

2835 Peavine Creek, Reno



**Open House Saturday
11:00 to 2:00 pm**

Specular Views and Open Space

Immaculate 5 Bedrooms & 3 Bath home with 3 Car tandem garage over looks the Somerset Golf Course and the Sierra Mountains. One Bedroom and Bath is conveniently located downstairs. Spacious kitchen with island granite countertops, gas range, microwave, refrigerator and wood flooring. Pride of ownership is evident in this approx. 2797 sqft home with separate living and family room, upstairs laundry room. Relax and enjoy the bike paths and hiking trails near by. HOA fees are \$27 per month.

Offered At \$545,000



Karen Conrad
Broker Salesperson
775-527-7021
karenconrad.com



Dallas WestBrook
Realtor
775-750-6964
Chase International

2835 Peavine Creek Road, Reno

\$545,000

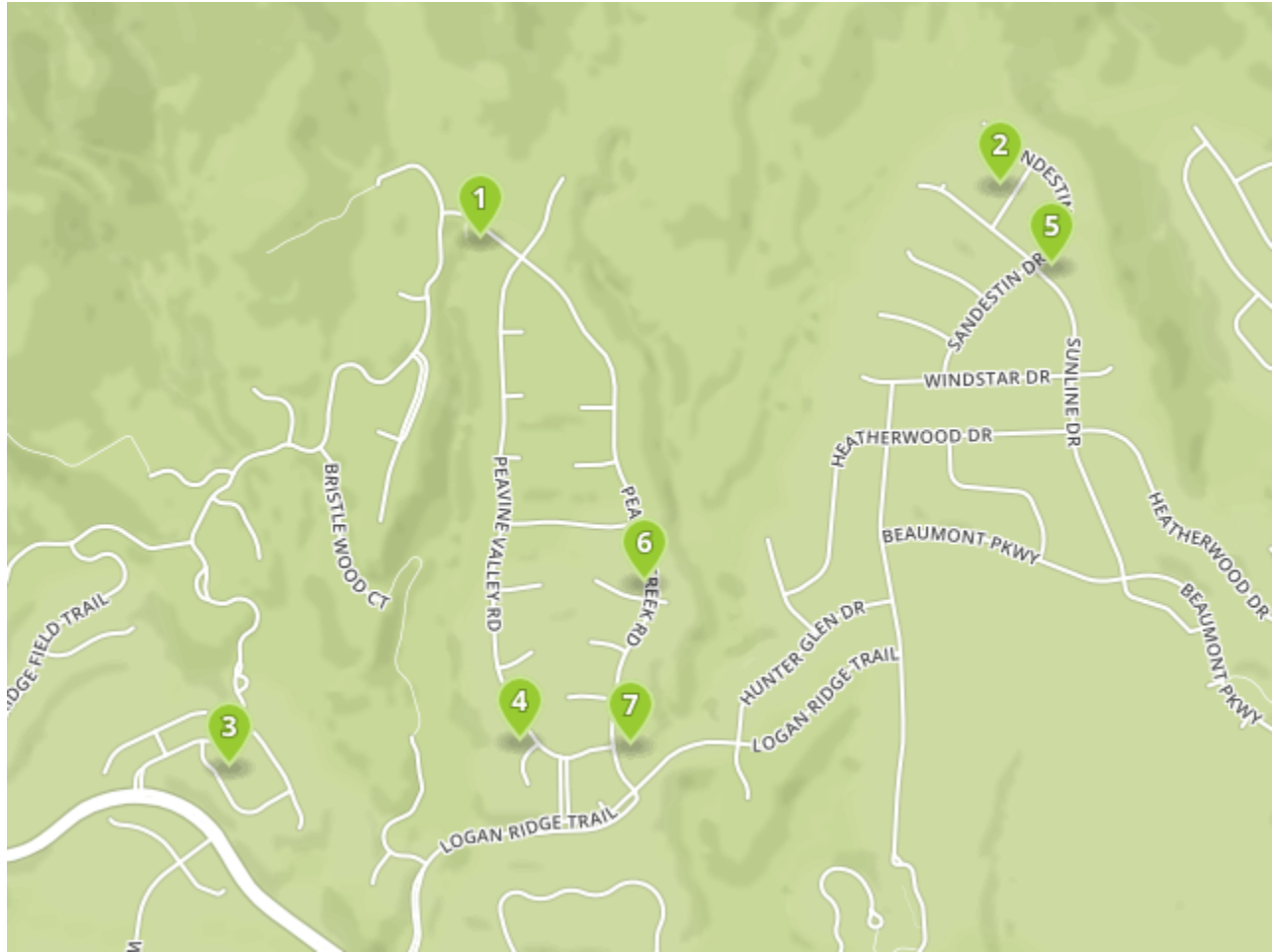
School	Type	Phone	Distance
Rollan D. Melton Elementary School	Public/pk-5	(775) 746-7440	1.4 mi
George Westergard Elementary School	Public/pk-5	(775) 746-5800	2.0 mi
Robert Mc Queen High School	Public/9-12 & ungraded	(775) 746-5880	2.1 mi
B D Billingshurst Middle School	Public/6-8	(775) 746-5870	2.2 mi
Caughlin Preschool	Private/pk-1	(775) 746-3444	2.3 mi
Sarah Winnemucca Elementary School	Public/pk-6	(775) 746-5810	2.7 mi
Riverview Christian Academy	Private/1-8	(775) 322-0714	3.5 mi
Grace Warner Elementary School	Public/pk-6	(775) 746-5830	3.6 mi
The King's Academy	Private/k-6	(775) 747-1217	3.7 mi
Mamie Towles Elementary School	Public/pk-6	(775) 746-5820	3.7 mi
Archie Clayton Middle School	Public/6-8	(775) 746-5860	3.9 mi
St Albert The Great School	Private/k-8	(775) 747-3392	4.0 mi
Verdi Elementary School	Public/pk-6	(775) 345-8100	4.2 mi
Roy Gomm Elementary School	Public/pk-6	(775) 333-5000	4.2 mi
Elmcrest Elementary School	Public/pk-6	(775) 746-5850	4.2 mi
Peavine Elementary School	Public/pk-6	(775) 746-5840	4.6 mi
Darrell C Swope Middle School	Public/6-8	(775) 333-5330	4.6 mi
North Star Online School	Public/k-12	(775) 353-6900	4.9 mi
Opportunity School	Public/n/a	(775) 333-5351	5.0 mi

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		



	MLS #	Status	Address	Price
1	160010364	A	2835 Peavine Creek Road, Reno	\$545,000
2	160007960	A	3045 Blackthorn Dr, Reno	\$465,000
3	160010108	A	2288 Placerwood Trail, Reno	\$495,000
4	160008610	A	2245 Peavine Valley Road, Reno	\$455,000
5	160010732	A	2810 Sandestin Dr, Reno	\$455,000
6	160008928	A	7705 Peavine Shadow Court, Reno	\$449,900
7	160009025	A	2140 Peavine Creek Road, Reno	\$358,000

Status: A = Active, A = Price Reduced, A = New

2835 Peavine Creek Road, Reno

\$545,000

Listing information

Courtesy of Chase International-Damonte

MLS#: 160010364	Beds: 5	Sq Ft: 2,797	List Date: 7/12/16
Status: Active	Baths: 3/0	Year Built: 2013	DOM: 11

Features

Adjoins: Street, Common Area **Appliances:** Gas Range/Oven, Refrigerator in Kitchen **Dining Room:** Separate/Formal, High Ceiling, Combo/Dining Room **Exterior:** None, N/A **Family Room:** Separate, Great Room, Firplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete Slab **Garage:** Attached, Tandem, Garage Door Opener(s), Opener Control(s) **Green:** None **HOA Amenities:** Common Area Maint **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Interior:** Drapes/Curtains, Blinds/Shades, Rods/Hardware, Smoke Detector(s)

Remarks

Open House Saturday, July 23, 11:00 am - 2:00 pm. Surrounded by Views and Open Space! This 5-bedroom, 3-bath home in Canyon Pines sits on one of the largest and most desirable lots in the community. Wake up to incredible views overlooking the Somerset Golf Course and the Sierra Mountains. Walk outside to miles of hiking and biking paths. Pride of ownership is evident in this like new home just outside Somerset but within a mile of the market at Town Center. Monthly dues are just \$27.



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

3045 Blackthorn Dr, Reno

\$465,000

Listing information

Courtesy of Cal Neva Realty

MLS#: 160007960	Beds: 4	Sq Ft: 2,334	List Date: 6/1/16
Status: Active	Baths: 2/1	Year Built: 2005	DOM: 52

Features

Adjoins: Street **Appliances:** None **Dining Room:** Separate/Formal, Ceiling Fan **Exterior:** None, N/A **Family Room:** Separate, Firplce/Woodstove/Pellet, High Ceiling, Ceiling Fan **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s), RV Access/Parking, Opener Control(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Breakfast Bar, Cook Top - Gas, Single Oven Built-in

Remarks

This is truly a beautiful home with \$40 K in new landscaping, NEW dishwasher, kitchen sink and faucet, granite counter tops, inside and exterior paint, plantation shutters, carpet, 18x18 porcelain floor tile, insulated rigid duct work in crawl space for better heating and air conditioning efficiency, toilets, refinished kitchen cabinets. Large 1/3 acre lot with mountain and valley views. RV access. Ceiling fans through out, air conditioning, formal dining area.



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

2288 Placerwood Trail, Reno

\$495,000

Listing information

Courtesy of RE/MAX Realty Affiliates-Reno

MLS#: 160010108	Beds: 3	Sq Ft: 2,346	List Date: 7/8/16
Status: Active	Baths: 2/1	Year Built: 2004	DOM: 15

Features

Adjoins: Street **Appliances:** Gas Range/Oven, Refrigerator in Kitchen **Dining Room:** Great Room, Fireplce/Woodstove/Pellet **Exterior:** None, N/A **Family Room:** Great Room, Firplce/Woodstove/Pellet **Floors:** Carpet, Ceramic Tile **Foundation:** Concrete/Crawl Space **Garage:** Attached, Tandem **Green:** None **HOA Amenities:** Club Hs/Rec Room, Common Area Maint, Golf, Gym, Pool, Tennis **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Island, Pantry, Breakfast Nook, Cook Top - Gas, Single Oven Built-in

Remarks

What a great opportunity within Somersett in Northwest Reno. Entire interior of home has new paint. Home recently professionally cleaned which included carpet. Single level home with highly sought after open floor plan. Garage is 3 car tandem with space for all of your toys. Home has been professionally landscaped with mature trees and rear yard paver patio. Home boasts a large laundry room with cabinets and sink. HOA includes gorgeous clubhouse with pool, tennis and indoor basketball court. Awesome 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

2245 Peavine Valley Road, Reno

\$455,000

Listing information

Courtesy of April Tomasco Realty

MLS#: 160008610	Beds: 3	Sq Ft: 2,143	List Date: 6/12/16
Status: Price Reduced	Baths: 2/0	Year Built: 2005	DOM: 41

Features

Adjoins: Street **Appliances:** Washer, Dryer **Dining Room:** Great Room, Fireplace/Woodstove/Pellet, High Ceiling, Ceiling Fan **Exterior:** None, N/A **Family Room:** None **Floors:** Carpet, Ceramic Tile, Wood, Stone **Foundation:** Concrete/Crawl Space **Garage:** Attached **Green:** None **HOA Amenities:** No Amenities, Common Area Maint **Heat/Cool:** Natural Gas, Electric, Forced Air, Fireplace, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Island, Pantry, Cook Top - Gas, Double Oven Built-in **Laundry:** Yes, Laundry Room, Cabinets, Shelves

Remarks

Grab the one you love and enjoy the sunset from the privacy of the covered backyard patio with sweeping views of the mountains and golf course! Home is complete with a kitchen that is a chefs delight with gas stove, cherry cabinets, ample granite counters and island. Slate entry, 10' ceilings throughout. Two gas fireplaces. One in master bedroom one in living room. Curb appeal!! Pride of ownership shows in ever step of this home and manicured yard.



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 #160010732

2810 Sandestin Dr, Reno

\$455,000

Listing information

Courtesy of Reno Realty

MLS#: 160010732	Beds: 4	Sq Ft: 2,334	List Date: 7/19/16
Status: New	Baths: 2/1	Year Built: 2005	DOM: 4

Features

Adjoins: Street **Appliances:** Gas Range/Oven, Refrigerator in Kitchen **Dining Room:** Family Rm Combo, Fireplce/Woodstove/Pellet, High Ceiling **Exterior:** Satellite Dish/Owned **Family Room:** Living Rm Combo, High Ceiling **Floors:** Carpet, Ceramic Tile, Laminate **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s) **Green:** None **HOA Amenities:** No Amenities **Heat/Cool:** Natural Gas, Electric, Fireplace, Central Refrig A/C **Interior:** Drapes/Curtains, Blinds/Shades, Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Breakfast Bar, Single Oven Built-in

Remarks

Great family home with mountain views of North West Reno. Single story home featuring 4 beds, 2.5 baths and 3 car garage with shelves, extra parking space in front of garage. High Ceiling, natural light makes it warm and bright all day. 4th bedroom converted to office/den. No HOA.



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Source: NNRMLS

Karen Conrad | Chase International | karen@karenconrad.com | Mobile: 775-527-7021 | BRE number: NV # 1001264 | BRE number: CA # 01037428 | karenconrad.com

7705 Peavine Shadow Court, Reno

\$449,900

Listing information

Courtesy of Keller Williams Group One Inc.

MLS#: 160008928	Beds: 3	Sq Ft: 2,432	List Date: 6/17/16
Status: Active	Baths: 3/0	Year Built: 2006	DOM: 36

Features

Adjoins: Street **Appliances:** Gas Range/Oven **Dining Room:** None **Exterior:** Satellite Dish/Owned, Gazebo **Family Room:** Great Room, Firplce/Woodstove/Pellet, Ceiling Fan **Floors:** Carpet, Laminate, Porcelain **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s) **Green:** None **HOA Amenities:** Addl Parking, Snow Removal **Heat/Cool:** Natural Gas, Forced Air, Fireplace, Central Refrig A/C **Interior:** Blinds/Shades, Smoke Detector(s), None **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry, Breakfast Bar **Laundry:** Yes, Laundry Room, Cabinets **Living Room:** None

Remarks

Somerset without the high HOA dues!! This Canyon Pines home has been beautifully maintained. It features 3 bedrooms, loft, office, 3 bathrooms and a 3 car tandem garage. Newer upgraded carpeting and interior paint. Granite countertops throughout the home in addition to beautiful wood laminate flooring. Master bedroom on main level with an office (not included in bedroom count). Upstairs there is a loft and 2 additional bedrooms.



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PROPERTY DETAILS

MLS #160009025

2140 Peavine Creek Road, Reno

\$358,000

Listing information

Courtesy of Intero Real Estate Services

MLS#: 160009025	Beds: 3	Sq Ft: 1,576	List Date: 6/18/16
Status: Active	Baths: 2/0	Year Built: 2004	DOM: 35

Features

Adjoins: Greenbelt **Appliances:** Refrigerator in Kitchen **Dining Room:** Great Room, Fireplce/ Woodstove/Pellet, High Ceiling, Ceiling Fan **Exterior:** None, N/A **Family Room:** None **Floors:** Carpet, Laminate, Porcelain **Foundation:** Concrete/Crawl Space **Garage:** Attached, Garage Door Opener(s) **Green:** 1+ Energy Star Appliance **HOA Amenities:** Common Area Maint **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Interior:** Smoke Detector(s) **Kitchen:** Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Island, Pantry, Breakfast Bar, Cook Top - Gas, Single Oven Built-in **Laundry:** Yes, Laundry Room, Cabinets

Remarks

Enjoy the look and feel of Somersett but with low HOA dues. Good access to Peavine Mountain from top of street. Lots of trails everywhere! Updated 2 years ago with Plantation shutters, interior paint, oil rubbed bronze door hardware, plush carpet, porcelain tile floors in the baths, laundry and entry, ceiling fans in the bedroom and living room, new light fixture in the dining room. Premium lot backs to open space! Professional landscaping and paver stone patio.



Information is deemed reliable but not guaranteed.

Source: NNRMLS

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We Make Buying Easy

Our powerful industry connections and unparalleled knowledge of our market ensures your success. Come experience the right way to buy a family home or condominium, lakeside property or exclusive estate. At Chase International, we believe in lifestyle enhancement and promise to find you exactly what you're looking for.

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WE MAKE YOUR DREAM COME TRUE

Realizing your dream ... starts with Chase International. Throughout our expansive portfolio of listings, you'll discover a variety of neighborhoods, housing styles and prices. Our reputation is strong; our vision is always moving forward.

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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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

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firm in Reno/Tahoe?**

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