

1926 CURRANT CT, GARDNERVILLE, NV 89410

PROPERTY ATTRIBUTE LIST

1-Owner Custom Home

Douglas County, Gardnerville, NV 89410

Buckeye & Pinenut Area

Wildflower Ridge Neighborhood

Mountain & Valley Views

HOUSE FEATURES

Split-Bedroom Floor Plan w/ Master Suite & Junior Suite, Bedroom (House Feature)

High Ceilings (House Feature)

Tall Doors (House Feature)

Westward Andersen Windows/Doors (House Feature)

Eastward Milgard Windows (House Feature)

5" Baseboards (House Feature)

2 X 6 Walls w/ 5/8" Drywall (House Feature)

1 1/8" Subfloor (House Feature)

R-40 Loose-Fill Fiberglass Attic Insulation (House Feature)

R-19 Insulated Floor Joists & R-13 Insulated Pony Wall Floor Insulation (House Feature)

(2) 200 AMP Service Panel (House Feature)

(3) Natural Gas Furnaces (House Feature)

(3) Air Conditioning Units (House Feature)

(1) Recirculating Hot Water Heater

Central Vacuum (House Feature)

EXTERIOR

Gravel & Asphalt Driveway (Exterior)

Cement Stucco Siding (Exterior)

Composition Shingle Roof w/ Gutters (Exterior)

Utility Closet with 1 of 3 Furnaces (Exterior)

FRONT YARD

(2) Raised Garden Beds (Front Yard)

Capped Gas Line (Front Yard)

Uncovered Paver Porch w/ Covered Entry (Front Yard)

Solid Entry Door w/ Sidelights (Front Yard)

ENTRY

Cathedral Ceiling w/ Pendant Light (Entry)

Travertine Floor (Entry)

GREAT ROOM

FAMILY ROOM (Great Room)

Ceiling Fan (Family Room)

Recessed Light (Family Room)

Ceiling Speakers (Family Room)

Gas Log Fireplace w/ Travertine Hearth & Wood Accents (Family Room)

Television Niche (Family Room)

Wall Niche (Family Room)

Roller Shades (Family Room)

Single French Rear Door w/ Screen Door (Family Room)

Hardwood Floor (Family Room)

KITCHEN (Great Room)

Monogram Built-In French Door Refrigerator (Kitchen)

Monogram Built-In Double Oven (Kitchen)

Monogram Built-In 4-Burner + Cooktop Gas Stove (Kitchen)

Monogram Range Hood (Kitchen)

Pot Filler Faucet (Kitchen)

Monogram Built-In Microwave (Kitchen)

LG Built-In Dishwasher (Kitchen)

Recessed Lights & Pendant Lights (Kitchen)

Wood Cabinets & Soft-Close Drawers (Kitchen)

Breakfast Bar w/ Seating for 6 (Kitchen)

Granite Countertops & Backsplash (Kitchen)

Undermounted Dual Basin Sink w/ Garbage Disposal (Kitchen)

Travertine Floor (Kitchen)

WALK-IN PANTRY (Kitchen)

Flush-Mount Light (Walk-In Pantry)

Shelves w/ Granite Countertop (Walk-In Pantry)

Travertine Floor (Walk-In Pantry)

BREAKFAST NOOK

Tray Ceiling w/ Chandelier & Recessed Lights (Breakfast Nook)

Roller Shades (Breakfast Nook)

Single French Rear Door w/ Screen Door (Breakfast Nook)

Hardwood Floor (Breakfast Nook)

LIVING ROOM

Flush-Mount Light & Recessed Lights (Living Room)

Roller Shades (Living Room)

Hardwood Floor (Living Room)

DINING ROOM

Tray Ceiling w/ Chandelier & Recessed Lights (Dining Room)

Wood Blinds (Dining Room)

Hardwood Floor (Dining Room)

WET BAR

Recessed Light (Wet Bar)

Cabinets & Drawers (Wet Bar)

Granite Countertop (Wet Bar)

Sink (Wet Bar)

MASTER SUITE

MASTER BEDROOM (Master Suite)

Tray Ceiling w/ Ceiling Fan & Recessed Lights (Master Bedroom)

See-Thru Gas Log Fireplace to Ensuite (Master Bedroom)

Programmable Thermostat (Master Bedroom)

Wood Blinds (Master Bedroom)

Bamboo Hardwood Floor (Master Bedroom)

Single French Rear Door w/ Screen Door (Master Bedroom)

Composite Deck w/ Iron Banister (Master Bedroom)

MASTER ENSUITE (Master Suite)

Dual Vanity Sinks & Makeup Vanity w/ Granite Countertops (Master Ensuite)

Medicine Cabinet (Master Ensuite)

Jetted Tub w/ Picture Window & Automatic Cellular Shade (Master Ensuite)

Shower Stall w/ Travertine Floor & Wall Tile (Master Ensuite)

See-Through Gas Log Fireplace to Master Bedroom (Master Ensuite)

Recessed Lights (Master Ensuite)

Privacy Door to Water Closet (Master Ensuite)

Heated Travertine Floor (Master Ensuite)

WATER CLOSET (Master Ensuite)

Privacy Door (Water Closet)

Recessed Lights (Water Closet)

Heated Travertine Floor (Water Closet)

DUAL WALK-IN CLOSETS (Master Bedroom)

Flush-Mount Lights (Dual Walk-In Closets)

Built-In Shelves & Hanging Rods (Dual Walk-In Closets)

Wood Blinds (Dual Walk-In Closets)

Bamboo Hardwood Floor (Dual Walk-In Closets)

JUNIOR SUITE

Ceiling Fan (Junior Suite)

Reach-In Closet (Junior Suite)

Wood Blinds (Junior Suite)

Carpet Floor (Junior Suite)

JUNIOR ENSUITE (Junior Suite)

Single Vanity Sink w/ Granite Countertop (Junior Ensuite)

Bathtub & Shower Combination w/ Travertine Wall Tile (Junior Ensuite)

Flush-Mount Light (Junior Ensuite)

Wall Niche (Junior Ensuite)

Wood Blinds (Junior Ensuite)

Carpet & Heated Travertine Floors (Junior Ensuite)

BEDROOM

Ceiling Fan (Bedroom)

Reach-In Closet (Bedroom)

Wood Blinds (Bedroom)

Privacy Door to Hall Bathroom (Bedroom)

Carpet Floor (Bedroom)

HALL BATHROOM

Single Vanity Sink w/ Granite Countertop (Hall Bathroom)

Shower Stall w/ Travertine Floor & Wall Tile (Hall Bathroom)

Flush-Mount Light (Hall Bathroom)

Wall Niche (Hall Bathroom)

Wood Blinds (Hall Bathroom)

Privacy Doors to Bedroom & Hall (Hall Bathroom)

Carpet & Heated Travertine Floors (Hall Bathroom)

OFFICE

Tray Ceiling w/ Ceiling Fan & Recessed Lights (Office)

Wood Blinds (Office)

Hardwood Floor (Office)

WATER CLOSET

Solar Tube (Water Closet)

Pedestal Sink (Water Closet)

Medicine Cabinet (Water Closet)

Travertine Floor (Water Closet)

LAUNDRY ROOM

Skylight (Laundry Room)

Flush Mount Light (Laundry Room)

Electric & Gas Dryer Hookups (Laundry Room)

Laundry Sink (Laundry Room)

Storage Closet (Laundry Room)

Dual Distribution Panels (Laundry Room)

Travertine Floor (Laundry Room)

GARAGE

Insulated 2-Car Garage Door w/ Automatic Opener (Garage)

Insulated 1-Car Garage Door 2/ Automatic Opener (Garage)

Oversized (Garage)

Finished Walls & Ceiling (Garage)

Tube Lights (Garage)

Windows w/ Aluminum Mini-Blinds (Garage)

Utility Sink (Garage)

MECHANICAL ROOM (Garage)

Well Water System (Mechanical Room)

Recirculating Hot Water Heater (Mechanical Room)

2 of 3 Furnaces (Mechanical Room)

BASEMENT

Unfinished Walls & Ceiling (Basement)

Tube Lights (Basement)

Crawlspace Access (Basement)

Windows w/ Aluminum Mini-Blinds (Basement)

BACK YARD

Covered Paver Patio (Back Yard)

Partially Landscaped w/ Partial Split Rail Fence (Back Yard)

Grass Lawn (Back Yard)

Rose Bushes & Flowers & Plants (Back Yard)

Automatic Sprinklers (Back Yard)

UTILITIES

Well & Septic (Utilities)

Electricity (Utilities)

Natural Gas (Utilities)

Telephone (Utilities)

Cable (Utilities)

Cellular Coverage (Utilities)

Internet Available (Utilities)

PLACES OF INTEREST

≈5.9 Miles to Minden Elementary School (Places of Interest)

≈4.5 Miles to Carson Valley Middle School (Places of Interest)

≈7.7 Miles to Douglas High School (Places of Interest)

≈6.4 Miles to Douglas County Sherriff's Office (Places of Interest)

≈3.5 Miles to East Fork Fire Protection District Station 2 (Places of Interest)

≈3.5 Miles to East Fork Fire Protection District Station 7 (Places of Interest)

≈4.2 Miles to Carson Valley Health Hospital (Places of Interest)

≈7.7 Miles to Carson Tahoe Minden Medical Center (Places of Interest)

≈3.4 Miles to Grocery Markets (Places of Interest)

≈6.5 Miles to Minden, Nevada (Places of Interest)

≈13.5 Miles to Genoa, Nevada (Places of Interest)

≈20.8 Miles to Carson City, Nevada (Places of Interest)

≈21.6 Miles to Stateline, Nevada (Places of Interest)

≈23.5 Miles to Topaz Lake, Nevada (Places of Interest)

≈24.4 Miles to Zephyr Cove, Nevada (Places of Interest)

≈55.0 Miles to Reno & Sparks, Nevada (Places of Interest)