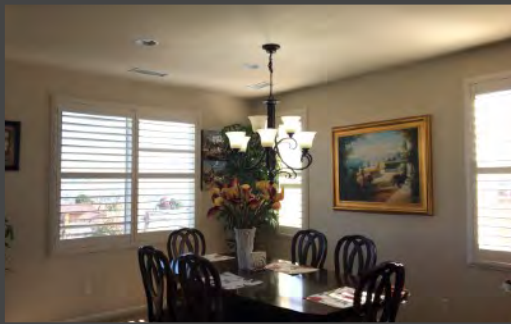
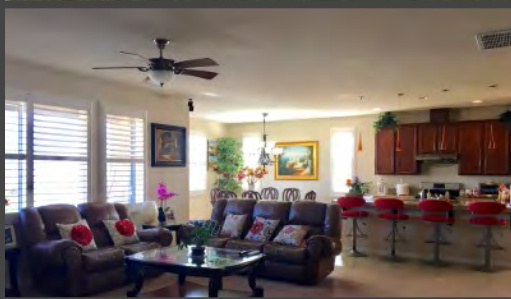


# 1430 Hogadon Way



## Mountain & City Views

Great location minutes to downtown Reno, convenient shopping close to University of Reno, Rancho San Rafael Park and easy access to HWY 80. Light and Bright single story home has 3 Bedrooms plus Den with over 2300 square feet, 3 car garage, and built in 2011. Enjoy cooking in a spacious kitchen equipped with plenty of cabinets, island with sitting area, granite countertops, gas stove, and tile floors. Master bath includes separate tub and shower, double sink, walk-in closet. Relax in backyard with specular mountain and city views.

**Offered At \$ 445,000**



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

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**CHASE**  
INTERNATIONAL

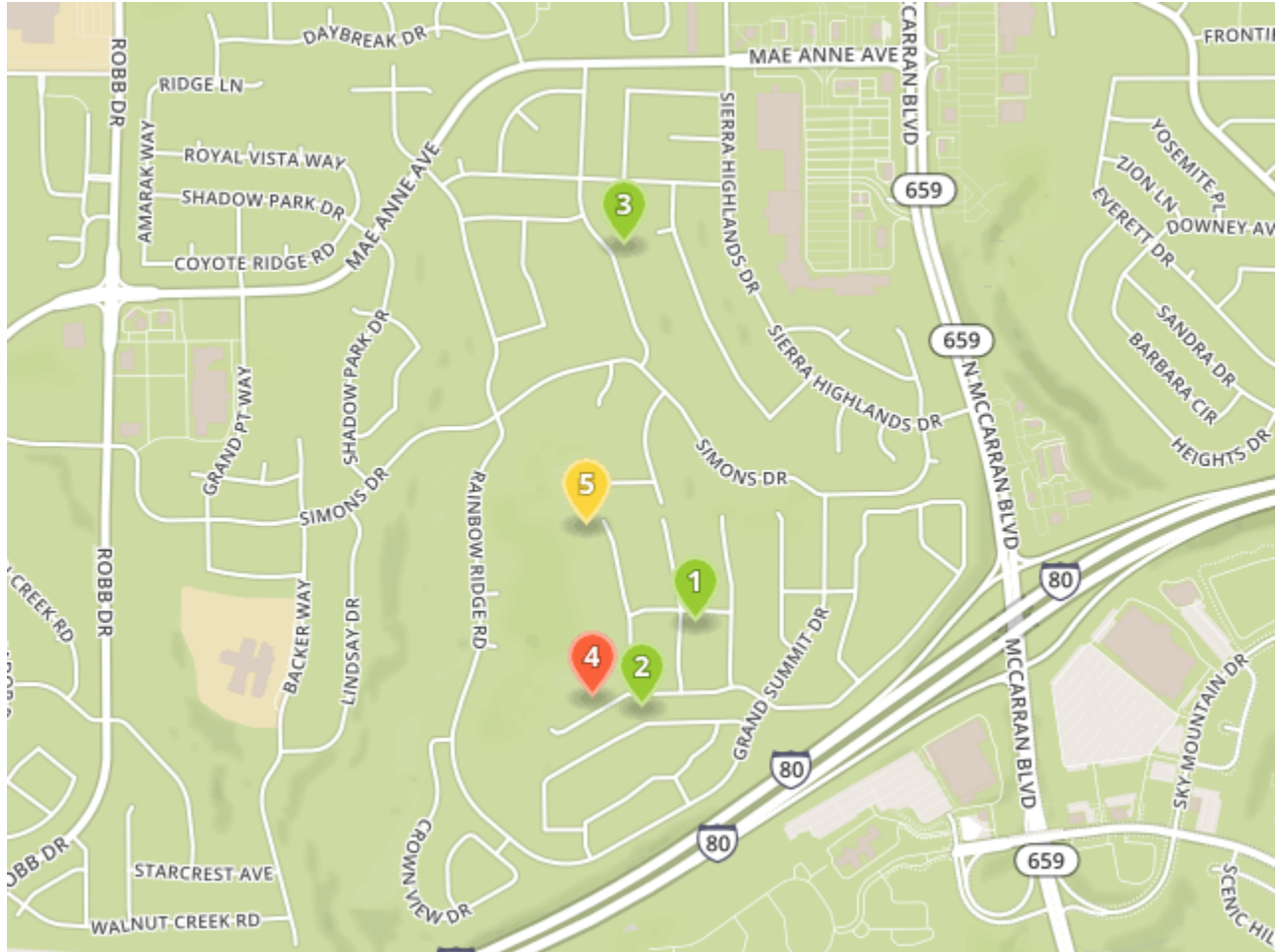


## 1430 Hogadon Way, Reno

School	Type	Phone	Distance
Sarah Winnemucca Elementary School	Public/pk-6	(775) 746-5810	0.5 mi
The King's Academy	Private/k-6	(775) 747-1217	0.8 mi
Grace Warner Elementary School	Public/pk-6	(775) 746-5830	0.8 mi
Riverview Christian Academy	Private/1-8	(775) 322-0714	0.9 mi
Caughlin Preschool	Private/pk-1	(775) 746-3444	1.0 mi
Robert Mc Queen High School	Public/9-12 & ungraded	(775) 746-5880	1.1 mi
Roy Gomm Elementary School	Public/pk-6	(775) 333-5000	1.3 mi
George Westergard Elementary School	Public/pk-5	(775) 746-5800	1.3 mi
B D Billingshurst Middle School	Public/6-8	(775) 746-5870	1.4 mi
Mamie Towles Elementary School	Public/pk-6	(775) 746-5820	1.4 mi
Archie Clayton Middle School	Public/6-8	(775) 746-5860	1.5 mi
St Albert The Great School	Private/k-8	(775) 747-3392	1.5 mi
Darrell C Swope Middle School	Public/6-8	(775) 333-5330	1.5 mi
Elmcrest Elementary School	Public/pk-6	(775) 746-5850	1.6 mi
North Star Online School	Public/k-12	(775) 353-6900	1.9 mi
Opportunity School	Public/n/a	(775) 333-5351	1.9 mi
Hunter Lake Elementary School	Public/pk-6	(775) 333-5040	1.9 mi
Children's Center at the High Desert Church	Private/pk-1	(775) 323-6569	2.0 mi
Rollan D. Melton Elementary School	Public/pk-5	(775) 746-7440	2.0 mi
Early Learning Program	Private/k	(775) 322-9030	2.1 mi

**1430 Hogadon Way, Reno**

Name	Type		
<a href="#">Savemart</a>	Grocery		
<a href="#">Walmart</a>	Grocery		
<a href="#">Safeway</a>	Grocery		
<a href="#">Dollar Store</a>	Grocery, Home, Bedding		
<a href="#">Ross Dress for Less</a>	Clothing, Shoes		
<a href="#">Kohl's</a>	Clothing, Shoes, Home, Kitchen, Bedding		
<a href="#">Ultra</a>	Beauty Supplies, Salon		
<a href="#">Walgreens</a>	Pharmacy, Convenience Store		
<a href="#">Sally Beauty Supplies</a>	Beauty Supplies		
<a href="#">PetSmart</a>	Pet Supplies		
<a href="#">O'Reilly Auto Parts</a>	Auto Parts		
<a href="#">Big O Tires</a>	Auto Tires		
<a href="#">Home Depot</a>	Building Supplies, Hardware, Nursery		
<a href="#">AT &amp;T</a>	Cell Phones		
<a href="#">UPS Store</a>	Shipping Center		
<a href="#">Staples</a>	Office Supplies		



	MLS #	Status	Address	Price
1	160015448	A	1430 Hogadon Way, Reno	\$445,000
2	160015877	A	5290 Eaglecrest Drive, Reno	\$405,000
3	160014666	A	1844 Quail Run Road, Reno	\$365,000
4	160013110	S	5335 Eaglecrest Drive, Reno	\$437,000
5	160014124	P	1485 Snow Summit Drive, Reno	\$455,900

Status: A = Price Reduced, A = Active, S = Sold, P = Active/Pending-Loan



# PROPERTY DETAILS

MLS #160015448

1430 Hogadon Way, Reno

\$445,000

## Listing information

Courtesy of Chase International-Damonte

<b>MLS#:</b> 160015448	<b>Beds:</b> 3	<b>Sq Ft:</b> 2,380	<b>List Date:</b> 10/14/16
<b>Status:</b> Price Reduced	<b>Baths:</b> 2/1	<b>Year Built:</b> 2011	<b>DOM:</b> 20

## Features

**Adjoins:** Street **Appliances:** None **Dining Room:** Separate/Formal, Great Room, High Ceiling  
**Exterior:** None, N/A **Family Room:** Living Rm Combo, Great Room, High Ceiling **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete Slab **Garage:** Attached, Garage Door Opener(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Electric, Forced Air, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Island, Pantry, Breakfast Bar, Cook Top - Gas, Single Oven Built-in **Laundry:** Yes, Laundry Room, Laundry Sink

## Remarks

Great mountain and city views! This NW home has an open concept floor plan w/ plenty of room for entertaining your guests. Zone for great schools, close to shopping and minutes away from downtown. This single story, 4 bedrooms, 2 and 1/2 baths is turn key ready!



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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

5290 Eaglecrest Drive, Reno

\$405,000

## Listing information

*Courtesy of Dickson Realty - Caughlin*

<b>MLS#:</b> 160015877	<b>Beds:</b> 3	<b>Sq Ft:</b> 1,767	<b>List Date:</b> 10/26/16
<b>Status:</b> Active	<b>Baths:</b> 2/0	<b>Year Built:</b> 2014	<b>DOM:</b> 8

## Features

**Accessibility:** Wide Width Hallways **Adjoins:** Street **Appliances:** Gas Range/Oven **Dining Room:** Family Rm Combo, Great Room, Fireplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Exterior:** None, N/A **Family Room:** Living Rm Combo, Great Room, Firplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete Slab **Garage:** Attached, Garage Door Opener(s), Opener Control(s) **Green:** 1+ Energy Star Appliance **HOA Amenities:** Common Area Maint **Heat/Cool:** Natural Gas, Forced Air, Fireplace, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s), Security System/Owned

## Remarks

OPEN HOUSE THIS SUNDAY, 11/6 FROM 11-2. Wonderful single story 3BD, 2BA Ryder built in the Breckenridge community. Wonderful floor plan with open great-room, spacious master with patio access, lovely master bath, and large secondary bedrooms. Enjoy the beautiful landscaping with lush green grass and beautiful elevated flower beds from one of the two back patios. Additional amenities include the 10x12 storage shed, custom security system with motion lighting, and custom Hunter Douglas window coverings.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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

# PROPERTY DETAILS

MLS #160014666

1844 Quail Run Road, Reno

\$365,000

## Listing information

Courtesy of Chase International-Damonte

<b>MLS#:</b> 160014666	<b>Beds:</b> 4	<b>Sq Ft:</b> 1,947	<b>List Date:</b> 9/29/16
<b>Status:</b> Active	<b>Baths:</b> 2/0	<b>Year Built:</b> 1989	<b>DOM:</b> 35

## Features

**Adjoins:** Street **Appliances:** Washer, Dryer, Gas Range/Oven, Refrigerator in Kitchen **Dining Room:** Combo/Dining Room **Exterior:** None, N/A **Family Room:** Separate, Firplce/Woodstove/Pellet, Ceiling Fan **Floors:** Carpet, Ceramic Tile, Sheet Vinyl **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s), Opener Control(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Forced Air **Interior:** Drapes/Curtains, Blinds/Shades, Rods/Hardware, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Single Oven Built-in

## Remarks

Spacious one-story home in coveted NW Suburban neighborhood. Enjoy the afternoon shade on the incredible covered deck off of the east facing back of the home. Features include: An open floor plan, built in kitchen table seating with storage underneath, and a New 30 year roof, installed in July, 2014.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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



**1485 Snow Summit Drive, Reno Pending Sale**

**\$455,900**

## Listing information

*Courtesy of Chase International-Damonte*

<b>MLS#:</b> 160014124	<b>Beds:</b> 3	<b>Sq Ft:</b> 2,065	<b>List Date:</b> 9/19/16
<b>Status:</b> Active/Pending-Loan	<b>Baths:</b> 2/0	<b>Year Built:</b> 2011	<b>DOM:</b> 45

## Features

**Adjoins:** Street, Undeveloped Acr **Appliances:** Washer, Dryer, Refrigerator in Kitchen **Dining Room:** None **Exterior:** Workshop **Family Room:** Great Room, Firplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Floors:** Carpet, Ceramic Tile, Wood **Foundation:** Concrete Slab **Garage:** Attached, Garage Door Opener(s), Opener Control(s) **Green:** None **HOA Amenities:** Common Area Maint **Heat/Cool:** Natural Gas, Forced Air, Fireplace, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Breakfast Bar, Cook Top - Gas, Single Oven Built-in

## Remarks

Perched on a Northwest Reno hilltop, this single level Ryder home at Breckenridge offers breathtaking panoramic mountain views. More than just three bedrooms, an additional office/den & workshop compliment this wonderful open floorplan. Delightfully upgraded with open great room design. Features include granite kitchen counters w/full backsplash, stainless steel appliances, wood flooring, and a raised hearth fireplace. Your backyard enjoyment will be filled with fresh air, beautiful views and sunsets...



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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# PROPERTY DETAILS

# MLS #160013110

5335 Eaglecrest Drive, Reno

Sold

\$437,000

## Listing information

*Courtesy of Coldwell Banker Select Reno*

**MLS#:** 160013110

**Beds:** 3

**Sq Ft:** 2,065

**Sold Date:** 10/13/16

**Status:** Sold

**Baths:** 2/0

**Year Built:** 2009

**DOM:** 49

## Features

**Adjoins:** Street **Appliances:** None **Dining Room:** None **Exterior:** None, N/A **Family Room:** Great Room, Firplce/Woodstove/Pellet, High Ceiling **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete Slab **Garage:** Attached, Garage Door Opener(s) **Green:** None **HOA Amenities:** Common Area Maint **Heat/Cool:** Wall Heater, Fireplace, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s), Security System/Owned **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Trash Compactor, Island, Pantry, Breakfast Bar, Cook Top - Gas, Single Oven Built-in **Laundry:** Yes, Laundry Room, Cabinets **Living Room:** None

## Remarks

This former model home is fully upgraded and has amazing views. The open and bright floorplan has been so well maintained that it still looks like a model home. The oversized backyard is a peaceful oasis that overlooks the Peavine mountain range and includes a nice hot tub to relax in while enjoying your view. The 3 car garage is fully finished with the one car garage that can even be used as an office or workout room. Your picky buyers will love this home!



Information is deemed reliable but not guaranteed.

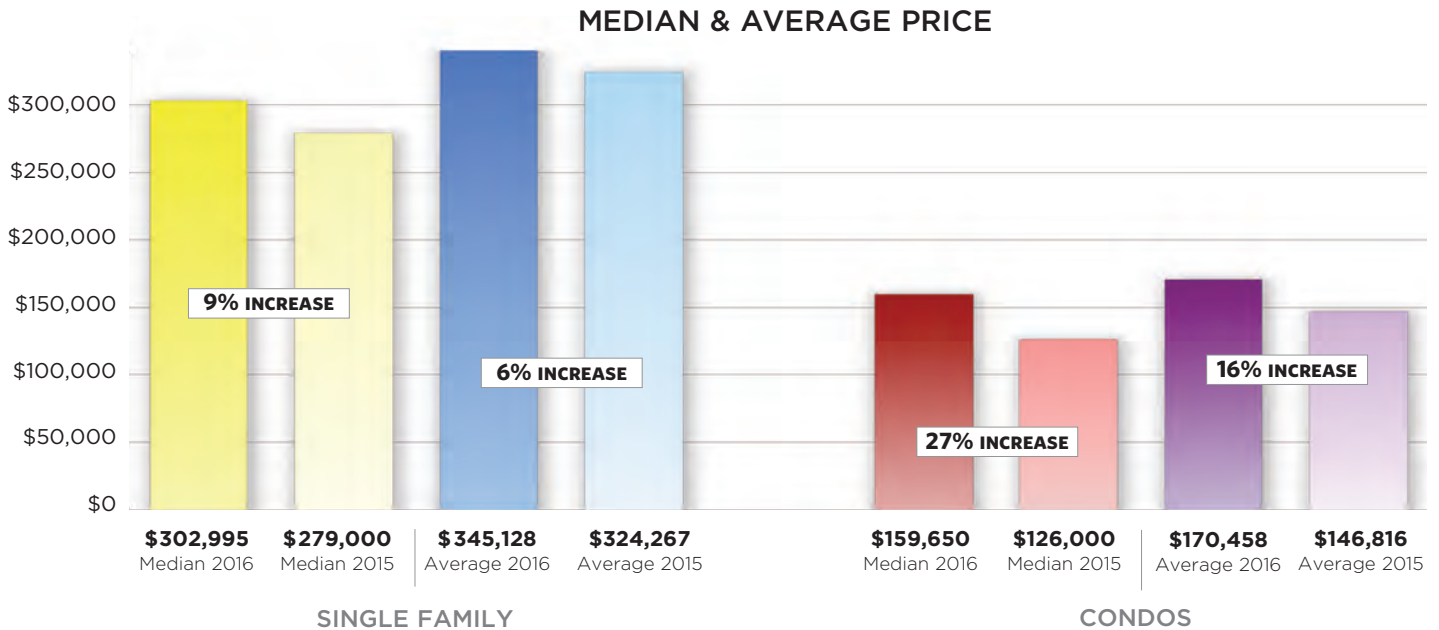
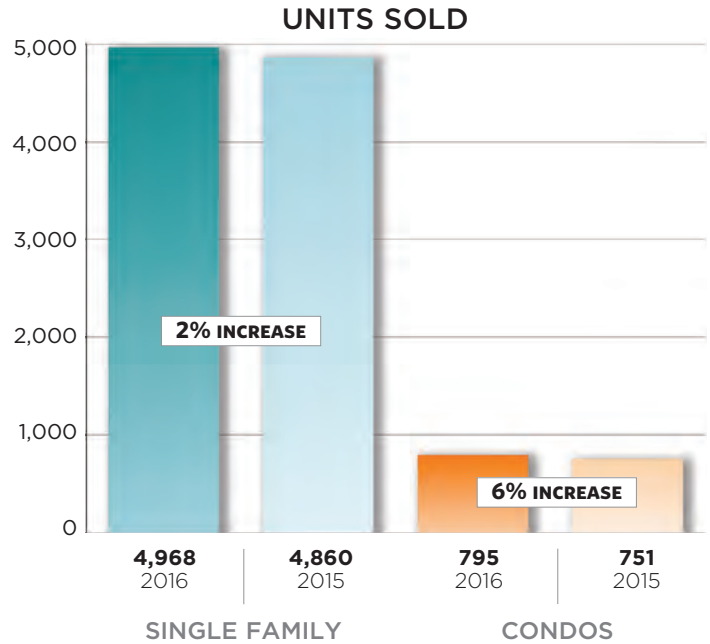
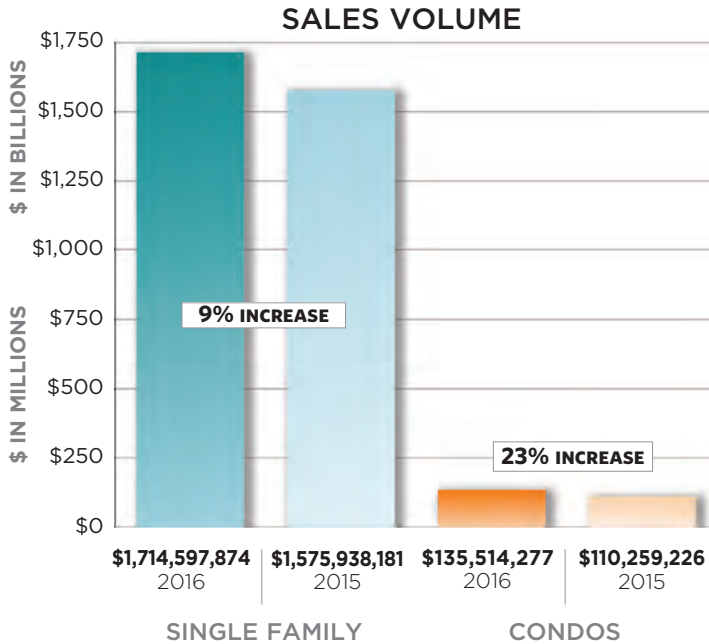
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# RENO & SPARKS

2016 3rd Quarter Statistics January 1st - September 30th

## 2016 vs 2015



Information gathered from NNRMLS 09/30/2016.

# RENO & SPARKS

2016 3rd Quarter Statistics January 1st - September 30th

## 2016 vs 2015

RENO	SINGLE FAMILY			%	CONDOS			%
	2016	2015			2016	2015		
	Volume	\$1,238,120,370	\$1,156,996,343		Volume	\$115,743,664	\$93,799,159	
	Units	3,376	3,355		Units	652	614	
	Median Price	\$315,000	\$288,000		Median Price	\$172,750	\$140,750	
	Average Price	\$366,741	\$344,857		Average Price	\$177,520	\$152,767	
	Units Under \$1 Mil	3,309	3,286		Units Under \$500	649	611	
	Units Over \$1 Mil	67	69	-3%	Units Over \$500	3	3	0%

SPARKS	SINGLE FAMILY			%	CONDOS			%
	2016	2015			2016	2015		
	Volume	\$476,477,504	\$418,642,338		Volume	\$19,770,610	\$16,460,067	
	Units	1,592	1,504		Units	143	137	
	Median Price	\$286,000	\$263,000		Median Price	\$130,000	\$106,000	
	Average Price	\$299,294	\$278,352		Average Price	\$138,256	\$120,146	
	Units Under \$1 Mil	1,592	1,503		Units Under \$500	143	137	
	Units Over \$1 Mil	0	1	-100%	Units Over \$500	0	0	0%

RENO/SPARKS	SINGLE FAMILY			%	CONDOS			%
	2016	2015			2016	2015		
	Volume	\$1,714,597,874	\$1,575,938,181		Volume	\$135,514,277	\$110,259,226	
	Units	4,968	4,860		Units	795	751	
	Median Price	\$302,995	\$279,000		Median Price	\$159,650	\$126,000	
	Average Price	\$338,196	\$324,267		Average Price	\$170,458	\$146,816	
	Units Under \$1 Mil	4,901	4,790		Units Under \$500	792	748	
	Units Over \$1 Mil	67	70	-4%	Units Over \$500	3	3	0%

CARSON VALLEY	SINGLE FAMILY			%
	2016	2015		
	Volume	\$239,309,809	\$223,222,181	
	Units	673	624	
	Median Price	\$324,500	\$315,000	
	Average Price	\$355,586	\$357,727	-1%
	Units Under \$1 Mil	667	616	8%
	Units Over \$1 Mil	6	8	-25%

Information gathered from NNRMLS 09/30/2016.



# 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.



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