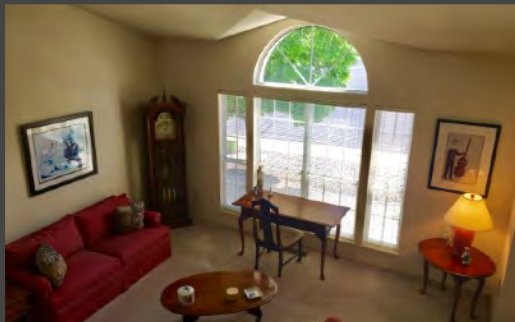


# 971 Westcliff Lane



## Mountain & City Views

This immaculate 3 Bedroom 2.5 Bath home with approximately 1845 square feet of living space is located across from Summit Ridge Park. This home has magnificent mountain and city views. Great Location close to shopping, University of Reno Nevada (UNR), downtown, I-80 and the home is just a short drive to the Tahoe Reno International Airport. This Beautiful home has a light and bright floor plan with large floor to ceiling windows, vaulted ceilings, separate living and family room. It is in move in condition. Easy to see, just call Karen at 775-527-7021 or visit her website at [karenconrad.com](http://karenconrad.com)



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

**775 527 7021**

[karen@karenconrad.com](mailto:karen@karenconrad.com)

[karenconrad.com](http://karenconrad.com) | [conradteam.com](http://conradteam.com)



971 Westcliff Lane, Reno

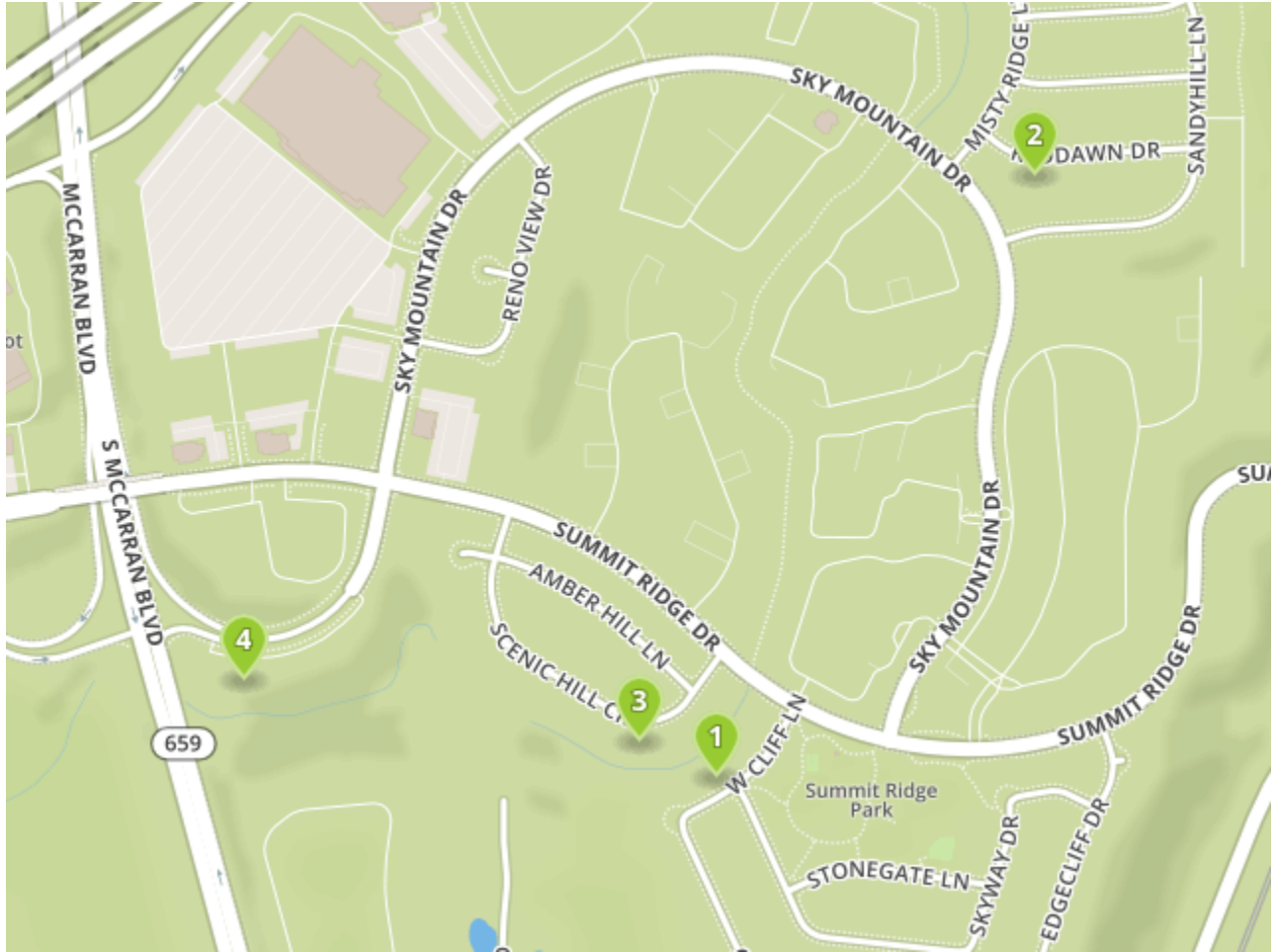
\$345,000

School	Type	Phone	Distance
The King's Academy	Private/k-6	(775) 747-1217	0.7 mi
Darrell C Swope Middle School	Public/6-8	(775) 333-5330	0.7 mi
Grace Warner Elementary School	Public/pk-6	(775) 746-5830	0.8 mi
Roy Gomm Elementary School	Public/pk-6	(775) 333-5000	0.8 mi
North Star Online School	Public/k-12	(775) 353-6900	1.0 mi
Riverview Christian Academy	Private/1-8	(775) 322-0714	1.1 mi
Opportunity School	Public/n/a	(775) 333-5351	1.1 mi
Hunter Lake Elementary School	Public/pk-6	(775) 333-5040	1.1 mi
Elmcrest Elementary School	Public/pk-6	(775) 746-5850	1.2 mi
Early Learning Program	Private/k	(775) 322-9030	1.3 mi
St Albert The Great School	Private/k-8	(775) 747-3392	1.3 mi
Sarah Winnemucca Elementary School	Public/pk-6	(775) 746-5810	1.3 mi
Archie Clayton Middle School	Public/6-8	(775) 746-5860	1.4 mi
Mamie Towles Elementary School	Public/pk-6	(775) 746-5820	1.4 mi
Reno High School	Public/9-12 & ungraded	(775) 333-5050	1.5 mi
Washoe Middle School	Public/7-8	(775) 333-5020	1.8 mi
Caughlin Preschool	Private/pk-1	(775) 746-3444	1.8 mi
Washoe Innovations Academy	Public/pk-12 & ungraded	(775) 333-5150	1.8 mi
Jessie Beck Elementary School	Public/pk-6	(775) 689-2520	1.8 mi
Robert Mc Queen High School	Public/9-12 & ungraded	(775) 746-5880	1.9 mi



Northwest, Reno

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



	MLS #	Status	Address	Price
1	170011638	A	971 Westcliff Lane, Reno	\$345,000
2	170009761	A	4480 Reddawn, Reno	\$343,000
3	170010462	A	4730 Scenic Hill, Reno	\$349,900
4	170010233	A	4890 SKY MOUNTAIN CIRCLE, Reno	\$432,500

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

971 Westcliff Lane, Reno

\$345,000

Listing information

Courtesy of Chase International-Damonte

<b>MLS#:</b> 170011638	<b>Beds:</b> 3	<b>Sq Ft:</b> 1,845	<b>List Date:</b> 8/4/17
<b>Status:</b> New	<b>Baths:</b> 3.00	<b>Year Built:</b> 1991	<b>DOM:</b> 5

Features

**Accessibility:** Electric Lift **HOA Fee Billing:** Quarterly **CBB \$ or %:** % **Dining Room:** Living Rm Combo **Exterior:** Wood Siding, Rock **Exterior Features:** None, N/A **Family Room:** Separate, Firplce/Woodstove/Pellet **Fenced:** Full **Fireplace:** Yes **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete/Crawl Space **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Forced Air, Central Refrig A/C **HOA:** Yes **HOA Amenities:** No Amenities **Interior Fixtures:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Cook Top - Electric

Remarks

Immaculate 3 Bedroom 2.5 Bath home with aprox. 1845 sq ft is located across from park with mountain and city views. Great Location close to shopping, UNR college, downtown, Hwy 80 and just minutes to airport. This Beautiful home has light and bright floor plan with large floor to ceiling windows, vaulted ceilings, separate living and family room.



Information is deemed reliable but not guaranteed.

4480 Reddawn, Reno

\$343,000

<b>Listing information</b>			<i>Courtesy of RE/MAX Premier Properties</i>
<b>MLS#:</b> 170009761	<b>Beds:</b> 3	<b>Sq Ft:</b> 1,743	<b>List Date:</b> 7/7/17
<b>Status:</b> Price Reduced	<b>Baths:</b> 3.00	<b>Year Built:</b> 1993	<b>DOM:</b> 31

**Features**

**HOA Fee Billing:** Quarterly **CBB \$ or %:** % **Dining Room:** Living Rm Combo, High Ceiling  
**Exterior:** Wood Siding **Exterior Features:** None, N/A **Family Room:** Separate, Firplce/Woodstove/  
 Pellet **Fenced:** Back **Fireplace:** Yes, One, Fireplace **Floors:** Carpet, Sheet Vinyl **Foundation:**  
 Concrete/Crawl Space **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Natural  
 Gas, Air Unit **HOA:** Yes **HOA Amenities:** Landsc Maint Full **Interior Fixtures:** None **Kitchen:**  
 Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Breakfast Bar **Landscaped:**  
 Fully Landscaped

**Remarks**

3 bedroom, 2.5 bath with all bedrooms upstairs. Living room, dining room and family room with fireplace. Bright and open floor-plan with many upgrades. Low HOA fees quarterly. Fully fenced backyard with large trees for privacy. Move-in ready - Come take a look! Great Rental history.



Information is deemed reliable but not guaranteed.

4730 Scenic Hill, Reno

\$349,900

Listing information

Courtesy of Krch Realty

<b>MLS#:</b> 170010462	<b>Beds:</b> 3	<b>Sq Ft:</b> 1,980	<b>List Date:</b> 7/20/17
<b>Status:</b> Price Reduced	<b>Baths:</b> 3.00	<b>Year Built:</b> 1989	<b>DOM:</b> 19

Features

**HOA Fee Billing:** Quarterly **CBB \$ or %:** % **Dining Room:** Living Rm Combo **Exterior:** Wood Siding **Exterior Features:** None, N/A **Family Room:** Separate **Fenced:** Full **Fireplace:** Yes **Floors:** Carpet, Ceramic Tile, Wood **Foundation:** Concrete Slab **Garage Type:** Attached **Heating/Cooling:** Natural Gas **HOA:** Yes **HOA Amenities:** No Amenities **Interior Fixtures:** None **Kitchen:** Built-In Dishwasher, Microwave Built-In, Island, Breakfast Nook **Landscaped:** Yes **Laundry Area:** Yes **Living Room:** Combo/Dining Room **Master Bed:** Walk-In Closet, Ceiling Fan, Double Sinks, Shower Stall, Bathtub **Other Rooms:** None

Remarks

Amazing views from almost all rooms in this bright & beautiful home featuring all new carpet, all new interior paint, formal living room & dinning room and separate family room, kitchen with breakfast nook & Redwood deck overlooking Caughlin Ranch. Second floor features large master bedroom with walk-in closet, master bath with new flooring & toilet. Two more nice size bedrooms and another full bath also with new flooring & toilet. You need to see to appreciate all that this home has to offer.



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

4890 SKY MOUNTAIN CIRCLE, Reno

\$432,500

Listing information

Courtesy of Keller Williams Group One Inc.

<b>MLS#:</b> 170010233	<b>Beds:</b> 3	<b>Sq Ft:</b> 3,178	<b>List Date:</b> 7/15/17
<b>Status:</b> Active	<b>Baths:</b> 4.00	<b>Year Built:</b> 1995	<b>DOM:</b> 5

Features

**HOA Fee Billing:** Monthly **CBB \$ or %:** % **Dining Room:** Family Rm Combo **Exterior:** Stucco  
**Exterior Features:** None, N/A **Family Room:** Firplce/Woodstove/Pellet **Fenced:** Back **Fireplace:**  
 Yes, Gas Log **Floors:** Carpet, Ceramic Tile, Wood **Foundation:** Concrete/Crawl Space **Garage**  
**Type:** Attached **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig A/C **HOA:** Yes **HOA**  
**Amenities:** Addl Parking, Common Area Maint **Interior Fixtures:** Blinds/Shades **Kitchen:** Built-In  
 Dishwasher, Garbage Disposal, Microwave Built-In, Island, Pantry, Breakfast Nook, Cook Top - Gas,  
 Single Oven Built-in

Remarks

Stunning home with sweeping views! No back neighbors! Located on a private road. Secluded Courtyard Entry. Unique home with architectural interest and many custom upgrades. 3 Bedrooms plus Large Loft. Living Room, Family Room AND HUGE Rec Room. Master Suites boasts it's own sitting area plus a private balcony. Family Room has gas fireplace and large deck to enjoy watching the sunsets. Updated kitchen with butcher block counters. Wonderful deal at price per sq ft. Zoned for Reno High.



Information is deemed reliable but not guaranteed.

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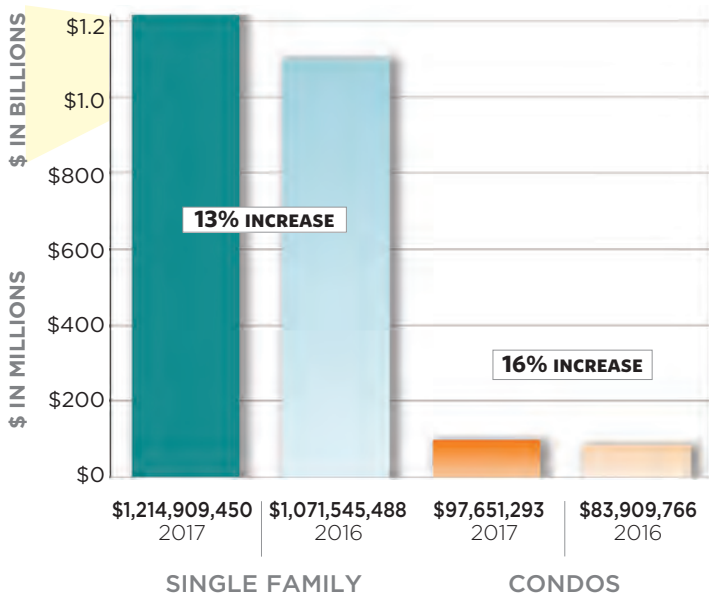


# RENO & SPARKS

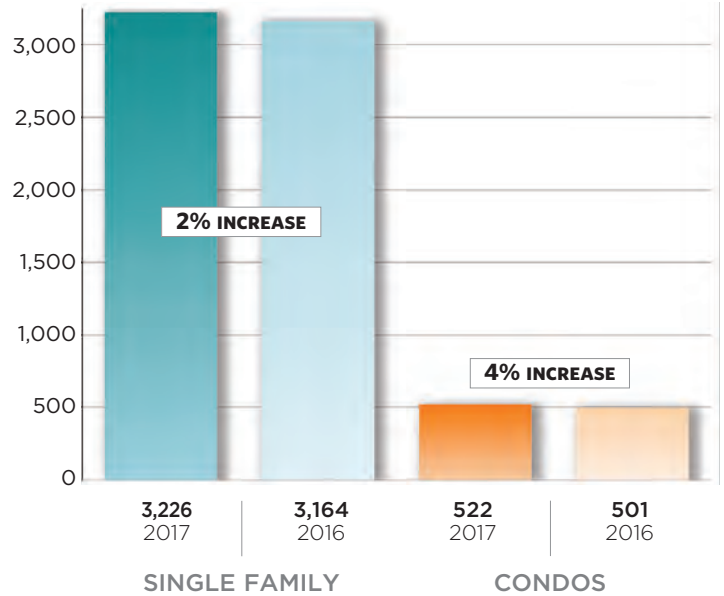
2017 Mid-Year Statistics January 1st - June 30th

## 2017 vs 2016

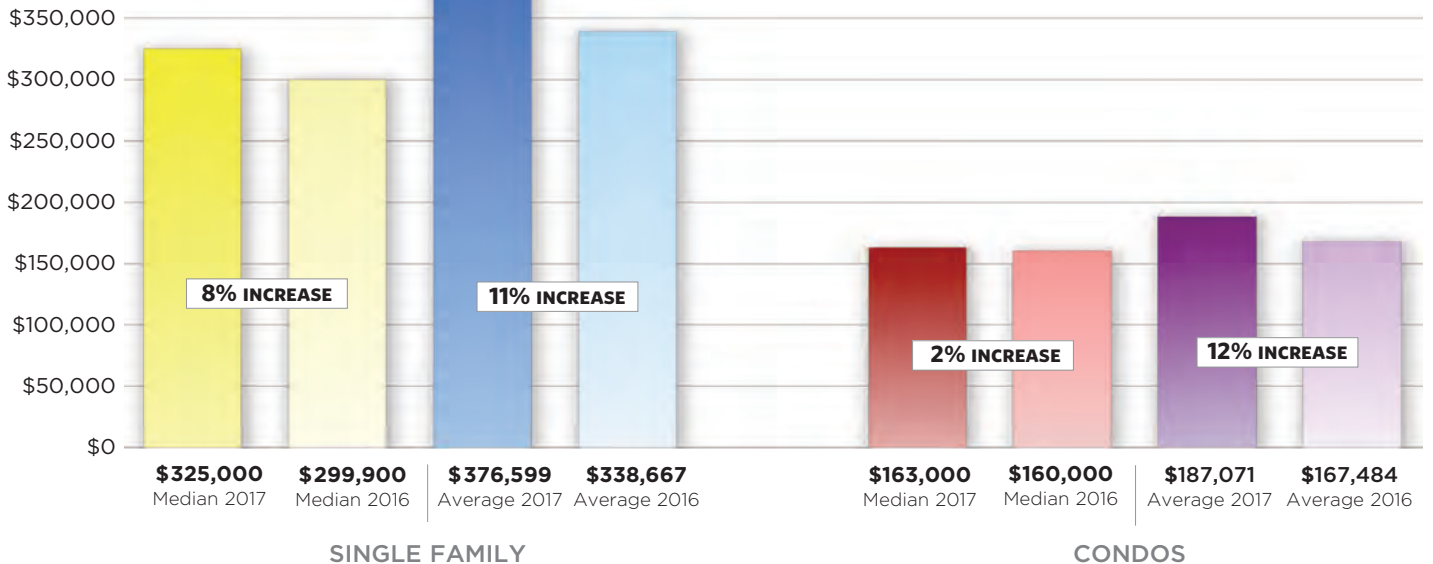
### SALES VOLUME



### UNITS SOLD



### MEDIAN & AVERAGE PRICE



Information gathered from NNRMLS 07/05/2017.

# RENO & SPARKS

2017 Mid-Year Statistics January 1st - June 30th

## 2017 vs 2016

RENO	SINGLE FAMILY				CONDOS			
		2017	2016	%		2017	2016	%
	Volume	\$878,823,396	\$763,207,682	15%	Volume	\$81,925,880	\$72,108,906	14%
	Units	2,188	2,119	3%	Units	426	410	4%
	Median Price	\$337,725	\$310,000	9%	Median Price	\$175,000	\$175,300	0%
	Average Price	\$401,656	\$360,173	12%	Average Price	\$192,314	\$175,875	9%
	Units Under \$1 Mil	2,128	2,081	2%	Units Under \$500	422	409	3%
	Units Over \$1 Mil	60	38	58%	Units Over \$500	4	1	200%

SPARKS	SINGLE FAMILY				CONDOS			
		2017	2016	%		2017	2016	%
	Volume	\$335,573,554	\$308,337,806	9%	Volume	\$15,725,413	\$11,800,860	33%
	Units	1,036	1,045	-1%	Units	96	91	5%
	Median Price	\$302,500	\$282,500	7%	Median Price	\$152,500	\$125,000	22%
	Average Price	\$323,912	\$295,060	10%	Average Price	\$163,806	\$129,679	26%
	Units Under \$1 Mil	1,035	1,045	-1%	Units Under \$500	96	91	5%
	Units Over \$1 Mil	1	0	100%	Units Over \$500	0	0	0%

RENO/SPARKS	SINGLE FAMILY				CONDOS			
		2017	2016	%		2017	2016	%
	Volume	\$1,214,909,450	\$1,071,545,488	13%	Volume	\$97,651,293	\$83,909,766	16%
	Units	3,226	3,164	2%	Units	522	501	4%
	Median Price	\$325,000	\$299,990	8%	Median Price	\$163,000	\$160,000	2%
	Average Price	\$376,599	\$338,667	11%	Average Price	\$187,071	\$167,484	12%
	Units Under \$1 Mil	3,165	3,126	1%	Units Under \$500	518	500	4%
	Units Over \$1 Mil	61	38	61%	Units Over \$500	4	1	200%

CARSON VALLEY	SINGLE FAMILY			
		2017	2016	%
	Volume	\$162,760,198	\$142,027,072	15%
	Units	404	406	0%
	Median Price	\$351,500	\$315,000	12%
	Average Price	\$402,871	\$349,820	15%
	Units Under \$1 Mil	396	403	-2%
	Units Over \$1 Mil	8	3	167%

# 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  
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karen@karenconrad.com  
karenconrad.com | conradteam.com



[KARENCONRAD.COM](http://KARENCONRAD.COM)