

3610 Glen Echo Lane



**Open House
Sunday
11 to 3**

STUNNING CITY AND CANYON VIEWS

Beautiful 4 Bedroom, 3.5 Bath home with over 3200 sqft is tucked away on a private Cul-De-Sac located in the heart of Caughlin Ranch. Master Suite on main level provides 1 of 6 access points to the generous 2 level deck that runs the length of home. Kitchen is a defined space with deck access for summer parties, bay window breakfast nook, stainless steel appliances, extra deep pantry and lots of counter area to create your culinary perfections. Head downstairs for movie night in the family room with wet bar, high ceilings, and diagonal set fireplace. A generous guest suite and 2 additional bedrooms, the lower level is perfect for separate living space, or long term guests. Offered at \$580,000



Karen Conrad
Broker Associate, CRS
775-527-7021

Dallas Westbrook
Realtor
775-750-6964



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.

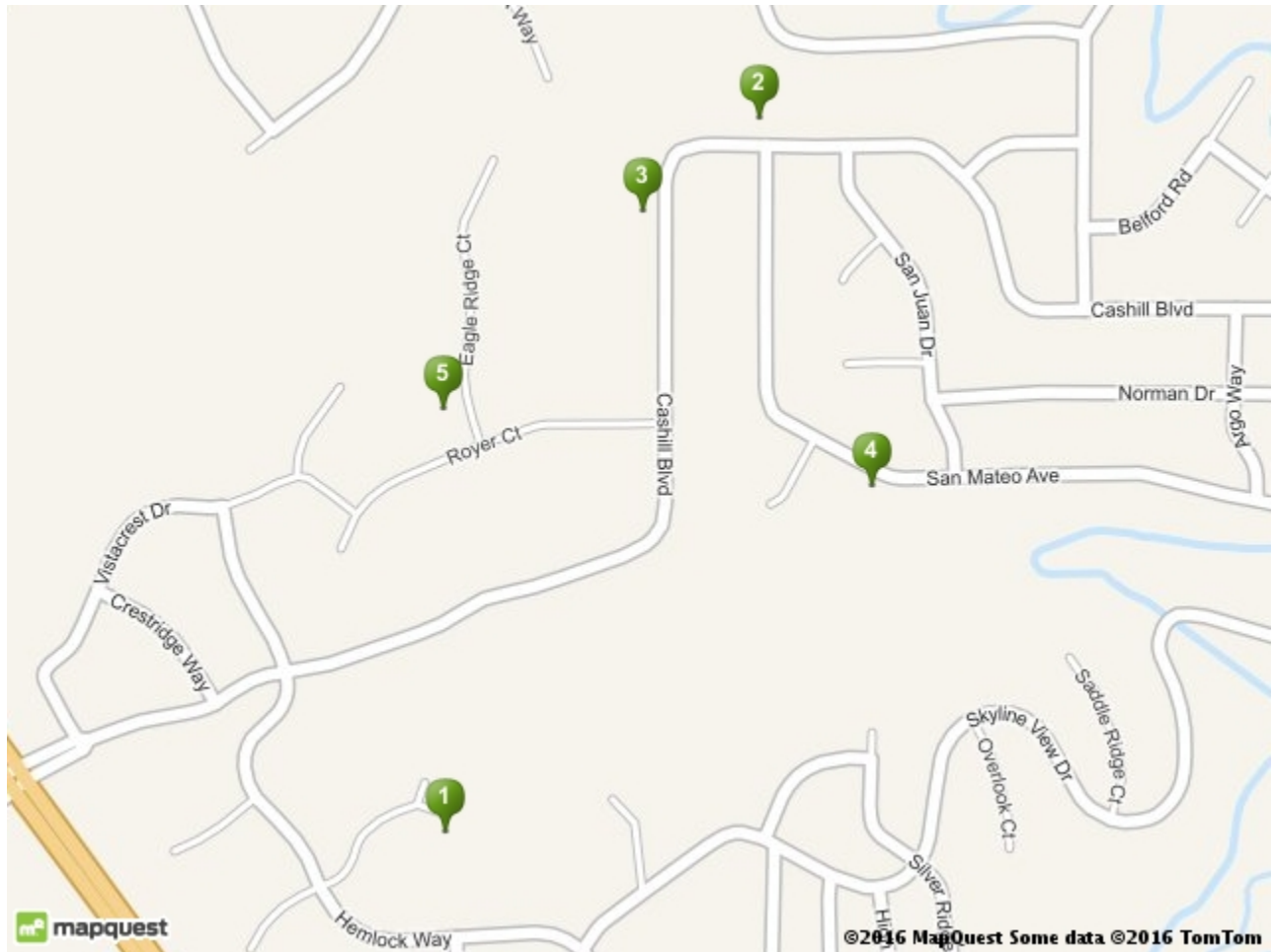
Filled with integrity and a compassionate business style that makes investing in real estate a comfortable and confident process, Karen looks forward to sharing her comprehensive knowledge with her clients through Chase International's Reno office.

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	140007121	A	3610 Glen Echo Lane, Reno	\$580,000
2	160002436	A	3505 Cashill, Reno	\$450,000
3	150015471	A	3600 Cashill Blvd, Reno	\$574,900
4	150013171	A	3460 San Mateo Avenue, Reno	\$619,900
5	160002361	A	3489 Eagle Ridge Ct., Reno	\$649,000

Status: A = Price Reduced, A = New, A = Active, A = Back On Market

PROPERTY DETAILS

MLS #140007121

3610 Glen Echo Lane, Reno

\$580,000

Listing information

Courtesy of Chase International-Damonte

MLS#: 140007121	Beds: 4	Sq Ft: 3,253	List Date: 5/12/14
Status: Price Reduced	Baths: 3/1	Year Built: 1992	DOM: 661

Features

Adjoins: Greenbelt, Common Area **Appliances:** Washer, Dryer **Dining Room:** Separate/Formal, Fireplce/Woodstove/Pellet, High Ceiling **Exterior:** None, N/A **Family Room:** Separate, Firplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Floors:** Carpet, Ceramic Tile, Sheet Vinyl, Wood **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s) **Green:** None **HOA Amenities:** Common Area Maint **Heat/Cool:** Natural Gas, Fireplace, Central Refrig A/C **Interior:** Drapes/Curtains, Blinds/Shades, Rods/Hardware, Smoke Detector(s), Intercomm, Security System/Owned, Central Vacuum

Remarks

THE PROPERTY If you're looking for a home that's convenient, yet private-this is it. Surrounded by 17+ acres of open space and tucked away on a private Cul-De-Sac, this 4 bedroom, 3.5 bath, 2 story home offer amenities that exceed price. With stunning views from multiple rooms, enter up to the great room with vaulted ceiling, cozy fireplace, and open formal dining room.



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 #160002436

3505 Cashill, Reno

\$450,000

Listing information

Courtesy of Chase International-Damonte

MLS#: 160002436	Beds: 4	Sq Ft: 2,525	List Date: 2/29/16
Status: New	Baths: 2/1	Year Built: 1975	DOM: 3

Features

Adjoins: Street **Dining Room:** Separate/Formal, Fireplace/Woodstove/Pellet **Exterior:** Dog Run
Family Room: Great Room, Fireplace/Woodstove/Pellet **Floors:** Carpet, Laminate **Foundation:**
Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(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), Security System/Rented **Kitchen:**
Built-In Dishwasher, Garbage Disposal, Breakfast Bar, Cook Top - Gas, Double Oven Built-in
Laundry: Yes, Laundry Room, Cabinets

Remarks

PHENOMINAL VIEW OF RENO! An immaculate Southwest home in exceptional condition sits on top of the city with unobstructed views of downtown. This ranch-style home was custom built in 1975 with an open floor plan. Large windows and sliding glass doors line the north side of the home letting you appreciate our city scape. Built-in hand crafted cabinets compliment all of the oversized bedrooms. The private, covered patio on a quarter-acre lot is great for entertaining.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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3600 Cashill Blvd, Reno

\$574,900

Listing information

Courtesy of Keller Williams Group One Inc.

MLS#: 150015471	Beds: 4	Sq Ft: 3,850	List Date: 11/12/15
Status: Active	Baths: 3/1	Year Built: 1988	DOM: 112

Features

Adjoins: Greenbelt, Street **Dining Room:** Separate/Formal, Fireplace/Woodstove/Pellet, High Ceiling, Ceiling Fan **Exterior:** BBQ Stubbed-In **Family Room:** Separate **Floors:** Carpet, Ceramic Tile, Wood, Slate **Foundation:** Concrete/Crawl Space, Concrete Slab **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, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Island, Pantry, Breakfast Bar **Laundry:** Yes, Laundry Room, Laundry Sink, Cabinets

Remarks

Amazing three story home with a completely updated kitchen that has all the bells and whistles. Built in Refrigerator, Thermador Gas Range, Granite, Stainless Steel, Custom Cabinets, Prep Sink in Island, large pantry. Craftsman style flows right into the attached dinning area. This is a real cook's kitchen! Large, bright living room has great access to kitchen and dining room for entertaining. Upstairs Master suite has sitting area, dressing area, separate office and balcony.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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PROPERTY DETAILS

MLS #150013171

3460 San Mateo Avenue, Reno

\$619,900

Listing information

Courtesy of Chase International-Damonte

MLS#: 150013171	Beds: 4	Sq Ft: 3,384	List Date: 9/10/15
Status: Back On Market	Baths: 3/0	Year Built: 1971	DOM: 148

Features

Adjoins: Street, Undeveloped Acr **Appliances:** Washer, Dryer, Electric Range/Oven, Refrigerator in Kitchen **Dining Room:** Great Room, Fireplce/Woodstove/Pellet **Exterior:** Satellite Dish/Owned, Barn-Outbuildings **Family Room:** Separate, High Ceiling, Ceiling Fan **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete Slab **Garage:** Attached, Under, 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), Security System/Owned

Remarks

A uniquely designed, well-built family home in the heart of one of Reno's most sought after southwest neighborhoods, this 4 BR 3 bath one level with finished walk-out basement home has low taxes and no HOA. This central Reno location is ideal: situated on a low traffic street, zoned for some of Reno's best schools, views of the Sierras and the city. The lower level contains an additional master bedroom as well as a 500 bottle climate controlled wine cellar, along with ample storage.



Information is deemed reliable but not guaranteed.

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PROPERTY DETAILS

MLS #160002361

3489 Eagle Ridge Ct., Reno

\$649,000

Listing information

Courtesy of Keller Williams Group One Inc.

MLS#: 160002361	Beds: 4	Sq Ft: 3,058	List Date: 2/28/16
Status: New	Baths: 3/1	Year Built: 2002	DOM: 4

Features

Adjoins: Street **Appliances:** Gas Range/Oven, Refrigerator in Kitchen **Dining Room:** Separate/Formal, Great Room, High Ceiling **Exterior:** Barn-Outbuildings, Gazebo **Family Room:** Great Room, Firplce/Woodstove/Pellet, High Ceiling **Floors:** Carpet, Ceramic Tile, Wood **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s), RV Access/Parking **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Interior:** Drapes/Curtains, Blinds/Shades, Smoke Detector(s), Security System/Owned, Central Vacuum

Remarks

14 year old custom home with city, valley and mountain views. City view from all living areas including gormet kitchen. Slab grnt contrs, Built-in stainless appliances, Kitchen-Aid refrigerator, Fisher Paykel island cook top, Distressed hickory engineered finished hardwood in kitchen, dining room, entry & halls. Wet bar with refrigerator & 72 bottle wine refrig, built-in 11 foot grnite top buffet, wine racks, stemware holders. Huge master suite w/fireplace, other suites & second kitchen downstairs.



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3610 Glen Echo Lane, Reno

\$580,000

School	Type	Phone	Distance
Caughlin Ranch Elementary School	Public/pk-6	(775) 689-2600	0.5 mi
Roy Gomm Elementary School	Public/pk-6	(775) 333-5000	1.7 mi
Darrell C Swope Middle School	Public/6-8	(775) 333-5330	1.8 mi
Jessie Beck Elementary School	Public/pk-6	(775) 689-2520	1.9 mi
Hunter Lake Elementary School	Public/pk-6	(775) 333-5040	2.0 mi
Anderson Elementary School	Public/pk-6	(775) 689-2500	2.2 mi
Shepherd of the Mountains Lutheran	Private/1-8	(775) 827-4242	2.2 mi
Nevada Sage Waldorf School	Private/k-2	(775) 348-6622	2.2 mi
Brookfield School	Private/pk-8	(775) 825-0257	2.3 mi
Riverview Christian Academy	Private/1-8	(775) 322-0714	2.4 mi
Children's Center at the High Desert Church	Private/pk-1	(775) 323-6569	2.4 mi
North Star Online School	Public/k-12	(775) 353-6900	2.4 mi
Opportunity School	Public/n/a	(775) 333-5351	2.4 mi
Early Learning Program	Private/k	(775) 322-9030	2.4 mi
Huffaker Elementary School	Public/pk-6	(775) 689-2510	2.5 mi
Reno High School	Public/9-12 & ungraded	(775) 333-5050	2.6 mi
Our Lady Of The Snows School	Private/k-8	(775) 322-2773	2.7 mi
Mount Rose Elementary School	Public/pk-6	(775) 333-5030	2.8 mi
Bailey Charter School	Charter/k-6	(775) 323-6767	2.9 mi
Rainshadow Community Charter High School	Charter/9-12	(775) 322-5566	3.0 mi

Ski Resorts

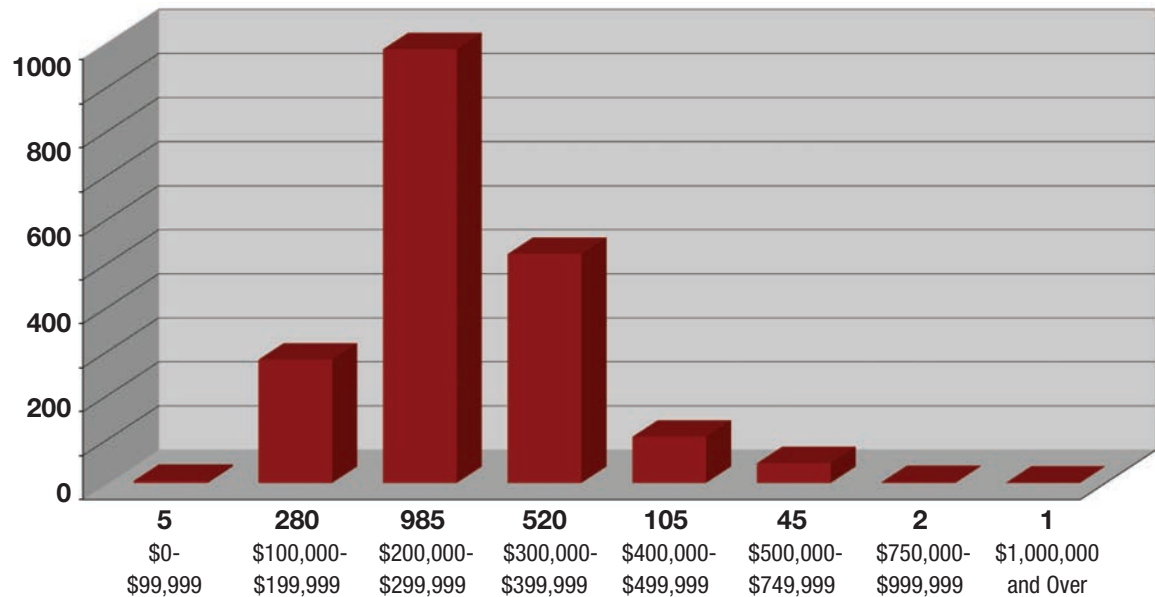
Reno/Tahoe

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	sierratahove.com
skiheavenly.com	royalgorge.com	530.659.7453
775.586.7000	800.500.3871	Twin Bridges, CA
Lake Tahoe, CA/NV	Soda Springs, CA	

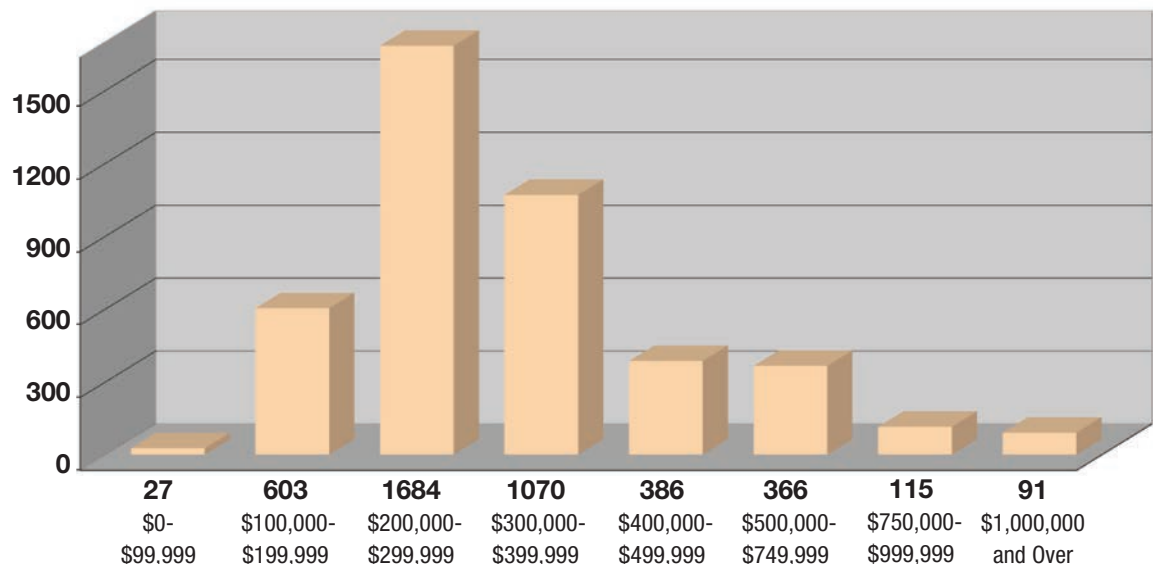
Properties Sold

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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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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