

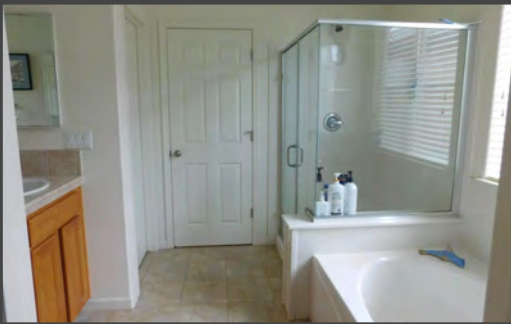
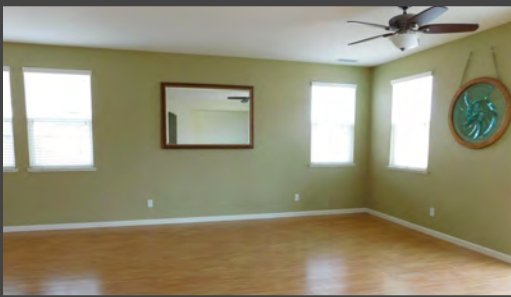
Open House Saturday 1 To 3



11440 Torino Court

Single story home with mountain view includes 3 bedrooms plus den 2 baths, 2 car garage and is located on quiet cul-de-sac. Home has an open floor plan with a spacious great room. Kitchen is equipped gas stove, corian countertops, built-in microwave, pantry, recessed lighting and tile floors. Master bathroom has double sinks, separate tub and shower, walk-in closet and tile floors. Relax and enjoy a walk on the nearby walking trails. Home is conveniently located close to schools, shopping and easy access to freeway.

Offered At \$359,000



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

775 527 7021

karen@karenconrad.com

karenconrad.com | conradteam.com



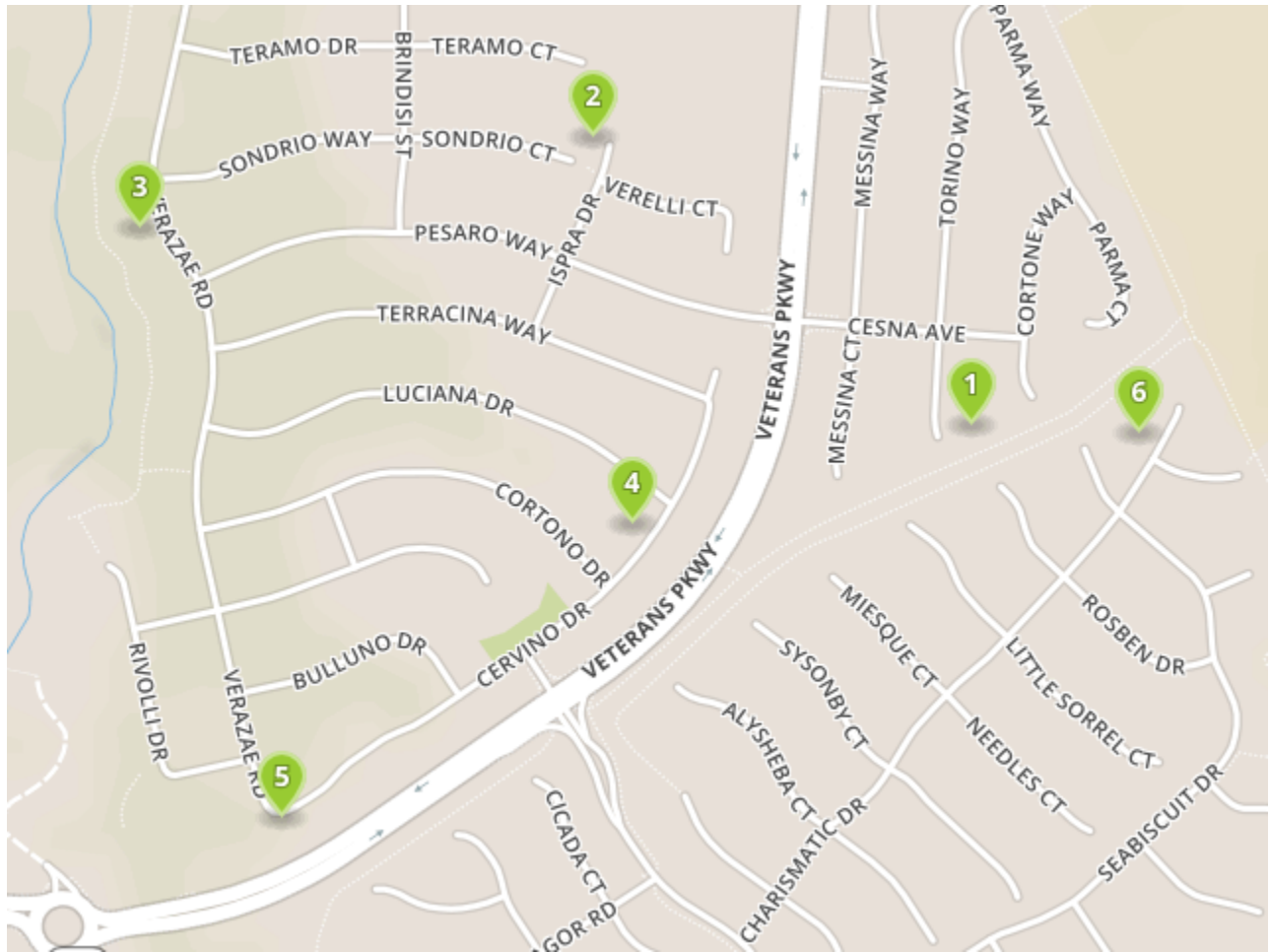
CHASE
INTERNATIONAL



11440 Torino, Reno

\$359,000

School	Type	Phone	Distance
Brown Elementary School	Public/pk-5	(775) 851-5600	0.4 mi
Foothills Church Academy	Private/k-12	(775) 846-8231	1.2 mi
Damonte Ranch High School	Public/9-12 & ungraded	(775) 851-5656	1.6 mi
Mountain View Montessori School	Private/pk-8	(775) 852-6162	1.9 mi
Bishop Manogue Catholic High School	Private/9-12	(775) 336-6000	2.1 mi
Double Diamond Elementary School	Public/pk-5	(775) 850-6212	2.5 mi
Elizabeth Lenz Elementary School	Public/pk-6	(775) 851-5620	2.7 mi
Galena High School	Public/9-12 & ungraded	(775) 851-5630	2.8 mi
Marvin Picollo School	Public/pk-12 & ungraded	(775) 851-5650	2.9 mi
Nevada Connections Academy	Charter/k-12	(775) 826-4200	3.0 mi
Kendyl Depoali Middle School	Public/6-8	(775) 852-6700	3.0 mi
Sage Ridge School	Private/5-12	(775) 852-6222	3.7 mi
Ted Hunsburger Elementary School	Public/pk-6	(775) 851-7095	3.7 mi
Pleasant Valley Elementary School	Public/pk-5	(775) 849-0255	4.7 mi
Donner Springs Elementary School	Public/pk-6	(775) 689-2626	4.9 mi



	MLS #	Status	Address	Price
1	170001778	A	11440 Torino, Reno	\$359,000
2	170002979	A	485 Sondrio Ct, Reno	\$389,900
3	170001161	A	11405 Verazae Dr., Reno	\$390,000
4	170001516	A	11475 Cervino, Reno	\$359,900
5	170001949	A	11790 CERVINO DR, Reno	\$390,000
6	170002850	A	13655 Charismatic Court, Reno	\$385,000

Status: A = Active

PROPERTY DETAILS

MLS #170001778

11440 Torino, Reno

\$359,000

Listing information

Courtesy of Chase International-Damonte

MLS#: 170001778	Beds: 3	Sq Ft: 2,041	List Date: 2/17/17
Status: Active	Baths: 2.00	Year Built: 2008	DOM: 32

Features

Dining Room: Living Rm Combo **Exterior:** Stucco **Exterior Features:** None, N/A **Family Room:** None **Fenced:** Back **Fireplace:** None **Floors:** Ceramic Tile, Laminate **Foundation:** Concrete Slab **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Electric, Forced Air, Central Refrig A/C **HOA Amenities:** No Amenities **Interior Fixtures:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Cook Top - Gas, Double Oven Built-in **Landscaped:** Yes, Partially Landscaped **Laundry Area:** Yes, Cabinets

Remarks

Easy living 3 bedrooms plus den, 2 baths with open floorplan and mountain view . Kitchen has corian countertops, gas stove, built-in microwave, pantry, and tile floors. Kitchen overlooks large great room that has direct access to backyard. Master bath has separate shower, deep soaking tub, double sinks, tile counters and floors, walk-in closet. The exterior of the house has recently been painted, laminate flooring throughout the house. Just minutes away from schools, shopping and the freeway!



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

485 Sondrio Ct, Reno

\$389,900

Listing information

Courtesy of DoMore R.E. Drakulich Realty

MLS#: 170002979	Beds: 3	Sq Ft: 2,523	List Date: 3/15/17
Status: Active	Baths: 3.00	Year Built: 2007	DOM: 5

Features

Dining Room: Living Rm Combo **Exterior:** Stucco **Exterior Features:** None, N/A **Family Room:** Great Room **Fenced:** Back **Fireplace:** None **Floors:** Carpet, Sheet Vinyl, Slate **Foundation:** Concrete Slab **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Electric, Forced Air, Central Refrig A/C **HOA Amenities:** Common Area Maint **Interior Fixtures:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry **Landscaped:** Yes, Partially Landscaped **Laundry Area:** Yes, Laundry Room **Living Room:** Combo/Dining Room

Remarks

This is a great new listing offered at a great new price! Super Damonte Ranch location close to everything! Newer paint and newer carpet throughout. Large 2 story with lots of open space to live in, bright floor plan. Located at the end of a quiet cul-de-sac. Very large loft which could be used for a variety of uses. Large master suite with ample walk in closet and dual vanity garden tub! Nice large lot, ready for your imagination.



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

11405 Verazae Dr., Reno

\$390,000

Listing information

Courtesy of Ferrari-Lund Real Estate Reno

MLS#: 170001161	Beds: 4	Sq Ft: 1,972	List Date: 2/3/17
Status: Active	Baths: 3.00	Year Built: 2011	DOM: 43

Features

Dining Room: Great Room **Exterior:** Stucco, Rock **Exterior Features:** Dog Run **Family Room:** Great Room **Fenced:** 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 Amenities:** No Amenities **Interior Fixtures:** Drapes/Curtains, Blinds/Shades, Smoke Detector(s) **Kitchen:** Garbage Disposal, Microwave Built-In, Island, Pantry, Single Oven Built-in **Landscaped:** Yes, Fully Landscaped **Laundry Area:** Yes, Cabinets **Living Room:** Great Room

Remarks

Sit back, relax & enjoy the gorgeous views of Mt. Rose! This two story home is exceptional with brand new laminate flooring downstairs & open concept layout. Upstairs enjoy an extra game room/loft or extra living space plus 4 good sized rooms. Nice master with mountain views. The backyard has a large paver patio with room to entertain or let the kids play. Plus there is a large storage shed & dog run. Enjoy the walking paths in this friendly community close to shopping, schools & beautiful Lake Tahoe



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

PROPERTY DETAILS

MLS #170001516

11475 Cervino, Reno

\$359,900

Listing information

Courtesy of U.S. West Investments

MLS#: 170001516	Beds: 4	Sq Ft: 1,837	List Date: 2/11/17
Status: Active	Baths: 2.00	Year Built: 2008	DOM: 35

Features

Accessibility: No Steps **Dining Room:** Great Room **Exterior:** Stucco **Exterior Features:** None, N/A **Family Room:** Great Room **Fenced:** Full **Fireplace:** None **Floors:** Carpet, Ceramic Tile, Sheet Vinyl **Foundation:** Concrete Slab **Garage Type:** Attached **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig A/C **HOA Amenities:** Common Area Maint **Interior Fixtures:** Blinds/Shades, Security System/Owned **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Breakfast Bar **Landscaped:** Yes, Fully Landscaped **Laundry Area:** Yes **Living Room:** Great Room

Remarks

Beautiful Single Story 4 Bedroom Home in South Reno! Highly Desired open great Room floorplan. Spacious Kitchen with Breakfast bar. Master bedroom is separated from the other bedrooms. Great Layout! Upgraded Tile flooring in master bath. Fully Landscaped backyard with patio great for entertaining. Fully finished and painted garage with added lighting.



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

PROPERTY DETAILS

MLS #170001949

11790 CERVINO DR, Reno

\$390,000

Listing information

Courtesy of Keller Williams Group One Inc.

MLS#: 170001949	Beds: 4	Sq Ft: 1,972	List Date: 2/16/17
Status: Active	Baths: 3.00	Year Built: 2013	DOM: 30

Features

Accessibility: No Steps **Dining Room:** Living Rm Combo **Exterior:** Stucco **Exterior Features:** None, N/A **Family Room:** None **Fenced:** Back **Fireplace:** None **Floors:** Carpet, Ceramic Tile, Laminate **Foundation:** Concrete Slab **Garage Type:** Attached **Heating/Cooling:** Forced Air, Central Refrig A/C **HOA Amenities:** No Amenities **Interior Fixtures:** Blinds/Shades, Smoke Detector(s), Security System/Rented **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Island, Pantry, Breakfast Bar **Landscaped:** Fully Landscaped **Laundry Area:** Yes, Laundry Room, Cabinets

Remarks

OPEN HOUSE 3/11 10AM-12PM Pride of ownership shines through with this beautiful Curti Ranch home. Kitchen upgrades include granite counter tops, stainless steel appliances, and custom backsplash. The backyard landscaping is complete with a paver patio and full sprinkler system. This home boasts easy freeway access, close proximity to Summit Mall shopping restaurants and just a short drive to Mt. Rose. A must see!



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

13655 Charismatic Court, Reno

\$385,000

Listing information

Courtesy of Trans-Action Realty 500

MLS#: 170002850	Beds: 4	Sq Ft: 2,361	List Date: 3/14/17
Status: Active	Baths: 3.00	Year Built: 2005	DOM: 6

Features

Dining Room: Separate/Formal, High Ceiling **Exterior:** Stucco **Exterior Features:** Dog Run
Family Room: Separate, Firplce/Woodstove/Pellet **Fenced:** Full, Front, Back **Fireplace:** Yes, One, Fireplace, Gas Log **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete Slab **Garage Type:** Attached, Tandem **Heating/Cooling:** Natural Gas, Forced Air, Fireplace, Central Refrig A/C **HOA Amenities:** Common Area Maint **Interior Fixtures:** Blinds/Shades, Rods/Hardware, Security System/Rented

Remarks

Spacious home in Curti Ranch kept in excellent condition. Desirable Cul-de-Sac location near walking trails. 3 bedrooms upstairs - one bedroom downstairs. High ceilings. Tons of storage space. Skylights for natural sunlight. Small loft area. Kitchen nook. Epoxy garage flooring. Attic ladder. Built in garage cabinets. Pre-wired for patio speakers. Rope lights on patio cover. Paved patio.



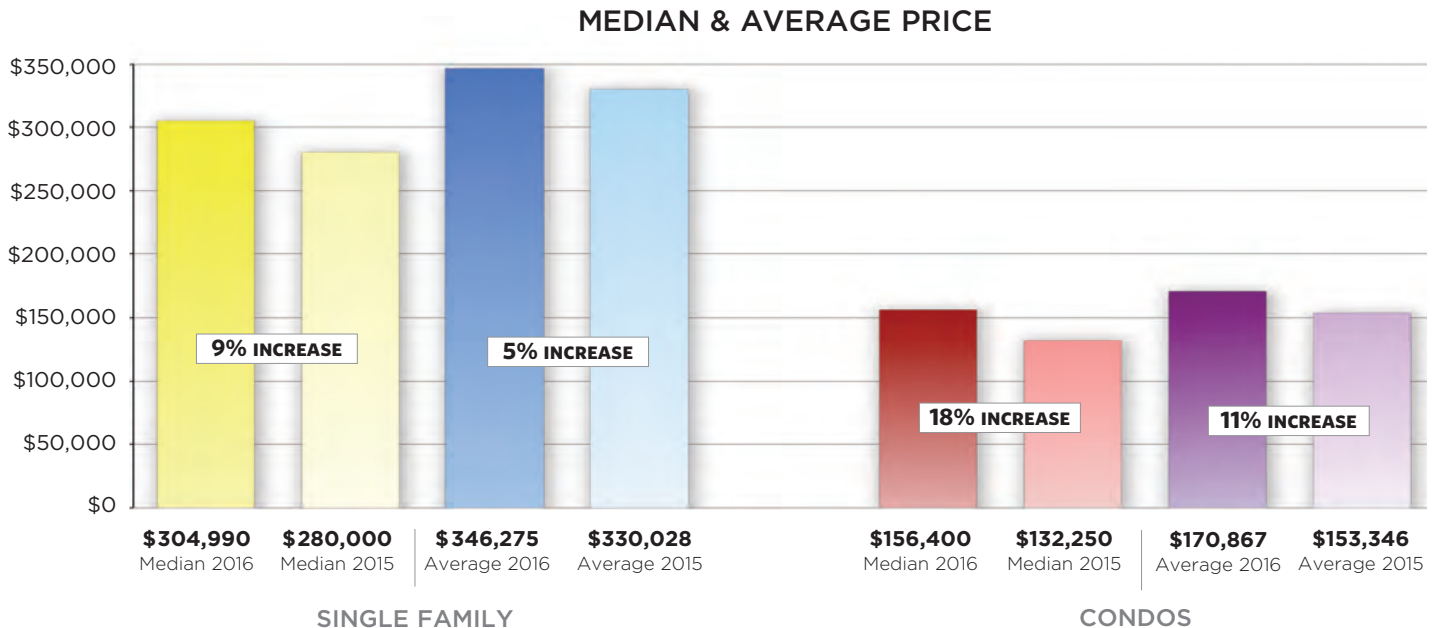
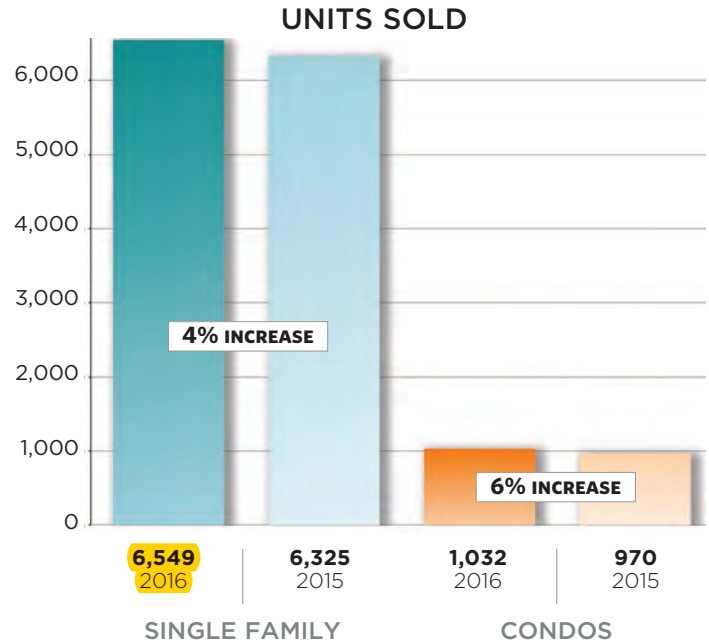
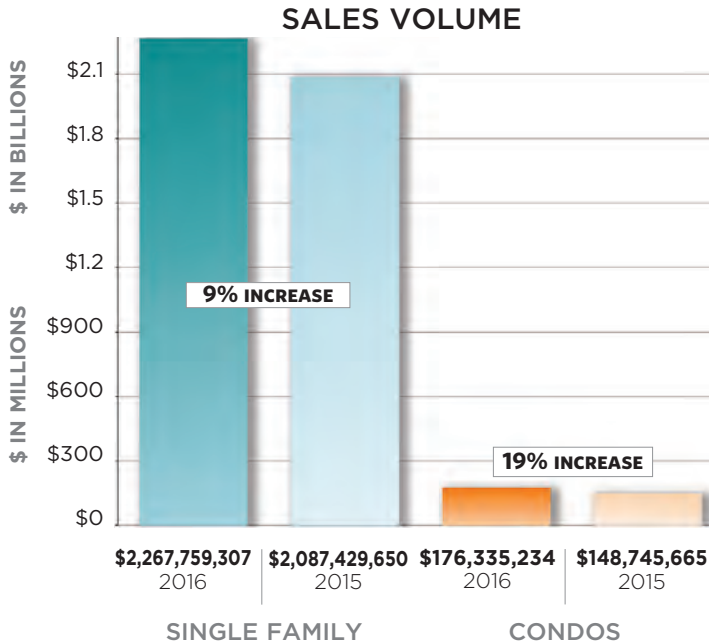
Information is deemed reliable but not guaranteed.

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

RENO & SPARKS

Year-End Statistics 2016 - January 1st-December 31st

2016 vs 2015



Information gathered from NNRMLS 12/31/2016.

RENO & SPARKS

Year-End Statistics 2016 - January 1st-December 31st

2016 vs 2015

RENO	SINGLE FAMILY				CONDOS			
		2016	2015	%		2016	2015	%
	Volume	\$1,636,073,261	\$1,539,107,273	6%	Volume	\$149,565,224	\$126,493,098	18%
	Units	4,446	4,361	2%	Units	845	793	7%
	Median Price	\$315,000	\$290,000	9%	Median Price	\$169,000	\$150,000	13%
	Average Price	\$367,987	\$352,925	4%	Average Price	\$177,000	\$159,512	11%
	Units Under \$1 Mil	4,352	4,270	2%	Units Under \$500	838	787	6%
	Units Over \$1 Mil	94	91	3%	Units Over \$500	7	6	17%

SPARKS	SINGLE FAMILY				CONDOS			
		2016	2015	%		2016	2015	%
	Volume	\$631,686,046	\$547,762,877	15%	Volume	\$26,770,010	\$22,252,567	20%
	Units	2,103	1,962	7%	Units	187	177	6%
	Median Price	\$288,500	\$264,000	9%	Median Price	\$130,000	\$114,000	18%
	Average Price	\$300,373	\$279,185	8%	Average Price	\$143,155	\$125,720	14%
	Units Under \$1 Mil	2,103	1,961	7%	Units Under \$500	187	177	6%
	Units Over \$1 Mil	0	1	-100%	Units Over \$500	0	0	0%

RENO/SPARKS	SINGLE FAMILY				CONDOS			
		2016	2015	%		2016	2015	%
	Volume	\$2,267,759,307	\$2,087,429,650	9%	Volume	\$176,335,234	\$148,745,665	19%
	Units	6,549	6,325	4%	Units	1,032	970	6%
	Median Price	\$304,990	\$280,000	9%	Median Price	\$156,400	\$132,250	18%
	Average Price	\$346,275	\$330,028	5%	Average Price	\$170,867	\$153,346	11%
	Units Under \$1 Mil	6,455	6,233	4%	Units Under \$500	1,025	963	6%
	Units Over \$1 Mil	94	92	2%	Units Over \$500	7	6	17%

CARSON VALLEY	SINGLE FAMILY			
		2016	2015	%
	Volume	\$319,641,414	\$292,370,360	9%
	Units	875	827	6%
	Median Price	\$325,000	\$315,000	3%
	Average Price	\$365,304	\$353,531	3%
	Units Under \$1 Mil	865	819	6%
	Units Over \$1 Mil	10	8	25%

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.



Karen Conrad CRS GRI
BROKER SALESPERSON NV | BROKER ASSOCIATE CA
775 527 7021
karen@karenconrad.com
karenconrad.com | conradteam.com

DRE# 01037428



CHASE
INTERNATIONAL



KARENCONRAD.COM