

PROPERTY FEATURE & ATTRIBUTE LIST

1459 HARVEST AVE, GARDNERVILLE, NV 89410

LOCATION

Nevada, Douglas County, Gardnerville, 89410 (Location)

Downtown Gardnerville Area (Location)

Chichester Estates Subdivision (Location)

HOUSE FEATURES

Single-Family Residence Constructed 2002 (House Features)

1606 Square Feet, 3 Bedrooms, 2 Bathrooms, 2-Car Garage (House Features)

Split Floor Plan & Open Floor Plan (House Features)

2 X 6 Wood Wall Structure (House Features)

Thermal Insulated, Vinyl Framed Single Hung & Slider Windows (House Features)

Insulated Glass Sliding Patio Doors (House Features)

Poured Concrete Footing/Stem Wall Foundation (House Features)

R-30 or Better Loose Fill Attic Insulation (House Features)

R-13 Fiberglass Batts Foundation Stemwall Insulation (House Features)

6-Mil Black Vapor Barrier (House Features)

(1) 100,000-BTU Natural Gas Forced Air Furnace (House Features)

(1) 3.5-Ton Central Air Conditioner (House Features)

(1) 50-Gallon Natural Gas Water Heater (House Features)

(1) 200-AMP Panel (House Features)

Covenants, Conditions, & Restrictions—CC&Rs (House Features)

Homeowners' Association—HOA (House Features)

LOT

0.22 Acre / 9583 Square Feet (Lot)

Land Use—200 – Single Family Residential (Lot)

Zoning—Single Family Residence, 8000 SF (Lot)

EXTERIOR

Pitched Composition Shingle Roof w/ Partial Gutters (Exterior)

Satellite Dish—Owned (Exterior)

Horizontal Lap & T-111 OSB Siding (Exterior)

FRONT YARD

Landscaped w/ Mature Tree, Plants, Flowers, Grass & Landscape Rock (Front Yard)

Automatic Sprinklers & Drip Irrigation (Front Yard)

Concrete Paver Driveway & Pathway (Front Yard)

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

FRONT PORCH

Covered Porch (Front Porch)

Porch Light (Front Porch)

Porch Railing w/ Glass Windbreaks (Front Porch)

Hose Bib (Front Porch)

Paver Stone Floor Covering (Front Porch)

ENTRY

Storm Door & Steel-Clad Entry Door w/ Glass Insert (Entry)

Vaulted Ceiling w/ Pendant Light Fixture (Entry)

Coat Closet w/ Wire Shelf, Hanging Wire & Carpet Floor Covering (Entry)

Ceramic Tile Floor Covering (Entry)

LIVING ROOM

Shed Ceiling w/ Chandelier Light Fixture & Dimmer (Living Room)

(2) Windows w/ Curtain Rods (Living Room)

Built-In Corner Shelving (Living Room)

Laminated T&G Floor Covering (Living Room)

KITCHEN & FAMILY ROOM COMBINATION

KITCHEN (Kitchen & Family Room Combination)

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

Built-In Microwave (Kitchen)

Refrigerator—Personal Property (Kitchen)

Built-In Dishwasher (Kitchen)

Single-Basin Composite Sink w/ Garbage Disposal (Kitchen)

Vaulted Ceiling (Kitchen)

Recessed Light Fixtures (Kitchen)

HVAC Air Return (Kitchen)

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

Breakfast Bar (Kitchen)

Ceramic Tile Countertops w/ Backsplash (Kitchen)

Linoleum Floor Covering (Kitchen)

FAMILY ROOM (Kitchen & Family Room Combination)

Vaulted Ceiling (Family Room)

Ceiling Alcoves (Family Room)

Ceiling Fan w/ Light Fixture (Family Room)

Solar Tube (Family Room)

Built-In Wall Shelving (Family Room)

Thermostat (Family Room)

Privacy Door to Primary Suite (Family Room)

Sliding Patio Door (Family Room)

Vinyl Plank Floor Covering (Family Room)

DINING ROOM

Vaulted Ceiling (Dining Room)

Ceiling Alcove (Dining Room)

Chandelier Light Fixture (Dining Room)

(2) Windows w/ Curtain Rods (Dining Room)

Laminated T&G Floor Covering (Dining Room)

PRIMARY SUITE

PRIMARY BEDROOM (Primary Suite)

Crown Molding (Primary Bedroom)

Ceiling Fan w/ Light Fixture (Primary Bedroom)

Window w/ Vinyl Blinds & Curtain Rod (Primary Bedroom)

Sliding Patio Door w/ Curtain Rod (Primary Bedroom)

Carpet Floor Covering (Primary Bedroom)

PRIMARY BATHROOM (Primary Suite)

Vanity w/ (2) Sinks, Ceramic Tile Countertop & (2) Vanity Light Fixtures (Primary Bathroom)

(2) Medicine Cabinets (Primary Bathroom)

Shower Stall w/ Obscure Glass, Shower Bench, Shower Wand & Ceramic Tile Walls (Primary Bathroom)

Flush Mount Light Fixture (Primary Bathroom)

Exhaust Fan (Primary Bathroom)

Window w/ Plastic Blinds (Primary Bathroom)

Linoleum Floor Covering (Primary Bathroom)

PRIMARY WALK-IN CLOSET (Primary Suite)

Flush Mount Light Fixture (Primary Walk-In Closet)

Built-In Wire Shelving w/ Hanging Wire (Primary Walk-In Closet)

Pegboard (Primary Walk-In Closet)

Carpet Floor Covering (Primary Walk-In Closet)

HALLWAY

Privacy Door to Bedroom #1 (Hallway)

Privacy Door to Bedroom #2 (Hallway)

Privacy Door to Bathroom (Hallway)

Flush Mount Light Fixture (Hallway)

Laminated T&G Floor Covering (Hallway)

BEDROOM #1

Ceiling Fan w/ Light Fixture (Bedroom #1)

Reach-In Closet w/ Bypass Closet Doors, Wire Shelf, Hanging Wire & Crawlspace Scuttle (Bedroom #1)

Window w/ Curtain Rod (Bedroom #1)

Carpet Floor Covering (Bedroom #1)

BEDROOM #2

Ceiling Fan w/ Light Fixture (Bedroom #2)

Reach-In Closet w/ Bypass Closet Doors, Wire Shelf, Hanging Wire & Pegboard (Bedroom #2)

Built-In Corner Shelving (Bedroom #2)

Dual Pane Vinyl Window w/ Vinyl Blinds & Curtain Rod (Bedroom #2)

Sliding Patio Door w/ Curtain Rod (Bedroom #2)

Carpet Floor Covering (Bedroom #2)

BATHROOM

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

Medicine Cabinet (Bathroom)

Jetted Soaking Tub & Shower Combination w/ Shower Wand & Ceramic Tile Wall (Bathroom)

Linen Closet w/ Wire Shelving (Bathroom)

Exhaust Fan (Bathroom)

Transom Window (Bathroom)

Linoleum Floor Covering (Bathroom)

LAUNDRY ROOM

Washer & Dyer—Personal Property—w/ 220V & Natural Gas Dryer Hookups (Laundry Room)

Cabinets (Laundry Room)

Flush Mount Ceiling Light Fixture (Laundry Room)

Attic Scuttle (Laundry Room)

Broom Rack (Laundry Room)

Entry Door to/from Garage (Laundry Room)

Operator Door to/from Kitchen (Laundry Room)

Linoleum Floor Covering (Laundry Room)

GARAGE

Attached, 2-Car Capacity (Garage)

Automatic, Insulated Double Garage Door w/ Window Inserts (Garage)

(2) Flush Mount Light Fixtures (Garage)

Finished Walls & Ceiling (Garage)

100,000-BTU Natural Gas Forced Air Furnace (Garage)

50-Gallon Natural Gas Water Heater (Garage)

Irrigation Controller (Garage)

Entry Door to/from Laundry Room (Garage)

Entry Door to/from Back Yard (Garage)

Concrete Flooring (Garage)

BACK YARD

Covered Patio (Back Yard)

Uncovered Deck (Back Yard)

Landscaped w/ Mature Trees, Plants, Bushes, Flowers, Grass, DG & Landscape Rock (Back Yard)

Automatic Sprinklers & Drip Irrigation & Yard Hydrant (Back Yard)

Gravel Pathway (Back Yard)

Retaining Wall (Back Yard)

Storage Shed—Personal Property (Back Yard)

Air Conditioner Condenser (Back Yard)

Fully Fenced (Back Yard)

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

BACK PATIO

Covered Patio (Back Patio)

(2) Patio Lights (Back Patio)

Paver Stone Floor Covering (Back Patio)

Sliding Patio Door to/from Family Room (Back Patio)

Sliding Patio Door to/from Primary Bedroom (Back Patio)

Sliding Patio Door to/from Bedroom #2 (Back Patio)

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)

HOMEOWNERS ASSOCIATION

Chichester Estates Property Owners Association (HOA)

\$120 Annual Dues (HOA)

No Amenities (HOA)

PLACES OF INTEREST

≈0.7 Miles to Gardnerville Elementary School (Places of Interest)

≈1.4 Miles to Carson Valley Middle School (Places of Interest)

≈3.5 Miles to Douglas County High School (Places of Interest)

≈2.4 Miles to Douglas County Sherriff's Office (Places of Interest)

≈0.9 Miles to East Fork Fire Protection District Station 2 (Places of Interest)

≈2.2 Miles to Carson Valley Health Hospital (Places of Interest)

≈0.5 Miles to Grocery Markets—Raley's, Smith's, Grocery Outlet (Places of Interest)

≈2.0 Miles to Walmart (Places of Interest)

≈14.4 Miles to Costco (Places of Interest)

≈13.8 Miles to Clear Creek Plaza & Carson Valley Plaza (Places of Interest)

≈2.4 Miles to Minden, Nevada (Places of Interest)

≈9.3 Miles to Genoa, Nevada (Places of Interest)

≈17.4 Miles to Carson City, Nevada (Places of Interest)

≈18.7 Miles to Stateline, Nevada (Places of Interest)

≈21.0 Miles to Topaz, Nevada (Places of Interest)

≈21.5 Miles to Zephyr Cove, Nevada (Places of Interest)

≈28.8 Miles to Dayton, Nevada (Places of Interest)

≈34.0 Miles to Smith, Nevada (Places of Interest)

≈51.3 Miles to Reno & Sparks, Nevada (Places of Interest)

≈54.4 Miles to Yerington, Nevada (Places of Interest)