

4598 Windcrest Dr Reno



Spacious 4 Bedroom

Excellent location with easy access to Hwy 80, minutes to downtown Reno and shopping nearby. Beautiful 4 Bedroom 2.5 bath home with over 2100 square feet and walking distance to the park. Enjoy cooking in a spacious kitchen equipped with plenty of cabinets, island, tile countertops and new appliances. Home has plenty of upgrades with a new laminate floor and new carpet. Master bath has a deep soaking tub, separate shower, double sink, walk-in closet. Inside laundry room is convenient. Relax and entertain during the summer nights in the large backyard. Home is the ready to move in and enjoy.

Offered At \$ 325,000



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



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.

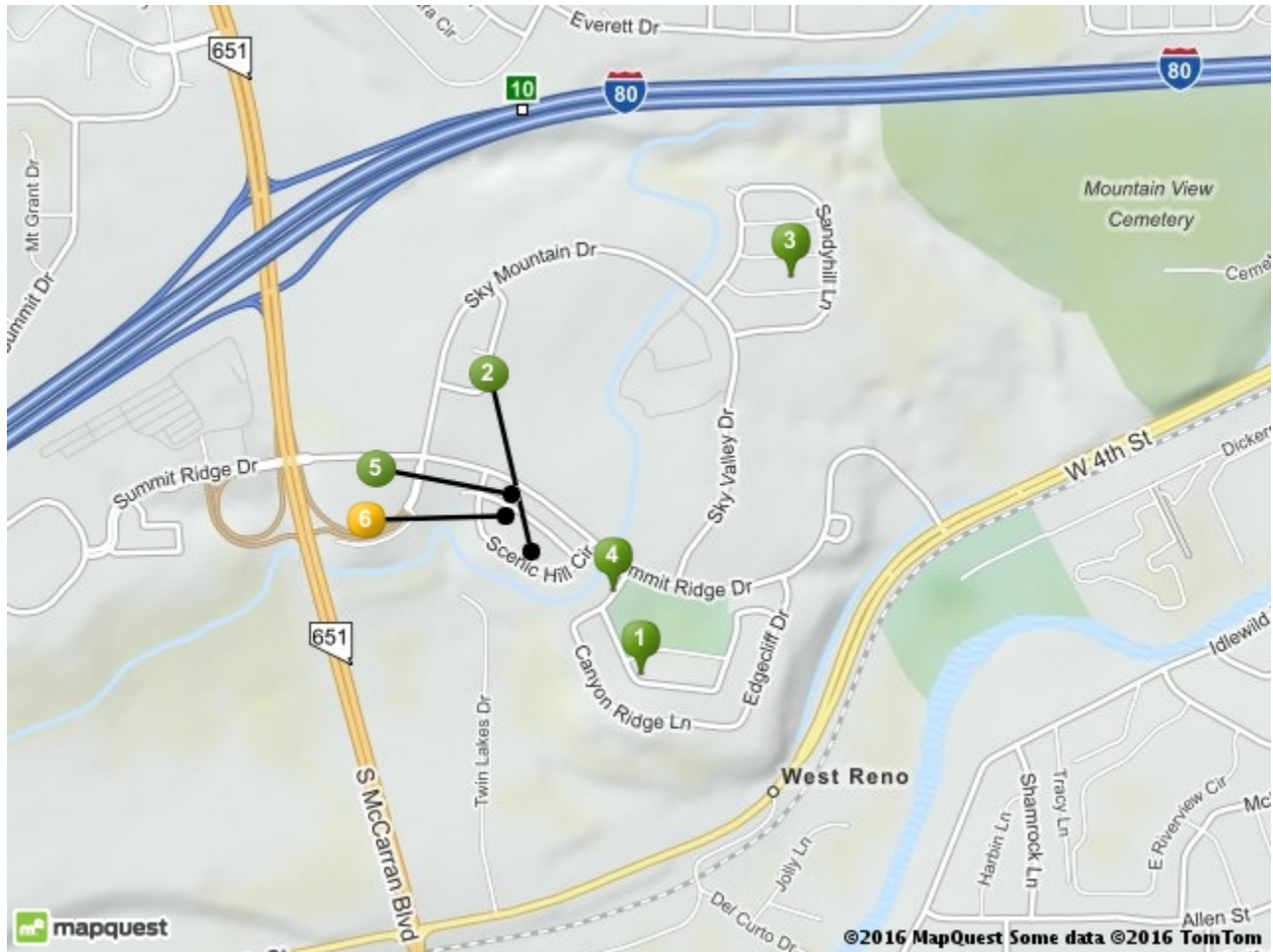
Filled with integrity and a compassionate business style that makes investing in real estate a comfortable and confident process, Karen looks forward to sharing her comprehensive knowledge with her clients through Chase International's Reno office.

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



KARENCONRAD.COM



| | MLS # | Status | Address | Price |
|---|-----------|--------|-------------------------------|-----------|
| 1 | 150016529 | A | 4598 Windcrest, Reno | \$325,000 |
| 2 | 150016120 | A | 4749 Scenic Hill Circle, Reno | \$335,000 |
| 3 | 150016435 | A | 4471 Reddawn Drive, Reno | \$332,000 |
| 4 | 150016216 | A | 979 Westcliff Ln., Reno | \$327,500 |
| 5 | 160000266 | A | 4765 Amber Hill Ln, Reno | \$315,000 |
| 6 | 150006544 | P | 4760 Amber Hill Lane, Reno | \$312,900 |

Status: A = Active, P = Active/Pending-Loan

PROPERTY DETAILS

MLS #150016529

4598 Windcrest, Reno

\$325,000

Listing information

Courtesy of Chase International-Damonte

| | | | |
|------------------------|-------------------|-------------------------|----------------------------|
| MLS#: 150016529 | Beds: 4 | Sq Ft: 2,161 | List Date: 12/16/15 |
| Status: Active | Baths: 2/1 | Year Built: 1991 | DOM: 34 |

Features

View: Yes, Mountain, Park **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Ceramic Tile, Laminate **Exterior:** None, N/A **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Electric, Forced Air, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer **Patio:** Yes, Covered, Patio **Green:** None **Lotsize:** 0.12 **Acres:** 0.12

Remarks

Just minutes away from downtown and the park, this 4 bedrooms, 2 & 1/2 baths has many upgrades throughout the house. New laminate floor and carpet along with new appliances in the kitchen. This home is price to sell!



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 #150016120

4749 Scenic Hill Circle, Reno

\$335,000

Listing information

Courtesy of Dickson Realty - Sparks

| | | | |
|------------------------|-------------------|-------------------------|---------------------------|
| MLS#: 150016120 | Beds: 3 | Sq Ft: 2,236 | List Date: 11/3/15 |
| Status: Active | Baths: 2/1 | Year Built: 1989 | DOM: 77 |

Features

Const Type: Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Ceramic Tile, Wood **Exterior:** Storage Shed, Barn-Outbuildings **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Forced Air **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer, Telephone, Water Meter Installed **Patio:** Yes, Deck **Green:** None **Lotsize:** 0.15 **Acres:** 0.15

Remarks

Home is newly remodeled with new flooring, wood, carpet and tile, granite kitchen counters with travertine tile backsplash, new sink, garbage disposal and faucet. Huge Master and bath has new floors & tile. Exterior trim and front door has been repainted, All new interior paint, new facets, and much more. Home is a must see. The backyard has a nice deck then step down to a fire pit area and the barn out building is 20x10, 2 shed that could be art studio garden shed. tons of storage.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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PROPERTY DETAILS

MLS #150016435

4471 Reddawn Drive, Reno

\$332,000

Listing information

Courtesy of Ferrari-Lund Real Estate Reno

| | | | |
|------------------------|-------------------|-------------------------|----------------------------|
| MLS#: 150016435 | Beds: 3 | Sq Ft: 1,949 | List Date: 12/14/15 |
| Status: Active | Baths: 2/1 | Year Built: 1993 | DOM: 36 |

Features

Const Type: Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Ceramic Tile, Sheet Vinyl **Exterior:** None, N/A **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer **Patio:** Yes, Uncovered, Patio **Green:** None **Lotsize:** 0.14 **Acres:** 0.14

Remarks

Great location, close to shopping, schools, freeway! Large living room with formal dining vaulted ceilings, family room has fireplace! Oak flooring in kitchen w/newer refrigerator and washer/dryer! Large master suite! Private back yard with patio, mature landscape!



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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PROPERTY DETAILS

MLS #150016216

979 Westcliff Ln., Reno

\$327,500

Listing information

Courtesy of RE/MAX Professionals

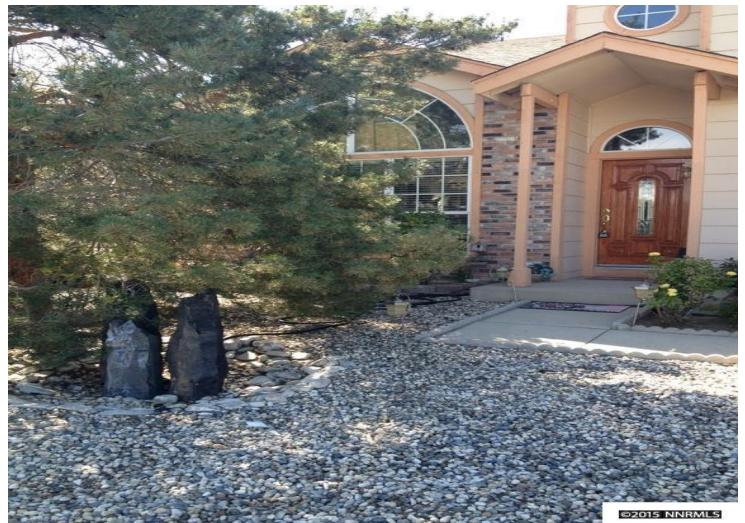
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|------------------------|-------------------|-------------------------|---------------------------|
| MLS#: 150016216 | Beds: 4 | Sq Ft: 2,161 | List Date: 12/5/15 |
| Status: Active | Baths: 2/1 | Year Built: 1991 | DOM: 45 |

Features

View: Yes, Mountain, Park **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Ceramic Tile, Wood **Exterior:** None, N/A **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, Covered, Patio **Green:** None **Lotsize:** 0.15 **Acres:** 0.15

Remarks

Lovely home in a prime location. 5 minutes from downtown Reno, 1 minute from I-80 or McCarran and only 15 minutes from the airport. Great neighborhood with fantastic views of the Sierra Mountain range and directly across the street from the Rio Vista Ridge park. This charming home has wood floors, vaulted ceilings and floor length windows in the dining and front rooms letting in lots of light. The master bath is quite large and the cozy deck in the back yard is great for entertaining.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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PROPERTY DETAILS

MLS #160000266

4765 Amber Hill Ln, Reno

\$315,000

Listing information

Courtesy of Realty Corner Inc.

| | | | |
|------------------------|-------------------|-------------------------|--------------------------|
| MLS#: 160000266 | Beds: 3 | Sq Ft: 1,980 | List Date: 1/9/16 |
| Status: Active | Baths: 2/1 | Year Built: 1989 | DOM: 10 |

Features

Const Type: Site/Stick Built **HOA Amenities:** Common Area Maint **Garage:** Attached **Floors:** Carpet, Sheet Vinyl **Exterior:** Storage Shed **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Evap Cooling **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer **Patio:** Yes, Patio **Green:** None **Lotsize:** 0.13 **Acres:** 0.13

Remarks

Beautiful home with easy access to the freeway and shopping. This home has newer fixtures. The floor plan is open with a large kitchen off the family room. There is also formal dining area and tall ceilings in the living room. The staircase is open to the 2nd floor. Any showings must be confirmed with owner because of dog.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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PROPERTY DETAILS

MLS #150006544

4760 Amber Hill Lane, Reno

\$312,900

Listing information

Courtesy of Dickson Realty - Sparks

| | | | |
|------------------------------------|-------------------|-------------------------|---------------------------|
| MLS#: 150006544 | Beds: 4 | Sq Ft: 2,160 | List Date: 5/19/15 |
| Status: Active/Pending-Loan | Baths: 2/1 | Year Built: 1989 | DOM: 99 |

Features

View: Yes, Mountain **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Laminate **Exterior:** None, N/A **Roof:** Pitched, Composition/Shingle **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer **Patio:** None, Uncovered **Green:** None **Lotsize:** 0.12 **Acres:** 0.12

Remarks

Welcome to this north west Reno beauty. This 4 bedroom 2 1/2 bath home has been updated with top of the line laminate wood flooring. Very functional floor plan with open living spaces. Fresh paint throughout the home gives it a newer feel. Traditional sale open to a quick close.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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4598 Windcrest, Reno

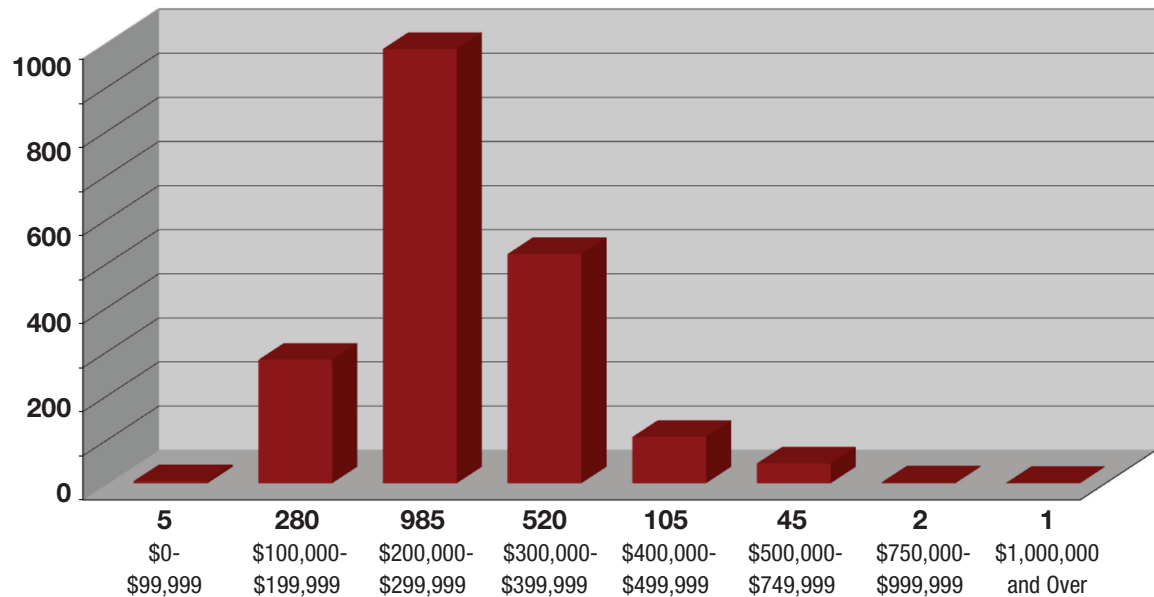
\$325,000

| School | Type | Phone | Distance |
|---|-------------------------|----------------|----------|
| Darrell C Swope Middle School | Public/6-8 | (775) 333-5330 | 0.6 mi |
| The King's Academy | Private/k-6 | (775) 747-1217 | 0.8 mi |
| Roy Gomm Elementary School | Public/pk-6 | (775) 333-5000 | 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 | 1.0 mi |
| North Star Online School | Public/k-12 | (775) 353-6900 | 1.0 mi |
| Hunter Lake Elementary School | Public/pk-6 | (775) 333-5040 | 1.1 mi |
| Opportunity School | Public/n/a | (775) 333-5351 | 1.1 mi |
| Children's Center at the High Desert Church | Private/pk-1 | (775) 323-6569 | 1.1 mi |
| Early Learning Program | Private/k | (775) 322-9030 | 1.3 mi |
| Elmcrest Elementary School | Public/pk-6 | (775) 746-5850 | 1.3 mi |
| Sarah Winnemucca Elementary School | Public/pk-6 | (775) 746-5810 | 1.4 mi |
| St Albert The Great School | Private/k-8 | (775) 747-3392 | 1.4 mi |
| Archie Clayton Middle School | Public/6-8 | (775) 746-5860 | 1.4 mi |
| Reno High School | Public/9-12 & ungraded | (775) 333-5050 | 1.5 mi |
| Mamie Towles Elementary School | Public/pk-6 | (775) 746-5820 | 1.5 mi |
| Jessie Beck Elementary School | Public/pk-6 | (775) 689-2520 | 1.8 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 |

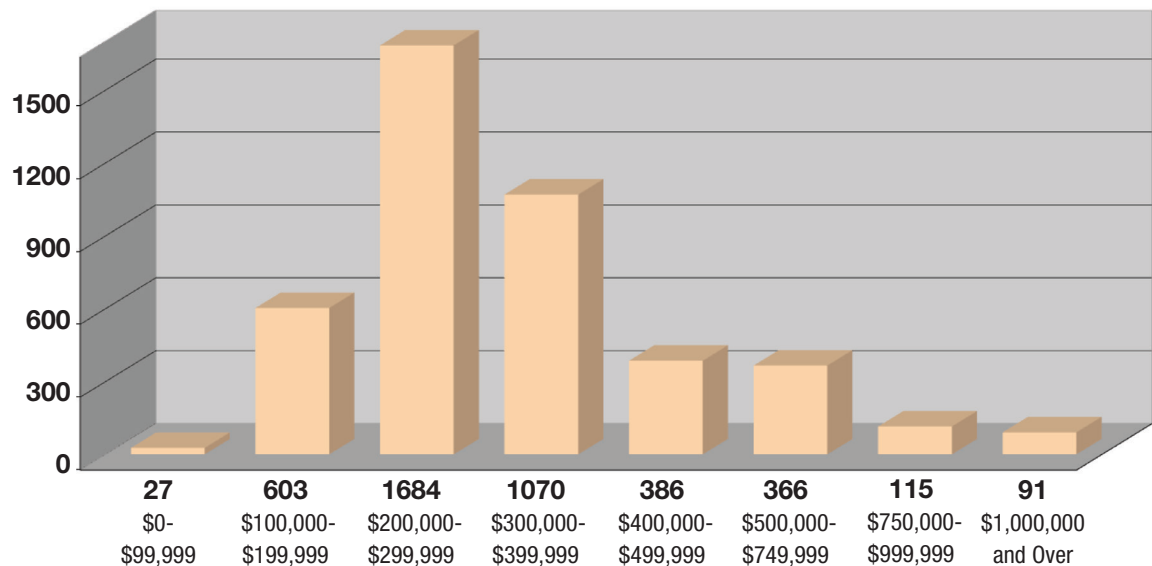
Properties Sold

SINGLE FAMILY - JANUARY 1 - DECEMBER 31, 2015

SPARKS



RENO



Information gathered from Incline Village, Tahoe Sierra, Sierra Nevada, NNRMLS and South Lake Tahoe Board of Realtors MLS 12/31/15.

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Squaw Valley
London

KARENCONRAD.COM

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

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