

18295 Dustin Court



Tucked Away on a Quiet CUL-DE-SAC

Spacious home with 4 Bedrooms 2 1/2 Baths and over 2300 sqft. Great floor plan with living and dining area plus a separate family room. Beautiful laminate wood flooring and custom cement counter tops in kitchen. Bedrooms are spacious with plenty of room for kids to share. Front yard is beautifully landscaped with custom concrete and planters. 2 Car Garage with RV parking on side of home.

Offered At \$ 279,000



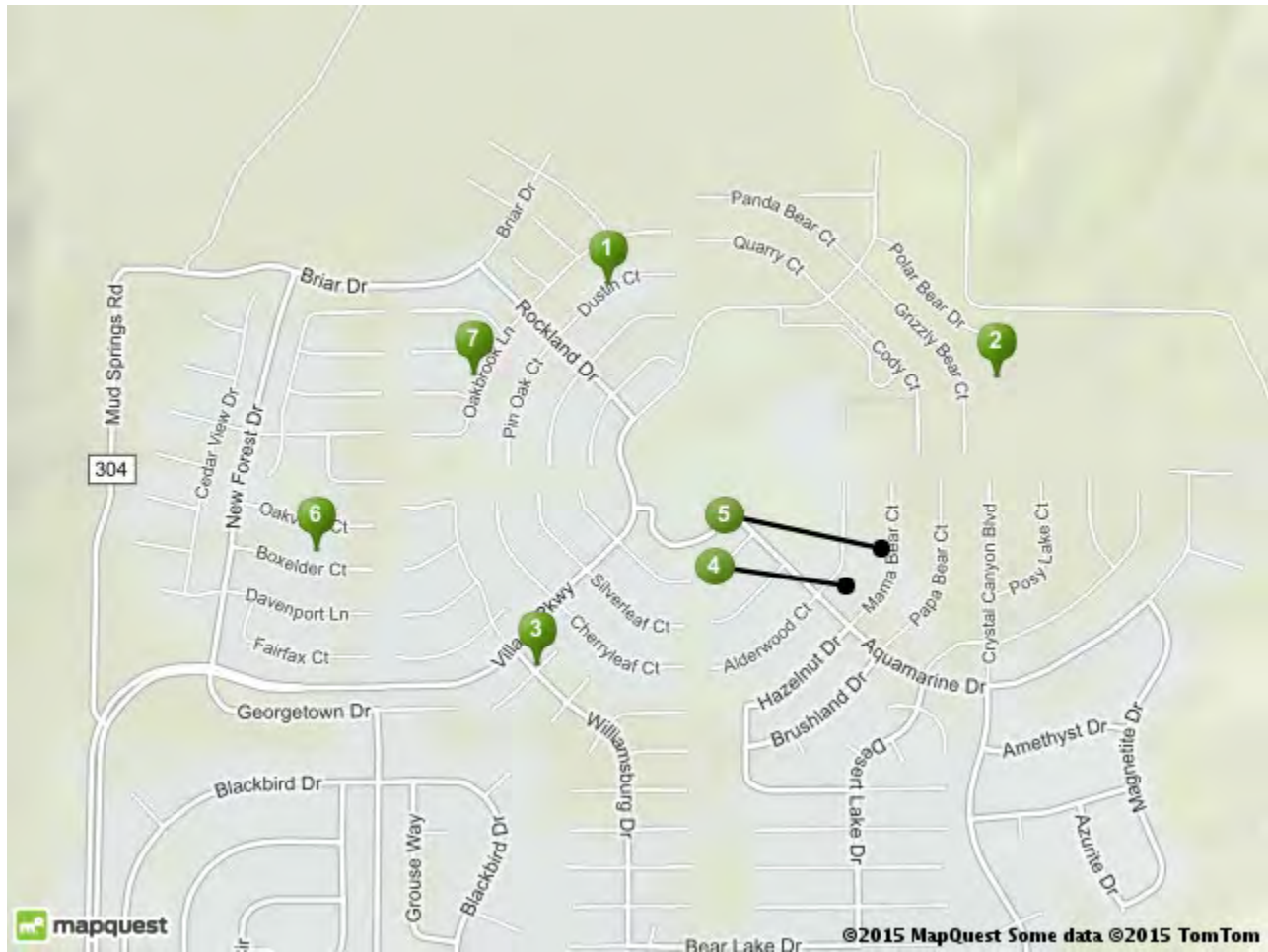
Karen Conrad CRS GRI
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CHASE
INTERNATIONAL





	MLS #	Status	Address	Price
1	150014262	A	18295 Dustin Ct, Reno	\$279,000
2	150015389	A	18214 Grizzly Bear Court, Reno	\$285,900
3	150015431	A	18235 La Casa, Reno	\$265,000
4	150013636	A	18190 Baby Bear Ct, Reno	\$255,000
5	150013234	A	17931 Mama Bear Court, Reno	\$242,500
6	150014616	A	17775 Boxelder Ct, Reno	\$234,000
7	150014519	A	17615 White Tail Court, Reno	\$224,900

Status: A = Active, A = Price Reduced

PROPERTY DETAILS

MLS #150014262

18295 Dustin Ct, Reno

\$279,000

Listing information

Courtesy of Chase International-Damonte

MLS#: 150014262	Beds: 4	Sq Ft: 2,320	List Date: 10/13/15
Status: Active	Baths: 2/1	Year Built: 2007	DOM: 53

Features

View: Yes, Mountain **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities, Common Area Maint **Garage:** Attached **Floors:** Carpet, Wood **Exterior:** RV Access/Parking **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, Cable, DSL Available, Telephone **Patio:** Yes, Deck **Green:** None **Lotsize:** 0.17 **Acres:** 0.17

Remarks

Lovely family home located on Cul-de-sac with room for all! Great floor plan offers a large living and dining area plus a separate family room off kitchen. Beautiful laminate wood flooring and custom cement counter tops in kitchen. Bedrooms are spacious...more than enough room for the kids to share! Front yard is beautifully landscaped with custom concrete and planters. Large RV parking area on side of home.



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 #150015389

18214 Grizzly Bear Court, Reno

\$285,900

Listing information

Courtesy of Engel & Volkers Lake Tahoe

MLS#: 150015389	Beds: 4	Sq Ft: 2,176	List Date: 11/10/15
Status: Active	Baths: 3/0	Year Built: 2014	DOM: 25

Features

View: Yes, Valley **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached
Floors: Carpet, Ceramic Tile, Sheet Vinyl **Exterior:** RV Access/Parking **Roof:** Composition/
Shingle **Heat/Cool:** Natural Gas, Central Refrig A/C **Utilities:** Electricity, Natural Gas, Well-
Community, City Sewer, DSL Available, T1 Available, Telephone **Patio:** Yes **Green:** None
Lotsize: 0.28 **Acres:** 0.28

Remarks

Beautiful lifestyle home nearly new built in 2014. Front yard landscaped with putting green and a garden wall built and is ready for your landscape imagination in back yard. This is a large upgraded home with room for everyone. There is large RV parking. Don't miss out on this one!



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PROPERTY DETAILS

MLS #150015431

18235 La Casa, Reno

\$265,000

Listing information

Courtesy of Krch Realty

MLS#: 150015431	Beds: 4	Sq Ft: 2,320	List Date: 11/11/15
Status: Active	Baths: 2/1	Year Built: 2002	DOM: 24

Features

View: Yes, Mountain **Const Type:** Site/Stick Built **HOA Amenities:** Common Area Maint, Gates/Fences, Security **Garage:** Attached **Floors:** Carpet, Sheet Vinyl **Exterior:** RV Access/Parking **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer, Cable, Telephone **Patio:** Yes, Uncovered, Patio **Green:** None **Lotsize:** 0.23 **Acres:** 0.23

Remarks

Gigantic living room for friendly get together or to watch the big game! Upgraded kitchen with stainless steel appliances make for an elegant kitchen to cook for family and friends. Huge master bedroom retreat and a private garden tub to help you relax after that ever present long and dreaded day! This home is ready for summer BBQs and parties with its beautifully landscaped backyard and stamped concrete patio! With RV parking and room for storage, the toys will fit perfectly! So don't miss out on this one!



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PROPERTY DETAILS

MLS #150013636

18190 Baby Bear Ct, Reno

\$255,000

Listing information

Courtesy of Chase International-Damonte

MLS#: 150013636	Beds: 4	Sq Ft: 2,320	List Date: 9/29/15
Status: Price Reduced	Baths: 2/1	Year Built: 2004	DOM: 67

Features

View: Yes, Mountain, Park **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Vinyl Tile **Exterior:** RV Access/Parking **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer, Cable, DSL Available, Telephone **Patio:** Yes, Uncovered **Green:** None **Lotsize:** 0.2 **Acres:** 0.2

Remarks

If you have been looking for a great family home that has the space both inside and out, then you have to see this one! Popular 2-story Woodland Village home, 4 bedrooms. This has an Open floor plan, bright kitchen that has a breakfast bar, built-in microwave and has a gas range. Extra large master bedroom with huge walk-in closet. Separate laundry room. Backyard is fully fenced for privacy and has mountain views.



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PROPERTY DETAILS

MLS #150014616

17775 Boxelder Ct, Reno

\$234,000

Listing information

Courtesy of Marshall Realty

MLS#: 150014616	Beds: 3	Sq Ft: 1,777	List Date: 10/19/15
Status: Active	Baths: 2/0	Year Built: 2003	DOM: 47

Features

View: Yes, Mountain **Const Type:** Site/Stick Built **HOA Amenities:** Common Area Maint, Security, Snow Removal **Garage:** Attached **Floors:** Carpet, Sheet Vinyl **Exterior:** None, N/A **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer, Cable **Patio:** Yes, Uncovered **Green:** None **Lotsize:** 0.17 **Acres:** 0.17

Remarks

This vivacious 3 bedroom 2 bathroom home is ready to provide space for a growing bunch! With a large garage and high ceilings, relax knowing that there is enough storage for all your things. Enjoy cooking meals with a sleek, spacious kitchen and your very own island! This home comes with a nicely manicured lawn and a large patio and backyard. Why wait? Showing is easy, call and make an appointment today!



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PROPERTY DETAILS

MLS #150014519

17615 White Tail Court, Reno

\$224,900

Listing information

Courtesy of RE/MAX Realty Affiliates-Reno

MLS#: 150014519	Beds: 4	Sq Ft: 1,787	List Date: 10/19/15
Status: Active	Baths: 2/0	Year Built: 2005	DOM: 47

Features

View: Yes, Mountain **Const Type:** Site/Stick Built **HOA Amenities:** Common Area Maint **Garage:** Attached **Floors:** Sheet Vinyl, Laminate **Exterior:** RV Access/Parking **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Electric, Forced Air, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer, DSL Available, Telephone, Water Meter Installed **Patio:** None **Green:** None **Lotsize:** 0.17 **Acres:** 0.17

Remarks

Charming single story 4 bedroom 2 bath home in Woodland Village on a quiet cul-de-sac. Spacious kitchen with large dining area. Low maintenance front yard on drip system. Large side yard perfect for RV parking and all your outdoor toys. Sellers require simultaneous close of escrow with their new purchase.



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18295 Dustin Ct, Reno

\$279,000

School	Type	Phone	Distance
Cold Springs Middle Schools	Public/5-8	(775) 677-5433	0.3 mi
Nancy Gomes Elementary School	Public/pk-4	(775) 677-5440	1.0 mi



Reno/Sparks

2015 THIRD QUARTER STATISTICS JAN 1 - SEPT 30
2015 vs 2014

SINGLE FAMILY

CONDOS

RENO

	2015	2014	%
Volume	\$1,151,419,601	\$935,445,884	23%
Units	3,339	3,076	9%
Median Price	\$288,000	\$245,000	18%
Average Price	\$344,839	\$304,111	13%
Units Under \$1 Mil	3,270	3,020	8%
Units Over \$1 Mil	69	56	23%

	2015	2014	%
Volume	\$89,307,148	\$55,094,094	62%
Units	592	450	32%
Median Price	\$135,500	\$92,500	46%
Average Price	\$150,856	\$122,431	23%
Units Under \$500	590	449	31%
Units Over \$500	2	1	100%

SPARKS

	2015	2014	%
Volume	\$414,719,803	\$341,363,967	21%
Units	1,492	1,412	6%
Median Price	\$262,952	\$231,950	13%
Average Price	\$277,962	\$241,759	15%
Units Under \$1 Mil	1,491	1,412	6%
Units Over \$1 Mil	1	0	100%

	2015	2014	%
Volume	\$16,104,067	\$15,496,657	4%
Units	134	154	-13%
Median Price	\$105,000	\$91,500	15%
Average Price	\$120,179	\$100,627	19%
Units Under \$500	134	154	-13%
Units Over \$500	0	0	0%

RENO/SPARKS TOTALS

	2015	2014	%
Volume	\$1,566,438,904	\$1,276,809,851	23%
Units	4,832	4,488	8%
Median Price	\$279,000	\$239,000	17%
Average Price	\$324,180	\$284,494	14%
Units Under \$1 Mil	4,762	4,432	7%
Units Over \$1 Mil	70	56	25%

	2015	2014	%
Volume	\$105,411,215	\$70,590,751	49%
Units	726	604	20%
Median Price	\$125,000	\$92,000	36%
Average Price	\$145,194	\$116,872	24%
Units Under \$500	724	603	20%
Units Over \$500	2	1	100%

CARSON VALLEY

	2015	2014	%
Volume	\$222,762,181	\$174,150,486	28%
Units	622	553	12%
Median Price	\$315,000	\$275,000	15%
Average Price	\$358,138	\$314,919	14%
Units Under \$1 Mil	614	546	12%
Units Over \$1 Mil	8	7	14%

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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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

**Wouldn't you rather be
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the **number one** real estate
firm in Reno/Tahoe?**

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