

PROPERTY FEATURE & ATTRIBUTE LIST

1241 ESTHER WAY, MINDEN, NV 89423

LOCATION

Nevada, Douglas County, Minden, 89423 (Location)

Johnson Lane Area (Location)

Cochran Estates Neighborhood (Location)

HOUSE FEATURES

Ranch Style (House Features)

Mountain Views (House Features)

Single-Family Residence—Constructed 1990 (House Features)

Primary Suite Addition—2007 (House Features)

Garage w/ Shop—2017 (House Features)

House—2580 Square Feet, 4 Bedrooms, 2 Bathrooms, 2-Car Garage (House Features)

Garage w/ Shop—2400 Square Feet (House Features)

Open Floor Plan (House Features)

2 X 6 Wood Wall Structure (House Features)

Thermal Insulated, Vinyl Framed & Dual Pane Metal Framed Windows— (House Features)

Aluminum Frame Sliding Patio Door (House Features)

Poured Concrete Footing/Stem Wall & Poured Concrete Slab Foundations (House Features)

R-38 Loose Fill Fiberglass Attic Insulation (House Features)

R-19 Fiberglass Batts Garage Attic Insulation (House Features)

R-13 Fiberglass Batts Foundation Stem Wall Insulation (House Features)

R-19 Fiberglass Batts Floor Joist Insulation (House Features)

6-Mil Black Vapor Barrier (House Features)

(1) 80,000-BTU Natural Gas Forced Air Furnace—Main House (House Features)

(1) 75,000 BTU Natural Gas Forced Air Furnace—Primary Bedroom (House Features)

(1) 3-Ton Air Conditioner—Main House (House Features)
(1) 2.5-Ton Air Conditioner Unit—Primary Bedroom (House Features)
(1) 125-AMP Panel (House Features)
40-Gallon Natural Gas Water Heater w/ Recirculation Pump (House Features)
3/4 H.P. Well Pump & 119-Gallon Pressure Tank (House Features)
Reverse Osmosis Sediment Filter & Water Softener (House Features)
NO Covenants, Conditions, & Restrictions—CC&Rs (House Features)
NO Homeowners' Association—HOA (House Features)

LOT

1.00 Acre / 43560 Square Feet (Lot)
Level Topography (Lot)
Land Use—200 – Single Family Estate (Lot)
Zoning—Single Family Residence, 1 Acre (Lot)
Zeroscape Landscape (Lot)
Partially Fenced (Lot)
RV Access & Pull Through (Lot)
Flood Zone X (Lot)

EXTERIOR

Gabled Composition Shingle Roof w/ Weather Vein (Exterior)
Horizontal Lap & T-111 Press Board Siding (Exterior)

FRONT YARD

Concrete Driveway & Concrete Sidewalk (Front Yard)
Decomposed Granite & Gravel (Front Yard)
Mature Tree (Front Yard)
Covered Concrete Porch w/ Storm & Steel-Clad Entry Doors to/from Great Room (Front Yard)
Garage Entry Door (Front Yard)

GREAT ROOM

Family Room, Kitchen, Dining Room (Great Room)

FAMILY ROOM (Great Room)

Vaulted Ceiling w/ Ceiling Fan (Family Room)
Wood-Burning Stove w/ Brick Hearth & Mantle (Family Room)
Coat Closet & Storage Closet (Family Room)
(1) Sliding Window w/ Wood Blinds (Family Room)
Entry Door to/from Front Yard (Family Room)
Patio Door w/ Vertical Blinds to/from Back Yard (Family Room)
Ceramic Tile & Carpet Flooring (Family Room)

KITCHEN (Great Room)

Built-In KitchenAid Stainless Steel 5-Burner Stove—Gas (Kitchen)
Built-In LG Stainless Steel Dual Ovens—Gas (Kitchen)
Built-In LG Stainless Steel Microwave w/ Exhaust Vent (Kitchen)
Built-In KitchenAid Stainless Steel Dishwasher (Kitchen)
LG Stainless Steel Refrigerator—Personal Property (Kitchen)
Stainless Steel Undermounted Dual-Basin Sink w/ Garbage Disposal (Kitchen)
Soft-Close Wood Cabinets, Cupboards & Drawers (Kitchen)
Granite Countertops w/ Subway Tile Backsplash (Kitchen)
(2) Fluorescent Light Boxes, (1) Recessed Light Fixture & Undermounted LED Accents (Kitchen)
(1) Single-Hung Window w/ Wood Blinds (Kitchen)
Operator Door to/from Garage (Kitchen)
Operator Door to/from Laundry Room/Pantry (Kitchen)
Vinyl Plank Flooring (Kitchen)

DINING ROOM (Great Room)

Chandelier Light Fixture (Dining Room)
(1) Sliding Window w/ Wood Blinds (Dining Room)
(1) Picture Window w/ Wood Blinds & Curtain (Dining Room)
Vinyl Plank Flooring (Dining Room)

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HALLWAY

Privacy Door to/from Primary Suite (Hallway)

Privacy Door to/from Bedroom #1 (Hallway)

Privacy Door to/from Bedroom #2 (Hallway)

Privacy Door to/from Bedroom #3 (Hallway)

Privacy Door to/from Bathroom (Hallway)

(2) Flush Mount Light Fixtures (Hallway)

HVAC Return (Hallway)

Programmable Thermostat (Hallway)

Carpet Flooring (Hallway)

PRIMARY SUITE

Addition—2007 (Primary Suite)

1000 Square Feet (Primary Suite)

Primary Bedroom, Primary Ensuite, Primary Walk-In Closet (Primary Suite)

PRIMARY BEDROOM (Primary Suite)

Oversized (Primary Bedroom)

(11) Recessed Light Fixtures (Primary Bedroom)

(2) Ceiling Fans (Primary Bedroom)

HVAC Return (Primary Bedroom)

Programmable Thermostat (Primary Bedroom)

(4) Single Hung Windows & (1) Slider Window w/ Wood Blinds (Primary Bedroom)

French Doors w/ Wood Blinds & Screen Doors (Primary Bedroom)

East Entry Door & West Entry Door (Primary Bedroom)

Privacy Door to/from Hallway (Primary Bedroom)

Privacy Door to/from Primary Ensuite (Primary Bedroom)

Privacy Door to/from Walk-In Closet (Primary Bedroom)

Carpet Flooring (Primary Bedroom)

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PRIMARY BATHROOM (Primary Suite)

Soft Close Wood Cabinets, Linen Cabinet, Trash Cabinet & Drawers (Primary Bathroom)

Undermounted Sink, Granite Countertop, Oversized Mirror & Vanity Light Fixture (Primary Bathroom)

Stepless Shower Stall w/ Dual Shower Wands, Grab Bars & Ceramic Tile Walls/Floor (Primary Bathroom)

Novita Smart Toilet w/ Controls & Grab Bar (Primary Bathroom)

(2) Recessed Light Fixtures (Primary Bathroom)

Exhaust Fan (Primary Bathroom)

Ceramic Tile Flooring (Primary Bathroom)

PRIMARY WALK-IN CLOSET

Florescent Light Tube Fixtures (Primary Walk-In Closet)

Attic Scuttle (Primary Walk-In Closet)

Built-In Shelf & Hanging Rod (Primary Walk-In Closet)

Carpet Flooring (Primary Walk-In Closet)

BEDROOM #1

Ceiling Fan w/ Light Fixture (Bedroom #1)

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

Slider Window w/ Wood Blinds (Bedroom #1)

Carpet Flooring (Bedroom #1)

BEDROOM #2

Ceiling Fan w/ Light Fixture (Bedroom #2)

(2) Reach-In Closets w/ Swing Door, Shelf, Hanging Rod, Attic Scuttle & Crawlspace Scuttle (Bedroom #2)

Slider Window w/ Wood Blinds (Bedroom #2)

Carpet Flooring (Bedroom #2)

BEDROOM #3

Ceiling Fan w/ Light Fixture (Bedroom #3)

Reach-In Closet w/ Mirrored Bypass Doors, Shelf & Hanging Rod (Bedroom #3)

Slider Window w/ Wood Blinds (Bedroom #3)

Carpet Flooring (Bedroom #3)

BATHROOM

Vanity w/ Undermounted Sink, Granite Countertop & Vanity Light Fixture (Bathroom)

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

(2) Recessed Light Fixture (Bathroom)

Exhaust Fan (Bathroom)

Wainscoting (Bathroom)

Vinyl Plank Flooring (Bathroom)

LAUNDRY ROOM / PANTRY

Flush Mount Light Fixture w/ Dimmer Switch (Laundry Room / Pantry)

Exhaust Fan (Laundry Room / Pantry)

Built-In Shelves (Laundry Room / Pantry)

Whirlpool Washer & Dryer—Personal Property (Laundry Room / Pantry)

220V & Natural Gas Dryer Connections (Laundry Room / Pantry)

Slider Window w/ Wood Blinds (Laundry Room / Pantry)

Operator Door to/from Kitchen (Laundry Room / Pantry)

Vinyl Plank Flooring (Laundry Room / Pantry)

GARAGE

Attached, 2-Car Capacity (Garage)

Automatic Double Garage Door w/ Insulation & Window Inserts (Garage)

Built-In Cabinets (Garage)

Water Softener (Garage)

(2) Ceiling Light Bulbs (Garage)

Slider Window (Garage)

Operator Door to/from Kitchen (Garage)

Operator Door to/from Mechanical Room (Garage)

Entry Door to/from Front Yard (Garage)

Concrete Slab Flooring (Garage)

MECHANICAL ROOM

80,000-BTU Natural Gas Forced Air Furnace (Mechanical Room)

40-Gallon Natural Gas Water Heater w/ Recirculation Pump (Mechanical Room)

3/4 H.P. Well Pump & 119-Gallon Pressure Tank (Mechanical Room)

Reverse Osmosis Sediment Filter (Mechanical Room)

(1) Ceiling Light Bulb (Mechanical Room)

Concrete Slab Flooring (Mechanical Room)

WORKSHOP

60' X 40'—2400 SF (Workshop)

Ribbed Metal Roofing & Insulated Wall Cladding (Workshop)

(2) Roll-Up Garage Doors (Workshop)

(10) Suspended Light Fixtures & (≈7) Tube Light Fixtures (Workshop)

(1) Air Compressor w/ Air Hose (Workshop)

(2) 50-Amp & (1) 30-Amp Outlets (Workshop)

(3) Built-In Storage Racks (Workshop)

(3) Workbenches w/ Shelves (Workshop)

(1) Desk (Workshop)

(1) Utility Sink (Workshop)

(2) Peg Boards (Workshop)

Concrete Slab Flooring (Workshop)

BACK YARD

Covered Concrete Patio (Back Yard)

Concrete Fire Ring (Back Yard)

Patio Door to/from Great Room (Back Yard)

French Doors to/from Primary Bedroom (Back Yard)

Entry Door to/from Primary Bedroom (Back Yard)

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UTILITIES

Electricity (Utilities)

Natural Gas (Utilities)

Private Well (Utilities)

Septic System (Utilities)

Telephone (Utilities)

Cable (Utilities)

Cellular Coverage Available (Utilities)

Internet Available (Utilities)

PLACES OF INTEREST

≈1.4 Miles to Piñon Hills Elementary School (Places of Interest)

≈9.6 Miles to Carson Valley Middle School (Places of Interest)

≈8.0 Miles to Douglas County High School (Places of Interest)

≈8.6 Miles to Douglas County Sherriff's Office (Places of Interest)

≈1.3 Miles to East Fork Fire Protection District Station 6 (Places of Interest)

≈7.6 Miles to Carson Valley Health Urgent Care (Places of Interest)

≈12.1 Miles to Carson Valley Health Hospital (Places of Interest)

≈15.8 Miles to Carson Tahoe Regional Medical Center (Places of Interest)

≈7.0 Miles to Clear Creek Plaza & Carson Valley Plaza (Places of Interest)

≈7.8 Miles to Costco (Places of Interest)

≈8.5 & ≈11.2 Miles to Carson City Grocery Markets—Raley's & Smith's (Places of Interest)

≈17.2 Miles to Gardnerville Grocery Markets—Raley's, Smith's, Grocery Outlet (Places of Interest)

≈8.5 Miles to Downtown Minden, Nevada (Places of Interest)

≈8.8 Miles to Genoa, Nevada (Places of Interest)

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

≈10.6 Miles to Carson City, Nevada (Places of Interest)

≈22.3 Miles to Dayton, Nevada (Places of Interest)

- ≈24.7 Miles to Stateline, Nevada (Places of Interest)
- ≈27.0 Miles to Zephyr Cove, Nevada (Places of Interest)
- ≈30.9 Miles to Topaz, Nevada (Places of Interest)
- ≈43.9 Miles to Smith, Nevada (Places of Interest)
- ≈44.7 Miles to Reno & Sparks, Nevada (Places of Interest)
- ≈64.3 Miles to Yerington, Nevada (Places of Interest)
- ≈27.5 Miles to South Lake Tahoe, California (Places of Interest)
- ≈35.1 Miles to King's Beach, California (Places of Interest)
- ≈44.5 Miles to Tahoe City, California (Places of Interest)
- ≈47.3 Miles to Truckee, California (Places of Interest)
- ≈129.0 Miles to Mammoth, California (Places of Interest)