

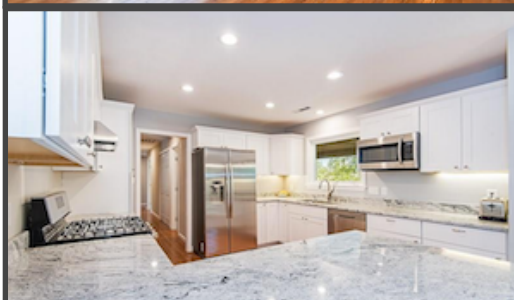
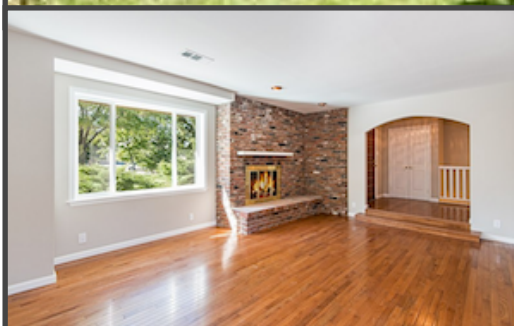
2985 Rustic Manor Cir. Reno



Tucked Away on Quiet Cul-De-Sac

Beautiful 5 Bedroom 3 Bath home with over 3000 square feet sits on 1/2 acre located in Southwest Reno. Home has been updated & renovated throughout with new roof, Pella windows and doors, new gas furnace, AC Unit, hardwood floors, title and carpet, new landscaping and fencing. Spacious kitchen remodeled with new cabinets, granite countertops, stainless steel appliances. Updates include electrical and plumbing. For your convenience, 4 bedrooms and laundry area are on main floor, walkout finished basement offers one bedroom and bath, huge family room, plus additional bonus room. RV Access & Parking, No HOA Fees.

Offered At \$ 600,000



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



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Upgrades and Vendors for 2985 Rustic Manor

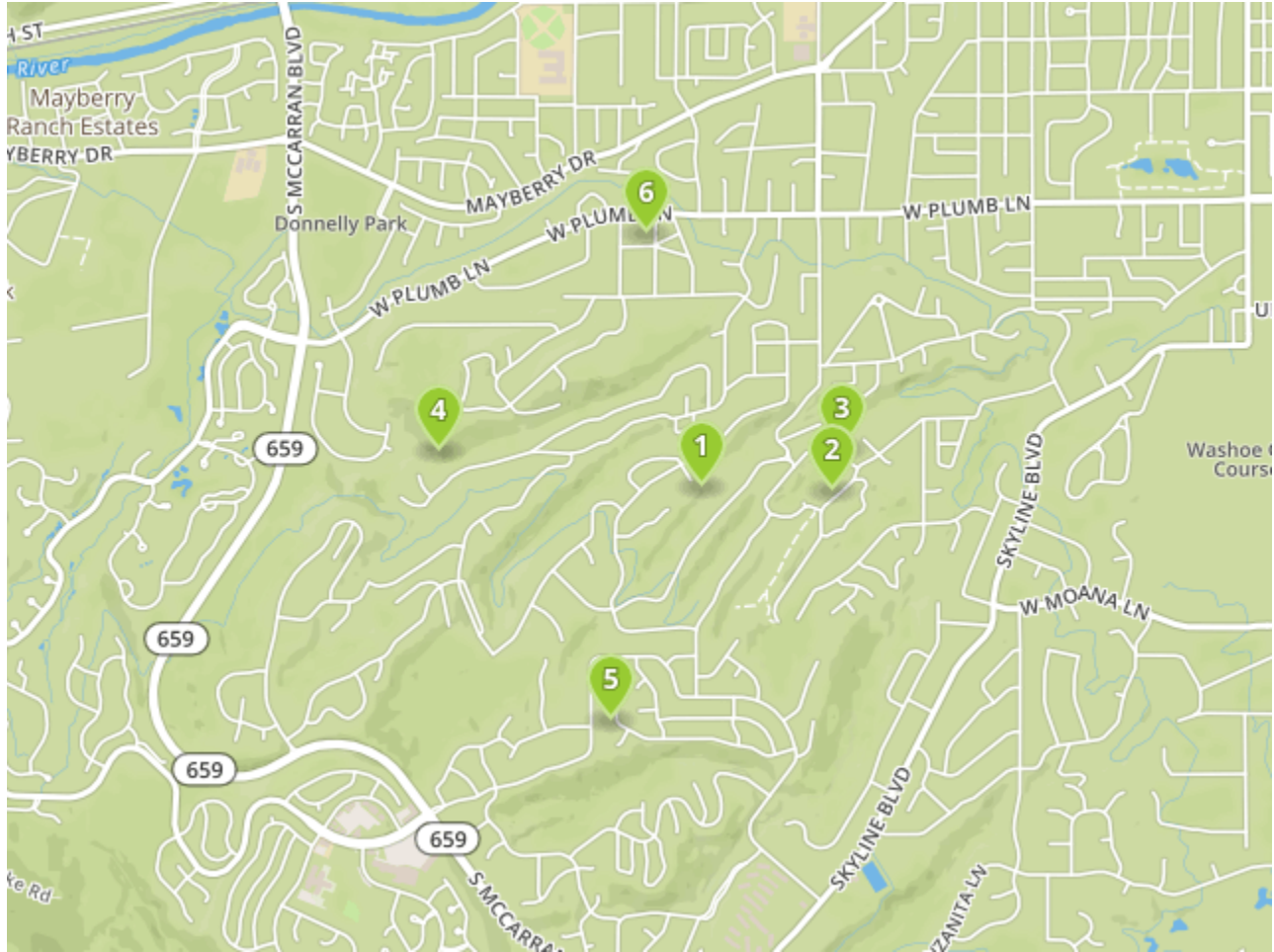
Bathroom Fixtures:	Western Nevada Supply
Plumber:	Mike Gruber, Great Basin Mechanical
Furnace, A/C & Water Heater:	Mike Gruber, Great Basin Mechanical
Electrical:	SNK Electric - New wiring, circuit breakers, main electrical line*
Kitchen:	Reno Stone Center - Slab Granite Counters Home Depot Appliances & Cabinets
Flooring:	New hardwood, carpet & tile (various vendors)
Landscaping:	Moana Nursery & Big Smokey Landscaping
Driveway:	Basalite, 355 Greg Street, Sparks (resurfaced)
Garage Doors:	The Door Man, 605 Oxbow,
Roof:	Antonio Delamora
Siding:	Home Depot
Septic:	New piping. Tank cleared.
Sprinklers:	Mark Wilson 775255 77777 Mike Gruber 775 997 8743
Windows:	Pella Windows & Doors Jason Hooper 775-750-2275

- Electrical in the house was all redone - all wires, main service line, panels. Original wiring to front/back porch remain (Electrician said those were OK)
- Septic tank cleaned about 18 months ago, new piping and covers (says sewer, but it's septic)
- Fencing is new - need to confirm source
- The lower-level utility room appears to have the plumbing for a second laundry

2985 Rustic Manor Circle, Reno

\$600,000

School	Type	Phone	Distance
Jessie Beck Elementary School	Public/pk-6	(775) 689-2520	1.0 mi
Darrell C Swope Middle School	Public/6-8	(775) 333-5330	1.0 mi
Hunter Lake Elementary School	Public/pk-6	(775) 333-5040	1.1 mi
Roy Gomm Elementary School	Public/pk-6	(775) 333-5000	1.3 mi
Caughlin Ranch Elementary School	Public/pk-6	(775) 689-2600	1.3 mi
Children's Center at the High Desert Church	Private/pk-1	(775) 323-6569	1.5 mi
North Star Online School	Public/k-12	(775) 353-6900	1.5 mi
Opportunity School	Public/n/a	(775) 333-5351	1.5 mi
Early Learning Program	Private/k	(775) 322-9030	1.5 mi
Reno High School	Public/9-12 & ungraded	(775) 333-5050	1.7 mi
Anderson Elementary School	Public/pk-6	(775) 689-2500	1.7 mi
Our Lady Of The Snows School	Private/k-8	(775) 322-2773	1.8 mi
Mount Rose Elementary School	Public/pk-6	(775) 333-5030	1.9 mi
Shepherd of the Mountains Lutheran	Private/1-8	(775) 827-4242	1.9 mi
Nevada Sage Waldorf School	Private/k-2	(775) 348-6622	1.9 mi
Riverview Christian Academy	Private/1-8	(775) 322-0714	2.0 mi
Rainshadow Community Charter High School	Charter/9-12	(775) 322-5566	2.2 mi
Washoe Middle School	Public/7-8	(775) 333-5020	2.2 mi
Washoe Innovations Academy	Public/pk-12 & ungraded	(775) 333-5150	2.3 mi
Brookfield School	Private/pk-8	(775) 825-0257	2.3 mi



	MLS #	Status	Address	Price
1	160014030	A	2985 Rustic Manor Circle, Reno	\$600,000
2	160006578	A	1725 Belford Road, Reno	\$597,000
3	160009496	A	2960 PINEBOUGH CT., Reno	\$594,900
4	160014144	A	2881 Sagittarius Dr., Reno	\$689,000
5	160014309	A	3500 San Mateo Avenue, Reno	\$599,900
6	160013873	A	1755 Benjamin Franklin, Reno	\$489,000

Status: A = Active, A = Price Reduced, A = New

2985 Rustic Manor Circle, Reno

\$600,000

Listing information

Courtesy of Chase International-Damonte

MLS#: 160014030	Beds: 5	Sq Ft: 3,070	List Date: 9/15/16
Status: Active	Baths: 3/0	Year Built: 1974	DOM: 8

Features

Adjoins: Greenbelt, Street **Appliances:** Washer, Dryer, Gas Range/Oven, Refrigerator in Kitchen
Dining Room: Separate/Formal, Fireplace/Woodstove/Pellet **Exterior:** None, N/A **Family Room:** Separate
Floors: Carpet, Ceramic Tile, Wood **Foundation:** Concrete Slab **Garage:** Attached, RV Access/Parking, Opener Control(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Central Refrig A/C **Interior:** Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Breakfast Bar **Laundry:** Yes, Hall Closet, Cabinets **Living Room:** Separate/Formal, Fireplace/Woodstove/Pellet

Remarks

New. New. New. Renovated & Updated Southwest Reno home w/walkout finished basement. 5 bedrooms, 3 baths, 3070 total square feet. New: Roof, siding, landscaping, fencing, driveway. Pella windows & doors. New gas furnace & zoned A/C. New hardwood, tile and carpet on floors. Updated electrical & plumbing. Remodeled kitchen w/new cabinets, fixtures, stainless steel appliances. New bathrooms. Main-level master. Master bath w/soaking tub, walk-in shower, dual sinks.



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

1725 Belford Road, Reno

\$597,000

Listing information

Courtesy of Dickson Realty - Damonte Ranch

MLS#: 160006578	Beds: 5	Sq Ft: 4,264	List Date: 5/10/16
Status: Active	Baths: 4/0	Year Built: 1987	DOM: 136

Features

Adjoins: Street **Appliances:** Gas Range/Oven, Refrigerator in Kitchen **Dining Room:** None
Exterior: None, N/A **Family Room:** Great Room **Floors:** Carpet, Ceramic Tile, Laminate
Foundation: Concrete Slab **Garage:** Attached **Green:** 1+ Energy Star Appliance **HOA Amenities:**
 No Amenities **Heat/Cool:** Hot Water System, Heat Pump **Interior:** Smoke Detector(s), Central
 Vacuum **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Breakfast Bar,
 Single Oven Built-in **Laundry:** Yes, Laundry Room, Laundry Sink, Cabinets **Living Room:** None

Remarks

This large family home is located in a highly sought after SW Reno neighborhood and has over 4200 sq. ft. of open spacious living area. The kitchen has been remodeled with high end stainless steel appliances, polished concrete counter tops, all new custom cabinetry, walk-in pantry and wood styled laminate flooring. The master suite is complete with walk-in shower, garden tub, dual sinks, generously sized walk-in closet and designer style tiled vanity tops and flooring.



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

2960 PINEBOUGH CT., Reno

\$594,900

Listing information

Courtesy of Krch Realty

MLS#: 160009496	Beds: 4	Sq Ft: 3,778	List Date: 6/23/16
Status: Price Reduced	Baths: 3/1	Year Built: 1992	DOM: 92

Features

Adjoins: Street, Undeveloped Acr **Appliances:** None **Dining Room:** Separate/Formal, High Ceiling, Combo/Dining Room **Exterior:** Dog Run **Family Room:** Great Room, Firplce/Woodstove/Pellet, Ceiling Fan **Floors:** Carpet, Wood, Laminate **Foundation:** Concrete Slab **Garage:** Attached, Detached, Under, Both Att & Det, Garage Door Opener(s), Opener Control(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Forced Air, Fireplace, Central Refrig A/C **Interior:** Drapes/Curtains, Blinds/Shades, Rods/Hardware, Smoke Detector(s)

Remarks

Amazing Home located in desirable Southwest Reno! Very private and Located on a quiet Cul-de-sac with a large lot and sweeping views of the mountains from every window! Master bedroom has two full walk-in closets with a sola tube, and access to the deck, and an electric fireplace with remote! Finished daylight walk out basement has it's own master suite! This home has a very open concept with tons of storage and plenty of garage space. A Must See!!



PROPERTY DETAILS

MLS #160014144

2881 Sagittarius Dr., Reno

\$689,000

Listing information

Courtesy of RE/MAX Professionals

MLS#: 160014144	Beds: 4	Sq Ft: 3,157	List Date: 9/19/16
Status: New	Baths: 3/0	Year Built: 2002	DOM: 4

Features

Adjoins: Street **Appliances:** Washer, Dryer, Refrigerator in Kitchen **Dining Room:** Family Rm Combo, Fireplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Exterior:** Satellite Dish/Owned, BBQ Stubbed-In **Family Room:** None **Floors:** Carpet, Stone **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Interior:** Drapes/Curtains, Blinds/Shades, Rods/Hardware, Smoke Detector(s), Central Vacuum

Remarks

This exquisite 3157sq. ft. home is located in the highly sought after Skyline area and has spectacular views of the mountains and valley. As a custom built home it features high ceilings throughout, a master bedroom on the main floor, a private road, and an amazing yard. In the kitchen you will find beautiful, high-end cabinets with crown molding, stainless steel appliances, and an island to entertain your guests. You will also be blown away when you see the master bedroom and bath.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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PROPERTY DETAILS

MLS #160014309

3500 San Mateo Avenue, Reno

\$599,900

Listing information

Courtesy of Sierra Nevada Properties-Reno

MLS#: 160014309	Beds: 4	Sq Ft: 3,100	List Date: 9/22/16
Status: New	Baths: 3/1	Year Built: 1976	DOM: 1

Features

Adjoins: Street **Appliances:** Gas Range/Oven **Dining Room:** Separate/Formal, Fireplce/Woodstove/Pellet, High Ceiling **Exterior:** None, N/A **Family Room:** Separate, Firplce/Woodstove/Pellet **Floors:** Carpet, Ceramic Tile, Wood **Foundation:** Concrete/Crawl Space **Garage:** Attached **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Forced Air, Fireplace, Central Refrig A/C, Evap Cooling **Interior:** Drapes/Curtains, Blinds/Shades, Rods/Hardware, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Breakfast Bar, Breakfast Nook **Laundry:** Yes, Laundry Room

Remarks

Location, location, location! Great SW location! Loaded with features including in-law quarters with kitchenette, remodeled kitchen with high end stainless appliances, breakfast bar, breakfast nook, 2 fireplaces, wood flooring and amazing city views from living room and master bedroom! Newer windows, newer carpet, fresh paint, central AC, large bedrooms, huge master bedroom with 2 walk-in closets. Priced to sell quickly in highly desirable neighborhood.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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1755 Benjamin Franklin, Reno

\$489,000

Listing information

Courtesy of Dickson Realty - Caughlin

MLS#: 160013873	Beds: 4	Sq Ft: 2,239	List Date: 9/12/16
Status: Active	Baths: 3/0	Year Built: 1952	DOM: 11

Features

Adjoins: Street **Appliances:** Washer, Dryer, Electric Range/Oven, Refrigerator in Kitchen **Dining Room:** Separate/Formal, Fireplce/Woodstove/Pellet, Ceiling Fan **Exterior:** None, N/A **Family Room:** None **Floors:** Carpet, Sheet Vinyl, Wood **Foundation:** Concrete/Crawl Space, Concrete Slab **Garage:** Attached, Garage Door Opener(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Electric, Forced Air, Baseboard **Interior:** Drapes/Curtains, Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Cook Top - Gas, Single Oven Built-in, Double Oven Built-in

Remarks

Well-maintained property has desirable location in SW Reno with mature landscaping and neighborhood park across the street! INVESTOR ALERT....this property has a charming 2 bdrm, 1 bath residence plus attached studio and a 2nd home to the back of property with living area, kitchen, 1 bdrm and 1 bath. All residences have large fenced backyards. Versatile use....could be a family compound or room for in-laws/adult children! Please call listing agent for details. Tenant occupied, requires 24 hr notice.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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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



Cell **775-527-7021**

Email: karen@karenconrad.com

Blog: karenconrad.com

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REAL Trends, a communications and consulting company considered to be the leading source of analysis and information on the residential brokerage and housing industry, has reported that Chase International

regional leader.

outpaced its competition in closed sales volume in the Reno/Tahoe market in **2014** by a margin far greater than their closest competitor.

First, there's Chase International:

▲ \$939,547,242

Then there's:

▶ Dickson Realty, Inc.	\$865,075,419
▶ Coldwell Banker Select Real Estate, Inc.	\$772,159,749
▶ RE/MAX Realty Affiliates	\$563,169,697

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