina Way, Reno

\$469,888

School	Type	Phone	Distance
Brown Elementary School	Public/pk-5	(775) 851-5600	0.6 mi
Damonte Ranch High School	Public/9-12 & ungraded	(775) 851-5656	1.4 mi
Foothills Church Academy	Private/k-12	(775) 846-8231	1.5 mi
Mountain View Montessori School	Private/pk-8	(775) 852-6162	1.8 mi
Bishop Manogue Catholic High School	Private/9-12	(775) 336-6000	2.0 mi
Double Diamond Elementary School	Public/pk-5	(775) 850-6212	2.2 mi
Elizabeth Lenz Elementary School	Public/pk-6	(775) 851-5620	2.5 mi
Marvin Picollo School	Public/pk-12 & ungraded	(775) 851-5650	2.7 mi
Nevada Connections Academy	Charter/k-12	(775) 826-4200	2.7 mi
Kendyl Depoali Middle School	Public/6-8	(775) 852-6700	2.7 mi
Galena High School	Public/9-12 & ungraded	(775) 851-5630	2.9 mi
Sage Ridge School	Private/5-12	(775) 852-6222	3.6 mi
Ted Hunsburger Elementary School	Public/pk-6	(775) 851-7095	3.7 mi
Donner Springs Elementary School	Public/pk-6	(775) 689-2626	4.6 mi
Sterling Academy	Private/k-5	(775) 501-6313	4.8 mi
Triad Primary	Private/1, 6	(775) 636-7408	4.8 mi
Pleasant Valley Elementary School	Public/pk-5	(775) 849-0255	4.9 mi
Truckee Meadows Christian Academy	Private/5, 7-8, 10-11	(775) 823-9002	5.0 mi



	MLS #	Status	Address	Price
1	170006690	A	11117 Messina Way, Reno	\$469,888
2	170006252	A	410 Teramo Ct., Reno	\$479,900
3	170005961	A	385 Teramo Drive, Reno	\$481,000
4	170006427	A	10855 Pentwater Drive, Reno	\$469,500
5	170006401	A	13680 Dressage, Reno	\$419,500

Status: A = New, A = Active

PROPERTY DETAILS

MLS #170006690

11117 Messina Way, Reno

\$469,888

Listing information

Courtesy of Chase International-Damonte

MLS#: 170006690	Beds: 5	Sq Ft: 2,881	List Date: 5/2/17
Status: New	Baths: 3.00	Year Built: 2006	DOM: 16

Features

HOA Fee Billing: Quarterly **CBB \$ or %:** % **Dining Room:** Living Rm Combo **Exterior:** Stucco, Rock **Exterior Features:** Satellite Dish/Owned **Family Room:** Separate, High Ceiling **Fenced:** Full, Back **Fireplace:** None **Floors:** Carpet, Laminate **Foundation:** Concrete Slab **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig A/C **HOA:** Yes **HOA Amenities:** Common Area Maint **Interior Fixtures:** Blinds/Shades, Smoke Detector(s), Water Softener/Owned

Remarks

Charming 5 Bedroom home plus Den, 2.5 Bath with 2881 sqft, separate living and family room located in South Reno. The kitchen is equipped with large island, double oven, gas range, refrigerator, compactor, microwave walk-in pantry and plenty of cabinets for storage. Elegant Master BR with coffered ceiling, crown molding and double doors. Spacious master bath has garden tub, separate shower, double sinks, and walk in closet is custom designed by California closets with space saving features.



Information is deemed reliable but not guaranteed.

Karen Conrad | Chase International | karen@karenconrad.com | Mobile: 775-527-7021 | BRE number: NV # 1001264 | BRE number: CA # 01037428 | karenconrad.com

410 Teramo Ct., Reno

\$479,900

Listing information

Courtesy of Rustic Realty

MLS#: 170006252	Beds: 5	Sq Ft: 3,577	List Date: 5/10/17
Status: Active	Baths: 4.00	Year Built: 2006	DOM: 5

Features

HOA Fee Billing: Quarterly **CBB \$ or %:** % **Dining Room:** Living Rm Combo **Exterior:** Stucco
Exterior Features: None, N/A **Family Room:** Separate, Firplce/Woodstove/Pellet **Fenced:** Back
Fireplace: Yes, One, Gas Log **Floors:** Carpet, Ceramic Tile, Sheet Vinyl, Wood **Foundation:**
 Concrete Slab **Garage Type:** Attached **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig
 A/C **HOA:** Yes **HOA Amenities:** Common Area Maint **Interior Fixtures:** None **Kitchen:** Built-In
 Dishwasher, Garbage Disposal **Landscaped:** Partially Landscaped **Laundry Area:** Yes, Laundry
 Room, Laundry Sink

Remarks

Move in Ready like new home, new interior and exterior paint, new carpet. Upgraded interior with granite countertops in kitchen, stainless appliances. Master suite and laundry room are on main level, other 4 bedrooms, 2 bathrooms and additional game/theater room on upper level. Tax roles show this as a 4 bedroom but has 5 bedrooms.



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385 Teramo Drive, Reno

\$481,000

Listing information

Courtesy of Keller Williams Group One Inc.

MLS#: 170005961	Beds: 5	Sq Ft: 3,057	List Date: 5/5/17
Status: Active	Baths: 3.00	Year Built: 2009	DOM: 5

Features

HOA Fee Billing: Quarterly **CBB \$ or %:** % **Dining Room:** Living Rm Combo **Exterior:** Stucco
Exterior Features: Satellite Dish/Owned **Family Room:** Ceiling Fan **Fenced:** Back **Fireplace:**
None **Floors:** Carpet, Ceramic Tile, Sheet Vinyl, Laminate **Foundation:** Concrete Slab **Garage**
Type: Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig
A/C **HOA:** Yes **HOA Amenities:** Common Area Maint **Interior Fixtures:** Drapes/Curtains, Blinds/
Shades, Rods/Hardware, Smoke Detector(s)

Remarks

Crate and Barrel meets Pottery Barn and creates gorgeous. Beautifully updated home with new granite, back-splash and stainless appliances in the kitchen, newer laminate floors and carpeting with warranty, contemporary light fixtures and signature interior paint. This is a true 5 bedroom home with one on the main floor, a full 3 car non-tandem garage, paver patio with mountain views and all within the highly desired SE Reno location.



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PROPERTY DETAILS

MLS #170006427

10855 Pentwater Drive, Reno

\$469,500

Listing information

Courtesy of RE/MAX Professionals-Sparks

MLS#: 170006427	Beds: 4	Sq Ft: 2,988	List Date: 5/12/17
Status: Active	Baths: 5.00	Year Built: 2006	DOM: 5

Features

HOA Fee Billing: Monthly **CBB \$ or %:** % **Dining Room:** Kitchen Combo **Exterior:** Stucco
Exterior Features: None, N/A **Family Room:** Living Rm Combo **Fenced:** Full, Back **Fireplace:**
Yes, Gas Log **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete Slab **Garage Type:** Attached,
Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig A/C **HOA:** Yes
HOA Amenities: Common Area Maint, Security, Security Gates, Snow Removal **Interior Fixtures:**
None **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Island, Cook Top - Gas,
Single Oven Built-in

Remarks

Experience true luxury in this gorgeous Toll Brothers home located in a very popular gated community of South Reno. At nearly 3,000sf with 4 bedrooms and 4 bathrooms, including a casita and a spacious 2-car garage, this home is as spacious as it is beautiful. The house features beautifully designed balconies attached to each bedroom, with classically styled railings and breathtaking views of the Sierra Nevada Mountains.



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13680 Dressage, Reno

\$419,500

Listing information

Courtesy of Dickson Realty - Damonte Ranch

MLS#: 170006401	Beds: 4	Sq Ft: 2,220	List Date: 5/12/17
Status: Active	Baths: 2.00	Year Built: 2006	DOM: 5

Features

HOA Fee Billing: Quarterly **CBB \$ or %:** % **Dining Room:** Separate/Formal **Exterior:** Stucco
Exterior Features: Satellite Dish/Owned, Dog Run **Family Room:** Living Rm Combo, Great Room,
 Firplce/Woodstove/Pellet, High Ceiling **Fenced:** Back **Fireplace:** Yes, Gas Log **Floors:** Carpet,
 Sheet Vinyl, Laminate **Foundation:** Concrete Slab **Garage Type:** Attached **Heating/Cooling:**
 Natural Gas, Fireplace, Central Refrig A/C **HOA:** Yes **HOA Amenities:** Common Area Maint
Interior Fixtures: Blinds/Shades, Rods/Hardware, Smoke Detector(s)

Remarks

This spacious, 4 bedroom, 2 full bath, single story home in sought after Curti Ranch will not disappoint. Home is meticulously kept and has ample space for family fun in the living room, family room, and dining room. Backyard is beautifully landscaped and the perfect spot to entertain or relax with the family.



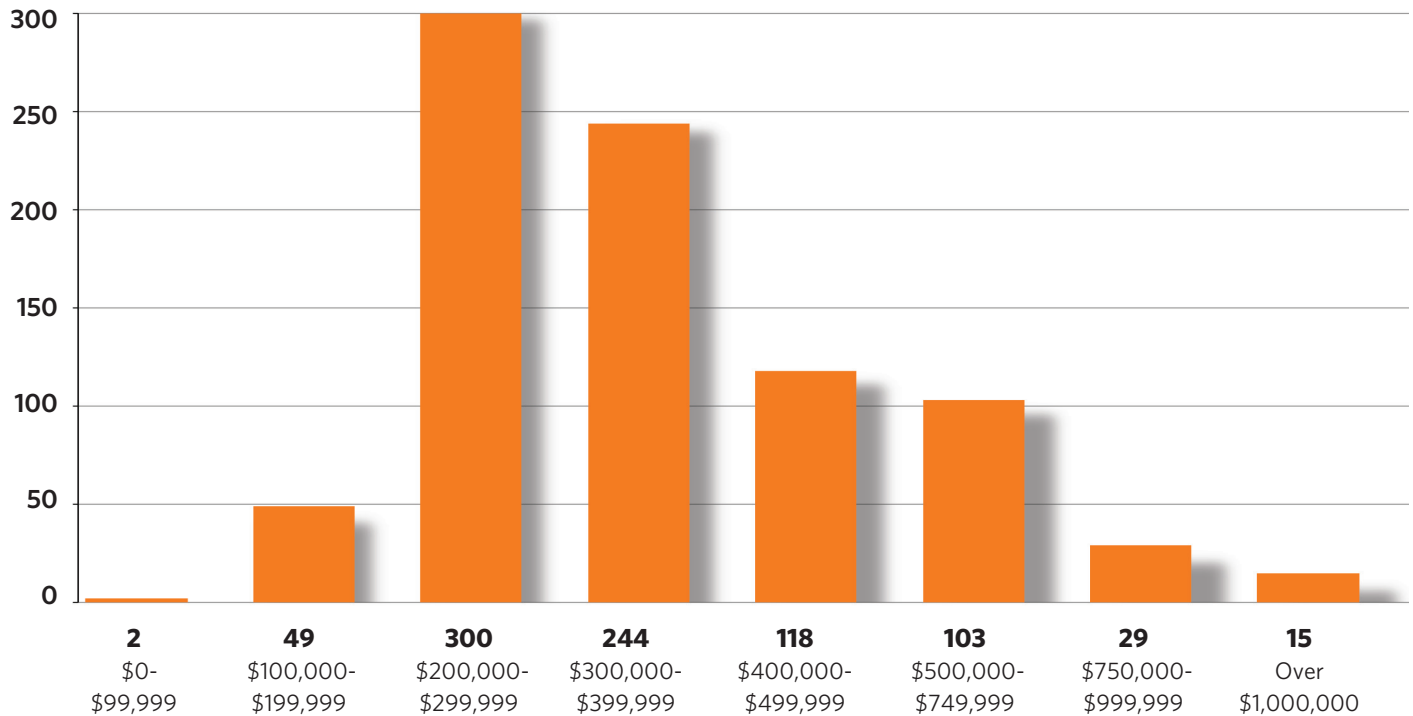
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RENO

2017 1ST QUARTER STATISTICS

January 1st - March 31st



2017 vs 2016 OVERALL MARKET STATISTICS

RENO	SINGLE FAMILY				CONDOS			
		2017	2016	%		2017	2016	%
	Volume	\$326,079,774	\$305,777,484	7%	Volume	\$32,130,077	\$32,325,970	-1%
	Units	857	857	0%	Units	166	195	-15%
	Median Price	\$325,000	\$301,311	8%	Median Price	\$175,000	\$167,000	5%
	Average Price	\$380,489	\$356,799	7%	Average Price	\$193,554	\$165,774	17%
	Units Under \$1 Mil	842	836	1%	Units Under \$500	164	195	-16%
	Units Over \$1 Mil	15	21	-29%	Units Over \$500	2	0	200%

Information gathered from NNRMLS 03/31/2017.

Karen Conrad Biography

About Karen

As a veteran in the real estate business, Karen Conrad has all of the credentials that have backed and built her reputation as a true leader and a success on behalf of her clients throughout the West.

Karen has been a practicing broker owner for more than 25 years; she is licensed in both California and Nevada, "Every day of my life I strive to exceed my clients' expectations with unsurpassed service that they can trust before, during and long after their transaction has closed."

With her forthright and friendly approach to business, it is not uncommon for Karen's clients and their families to become life-long friends. Her notable background also includes experience in accounting, mortgage management, and designing, building and selling homes with her husband to whom she has been married to for over 30 years. Together they continue to enjoy a fulfilled family life with their children hiking, biking and traveling to find new adventures across the USA.

Filled with integrity and a compassionate business style that makes investing in real estate a comfortable and confident process, Karen looks forward to sharing her comprehensive knowledge with her clients through Chase International's Reno office.

Broker Salesperson NV #1001264

Broker Associate CA # 01037428

CRS(Certified Residential Specialist)

GRI (Graduate Residential Institute)

Bachelor of Science in Business Administration



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