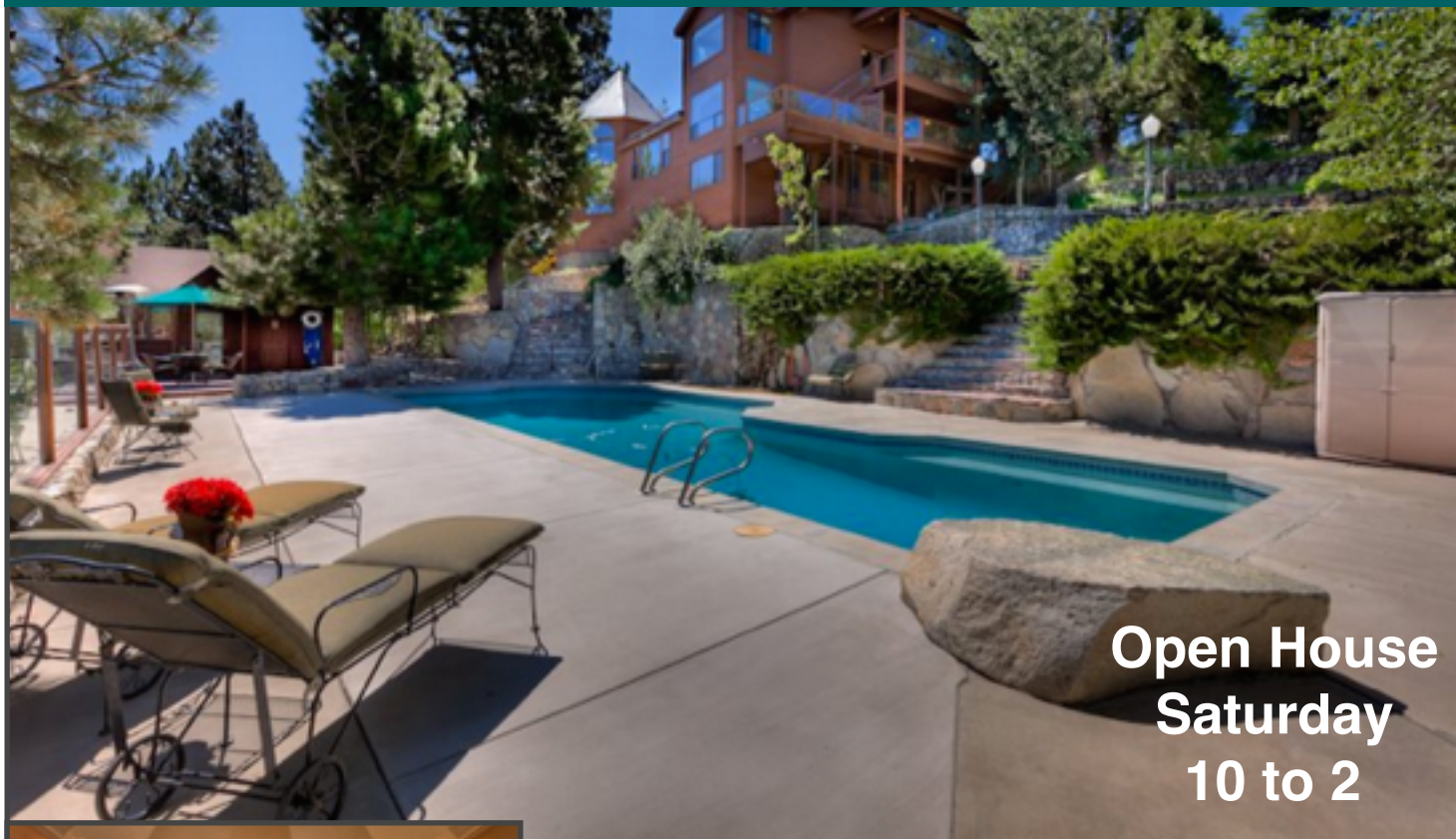


20610 Mount Rose Hwy



**Open House
Saturday
10 to 2**

Secluded Mountain Home

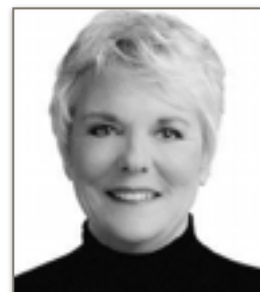
Beautiful 4 Bedroom, 3.5 Bath mountain home has panoramic view of Reno's valley floor and surrounded by acres of forest service land. Enjoy the summer with family and friends in the refreshing built in pool and gazebo area. Interior features include open beam ceiling, skylights, stone fireplace, built-in cabinets, large kitchen with island. This property is located between Lake Tahoe and Reno and is a perfect 2nd home for getaways or full time living. Come and bring your friends see this stunning home in the Sierra Mountains near Sky Tavern.

Offered At \$869,000



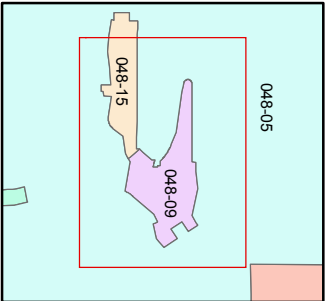
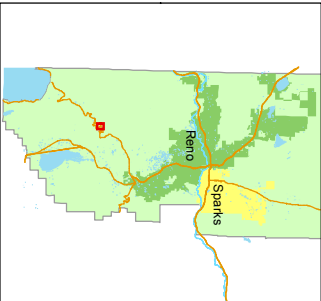
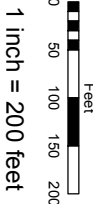
Karen Conrad
Broker Salesperson
775-527-7021

Dallas Westbrook
Realtor
775-750-6964



STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



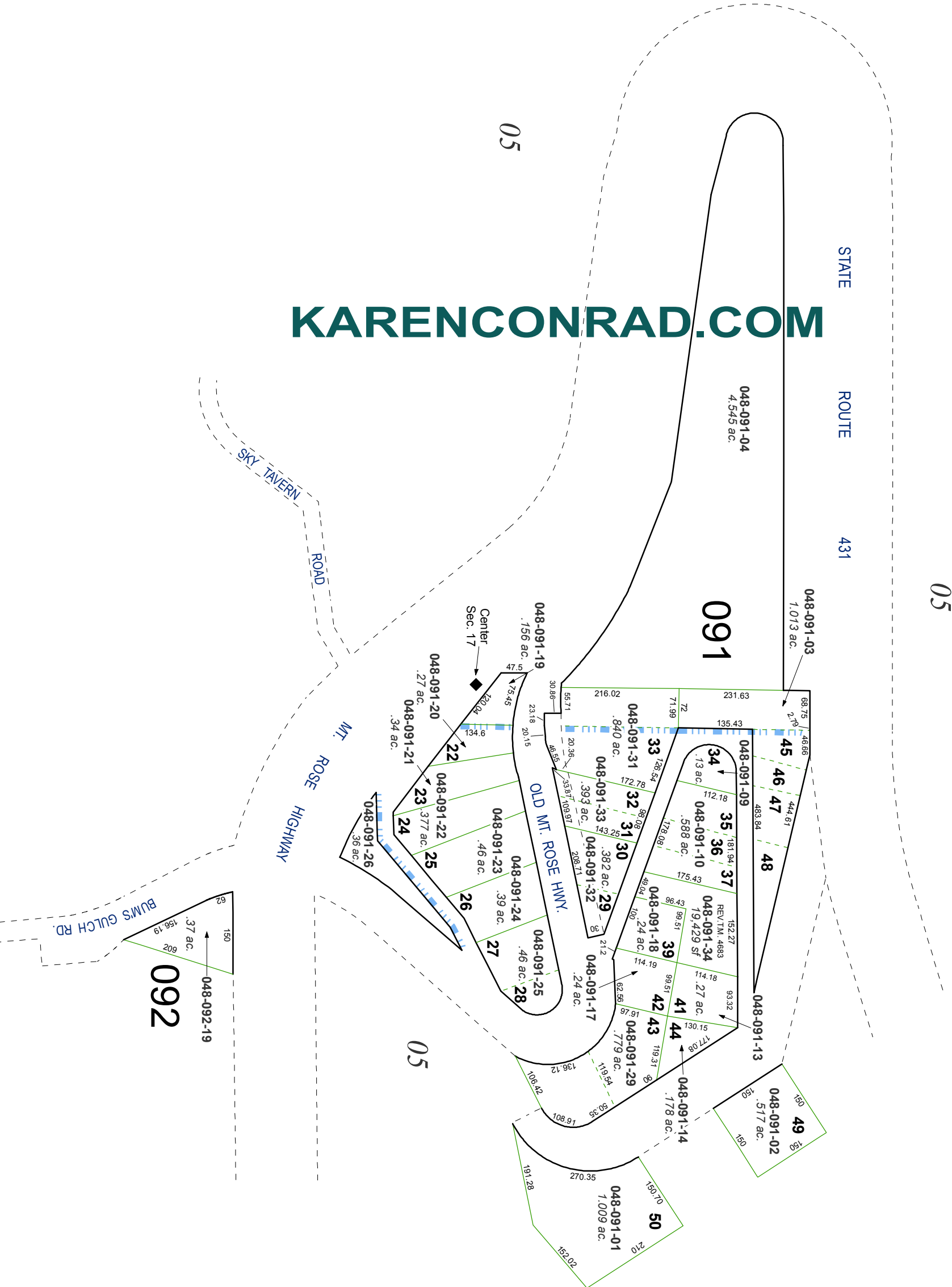
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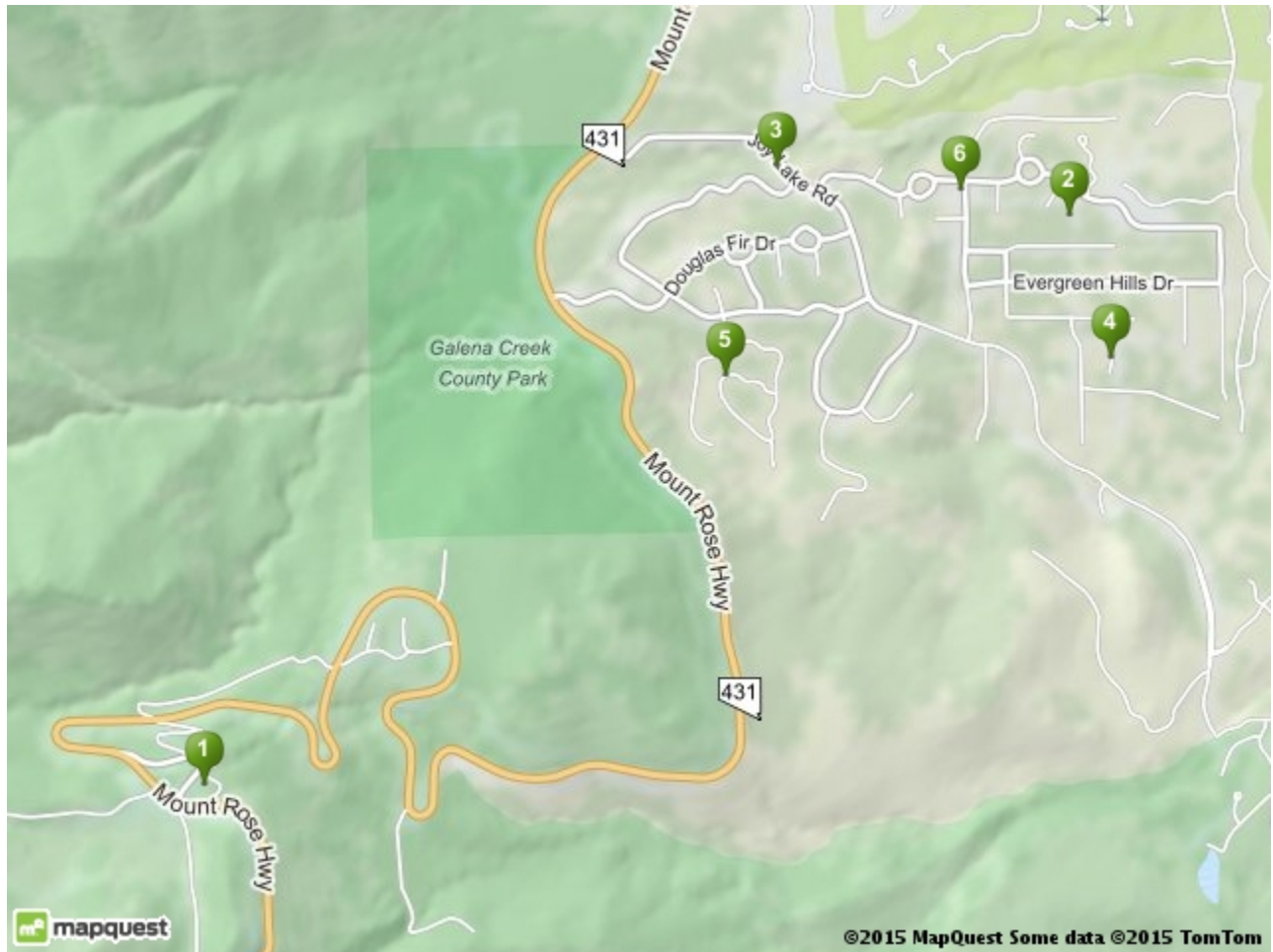
last updated: _____

area previously shown on map(s) _____

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

(#280)
MT. ROSE BOWL SUBDIVISION NO. 1
PORTION SECTION 17, T17N - R19E





	MLS #	Status	Address	Price
1	150009113	A	20610 Old Mount Rose Highway, Reno	\$869,000
2	150008059	A	60 Golden Currant Circle, Reno	\$950,000
3	150005481	A	300 Blue Spruce Road, Reno	\$998,000
4	150008284	A	16470 Snow Flower Drive, Reno	\$1,097,000
5	150007075	A	208 N Big Sage, Reno	\$1,199,000
6	150014260	A	310 Piney Creek Road, Reno	\$1,212,000

Status: A = Active

60 Golden Curreant Circle, Reno

\$950,000

Listing information

Courtesy of Intero Real Estate Services

MLS#: 150008059	Beds: 3	Sq Ft: 3,960	List Date: 6/10/15
Status: Active	Baths: 2/1	Year Built: 1997	DOM: 142

Features

View: Yes, Trees, Wooded **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Marble, Slate, Porcelain **Exterior:** Spa/Hot Tub, BBQ Built-In **Roof:** Pitched, Tile **Heat/Cool:** Propane, Forced Air, Central Refrig A/C **Utilities:** Electricity, Propane, City/County Water, Septic, Cable, DSL Available, T1 Available, Telephone, Water Meter Installed **Patio:** Yes, Uncovered, Deck, Patio **Green:** None **Lotsize:** 0.75 **Acres:** 0.75

Remarks

Nestled on a peaceful cul de sac in Galena Forest, this rare 3960 sqft single level custom home caters to the wine connoisseur. Enjoy plenty of gorgeous entertaining space whether relaxing on your courtyard deck surrounded by the sites and sounds of the forest, or tucked away in your temperature controlled, state-of-art underground wine cellar hidden behind your living room bookshelf. From soaking in your toasty hot tub during snowy winters, to strolling paver paths surrounding the ¾ acre lush property..



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 #150005481

300 Blue Spruce Road, Reno

\$998,000

Listing information

Courtesy of Dickson Realty - Damonte Ranch

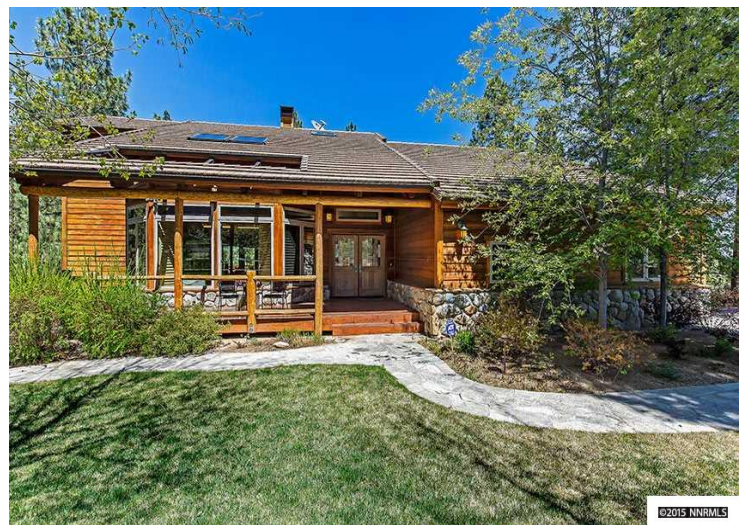
MLS#: 150005481	Beds: 4	Sq Ft: 4,300	List Date: 4/30/15
Status: Active	Baths: 3/1	Year Built: 1994	DOM: 183

Features

View: Yes, Mountain, Trees, Wooded, Year Round Stream **Const Type:** Site/Stick Built **HOA Amenities:** Common Area Maint **Garage:** Attached **Floors:** Carpet, Wood, Stone, Slate **Exterior:** Satellite Dish/Owned, Dog Run, Spa/Hot Tub **Roof:** Pitched, Tile **Heat/Cool:** Propane, Radiant Heat-Floor, Air Unit **Utilities:** Electricity, Propane, City/County Water, Septic, Cable, DSL Available, T1 Available, Telephone, Water Meter Installed **Patio:** Yes, Uncovered, Covered, Deck **Green:** None **Lotsize:** 0.71 **Acres:** 0.71

Remarks

Imagine living among the towering pines of Galena Forest and listening to the creek from one of the 4 decks of this amazing Tahoe craftsman style home. This magnificent custom home is perfect for entertaining featuring an open great room, dramatic waterfall, log posts, wooden beams, T & G ceilings, & automatic skylights. There is an office/bedroom on the main level, the master bedroom suite has it's own private deck, there is a bonus/theater room & 2 bedrooms & full bath downstairs. Beautiful landscaping.



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

16470 Snow Flower Drive, Reno

\$1,097,000

Listing information

Courtesy of RE/MAX Realty Affiliates-Reno

MLS#: 150008284	Beds: 5	Sq Ft: 3,814	List Date: 6/18/15
Status: Active	Baths: 4/1	Year Built: 2000	DOM: 134

Features

View: Yes, Mountain, Trees **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Ceramic Tile **Exterior:** Satellite Dish/Owned, Dog Run, Storage Shed, Barn-Outbuildings **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Propane, Central Refrig A/C **Utilities:** Electricity, Propane, City/County Water, Septic, Cable, DSL Available, Telephone, Water Meter Installed **Patio:** Yes, Uncovered, Patio **Green:** None **Lotsize:** 1.01 **Acres:** 1.01

Remarks

Expect to be impressed by this single level custom home built by the owner/general contractor. Quality craftsmanship & professional faux painting throughout will blend the beauty of the Galena Forest pines with the comfort of home. Elegant, yet casual. Gorgeous granite counters, large island, 5 burner gas cook top, double ovens, warming drawer, 11' wet bar, & game room make entertaining a breeze! Family room has cozy wood-burning fireplace. Three guest suites plus extra bedroom/office. Master suite boasts



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 #150014260

310 Piney Creek Road, Reno

\$1,212,000

Listing information

Courtesy of Alpine Realty International

MLS#: 150014260	Beds: 4	Sq Ft: 5,923	List Date: 10/9/15
Status: Active	Baths: 4/1	Year Built: 1994	DOM: 21

Features

View: Yes, Mountain, Greenbelt, Trees, Wooded **Const Type:** Site/Stick Built **HOA Amenities:** Addl Parking, Pool **Garage:** Attached **Floors:** Carpet, Ceramic Tile **Exterior:** In Ground Pool **Roof:** Pitched, Tile **Heat/Cool:** Natural Gas, Electric, Forced Air, Fireplace **Utilities:** Electricity, Natural Gas, City/County Water, Septic, Cable, Telephone, Water Meter Installed **Patio:** Yes, Uncovered, Deck, Patio **Green:** None **Lotsize:** 0.97 **Acres:** 0.97

Remarks

Sun and natural light flows into this free and open four bedroom, four and half bath one level custom built home. Beautiful open exposed beams create a light and airy feeling as you enter which is heightened by oversize glass windows to the pines. Enjoy the wood burning fireplace in both the main living area and master bedroom. Relax in your our own private pool as you swim indoors and look onto the natural beauty of the outdoors. Surround sound throughout inside and outside as you wander in the



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

208 N Big Sage, Reno

\$1,199,000

Listing information

Courtesy of Dickson Realty - Caughlin

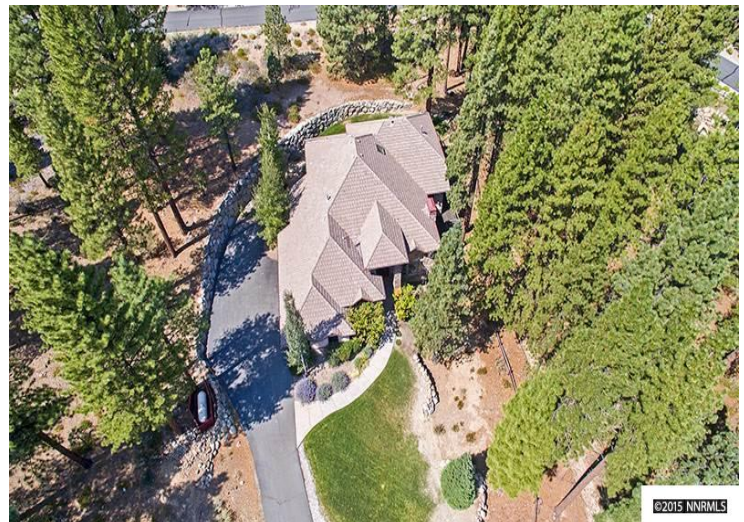
MLS#: 150007075	Beds: 4	Sq Ft: 4,505	List Date: 5/27/15
Status: Active	Baths: 4/1	Year Built: 2001	DOM: 156

Features

View: Yes, Mountain, Greenbelt, Trees, Wooded **Const Type:** Site/Stick Built **HOA Amenities:** Common Area Maint, Security Gates **Garage:** Attached **Floors:** Carpet, Wood, Travertine **Exterior:** RV Access/Parking **Roof:** Pitched, Tile **Heat/Cool:** Propane, Forced Air, Central Refrig A/C **Utilities:** Electricity, Propane, City/County Water, Septic, Water Meter Installed **Patio:** Yes, Deck **Green:** None **Lotsize:** 1 **Acres:** 1

Remarks

Custom home in the trees of the gated Scotch Pine Estates in the Galena Forest area. Perfectly situated on 1 acre of beautifully landscaped front and rear yards with a seasonal creek running along side the property adjoining a three acre greenbelt. Exquisite details in Gourmet kitchen featuring granite slab counters, gas range, double ovens, Sub-Zero refrigerator, pantry, and much, much more. Wet bar with refrigerator & wine cooler for entertaining. "Conrad" shades throughout the house. See attached...



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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Golf Courses

Reno/Tahoe

Tee it high and let it fly! With over 50 golf courses through the Reno, Tahoe and Truckee area, you will find timeless beauty in every course. Enjoy unparalleled designs by Jack Nicklaus, Robert Trent Jones and many other classic designers ... all of whom have established their own niche in the High Sierra and its vast valleys below.

RENO/SPARKS	SIERRA VALLEY	CARSON AREA	SOUTH LAKE TAHOE
Brookside Golf Course	Club at Whitehawk Ranch	Carson Valley Golf Course	Bijou Municipal
9 Holes/Par 35	18 Holes/ Par 71	18 Holes/ Par 71	9 Holes/ Par 31
775.856.6009	800.332.4295	775.265.3181	530.542.6097
D'Andrea Golf Club	Graeagle Meadows	Dayton Valley Golf Course	Edgewood Tahoe
18 Holes/Par 71	18 Holes/ Par 72	18 Holes/Par 72	18 Holes/ Par 72
866.465.3771	530.836.2323	800.644.3822	775.588.3566
Lakeridge Golf Course	TRUCKEE	Genoa Lakes Golf Club	Lake Tahoe Golf Course
18 Holes/Par 71	Coyote Moon Golf Course	18 Holes/ Par 72	18 Holes/ Par 71
800.815.6966	18 Holes/ Par 72	775.782.4653	530.577.0788
	530.587.0886		INCLINE VILLAGE
Northgate		Genoa Lakes Golf Resort	Incline Village Champion- ship Course
18 Holes/Par 72	Northstar at Tahoe	18 Holes/ Par 72	18 Holes/ Par 72
775.747.7577	18 Holes/ Par 72	775.782.7700	775.832.1146
	530.562.2490		
Red Hawk		Eagle Valley Golf	Incline Village Mountain Course
18 Holes/Par 72	Old Greenwood	36 Holes/ Par 72	18 Holes/ Par 58
775.626.6000	18 Holes/ Par 72	775.887.2380	775.832.1150
	520.550.7010		
Wolf Run Golf Course		Empire Ranch Golf Course	Old Brockway
18 Holes/Par 72	Resort at Squaw Creek	27 Holes/ Par 72	9 Holes/ Par 35
775.851.3301	18 Holes/ Par 72	775.725.2100	530.546.9909
	530.581.3367		
		Silver Oak Golf Club	Tahoe City Golf Course
	Tahoe Donner Golf Course	18 Holes/ Par 72	9 Holes/ Par 33
	18 Holes/ Par 71	775.841.7000	530.583.1516
	530.87.9443		

Ski Resorts

Reno/Tahoe

Alpine Meadows	Homewood	Soda Springs
skialpine.com	skihomewood.com	skisodasprings.com
530.583.4232	800.525.2992	530.426.3901
Tahoe City, CA	Homewood, CA	
Boreal	Kirkwood Ski & Cross Country	Squaw Valley USA
borealski.com	kirkwood.com	squaw.com
530.426.3666	209.258.6000	530.583.6985
Truckee, CA	Kirkwood, CA	Olympic Valley, CA
Diamond Peak	Mt. Rose Ski Tahoe	Sugar Bowl
diamondpeak.com	skirose.com	sugarbowl.com
775.832.1177	800.754.7673	530.426.9000
Incline Village, NV	Reno, Nevada	Norden, CA
Tahoe Donner Ski & Cross Country	Northstar at Tahoe Ski & Cross Country	Tahoe Cross Country
tahoedonner.com	skinorthstar.com	skitahoedonner.com
530.587.9444	800.466.6784	530.587.9444
Truckee, CA	Downhill & XC	Tahoe City, CA
	Truckee, CA	
Heavenly	Royal Gorge	Sierra at Tahoe
California Side	Cross Country	sierratahoe.com
skiheavenly.com	royalgorge.com	530.659.7453
775.586.7000	800.500.3871	Twin Bridges, CA
Lake Tahoe, CA/NV	Soda Springs, CA	

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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Glenbrook
Incline Village
Carson Valley
Reno
South Lake Tahoe
Tahoe City
Truckee
Squaw Valley
London

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

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
affiliated with Chase International –
the **number one** real estate
firm in Reno/Tahoe?**

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