

PROPERTY FEATURES & ATTRIBUTES

2988 DEL RIO LANE, MINDEN, NV 89423

HIGHLIGHTS

Comfortable Open Concept Layout—Living Room, Family Room, Kitchen, Kitchen Nook & Dining Area (HIGHLIGHTS)

Primary Suite w/ Walk-In Closet, Dual Sinks, Shower Stall & Patio Door to/from Back Yard (HIGHLIGHTS)

3-Car Garage—Finished Walls & Ceiling, Epoxy Floor, Ample Storage, Workbench w/ Lighting & More (HIGHLIGHTS)

Ample Natural Light—Large Windows & Solar Tube (HIGHLIGHTS)

RV Gate w/ Parking Pad (HIGHLIGHTS)

Shed w/ Work Bench, Built-In Shelves, Sliding Window & Concrete Slab Flooring (HIGHLIGHTS)

Comfortable Outdoor Living Spaces—Covered Porch & Patio & Deck w/ Louvered Pergola (HIGHLIGHTS)

Outdoor Kitchen w/ Viking BBQ, Sink & More (HIGHLIGHTS)

Xeriscape w/ Native Plants & Automatic Drip Irrigation (HIGHLIGHTS)

Kitchen Renovations inc. Quartzite Countertops, Stainless Steel Appliances, Display Cabinets, Farmhouse Sink, Garden Window & More (HIGHLIGHTS)

30-Year Roof—2024 (HIGHLIGHTS)

Annual Real Property Taxes—\$ 2956.79 (HIGHLIGHTS)

Covenants, Conditions & Restrictions—CC&Rs (HIGHLIGHTS)

Homeowners Association—HOA (HIGHLIGHTS)

Proximate to Park, Outdoor Trails & BLM Land (HIGHLIGHTS)

Proximate to Shopping Centers (HIGHLIGHTS)

LOCATION

Nevada, Douglas County, Minden, 89423 (LOCATION)

Saratoga Springs Estates—Subdivision (LOCATION)

Johnson Lane CDP—Community (LOCATION)

LOT

0.25 Acres / 10890 Square Feet (LOT)

Level Topography (LOT)

Land Use—200 : Single Family Residence (LOT)

Zoning—Single Family Residence, 1 Acre (LOT)

Flood Zone—X (LOT)

HOUSE

Single-Family Residence—Constructed 2000 (HOUSE)

Contemporary Style (HOUSE)

1990 Square Feet (HOUSE)

2 X 6 Wood Wall Structure (HOUSE)

Thermal Insulated, Vinyl Framed Windows (HOUSE)

Hip Roof w/ Composition Shingle Roof Covering & Gutters (HOUSE)

Soffit & Roof Vents (HOUSE)

OSB Horizontal Lap & T-111 Siding w/ Stone Veneer (HOUSE)

Poured Concrete Footing & Stem Wall (HOUSE)

R-30+ Loose Fill Attic Insulation (HOUSE)

R-11 Insulated Foundation Stemwall (HOUSE)

6-Mil Clear Plastic Vapor Barrier (HOUSE)

RHEEM 125,000-BTU Natural Gas Forced Air Furnace (HOUSE)

RHEEM 4-Ton Central Air Conditioner (HOUSE)

Natural Gas Water Heater (HOUSE)

200-AMP Panel (HOUSE)

ENTRY

Shed Ceiling (ENTRY)

Crystal Chandelier Light Fixture (ENTRY)

Steel-Clad Entry Door w/ Window Insert & Sidelight (ENTRY)

Luxury Vinyl Plank Flooring (ENTRY)

OPEN FLOOR CONCEPT

Living Room & Dining Area Combination (OPEN FLOOR CONCEPT)

Family Room (OPEN FLOOR CONCEPT)

Kitchen (OPEN FLOOR CONCEPT)

Kitchen Nook (OPEN FLOOR CONCEPT)

LIVING & DINING ROOM COMBINATION

Vaulted Ceiling (LIVING & DINING ROOM COMBO)

Ceiling Fan & Light Fixture Combination (LIVING ROOM)

Ceiling Fan & Light Fixture Combination (DINING ROOM)

Bay Window—Sliding & Fixed Windows w/ Vinyl Blinds (LIVING ROOM)

Sliding Window w/ Vinyl Blinds (LIVING ROOM)

Sliding Window w/ Vinyl Blinds (DINING ROOM)

Luxury Vinyl Plank Flooring (LIVING & DINING ROOM COMBO)

FAMILY ROOM

Vaulted Ceiling (FAMILY ROOM)

Recessed Light Fixtures (FAMILY ROOM)

Chandelier Light Fixture (FAMILY ROOM)

Solar Tube (FAMILY ROOM)

Gas Log Fireplace w/ Stone Tile Hearth, Stone Veneer Surround & Wood Mantle (FAMILY ROOM)

Breakfast Bar (FAMILY ROOM)

Sliding Patio Door w/ Cellular Vertical Shade (FAMILY ROOM)

Luxury Vinyl Plank Flooring (FAMILY ROOM)

KITCHEN

KitchenAid Gas 4-Burner & Griddle Downdraft Range w/ Electric Oven—Personal Property (KITCHEN)

KitchenAid Dishwasher—Built In (KITCHEN)

Farmhouse Sink w/ Moen Garbage Disposal (KITCHEN)

Recessed Light Fixtures (KITCHEN)

Quartzite Countertops & Ceramic Tile Backsplash (KITCHEN)

Raised Panel & Glass-Front Upper Cabinets w/ Shelves (KITCHEN)

Drawers & Raised Panel Lower Cabinets w/ Pull-Out Shelves (KITCHEN)

Microwave Cubby (KITCHEN)

Reach-In Pantry w/ Built-In Shelves (KITCHEN)

Garden Window w/ Wire Shelf (KITCHEN)

Luxury Vinyl Plank Flooring (KITCHEN)

KITCHEN NOOK

Ceiling Fan & Light Fixture Combination (KITCHEN NOOK)

Sliding Windows w/ Vinyl Blinds (KITCHEN NOOK)

Luxury Vinyl Plank Flooring (KITCHEN NOOK)

PRIMARY SUITE

Primary Bedroom (PRIMARY SUITE)

Primary Bathroom (PRIMARY SUITE)

Primary Walk-In Closet (PRIMARY SUITE)

PRIMARY BEDROOM

Ceiling Fan & Light Fixture Combination (PRIMARY BEDROOM)

Sliding Patio Door w/ Cellular Vertical Shade (PRIMARY BEDROOM)

Sliding Clerestory Window w/ Vinyl Blinds (PRIMARY BEDROOM)

Smoke Detector (PRIMARY BEDROOM)

Luxury Vinyl Plank Flooring (PRIMARY BEDROOM)

PRIMARY BATHROOM

Vanity w/ Dual Sinks, Vanity Light Fixture & Ceramic Tile Countertop & Backsplash (PRIMARY BATHROOM)

Shower Stall w/ Privacy Glass, Ceramic Tile Shower Surround, Prefabricated Shower Pan, Shower Wand, Recessed Light Fixture & Sliding Shower Window (PRIMARY BATHROOM)

Water Closet w/ Commode, Recessed Light Fixture, Exhaust Fan & Sliding Window w/ Privacy Glass (PRIMARY BATHROOM)

Linen Closet w/ Built-In Shelves (PRIMARY BATHROOM)

Luxury Vinyl Plank Flooring (PRIMARY BATHROOM)

PRIMARY WALK-IN CLOSET

Flush Mounted Light Fixture (PRIMARY WALK-IN CLOSET)

Shelves & Hanging Rods—Built In (PRIMARY WALK-IN CLOSET)

Attic & Crawlspace Scuttles (PRIMARY WALK-IN CLOSET)

Luxury Vinyl Plank Flooring (PRIMARY WALK-IN CLOSET)

BEDROOM 1

Ceiling Fan & Light Fixture Combination (BEDROOM 1)

Reach-In Closet w/ Bypass Doors, Built-In Shelf & Hanging Rod (BEDROOM 1)

Sliding Window w/ Vinyl Blinds (BEDROOM 1)

Smoke Detector (BEDROOM 1)

Carpet Flooring (BEDROOM 1)

BEDROOM 2

Ceiling Fan & Light Fixture Combination (BEDROOM 2)

Reach-In Closet w/ Bypass Doors, Built-In Shelves & Hanging Rod (BEDROOM 2)

Sliding Window w/ Vinyl Blinds (BEDROOM 2)

Smoke Detector (BEDROOM 2)

Carpet Flooring (BEDROOM 2)

BEDROOM 3 / OFFICE

Ceiling Fan & Light Fixture Combination (BEDROOM 3 / OFFICE)

Reach-In Closet w/ Hinged Door & Built-In Shelves (BEDROOM 3 / OFFICE)

French Privacy Doors (BEDROOM 3 / OFFICE)

Sliding Window w/ Vinyl Blinds (BEDROOM 3 / OFFICE)

Smoke Detector (BEDROOM 3 / OFFICE)

Luxury Vinyl Plank Flooring (BEDROOM 3 / OFFICE)

BATHROOM

Vanity w/ Single Sink, Vanity Light Fixture & Quartzite Countertop (BATHROOM)

Prefab Bathtub & Shower Combination w/ Shower Wand & Curtain Rod (BATHROOM)

Exhaust Fan (BATHROOM)

Luxury Vinyl Plank Flooring (BATHROOM)

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 Office/Bedroom 3 (HALLWAY)

Privacy Door to/from Bathroom (HALLWAY)

Operator Door to/from Laundry Room (HALLWAY)
Coat Closet w/ Built-In Shelf & Hanging Rod (HALLWAY)
Linen Closet w/ Built-In Shelves (HALLWAY)
Flush Mounted Light Fixtures (HALLWAY)
Smoke Detector & Plug-In CO Detector (HALLWAY)
Thermostat (HALLWAY)
Luxury Vinyl Plank Flooring (HALLWAY)

LAUNDRY ROOM

Natural Gas & 220V Dryer Hookup (LAUNDRY ROOM)
Flush Mounted Light Fixture (LAUNDRY ROOM)
Upper Cabinets w/ Shelves (LAUNDRY ROOM)
Electrical Panel (LAUNDRY ROOM)
Linoleum Flooring (LAUNDRY ROOM)

GARAGE

3-Car Capacity (GARAGE)
Attached (GARAGE)
Insulated Double Garage Door w/ Automatic Opener & Window Inserts (GARAGE)
Insulated Single Garage Door w/ Window Inserts (GARAGE)
RHEEM 125,000-BTU Natural Gas Forced Air Furnace (GARAGE)
Natural Gas Water Heater (GARAGE)
Finished Walls & Ceilings (GARAGE)
Cabinets & Work Bench (GARAGE)
Rain Bird Irrigation Controller (GARAGE)
Bulb & Fluorescent Light Tube Fixtures (GARAGE)
Sliding Window w/ Vinyl Blinds (GARAGE)

Concrete Slab w/ Epoxy Flooring (GARAGE)

FRONT YARD

Concrete Driveway & Walkway (FRONT YARD)

Xeriscaped w/ Tree, Bushes, Plants, River Rock & Landscape Rock (FRONT YARD)

Automatic Drip Irrigation (FRONT YARD)

Covered Concrete Porch w/ Porch Railing (FRONT YARD)

Steel-Clad Entry Door (FRONT YARD)

Double Gate to/from Back Yard (FRONT YARD)

BACK YARD

Covered Concrete Patio w/ Outdoor Kitchen inc. Viking Gas BBQ & Sink (BACK YARD)

Hot-Tub-Ready Wood Deck w/ Louvered Pergola w/ Roller Shades & Ambient Lighting (BACK YARD)

Shed w/ Work Bench, Built-In Shelves, Sliding Window & Concrete Slab Flooring (BACK YARD)

Double Gate to/from Front Yard w/ Concrete Paver & Slab RV Parking Pad (BACK YARD)

Xeriscaped w/ Lawn, Trees, Plants, Bushes, Flowers & Landscape Rock (BACK YARD)

Automatic Drip Irrigation (BACK YARD)

RHEEM 4-Ton Central Air Conditioner (BACK YARD)

UTILITIES

Electricity (UTILITIES)

Natural Gas (UTILITIES)

Municipal Water & Sewer (UTILITIES)

Telephone (UTILITIES)

Cable (UTILITIES)

Cellular Coverage Available (UTILITIES)

Internet Available (UTILITIES)

HOMEOWNERS ASSOCIATION

Association Name—Saratoga Springs Estates HOA (HOA)

Association Amenities—Common Area Maintenance (HOA)

Management Company Name—The Management Trust (HOA)

Management Company Phone—702-835-6904 (HOA)

Association Fee—\$456 Annually (HOA)

Association Transfer Fee—\$350 (HOA)

Association Setup Fee—\$0 (HOA)

Association Other Fee—\$0 (HOA)

Association Special Assessment—\$0 (HOA)

PLACES OF INTEREST

≈1.5 Miles to Saratoga Springs Park (PLACES OF INTEREST)

≈2.0 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 County High School (PLACES OF INTEREST)

≈9.0 Miles to Douglas County Sherriff's Office (PLACES OF INTEREST)

≈1.9 Miles to East Fork Fire Protection District Station 6 (PLACES OF INTEREST)

≈8.1 Miles to Carson Valley Health Urgent Care (PLACES OF INTEREST)

≈12.6 Miles to Carson Valley Health Hospital (PLACES OF INTEREST)

≈16.3 Miles to Carson Tahoe Regional Medical Center (PLACES OF INTEREST)

≈7.5 Miles to Clear Creek Plaza & Carson Valley Plaza (PLACES OF INTEREST)

≈8.2 Miles to Costco (PLACES OF INTEREST)

≈9.1 Miles to Downtown Minden, Nevada (PLACES OF INTEREST)

≈9.4 Miles to Genoa, Nevada (PLACES OF INTEREST)

≈10.2 Miles to Gardnerville, Nevada (PLACES OF INTEREST)

- ≈11.1 Miles to Carson City, Nevada (PLACES OF INTEREST)
- ≈25.2 Miles to Stateline, Nevada (PLACES OF INTEREST)
- ≈27.4 Miles to Zephyr Cove, Nevada (PLACES OF INTEREST)
- ≈45.2 Miles to Reno & Sparks, Nevada (PLACES OF INTEREST)
- ≈27.9 Miles to South Lake Tahoe, California (PLACES OF INTEREST)
- ≈35.5 Miles to King’s Beach, California (PLACES OF INTEREST)
- ≈45.0 Miles to Tahoe City, California (PLACES OF INTEREST)
- ≈47.8 Miles to Truckee, California (PLACES OF INTEREST)
- ≈114.0 Miles to June Lake, California (PLACES OF INTEREST)