

# PROPERTY FEATURE & ATTRIBUTE LIST

## 1840 TY LANE, MINDEN, NV 89423

### LOCATION

Douglas County, Minden, NV 89423 (Location)

East Valley of Buckeye/Pinenut MLS Area (Location)

Last Lot at End of Private Road w/ No Maintenance Agreement (Location)

BLM Adjacent on East & South Sides (Location)

Mountain & Valley Views (Location)

### HOUSE FEATURES

Single-Family Residence Constructed 1993 (House Features)

1656 Square Feet, 3 Bedrooms, 2 Bathrooms (House Features)

Attached 2-Car Garage, (2) Detached 2-Car Garages, RV Carport (House Features)

2 X 6 Walls (House Features)

Poured Concrete Footing/Stem Wall Foundation (House Features)

Double-Pane Metal Framed Windows (House Features)

R-38 Fiberglass Batts Attic Insulation (House Features)

R-11 Insulated Foundation Stem Wall (House Features)

R-19 Insulated Floor Joists (House Features)

6-Mil Black Vapor Barrier (House Features)

(2) Storage Sheds (House Features)

(1) Pump House w/ 119Gallon Pressurized Well Tank (House Features)

(1) Propane Tank—Leased (House Features)

(1) Septic System (House Features)

(1) Propane Forced Air Furnace (House Features)

(1) Central Air Conditioner (House Features)

(1) Propane 40-Gallon Water Heater (House Features)

(1) 200-AMP Panel (House Features)

No Homeowners' Association (House Features)

No Covenants, Conditions, & Restrictions (House Features)

## **LOT**

2.00 Acre / 87,120 Square Feet (Lot)

Land Use—Rural Residential (Lot)

Zoning—Rural Agriculture, 5 Acres (Lot)

RV Access & Parking (Lot)

## **EXTERIOR**

Pitched Composition Roof w/ Partial Gutters (Exterior)

Satellite Dish—Owned (Exterior)

Horizontal Lap, Press Board Siding (Exterior)

Covered Composite Porch w/ Swing & Recessed Light (Exterior)

Uncovered Composite Deck w/ Guardrails (Exterior)

## **FRONT YARD**

Partially Fenced Perimeter (Front Yard)

Gravel Circle Driveway & Concrete Driveway (Front Yard)

Mature Trees & Bushes (Front Yard)

Low Maintenance Landscape w/ Yard Hydrants & Automatic Irrigation (Front Yard)

## **ENTRY**

Security Door & Steel-Clad Entry Door (Entry)

Vaulted Ceiling (Entry)

Ceiling Fan w/ Light Fixture (Entry)

(2) Ceiling Alcove (Entry)

Partition Walls (Entry)

Coat Closet w/ Double Doors, Shelf & Hanging Rod (Entry)

Hardwood T&G Floor Covering w/ Design (Entry)

## **LIVING & DINING ROOM COMBINATION**

Vaulted Ceiling (Living & Dining Room Combination)

Partition Walls (Living & Dining Room Combination)

Carpet Floor Covering (Living & Dining Room Combination)

## **LIVING ROOM**

(4) Wall Sconces (Living Room)

Bay Window w/ Window Bench & Cellular Shades (Living Room)

## **DINING ROOM**

Ceiling Fan w/ Light Fixture (Dining Room)

Bay Window w/ Cellular Shades (Dining Room)

## **KITCHEN & FAMILY ROOM COMBINATION**

Vaulted Ceilings (Kitchen & Family Room Combination)

Partition Walls (Kitchen & Family Room Combination)

Hardwood T&G Floor Covering (Kitchen & Family Room Combination)

## **KITCHEN**

Refrigerator—Personal Property (Kitchen)

Propane 5-Burner Stove—Built In (Kitchen)

Vented Range Hood—Built In (Kitchen)

Electric Oven—Built In (Kitchen)

Microwave—Built In (Kitchen)

Trash Compactor—Built In (Kitchen)

Dishwasher—Built In (Kitchen)

Undermounted Dual Basin Kitchen Sink w/ Garbage Disposal (Kitchen)

Light Box & Recessed Light Fixture (Kitchen)

Window w/ Roller Shade (Kitchen)

Ceramic Tile Countertops & Backsplash (Kitchen)

Drawers, Pantry Cabinet & Cabinets w/ Pull-Out Shelving (Kitchen)

Breakfast Bar (Kitchen)

## **FAMILY ROOM**

Ceiling Fan w/ Light Fixture (Family Room)

Pellet Stove w/ Ceramic Tile Hearth (Family Room)

(2) Windows w/ Cellular Shades (Family Room)

French Entry Doors w/ Window Inserts & Cellular Shades (Family Room)

## **HALLWAY**

Recessed Light Fixtures (Hallway)

Thermostat (Hallway)

Carpet Floor Covering (Hallway)

Privacy Door to Primary Suite (Hallway)

Privacy Door to Bedroom #1 (Hallway)

Privacy Door to Bedroom #2 (Hallway)

Privacy Door to Bathroom (Hallway)

Operator Door to Laundry Room (Hallway)

## **PRIMARY SUITE**

**PRIMARY BEDROOM** (Primary Suite)

Shed Ceiling (Primary Bedroom)

Ceiling Fan w/ Light Fixture (Primary Bedroom)

Bay Window w/ Window Bench & Cellular Shades (Primary Bedroom)

Carpet Floor Covering (Primary Bedroom)

**PRIMARY ENSUITE** (Primary Suite)

Vanity w/ Single Sink, Granite Countertop & Vanity Light Fixture (Primary Ensuite)

Medicine Cabinet w/ Mirror (Primary Ensuite)

Shower Stall w/ Slate Base & Walls, Bench, Rain & Wand Shower Heads (Primary Ensuite)

Exhaust Fan (Primary Ensuite)

Transom Window (Primary Ensuite)

Slate Tile Floor Covering (Primary Ensuite)

## **PRIMARY WALK-IN CLOSET** (Primary Suite)

Wire Shelving & Hanging Rods—Built In (Primary Walk-In Closet)

Flush Mount Light Fixture (Primary Walk-In Closet)

Attic Scuttle (Primary Walk-In Closet)

Crawlspace Scuttle (Primary Walk-In Closet)

Carpet Floor Covering (Primary Walk-In Closet)

## **BEDROOM #1**

Flush Mount Light Fixture (Bedroom #1)

Reach-In Closet w/ Built-In Shelving (Bedroom #1)

(2) Windows w/ Cellular Shades (Bedroom #1)

Carpet Floor Covering (Bedroom #1)

## **BEDROOM #2**

Ceiling Fan w/ Light Fixture (Bedroom #2)

Walk-In Closet w/ Recessed Light Fixture, Built-In Shelf & Hanging Rod, & Bifold Door w/ Mirror Insert (Bedroom #2)

Bay Window w/ Window Bench & Cellular Shades (Bedroom #2)

Corner Shelf—Built In (Bedroom #2)

Coat/Hat Hooks (Bedroom #2)

## **BATHROOM**

Vanity w/ Single Sink, Ceramic Tile Countertop & Vanity Light Fixture (Bathroom)

Medicine Cabinet (Bathroom)

Bathtub & Shower Combination w/ Ceramic Tile Walls & Shower Wand (Bathroom)

Exhaust Fan (Bathroom)

Transom Window (Bathroom)

Linoleum Floor Covering (Bathroom)

## **LAUNDRY ROOM**

Washer & Dryer—Personal Property (Laundry Room)

220V Dryer Connection (Laundry Room)

Flush Mount Light Fixture (Laundry Room)

Exhaust Fan (Laundry Room)

Linen Closet w/ Built-In Shelves & Hamper (Laundry Room)

Cabinets, Shelf & Coat/Hat Hooks (Laundry Room)

Subpanel (Laundry Room)

Linoleum Floor Covering (Laundry Room)

Entry Door from Attached Garage (Laundry Room)

## **ATTACHED GARAGE**

2-Car Capacity (Attached Garage)

Automatic & Insulated Double Garage Door w/ Window Inserts (Attached Garage)

Tube Light Fixture (Attached Garage)

Attic Scuttle (Attached Garage)

Finished Walls & Ceiling (Attached Garage)

Cabinets, Shelving & Pegboard (Attached Garage)

100,000-BTU Propane Forced Air Furnace (Attached Garage)

40-Gallon Water Heater w/ Insulation (Attached Garage)

Irrigation Controller (Attached Garage)

Concrete Flooring (Attached Garage)

Entry Door to Laundry Room (Attached Garage)

Entry Door w/ Window Insert from Side Yard (Attached Garage)

## **DETACHED GARAGE #1**

2-Car Capacity (Detached Garage #1)

Manual Double Garage Door (Detached Garage #1)

Entry Door (Detached Garage #1)

Tube Light Fixtures (Detached Garage #1)

Attic Ladder (Detached Garage #1)

Finished Walls & Ceiling (Detached Garage #1)

Shop w/ Work Bench, Cabinets, Shelving & Pegboard (Detached Garage #1)

Subpanel (Detached Garage #1)

Wood Stove (Detached Garage #1)

Concrete Flooring (Detached Garage #1)

Lean-To Shed (Detached Garage #1)

## **DETACHED GARAGE #2**

Unfinished Walls & Ceiling (Detached Garage #2)

Shelving (Detached Garage #2)

Dirt Flooring (Detached Garage #2)

## **SIDE YARD**

Fully Fenced (Side Yard)

Air Conditioner Condenser (Side Yard)

Cleanout (Side Yard)

Gate to Front Yard (Side Yard)

Gate to Back Yard (Side Yard)

Entry Door w/ Window Insert to Attached Garage (Side Yard)

## **BACK YARD**

Partially Fenced (Back Yard)

Uncovered Composite Deck w/ Guardrails (Back Yard)

Pergola (Back Yard)

Concrete Hot Tub Pad (Back Yard)

Slate Patio (Back Yard)

Rock Waterfall w/ Recirculating Pump—Nonoperational (Back Yard)

Mature Trees & Bushes w/ Automatic Irrigation (Back Yard)

## **UTILITIES**

Electricity (Utilities)

Propane (Utilities)

Private Well (Utilities)

Sceptic Tank (Utilities)

Telephone (Utilities)

Cable (Utilities)

Satellite (Utilities)

Cellular Coverage Available (Utilities)

Internet Available (Utilities)

## **PLACES OF INTEREST**

≈3.9 Miles to Minden Elementary School (Places of Interest)

≈5.6 Miles to Carson Valley Middle School (Places of Interest)

≈5.7 Miles to Douglas High School (Places of Interest)

≈4.5 Miles to Douglas County Sherriff's Office (Places of Interest)

≈5.4 Miles to East Fork Fire Protection District Station 14 (Places of Interest)

≈5.2 Miles to Carson Tahoe Minden Medical Center (Places of Interest)

≈5.9 Miles to Carson Valley Health Hospital (Places of Interest)

≈4.6 Miles to Downtown Minden, Nevada (Places of Interest)

≈5.8 Miles to Gardnerville, Nevada (Places of Interest)

≈11.5 Miles to Genoa, Nevada (Places of Interest)

≈19.6 Miles to Carson City, Nevada (Places of Interest)

≈21.8 Miles to Stateline, Nevada (Places of Interest)

≈24.5 Miles to Zephyr Cove, Nevada (Places of Interest)

≈24.5 Miles to Topaz, Nevada (Places of Interest)

≈31.0 Miles to Dayton, Nevada (Places of Interest)

≈37.5 Miles to Smith, Nevada (Places of Interest)

≈53.5 Miles to Reno & Sparks, Nevada (Places of Interest)

≈57.9 Miles to Yerington, Nevada (Places of Interest)