

979 Westcliff Lane Reno



Spacious 4 Bedroom

Beautiful 4 Bedroom 2.5 bath home with over 2100 square feet located across Summit Park with city view. Enjoy cooking in a spacious kitchen equipped with plenty of cabinets, island, tile countertops, electric stove, microwave, pantry and garden window. Hardwood floors in living & dining room with tile floors in entry and kitchen. Relax in the backyard on the private deck, waterfall, and small pond. Master bath includes separate tub and shower, double sink, walk-in closet. Great location with easy freeway access to HWY 80, minutes to downtown Reno and convenient shopping.

Offered At \$ 335,000



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



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WE HAVE THE RIGHT RESOURCES

The bottom line? Your success is our best motivator. With Chase you'll profit from our wealth of resources:

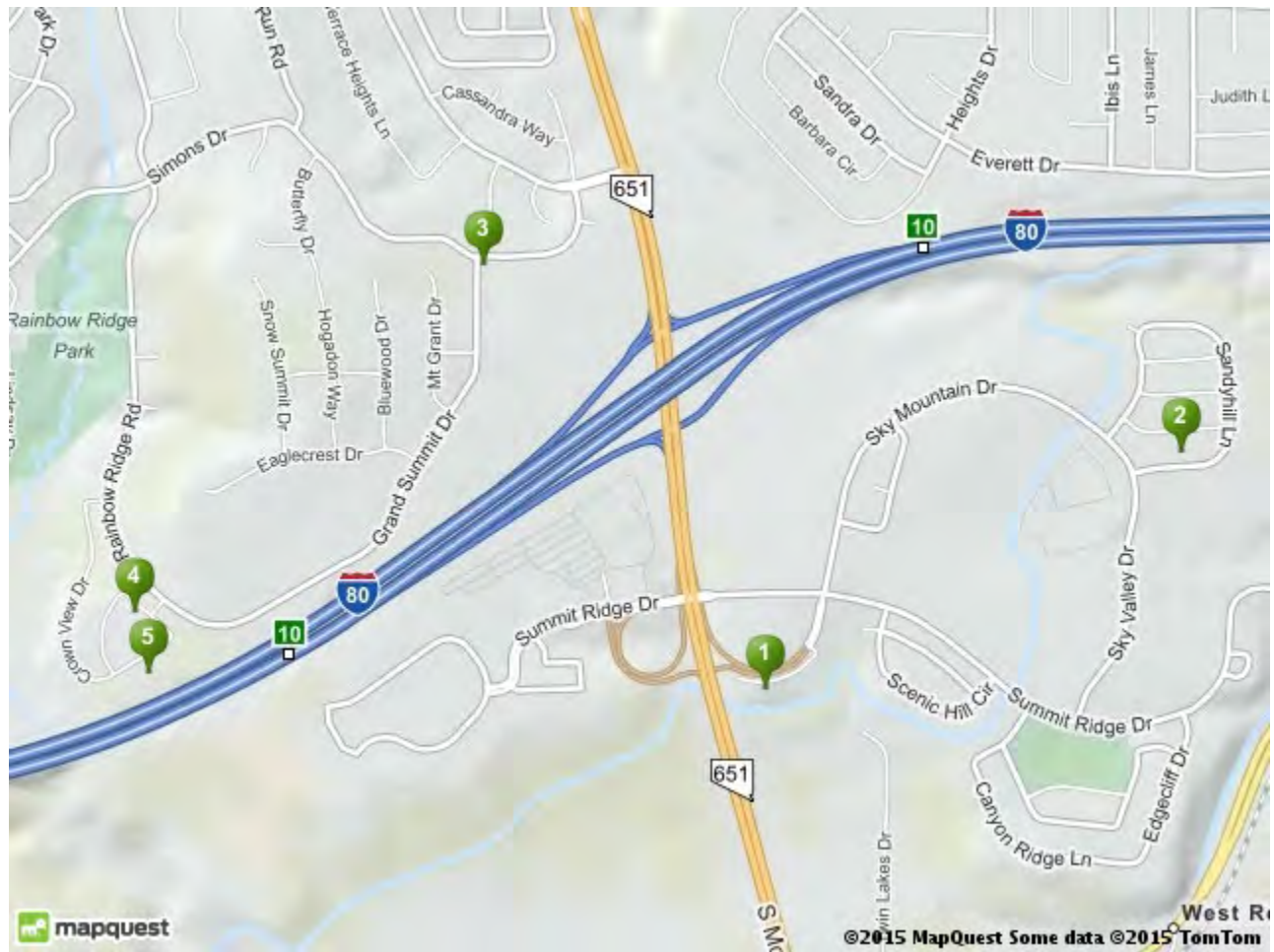
- A vast portfolio of fine properties in every price range...Lake Tahoe, Truckee, Reno and surrounding areas
- Market expertise from the most knowledgeable brokers and sales associates in real estate
- Personalized service from beginning to end

WE KNOW HOW TO LISTEN

Listening to you comes first. From there, you'll get unlimited access to our listings and those of other companies. Every community has unique characteristics to consider - from the right schools to the perfect neighborhood for you. Chase brings that market expertise to the forefront to find your perfect fit. Most importantly, our personalized service, integrity and commitment to value are beside you every step of the way.

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.



	MLS #	Status	Address	Price
1	150011955	A	4898 Sky Mountain Circle, Reno	\$299,000
2	150011471	A	1309 Sandyhill Lane, Reno	\$315,000
3	150013852	A	1485 Grand Summit Dr, Reno	\$355,500
4	150014435	A	1220 Silver Crest Circle, Reno	\$345,000
5	150012028	A	1027 Crown View, Reno	\$310,000

Status: A = Price Reduced, A = Active

PROPERTY DETAILS

MLS #150011955

4898 Sky Mountain Circle, Reno

\$299,000

Listing information

Courtesy of Ferrari-Lund Real Estate South

MLS#: 150011955	Beds: 3	Sq Ft: 2,124	List Date: 8/24/15
Status: Price Reduced	Baths: 3/0	Year Built: 1995	DOM: 60

Features

View: Yes, Mountain, City **Const Type:** Site/Stick Built **HOA Amenities:** Common Area Maint
Garage: Attached **Floors:** Carpet, Ceramic Tile **Exterior:** None, N/A **Roof:** Tile **Heat/Cool:**
Natural Gas, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer,
Cable, Telephone, Water Meter Installed **Patio:** Yes, Uncovered, Covered, Deck, Patio **Green:**
None **Lotsize:** 0.12 **Acres:** 0.12

Remarks

Stunning panoramic views in Reno! This beautiful ridge home is located on a private road in Northwest Reno. The large living room which features an open floor plan with high vaulted ceilings and wide windows open to a spacious deck that's perfect for entertaining. The large master suite located in the lower level has access to a private deck with its own panoramic views. Carpet and tile flooring throughout the home. Low maintenance yard for busy people.



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 #150011471

1309 Sandyhill Lane, Reno

\$315,000

Listing information

Courtesy of HomeGate Realty of Nevada

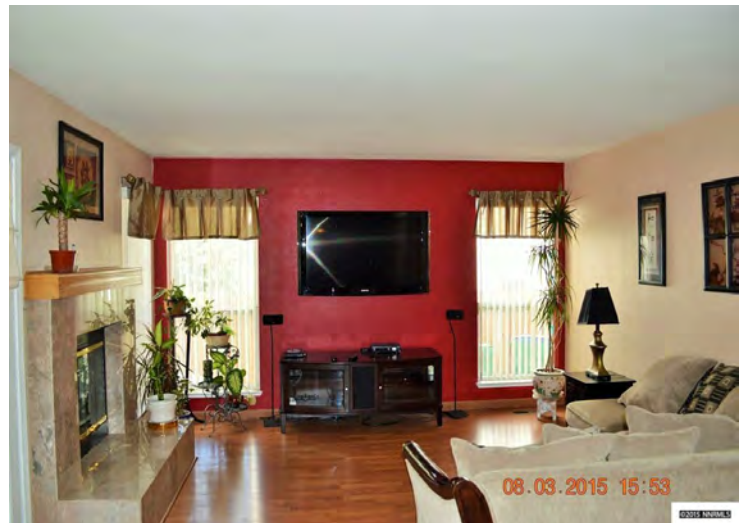
MLS#: 150011471	Beds: 4	Sq Ft: 2,173	List Date: 8/13/15
Status: Active	Baths: 2/1	Year Built: 1992	DOM: 71

Features

View: Yes, Mountain, Trees **Const Type:** Site/Stick Built **HOA Amenities:** Common Area Maint
Garage: Attached **Floors:** Carpet, Sheet Vinyl, 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, DSL Available, Telephone, Water Meter Installed **Patio:**
Yes, Uncovered, Deck **Green:** None **Lotsize:** 0.16 **Acres:** 0.16

Remarks

Beautiful 4 bedroom 2.5 bath home in Northwest Reno. From the entry you are able to see vaulted ceilings in the spacious living room attached is a separate formal dining room. Kitchen is bright and airy and offers a island in the center perfect for entertaining. Next is the family room that boasts a marble like gas log fireplace for those cold winter nights! All bedrooms are located on the second level of the home; each room including a ceiling fan.



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PROPERTY DETAILS

MLS #150013852

1485 Grand Summit Dr, Reno

\$355,500

Listing information

Courtesy of Dickson Realty - Damonte Ranch

MLS#: 150013852	Beds: 4	Sq Ft: 2,206	List Date: 10/3/15
Status: Active	Baths: 3/0	Year Built: 2006	DOM: 20

Features

Const Type: Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Sheet Vinyl **Exterior:** RV Access/Parking **Roof:** Pitched, Tile **Heat/Cool:** Natural Gas, Central Refrig A/C **Utilities:** Natural Gas, City/County Water, City Sewer, Telephone, Water Meter Installed **Patio:** Patio **Green:** None **Lotsize:** 0.26 **Acres:** 0.26

Remarks

beautiful 2 story home located in highly sought after NW Reno neighborhood. New carpet, freshly painted in 2 toned colors, 4 bedrooms with 1 bedroom and 1 bath on main level. Quite neighborhood and to move into.



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PROPERTY DETAILS

MLS #150014435

1220 Silver Crest Circle, Reno

\$345,000

Listing information

Courtesy of Intero Real Estate Services

MLS#: 150014435	Beds: 4	Sq Ft: 2,095	List Date: 10/16/15
Status: Active	Baths: 2/1	Year Built: 2005	DOM: 7

Features

View: Yes, Mountain **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Vinyl Tile, 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, DSL Available, T1 Available, Telephone, Water Meter Installed **Patio:** Yes, Uncovered, Patio **Green:** 1+ Energy Star Appliance **Lotsize:** 0.13 **Acres:** 0.13

Remarks

This charming home is located in the desirable area of Northwest Reno, within minutes of 1-80. Meticulously cared for and well maintained, this 4 bedroom, 2 1/2 bath, 2 car garage, 2095 square foot home has a very open and highly sought after floor plan. The kitchen is beautiful, with granite slab counter tops and island, as well as stainless steel appliances. It opens to a spacious great room that has a fireplace to cozy up to. The backyard is absolutely gorgeous, with a paved patio and walk ways,



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PROPERTY DETAILS

MLS #150012028

1027 Crown View, Reno

\$310,000

Listing information

Courtesy of Ferrari-Lund Real Estate Reno

MLS#: 150012028	Beds: 3	Sq Ft: 1,991	List Date: 8/25/15
Status: Active	Baths: 2/1	Year Built: 2006	DOM: 59

Features

View: Yes **Const Type:** Site/Stick Built **HOA Amenities:** No Amenities **Garage:** Attached **Floors:** Carpet, Laminate **Exterior:** None, N/A **Roof:** Pitched **Heat/Cool:** Natural Gas, Forced Air, Central Refrig A/C **Utilities:** Electricity, Natural Gas, City/County Water, City Sewer **Patio:** None **Green:** None **Lotsize:** 0.11 **Acres:** 0.11

Remarks

Terrific large home in a desirable area of Northwest Reno. 3 large bedrooms, 2.5 baths, huge laundry room and a backyard waiting for your creativity.



Information is deemed reliable but not guaranteed.

















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School	Type	Phone	Distance
The King's Academy	Private/k-6	(775) 747-1217	0.7 mi
Darrell C Swope Middle School	Public/6-8	(775) 333-5330	0.7 mi
Grace Warner Elementary School	Public/pk-6	(775) 746-5830	0.8 mi
Roy Gomm Elementary School	Public/pk-6	(775) 333-5000	0.8 mi
North Star Online School	Public/k-12	(775) 353-6900	1.0 mi
Riverview Christian Academy	Private/1-8	(775) 322-0714	1.1 mi
Opportunity School	Public/n/a	(775) 333-5351	1.1 mi
Hunter Lake Elementary School	Public/pk-6	(775) 333-5040	1.1 mi
Children's Center at the High Desert Church	Private/pk-1	(775) 323-6569	1.1 mi
Elmcrest Elementary School	Public/pk-6	(775) 746-5850	1.2 mi
Early Learning Program	Private/k	(775) 322-9030	1.3 mi
St Albert The Great School	Private/k-8	(775) 747-3392	1.3 mi
Sarah Winnemucca Elementary School	Public/pk-6	(775) 746-5810	1.3 mi
Archie Clayton Middle School	Public/6-8	(775) 746-5860	1.4 mi
Mamie Towles Elementary School	Public/pk-6	(775) 746-5820	1.4 mi
Reno High School	Public/9-12 & ungraded	(775) 333-5050	1.5 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
Jessie Beck Elementary School	Public/pk-6	(775) 689-2520	1.8 mi

979 Westcliff Ln., Reno

Name	Type	Distance	Rating
4th St Bistro	American (New)	0.31 mi	 161 reviews
Johnny's Ristorante Italiano	Italian	0.31 mi	 178 reviews
Anna's Mexican Grill	Mexican	0.35 mi	 156 reviews
Yordana's Cafe	Breakfast & Brunch	0.35 mi	 10 reviews
Eclipse Pizza Co.	Pizza	0.79 mi	 107 reviews
Walden's Coffeehouse	Sandwiches, Breakfast & Brunch, Coffee & Tea	0.8 mi	 142 reviews
Oxbow Cafe And Bistro	Cafes, American (Traditional), Burgers	0.84 mi	 95 reviews
Tacos el Rey	Mexican	1.02 mi	 127 reviews
L&L Hawaiian Barbecue	Hawaiian	1.1 mi	 81 reviews
Crepe N' Roll	Creperies, Desserts, Coffee & Tea	1.18 mi	 59 reviews
Silver Chopsticks	Vietnamese, Chinese	1.26 mi	 51 reviews
Sushi Rose	Sushi Bars	1.37 mi	 326 reviews
Peluso's Apizza	Pizza	1.41 mi	 69 reviews
Bighorn Bar & Grill	American (New), Burgers, Bars	1.42 mi	 11 reviews
Casa Grande	Mexican	1.61 mi	 161 reviews
Burger Me	Burgers, Gluten-Free, Vegetarian	1.65 mi	 215 reviews

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	

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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

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the **number one** real estate
firm in Reno/Tahoe?**

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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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