

PROPERTY FEATURE & ATTRIBUTE LIST

3924 GRANITE WAY, WELLINGTON, NV 89444

LOCATION

Douglas County, Wellington, NV 89444 (Location)

Topaz Ranch Estates (Location)

No Homeowners' Association (Location)

No Covenants, Conditions, & Restrictions (Location)

HOUSE FEATURES

Manufactured Home Converted to Real Property (House Features)

1440 Square Feet, 2 Bedrooms, 2 Bathrooms (House Features)

Detached 2-Car and 1-RV Garage (House Features)

Post & Pier Foundation (House Features)

Single-Pane Aluminum Windows (House Features)

(2) Storage Sheds (House Features)

(1) Propane Forced Air Furnace (House Features)

(1) Evaporative Cooler (House Features)

(1) 250-Gallon Propane Tank—Owned (House Features)

LOT

1.00 Acre / 43,560 Square Feet (Lot)

Level Topography (Lot)

Valley & Mountain Views (Lot)

YARD

Fully Chain-Link Fenced w/ Manual Dual Swing Driveway Gate & (2) Entry Gates (Yard)

Gravel Driveway (Yard)

Mature Trees inc. Apple & Pear (Yard)

Low Maintenance Landscape w/ Yard Hydrants & Manual Drip Irrigation (Yard)

EXTERIOR

Pitched Composition Roof w/ Gutters (Exterior)
Flat Rolled Asphalt Roof w/ Gutters (Exterior)
Roof-Mounted Evaporative Cooler (Exterior)
Satellite Dish—Owned (Exterior)
Corrugated Metal & T-111 Style Compressed Board Siding (Exterior)
Security Light Fixtures (Exterior)
Covered Wood Porch w/ 5 Steps (Exterior)
Covered Wood Deck w/ 3 Steps, Pathway & Ramp (Exterior)
Crawlspace Scuttle (Exterior)

ENTRY

Steel-clad Entry Door w/ Window Insert & Doorbell (Entry)
Wallpaper (Entry)
Carpet Floor Covering (Entry)

FAMILY ROOM

Evaporative Cooler Air Diffuser (Family Room)
Ceiling Fan (Family Room)
Wood Burning Stove w/ Brick Hearth (Family Room)
(2) Single-Pane Metal Slider Windows w/ Rods & Curtains (Family Room)
Carpet Floor Covering (Family Room)

KITCHEN

Refrigerator—Personal Property (Kitchen)
Propane 4-Burner Stove & Oven Combination—Personal Property (Kitchen)
Vented Range Hood—Built In (Kitchen)
Dishwasher—Built In (Kitchen)
Dual Basin Stainless Steel Kitchen Sink w/ Garbage Disposal (Kitchen)
Faux Brick Backsplash (Kitchen)
Wood Cabinets w/ Wallpaper, Drawers, & Laminate Countertops (Kitchen)
Semi-Flush Mount Ceiling Light & 3-Light Multi-Directional Ceiling Light Fixtures (Kitchen)

Single-Pane Metal Slider Window (Kitchen)

Linoleum Floor Covering (Kitchen)

DINING ROOM

Stained Glass Chandelier & Fluorescent Tube Light Fixtures (Dining Room)

Wood Hutch w/ Glass Insert, Cabinets, Drawers & Wood Countertop (Dining Room)

Single Basin Stainless Steel Bar Sink (Dining Room)

Single-Pane Metal Slider Window w/ Rod & Curtains (Dining Room)

Carpet Floor Covering (Kitchen)

KEEPING ROOM

Flush Mount Ceiling Light Fixture (Keeping Room)

Laundry Closet w/ Washer, Dryer, Shelves & Linoleum Floor Covering (Keeping Room)

Utility Closet w/ Propane Furnace & Linoleum Floor Covering (Keeping Room)

Operator Door w/ Window Insert to Sunroom (Keeping Room)

Carpet Floor Covering (Keeping Room)

SUNROOM

(2) Recessed Light Fixtures (Sunroom)

(6) Single-Pane Metal Slider Windows (Sunroom)

Storage Closet (Sunroom)

Hollow Core Entry Door to Deck (Sunroom)

Wood Floor Covering (Sunroom)

HALLWAY

Flush Mount Ceiling Light Fixture (Hallway)

Evaporative Cooler Controls (Hallway)

Thermostat & Furnace Switch (Hallway)

Coat Closet w/ Built-In Shelf, Hanging Rod & Carpet Floor Covering (Hallway)

Linen Closet w/ Built-In Shelves & Carpet Floor Covering (Hallway)

Privacy Door to Primary Suite (Hallway)

Privacy Door to Bedroom (Hallway)

Privacy Door to Bathroom (Hallway)

Carpet Floor Covering (Hallway)

PRIMARY SUITE

PRIMARY BEDROOM (Primary Suite)

Evaporative Cooler Air Diffuser (Primary Bedroom)

Wall Sconce Light Fixture (Primary Bedroom)

Dual-Pane Metal Patio Door w/ Rod & Curtains (Primary Bedroom)

Carpet Floor Covering (Primary Bedroom)

PRIMARY ENSUITE (Primary Suite)

Single Vanity Sink w/ Cabinet, Drawer & Laminate Countertop (Primary Ensuite)

Medicine Cabinet, Mirror & Fluorescent Tube Light Box Fixture (Primary Ensuite)

Bathtub w/ (1) Step & Grab Bar (Primary Ensuite)

Shower Stall w/ Flush Mount Ceiling Light Fixture (Primary Ensuite)

Attached Over-The-Toilet Storage (Primary Ensuite)

3-Light Multi-Directional Ceiling Light Fixture (Primary Ensuite)

Single-Pane Metal Sliding Window w/ Frosted Glass, Rod & Curtain (Primary Ensuite)

Wallpaper Wall Covering (Primary Ensuite)

Linoleum Floor Covering (Primary Ensuite)

PRIMARY WALK-IN CLOSET (Primary Suite)

Evaporative Cooler Air Diffuser (Primary Walk-In Closet)

Wall Sconce Light Fixture (Primary Walk-In Closet)

Built-In Shelves & Hanging Rods (Primary Walk-In Closet)

Desk (Primary Walk-In Closet)

Single-Pane Metal Sliding Window w/ Rod & Curtain (Primary Walk-In Closet)

Carpet Floor Covering (Primary Walk-In Closet)

BEDROOM

Evaporative Cooler Air Diffuser (Bedroom)

Single-Pane Metal Sliding Window w/ Rod & Curtain (Bedroom)

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

Wall Sconce Light Fixture (Bedroom)

Carpet Floor Covering (Bedroom)

BATHROOM

Single Vanity Sink w/ Cabinets, Drawers, Laminate Countertop & Mirror (Bathroom)

Bathtub & Shower Combination w/ Grab Bar (Bathroom)

Attached Over-The-Toilet Storage (Bathroom)

3-Light Multi-Directional Ceiling Light Fixture (Bathroom)

Single-Pane Metal Sliding Window w/ Frosted Glass, Rod & Curtain (Bathroom)

Wallpaper Wall Covering (Bathroom)

Linoleum Floor Covering (Bathroom)

GARAGE

Detached w/ Wood Deck Walkway to House (Garage)

(2) Car & (1) RV Bays (Garage)

1080 Square Feet—Assessor (Garage)

Rolled Asphalt Roof (Garage)

T-111 Style Compressed Board Siding (Garage)

Security Light Fixtures (Garage)

Concrete Slab Foundation (Garage)

Concrete Garage Apron & Concrete Pad (Garage)

(2) Single Automatic Garage Doors—(1) Operational & (1) Non-Operational (Garage)

≈10'6" RV Access (Garage)

Flush Mount Light Bulb Fixtures (Garage)

(4) Single-Pane Metal Sliding Windows (Garage)

Finished Walls (Garage)

Work Bench, Peg Board & Built-In Shelves (Garage)

Entry Door to RV Bay (Garage)

Operator Door from RV Bay to Garage (Garage)

UTILITIES

Electricity (Utilities)

Propane (Utilities)

Community Well (Utilities)

Water Meter Installed (Utilities)

Sceptic Tank (Utilities)

Telephone (Utilities)

Cellular Coverage Available (Utilities)

Internet Available (Utilities)

PLACES OF INTEREST

≈21.4 Miles to Gardnerville Elementary School (Places of Interest)

≈21.3 Miles to Pau-Wa-Lu Middle School (Places of Interest)

≈24.1 Miles to Douglas High School (Places of Interest)

≈22.9 Miles to Douglas County Sherriff's Office (Places of Interest)

≈0.3 Miles to East Fork Fire Protection District Station 4 (Places of Interest)

≈0.5 Miles to Topaz Ranch Medical Clinic (Places of Interest)

≈19.4 Miles to Carson Valley Health Hospital (Places of Interest)

≈5.8 Miles to Topaz, Nevada (Places of Interest)

≈12.7 Miles to Smith, Nevada (Places of Interest)

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

≈22.9 Miles to Minden, Nevada (Places of Interest)

≈29.9 Miles to Genoa, Nevada (Places of Interest)

≈38.0 Miles to Carson City, Nevada (Places of Interest)

≈38.6 Miles to Stateline, Nevada (Places of Interest)

≈41.4 Miles to Zephyr Cove, Nevada (Places of Interest)

≈49.4 Miles to Dayton, Nevada (Places of Interest)

≈71.9 Miles to Reno & Sparks, Nevada (Places of Interest)

≈33.1 Miles to Yerington, Nevada (Places of Interest)