

# **PROPERTY FEATURE & ATTRIBUTE LIST**

## **1844 ALPINE STREET, CARSON CITY, NV 89703**

### **LOCATION**

Carson City, NV 89703 (Location)

Carson West Central Area (Location)

Andersen Heights Subdivision (Location)

### **HOUSE FEATURES**

Single-Family Residence Constructed 1970 (House Features)

1351 Square Feet, 3 Bedrooms, 2 Bathrooms, 2-Car Garage (House Features)

Poured Concrete Footing/Stem Wall Foundation (House Features)

Thermal Insulated Vinyl Sliding Windows (House Features)

Sump Pump (House Features)

R-13 Fiberglass Batts & Loose Fill Cellulose Attic Insulation (House Features)

6-Mil Black Vapor Barrier (House Features)

(1) Natural Gas Forced Air Furnace (House Features)

(1) Central Air Conditioner (House Features)

(1) Natural Gas Water Heater (House Features)

(1) 100-AMP Panel (House Features)

Covenants, Conditions, & Restrictions (House Features)

No Homeowners' Association (House Features)

### **LOT**

0.16 Acre / 6969 Square Feet (Lot)

Land Use—200 – Single Family Residence (Lot)

Zoning—SF6 (Lot)

## **EXTERIOR**

Pitched Composition Shingle Roof w/ Partial Gutters (Exterior)

Brick Siding (Exterior)

Covered Epoxy Pebble Porch w/ Outdoor Light (Exterior)

## **FRONT YARD**

Mature Shade Trees, Bushes, Ivy & Grass (Front Yard)

Manual Irrigation (Front Yard)

Concrete Driveway (Front Yard)

Slate Pathway (Front Yard)

North & South Operator Gates to/from Back Yard (Front Yard)

## **ENTRY**

Security Door & Solid Wood Entry Door (Entry)

“Popcorn” Ceiling w/ Flush Mount Light Fixture (Entry)

Ceramic Tile Floor Covering (Entry)

## **LIVING ROOM**

Wood-Burning Fireplace w/ Brick Hearth & Mantle (Living Room)

“Popcorn” Ceiling (Living Room)

Dual Pane Vinyl Window w/ Wood Blinds (Living Room)

Carpet Floor Covering (Living Room)

## **KITCHEN**

4-Burner Gas Range & Oven Combination—Personal Property (Kitchen)

Built-In Recirculating Range Hood (Kitchen)

Refrigerator—Personal Property (Kitchen)

Built-In Dishwasher (Kitchen)

Dual Basin Sink w/ Garbage Disposal (Kitchen)

Cabinets, Drawers, & Composite Countertops w/ 6” Backsplash (Kitchen)

Laundry Closet w/ Washer, Electric Dryer, Shelf, & Bifold Closet Doors (Kitchen)

(3) Flush Mount Ceiling Light Fixtures (Kitchen)

(2) Dual Pane Vinyl Windows w/ Café Shutters & Top-Down Bottom-Up Cellular Shades (Kitchen)

Entry Door to/from Garage (Kitchen)

Ceramic Tile Floor Covering (Kitchen)

## **DINING ROOM**

“Popcorn” Ceiling w/ Flush Mount Light Fixture (Dining Room)

Dual Pane Vinyl Window w/ Wood Blinds (Dining Room)

Ceramic Tile Floor Covering (Dining Room)

## **HALLWAY**

Coat Closet (Hallway)

Linen Closet (Hallway)

Privacy Door to Primary Suite (Hallway)

Privacy Door to Bedroom #1 (Hallway)

Privacy Door to Bedroom #2 (Hallway)

Privacy Door to Bathroom (Hallway)

“Popcorn” Ceiling w/ (2) Flush Mount Light Fixtures (Hallway)

Thermostat (Hallway)

Carpet Floor Covering (Hallway)

## **PRIMARY SUITE**

### **PRIMARY BEDROOM (Primary Suite)**

“Popcorn” Ceiling (Primary Bedroom)

Ceiling Fan w/ Light Fixture (Primary Bedroom)

Dual Pane Vinyl Window w/ Top-Down Bottom-Up Cellular Shade (Primary Bedroom)

Reach-In Closet w/ Bifold Closet Doors, Shelf, Hanging Rod, & Crawlspace Scuttle (Primary Bedroom)

Carpet Floor Covering (Primary Bedroom)

## **PRIMARY ENSUITE (Primary Suite)**

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

Shower Stall w/ Ceramic Tile Base & Walls (Primary Ensuite)

Dual Pane Obscure Glass Vinyl Window w/ Top-Down Bottom-Up Cellular Shade (Primary Ensuite)

Linoleum Floor Covering (Primary Ensuite)

## **BEDROOM #1**

“Popcorn” Ceiling w/ Flush Mount Light Fixture (Bedroom #1)

Reach-In Closet w/ Bifold Closet Doors, Shelving & Hanging Rod (Bedroom #1)

Dual Pane Vinyl Window w/ Top-Down Bottom-Up Cellular Shade (Bedroom #1)

Carpet Floor Covering (Bedroom #1)

## **BEDROOM #2**

“Popcorn” Ceiling w/ Flush Mount Light Fixture (Bedroom #1)

Reach-In Closet w/ Bifold Closet Doors, Shelf & Hanging Rod (Bedroom #1)

Dual Pane Vinyl Window w/ Wood Blinds (Bedroom #1)

Carpet Floor Covering (Bedroom #1)

## **BATHROOM**

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

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

Exhaust Fan (Bathroom)

Linoleum Floor Covering (Bathroom)

## **GARAGE**

Attached, 2-Car Capacity (Garage)

Automatic Double Garage Door w/ Window Inserts (Garage)

Singular Light Bulb Fixture (Garage)

Attic Hatch (Attached Garage)

Unfinished Walls & Ceiling (Garage)

Dual Pane Vinyl Window w/ Aluminum Blinds (Garage)

Rafter Storage (Garage)

Built-In Shelving & Workbench (Garage)

Cabinets & Shelving—Personal Property (Garage)

92,000-BTU Natural Gas Forced Air Furnace (Garage)

Natural Gas Water Heater w/ Insulation (Attached Garage)

Concrete Flooring (Garage)

Entry Door to/from Laundry Room (Garage)

Entry Door w/ Pet Door to/from Back Yard (Garage)

## **BACK YARD**

Fully Landscaped (Back Yard)

Mature Shade Trees, Bushes & Grass (Back Yard)

Raised Planter Boxes (Back Yard)

Landscape Rock (Back Yard)

Air Conditioner Condenser (Back Yard)

Fully Fenced (Back Yard)

Slate Pathway (Back Yard)

North & South Operator Gates to/from Front Yard (Back Yard)

## **UTILITIES**

Electricity (Utilities)

Natural Gas (Utilities)

Municipal Water w/ Water Meter (Utilities)

Municipal Sewer (Utilities)

Telephone (Utilities)

Cable (Utilities)

Cellular Coverage Available (Utilities)

Internet Available (Utilities)

## **PLACES OF INTEREST**

≈0.3 Miles to Fritsch Elementary School (Places of Interest)

≈1.3 Miles to Carson Middle School (Places of Interest)  
≈2.2 Miles to Carson High School (Places of Interest)  
≈1.7 Miles to Carson City Sherriff's Office (Places of Interest)  
≈1.8 Miles to Carson City Fire Station 51 (Places of Interest)  
≈2.2 Miles to Carson Tahoe Regional Medical Center (Places of Interest)  
≈1.4 Miles to North Carson Crossing (Places of Interest)  
≈5.2 Miles to Costco (Places of Interest)  
≈5.6 Miles to Clear Creek Plaza & Carson Valley Plaza (Places of Interest)  
≈12.1 Miles to Dayton, Nevada (Places of Interest)  
≈14.4 Miles to Genoa, Nevada (Places of Interest)  
≈16.5 Miles to Minden, Nevada (Places of Interest)  
≈17.7 Miles to Gardnerville, Nevada (Places of Interest)  
≈24.1 Miles to Zephyr Cove, Nevada (Places of Interest)  
≈26.4 Miles to Stateline, Nevada (Places of Interest)  
≈31.3 Miles to Reno & Sparks, Nevada (Places of Interest)  
≈38.9 Miles to Topaz, Nevada (Places of Interest)  
≈51.8 Miles to Smith, Nevada (Places of Interest)  
≈64.2 Miles to Yerington, Nevada (Places of Interest)