

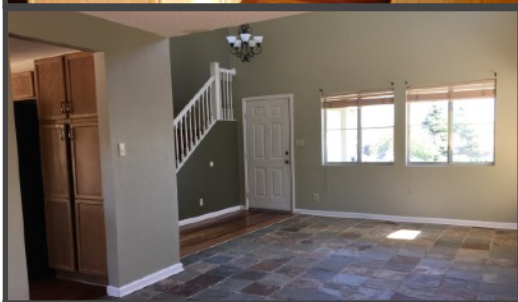
# 1440 Plainview Ct, Reno



**Large Cul-de-sac Lot**  
**Open House Saturday, July 15th**  
**11 to 1 pm**

Tucked away on quiet cul-de-sac a spacious 3 Br home with approx 2260sqft. Centrally located in Northwest Reno this affordable home has hardwood and slate floors throughout the house! The oversized family room has plenty of natural light with a fireplace and direct access to backyard. Enjoy entertaining family and friends in the large private backyard. Home is minutes away from University of Reno, shopping, downtown, and Highway 80.

**Offered At \$410,000**



**Karen Conrad** CRS GRI  
BROKER SALESPERSON NV | BROKER ASSOCIATE CA  
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**CHASE**  
INTERNATIONAL



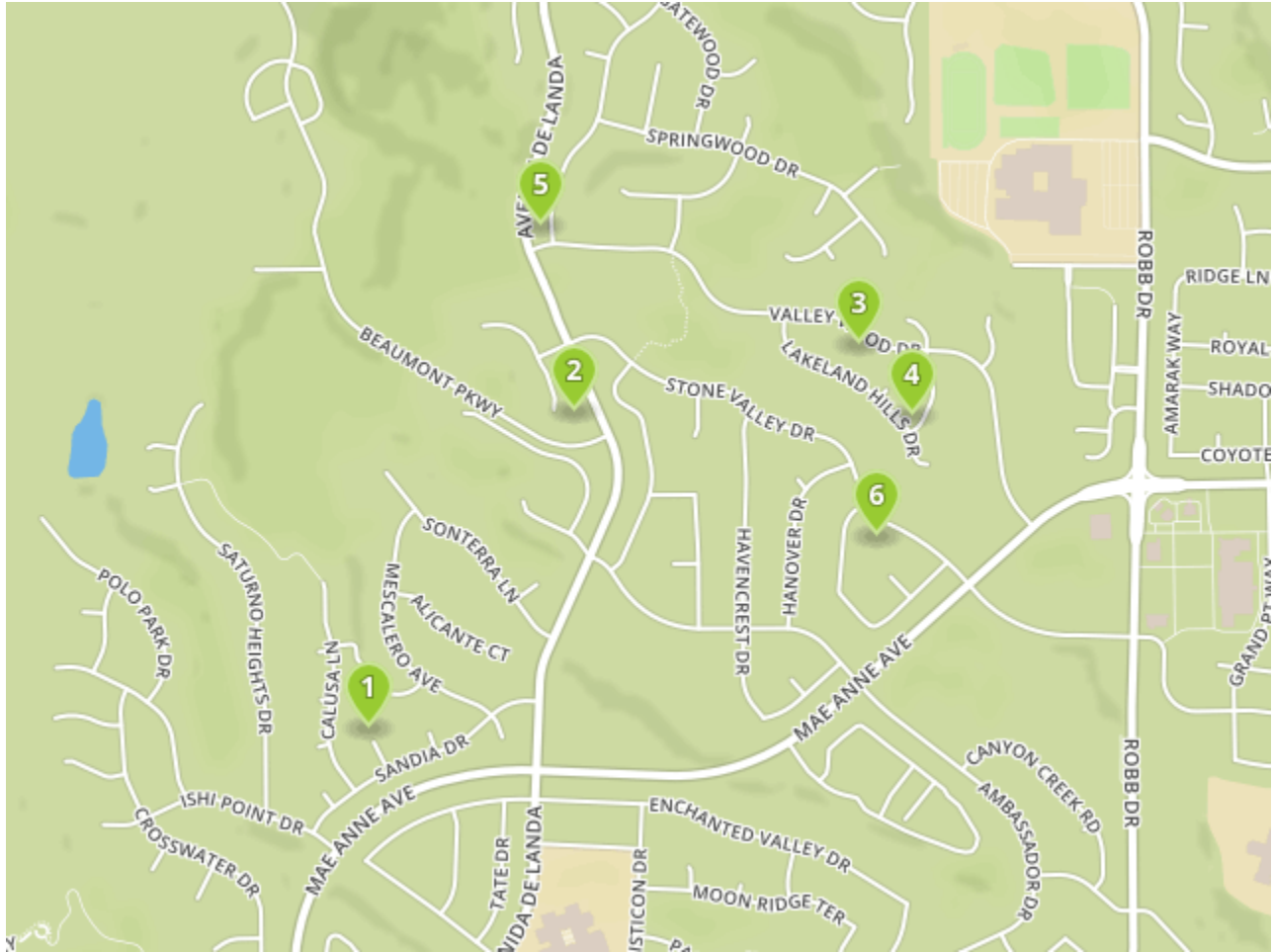
# AREA SCHOOLS

# COMMUNITY

**1440 Plainview, Reno**

**\$410,000**

School	Type	Phone	Distance
George Westergard Elementary School	Public/pk-5	(775) 746-5800	0.3 mi
B D Billingshurst Middle School	Public/6-8	(775) 746-5870	0.4 mi
Caughlin Preschool	Private/pk-1	(775) 746-3444	0.7 mi
Robert Mc Queen High School	Public/9-12 & ungraded	(775) 746-5880	1.0 mi
Sarah Winnemucca Elementary School	Public/pk-6	(775) 746-5810	1.1 mi
Rollan D. Melton Ellementary School	Public/pk-5	(775) 746-7440	1.4 mi
Riverview Christian Academy	Private/1-8	(775) 322-0714	1.7 mi
The King's Academy	Private/k-6	(775) 747-1217	2.3 mi
Grace Warner Elementary School	Public/pk-6	(775) 746-5830	2.3 mi
Roy Gomm Elementary School	Public/pk-6	(775) 333-5000	2.5 mi
Mamie Towles Elementary School	Public/pk-6	(775) 746-5820	2.7 mi
Archie Clayton Middle School	Public/6-8	(775) 746-5860	2.9 mi
St Albert The Great School	Private/k-8	(775) 747-3392	3.0 mi
Darrell C Swope Middle School	Public/6-8	(775) 333-5330	3.0 mi
Elmcrest Elementary School	Public/pk-6	(775) 746-5850	3.1 mi
North Star Online School	Public/k-12	(775) 353-6900	3.5 mi



	MLS #	Status	Address	Price
1	170009665	A	1440 Plainview, Reno	\$410,000
2	170006470	A	1806 Cambridge Hills Court, Reno	\$410,000
3	170009138	A	6369 Valley Wood, Reno	\$414,000
4	170009673	A	1750 Lakeland Hills Dr, Reno	\$430,000
5	170008686	A	2211 Almond Creek, Reno	\$450,000
6	170007640	A	6285 Stone Valley Drive, Reno	\$435,000

Status: A = Price Reduced, A = Active

# PROPERTY DETAILS

MLS #170009665

1440 Plainview, Reno

\$410,000

## Listing information

Courtesy of Chase International-Damonte

<b>MLS#:</b> 170009665	<b>Beds:</b> 3	<b>Sq Ft:</b> 2,260	<b>List Date:</b> 7/5/17
<b>Status:</b> Price Reduced	<b>Baths:</b> 3.00	<b>Year Built:</b> 1995	<b>DOM:</b> 2

## Features

**CBB \$ or %:** % **Dining Room:** Kitchen Combo **Exterior:** Wood Siding **Exterior Features:** None, N/A **Family Room:** Great Room, Firplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Fenced:** Back **Fireplace:** Yes, One, Gas Log **Floors:** Carpet, Wood, Slate **Foundation:** Concrete/Crawl Space **Garage Type:** Attached, RV Access/Parking **Heating/Cooling:** Natural Gas, Electric, Forced Air, Central Refrig A/C **HOA:** No **HOA Amenities:** No Amenities **Interior Fixtures:** Blinds/Shades, Smoke Detector(s)

## Remarks

Centrally located Northwest home with hardwood floor and slate throughout the house! The oversize family room has plenty of natural light with a great layout in a peaceful neighborhood. This 3 bedrooms/2 baths is zone for great schools and sits on a quiet cul-de-sac and is just minutes away from the downtown, shopping and the freeway.



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

1806 Cambridge Hills Court, Reno

\$410,000

## Listing information

Courtesy of Keller Williams Group One Inc.

<b>MLS#:</b> 170006470	<b>Beds:</b> 4	<b>Sq Ft:</b> 2,195	<b>List Date:</b> 5/13/17
<b>Status:</b> Active	<b>Baths:</b> 3.00	<b>Year Built:</b> 2001	<b>DOM:</b> 26

## Features

**CBB \$ or %:** % **Dining Room:** Living Rm Combo, High Ceiling, Ceiling Fan **Exterior:** Stucco  
**Exterior Features:** None, N/A **Family Room:** Separate, Ceiling Fan **Fenced:** Back **Fireplace:**  
None **Floors:** Carpet, Sheet Vinyl, Wood **Foundation:** Concrete/Crawl Space **Garage Type:**  
Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Central Refrig A/C **HOA:** No  
**HOA Amenities:** No Amenities **Interior Fixtures:** Security System/Owned **Kitchen:** Built-In  
Dishwasher, Garbage Disposal, Microwave Built-In, Breakfast Nook, Cook Top - Electric, Single Oven  
Built-in **Landscaped:** Yes, Fully Landscaped

## Remarks

Fantastic family home on the hill with Awesome views of the mountains & city, no back neighbor, watch the fireworks from home! Enjoy the huge back yard with decking, Hot Tub in separate area. Quiet neighborhood on a cul-de-sac. Unique customized floor plan in the development. Abundant natural light, 4 bedrooms, 3 Full baths. Kitchen offers updated backsplash & breakfast nook/dining area in addition to formal dining/living room combo. Master offers double sinks, shower stall, garden tub & walk in closet.



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# PROPERTY DETAILS

MLS #170009138

6369 Valley Wood, Reno

\$414,000

## Listing information

Courtesy of RE/MAX Premier Properties

**MLS#:** 170009138

**Beds:** 4

**Sq Ft:** 2,276

**List Date:** 6/25/17

**Status:** Active

**Baths:** 3.00

**Year Built:** 1991

**DOM:** 6

## Features

**CBB \$ or %:** % **Dining Room:** Living Rm Combo **Exterior:** Wood Siding **Exterior Features:** None, N/A **Family Room:** Separate, Firplce/Woodstove/Pellet **Fenced:** Back **Fireplace:** Yes, One, Gas Log **Floors:** Carpet, Ceramic Tile, Wood, Laminate **Foundation:** Concrete/Crawl Space **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig A/C **HOA:** No **HOA Amenities:** No Amenities **Interior Fixtures:** Blinds/Shades, Rods/Hardware, Smoke Detector(s), Security System/Owned

## Remarks

Great family home in the high demand McQueen High School district. Convenient location for shopping and downtown Reno. Only 40 minutes to Lake Tahoe.



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# PROPERTY DETAILS

MLS #170009673

1750 Lakeland Hills Dr, Reno

\$430,000

## Listing information

*Courtesy of Chase International-Sparks*

<b>MLS#:</b> 170009673	<b>Beds:</b> 4	<b>Sq Ft:</b> 2,276	<b>List Date:</b> 7/5/17
<b>Status:</b> Active	<b>Baths:</b> 3.00	<b>Year Built:</b> 1994	<b>DOM:</b> 5

## Features

**CBB \$ or %:** % **Dining Room:** Separate/Formal **Exterior:** Wood Siding **Exterior Features:** In Ground Pool **Family Room:** Separate, Firplce/Woodstove/Pellet **Fenced:** Full **Fireplace:** Yes, Insert, Gas Log **Floors:** Carpet, Laminate **Foundation:** Concrete/Crawl Space **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Electric, Forced Air, Fireplace **HOA:** No **HOA Amenities:** No Amenities **Interior Fixtures:** Drapes/Curtains, Blinds/Shades, Smoke Detector(s)

## Remarks

No HOA!! When location is everything....Oversized corner lot is fully landscaped so the large mature trees offer complete privacy while swimming in the backyard large inground pool. Located on a horseshoe street so there is limited through traffic and between 2 cul-de-sacs making it a great neighborhood for kids' outdoor activities. This 4 bedroom 3 bath home has plenty of natural light with large windows and high ceilings. The bedroom downstairs features a large built in 2 station oak desk.



*Information is deemed reliable but not guaranteed.*

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# PROPERTY DETAILS

MLS #170008686

2211 Almond Creek, Reno

\$450,000

## Listing information

Courtesy of RE/MAX Premier Properties

<b>MLS#:</b> 170008686	<b>Beds:</b> 5	<b>Sq Ft:</b> 2,717	<b>List Date:</b> 6/16/17
<b>Status:</b> Price Reduced	<b>Baths:</b> 3.00	<b>Year Built:</b> 1994	<b>DOM:</b> 24

## Features

**CBB \$ or %:** % **Dining Room:** Living Rm Combo **Exterior:** Wood Siding **Exterior Features:** None, N/A **Family Room:** Separate **Fenced:** Back **Fireplace:** Yes, One, Insert, Gas Log **Floors:** Carpet, Laminate, Travertine **Foundation:** Concrete/Crawl Space **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig A/C **HOA:** No **HOA Amenities:** No Amenities **Interior Fixtures:** Blinds/Shades, Rods/Hardware, Smoke Detector(s)

## Remarks

Large immaculate family home in the new North West. McQueen school district, convenient to Downtown, shopping and the Reno/Tahoe Airport.



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# PROPERTY DETAILS

MLS #170007640

6285 Stone Valley Drive, Reno

\$435,000

## Listing information

Courtesy of Krch Realty

<b>MLS#:</b> 170007640	<b>Beds:</b> 4	<b>Sq Ft:</b> 2,704	<b>List Date:</b> 6/2/17
<b>Status:</b> Active	<b>Baths:</b> 3.00	<b>Year Built:</b> 1986	<b>DOM:</b> 38

## Features

**CBB \$ or %:** % **Dining Room:** Separate/Formal **Exterior:** Wood Siding, Brick **Exterior Features:** None, N/A **Family Room:** Great Room, Ceiling Fan **Fenced:** Full, Back **Fireplace:** Yes, One, Gas Log **Floors:** Carpet, Ceramic Tile, Laminate **Foundation:** Concrete/Crawl Space **Garage Type:** Attached, Garage Door Opener(s) **Heating/Cooling:** Natural Gas, Forced Air, Central Refrig A/C **HOA:** No **HOA Amenities:** No Amenities **Interior Fixtures:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Breakfast Nook **Landscaped:** Yes

## Remarks

One of the nicest homes in the neighborhood!! Brand new backyard landscaping w/auto sprinklers & drip, newly remodeled master bath, and brand new wood laminate flooring in kitchen & dining room in 2017. New Pella windows in 2016, new roof & siding in 2015, new carpet in 2013, beautiful kitchen remodel in 2011 w/granite counters, full backsplash & ss appliances. Large trex deck & large loft w/ built in wet bar for entertaining & an extra large 2 car garage w/shop area. Your buyers will not be disappointed



Information is deemed reliable but not guaranteed.

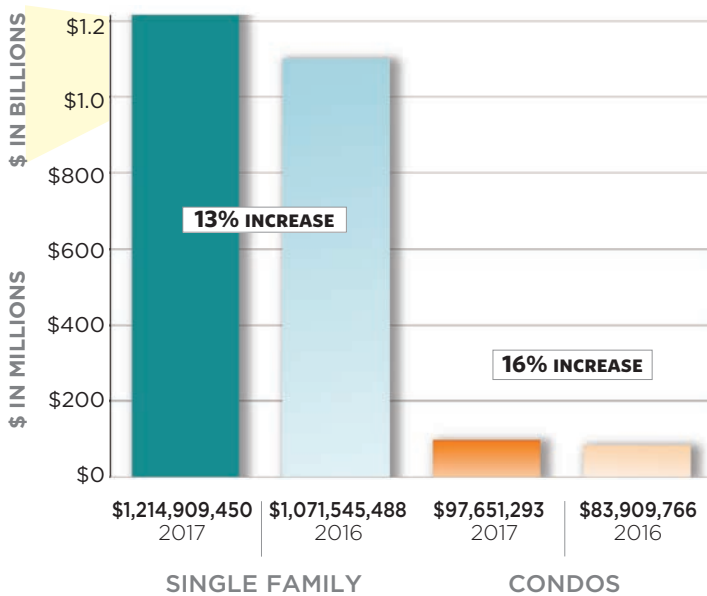
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# RENO & SPARKS

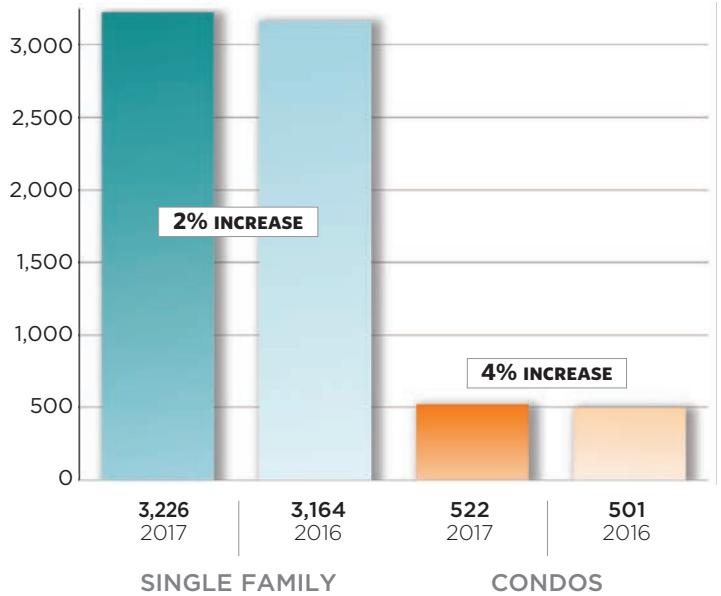
2017 Mid-Year Statistics January 1st - June 30th

## 2017 vs 2016

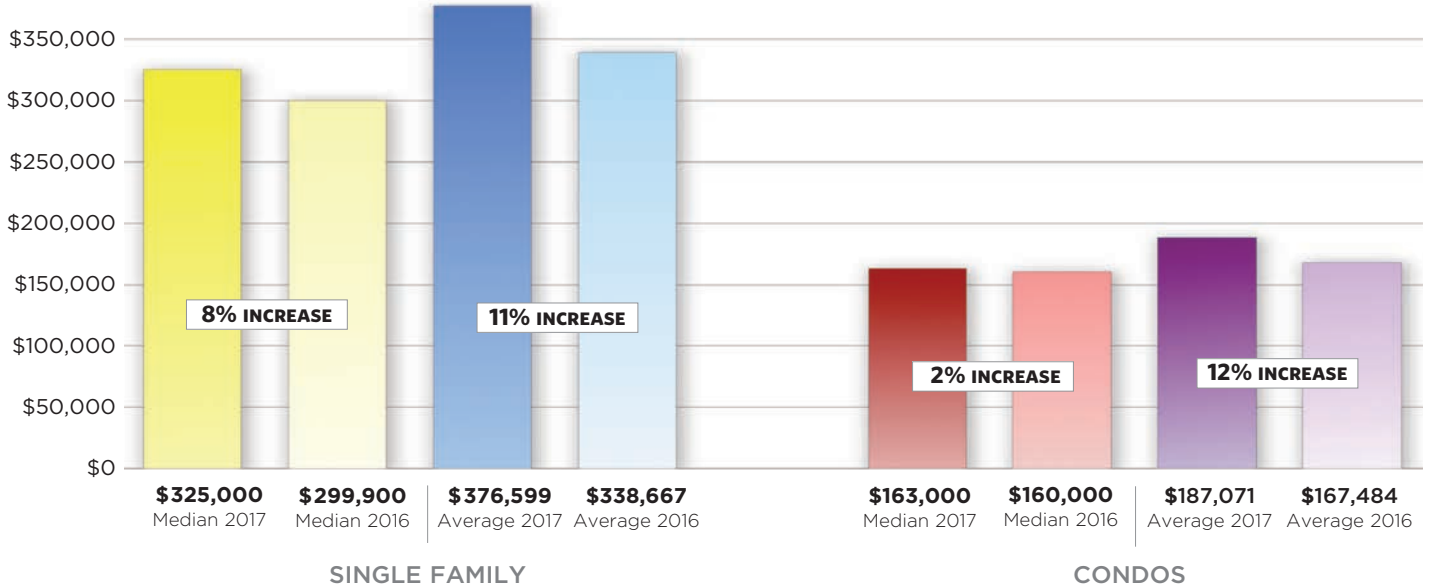
### SALES VOLUME



### UNITS SOLD



### MEDIAN & AVERAGE PRICE



Information gathered from NNRMLS 07/05/2017.

**CHASE**  
INTERNATIONAL  
REAL ESTATE

# 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		Volume	\$81,925,880	\$72,108,906	
	Units	2,188	2,119		Units	426	410	
	Median Price	\$337,725	\$310,000		Median Price	\$175,000	\$175,300	
	Average Price	\$401,656	\$360,173		Average Price	\$192,314	\$175,875	
	Units Under \$1 Mil	2,128	2,081		Units Under \$500	422	409	
	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		Volume	\$15,725,413	\$11,800,860	
	Units	1,036	1,045		Units	96	91	
	Median Price	\$302,500	\$282,500		Median Price	\$152,500	\$125,000	
	Average Price	\$323,912	\$295,060		Average Price	\$163,806	\$129,679	
	Units Under \$1 Mil	1,035	1,045		Units Under \$500	96	91	
	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		Volume	\$97,651,293	\$83,909,766	
	Units	3,226	3,164		Units	522	501	
	Median Price	\$325,000	\$299,990		Median Price	\$163,000	\$160,000	
	Average Price	\$376,599	\$338,667		Average Price	\$187,071	\$167,484	
	Units Under \$1 Mil	3,165	3,126		Units Under \$500	518	500	
	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	
	Units	404	406	
	Median Price	\$351,500	\$315,000	
	Average Price	\$402,871	\$349,820	
	Units Under \$1 Mil	396	403	
	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.

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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