

## **PROPERTY ATTRIBUTE LIST**

**2747 STEWART AVE, MINDEN, NV 89423**

### **LOCATION**

Douglas County, Minden, NV 89423 (Location)

Johnson Lane Area (Location)

### **HOUSE FEATURES**

R-19 Fiberglass Batts Attic Insulation (House Feature)

R-13 Foundation Stem Wall Insulation (House Feature)

100-AMP Panel (House Feature)

Natural Gas Forced Air Furnace (House Feature)

Central Air Conditioner (House Feature)

50-Gallon Natural Gas Water Heater (House Feature)

Mountain Views (House Feature)

Horse Property (House Feature)

### **EXTERIOR**

Ranch Style (Exterior)

Composition Shingle Roof w/ Gutters (Exterior)

Horizontal Lap, Press Board Siding (Exterior)

### **FRONT YARD**

Partially Landscaped w/ Mature Trees, Bushes & Automatic Drip Irrigation (Front Yard)

Dual Storage Sheds (Front Yard)

Asphalt Pull-Through Driveway & Concrete Parking Pad (Front Yard)

Double Gate to Non-RV Concrete Pad in Back Yard (Front Yard)

Covered Entry w/ Storm Door (Front Yard)

### **ENTRY**

Steel Clad Entry Door w/ Stained Glass Insert (Entry)

Flush Mount Ceiling Light (Entry)

Ceramic Tile Floor Covering (Entry)

## LIVING ROOM

Step-Down Living Room (Living Room)

Dual Pane Vinyl Windows w/ Curtain Rods (Living Room)

Carpet Floor Covering (Living Room)

## FAMILY ROOM

Vaulted Ceiling w/ Ceiling Fan (Family Room)

Wet Bar w/ Cabinets, Sink, Tile Counter & Recessed Lighting (Family Room)

Freestanding Wood Stove w/ Ceramic Tile Hearth Pad (Family Room)

Dual Pane Vinyl Window w/ Cellular Shade (Family Room)

Entry Doors from Back Yard & Garage (Family Room)

Grab Bar (Family Room)

Carpet Floor Covering (Family Room)

## KITCHEN & DINING ROOM COMBINATION

KITCHEN (Kitchen & Dining Room Combination)

Double French Door Refrigerator (Kitchen)

Electric Double Oven w/ 5-Burner Range Combination & Range Hood (Kitchen)

Built-in Dishwasher (Kitchen)

Stainless Steel Double Bowl Sink w/ Garbage Disposal (Kitchen)

Florescent Light Box & Flush Mount Ceiling Light (Kitchen)

Dual Pane Vinyl Window (Kitchen)

Cabinets incl. Pantry Cabinet & Carousel Cabinet (Kitchen)

Breakfast Bar (Kitchen)

Ceramic Tile Countertop (Kitchen)

Linoleum Floor Covering (Kitchen)

DINING ROOM (Kitchen & Dining Room Combination)

Chandelier (Dining Room)

Dual Pane Aluminum Patio Door (Dining Room)

Wood Wainscoting (Dining Room)

Linoleum Floor Covering (Dining Room)

## HALLWAY

Privacy Door to Master Suite (Hallway)

Privacy Door to Bedroom #1 (Hallway)

Privacy Door to Bedroom #2 (Hallway)

Privacy Door to Bathroom (Hallway)

Dual Flush Mount Ceiling Lights (Hallway)

Attic Scuttle (Hallway)

Laundry Closet (Hallway)

Coat Closet (Hallway)

Linen Closet (Hallway)

Thermostat (Hallway)

Carpet Floor Covering (Hallway)

## MASTER SUITE

MASTER BEDROOM (Master Suite)

Reach-In Closet w/ Built-In Shelf & Hanging Rod (Master Bedroom)

Dual Pane Aluminum Patio Door (Master Bedroom)

Crawlspace Scuttle (Master Bedroom)

Carpet Floor Covering (Master Bedroom)

ENSUITE (Master Bathroom)

Single Vanity Sink w/ Granite Countertop & Vanity Lights (Ensuite)

Walk-In Bathtub w/ Ceramic Tile Backsplash (Ensuite)

Flush Mount Ceiling Light (Ensuite)

Dual Pane Vinyl Window (Ensuite)

Grab Bar (Ensuite)

Ceramic Tile Floor Covering (Ensuite)

## BEDROOM #1

Reach-In Closet w/ Built-In Shelf & Hanging Rod (Bedroom #1)

Dual Pane Vinyl Window w/ Cellular Shade (Bedroom #1)

Carpet Floor Covering (Bedroom #1)

## BEDROOM #2

Reach-In Closet w/ Built-In Shelf & Hanging Rod (Bedroom #2)

Dual Pane Vinyl Window w/ Cellular Shade (Bedroom #2)

Carpet Floor Covering (Bedroom #2)

## BATHROOM

Single Vanity Sink w/ Ceramic Tile Countertop & Vanity Lights (Bathroom)

Shower Stall w/ Shower Bench & Grab Bars (Bathroom)

Dual Pane Vinyl Window (Bathroom)

Ceramic Tile Floor Covering (Bathroom)

## LAUNDRY CLOSET

Flush Mount Ceiling Light (Laundry Closet)

Shelf (Laundry Closet)

Natural Gas & 220v Dryer Hookups (Laundry Closet)

Breaker Panel (Laundry Closet)

Linoleum Floor Covering (Laundry Closet)

## GARAGE

Dual 1-Car Garage Doors w/ Automatic Openers (Garage)

Natural Gas Water Heater (Garage)

Natural Gas Furnace (Garage)

Well Pump Equipment (Garage)

Automatic Irrigation Controller (Garage)

Unfinished Walls & Ceiling (Garage)

Dual Pane Vinyl Window w/ Lace Curtain (Garage)

## BACK YARD

Uncovered Concrete, Brick, & Paver Stone Patios (Back Yard)

Concrete Pathways (Back Yard)

Fully Fenced (Back Yard)

Partially Landscaped w/ Mature Trees and Fruit Trees, Bushes & Automatic Drip Irrigation (Back Yard)

Fish Pond w/ Pump (Back Yard)

Storage Shed (Back Yard)

Equipment Shed (Back Yard)

Chicken Coop (Back Yard)

#### UTILITIES

No HOA (Utilities)

No CC&Rs (Utilities)

Private Well (Utilities)

Septic System (Utilities)

Electricity (Utilities)

Natural Gas (Utilities)

Telephone (Utilities)

Cable (Utilities)

Cellular Coverage (Utilities)

Internet Available (Utilities)

#### PLACES OF INTEREST

≈1.0 Miles to Piñon Hills Elementary School (Places of Interest)

≈10.2 Miles to Carson Valley Middle School (Places of Interest)

≈8.5 Miles to Douglas High School (Places of Interest)

≈7.7 Miles to Douglas County Sheriff's Office – North County Substation (Places of Interest)

≈9.1 Miles to Carson City Sheriff's Office (Places of Interest)

≈0.7 Miles to Johnson Lane Fire Station (Places of Interest)

≈8.1 Miles to Carson Tahoe Minden Medical Center (Places of Interest)

≈11.5 Miles to Carson Tahoe Health Hospital (Places of Interest)

≈15.0 Miles to Carson Tahoe Regional Medical Center (Places of Interest)

≈8.0 Miles to North Valley Plaza (Places of Interest)

≈8.6 Miles to Carson Valley Shopping Plaza (Places of Interest)

≈9.2 Miles to Costco (Places of Interest)

≈0.6 Miles to Johnson Lane Park (Places of Interest)

≈9.4 Miles to Genoa, Nevada (Places of Interest)

≈9.8 Miles to Minden, Nevada (Places of Interest)

≈10.3 Miles to Gardnerville, Nevada (Places of Interest)

≈12.0 Miles to Carson City, Nevada (Places of Interest)

≈23.6 Miles to Dayton, Nevada (Places of Interest)

≈25.2 Miles to Stateline, Nevada (Places of Interest)

≈28.6 Miles to Zephyr Cove, Nevada (Places of Interest)

≈29.8 Miles to Topaz Lake, Nevada (Places of Interest)

≈46.1 Miles to Reno & Sparks, Nevada (Places of Interest)