

PROPERTY FEATURES & ATTRIBUTES

2987 DEL RIO LANE, MINDEN, NV 89423

HIGHLIGHTS

640-Square-Foot Workshop w/ 2-Car Capacity, Workbench, Ample Light Fixtures & More (HIGHLIGHTS)

915.5-Square-Foot Garage w/ 3-Car Capacity, Workbenches, Built-In Storage Systems, & More (HIGHLIGHTS)

Double Gate to/from Back Yard w/ Parking Pad (HIGHLIGHTS)

Primary Suite w/ Walk-In Closet, Walk-In Shower, Jetted Tub & Water Closet (HIGHLIGHTS)

Bedroom/Office w/ Built-In Desk & Upper Cabinet (HIGHLIGHTS)

Comfortable Outdoor Living Spaces—Wall-Mounted Pergolas, Privacy Fence Partitions, Landscaped & More (HIGHLIGHTS)

New HVAC Ducting & Return (HIGHLIGHTS)

Annual Real Property Taxes—\$ 3127.42 (HIGHLIGHTS)

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

Homeowners Association—HOA (HIGHLIGHTS)

LOCATION

Nevada, Douglas County, Minden, 89423 (LOCATION)

Saratoga Springs Estates—Subdivision (LOCATION)

Johnson Lane CDP—Community (LOCATION)

LOT

0.33 Acres / 14375 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 1999 (HOUSE)

Contemporary Style (HOUSE)

1763 Square Feet (HOUSE)

2 X 6 Wood Wall Structure (HOUSE)

Thermal Insulated, Vinyl Framed Windows (HOUSE)

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

Soffit & Gable Vents (HOUSE)

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

Poured Concrete Footing & Stem Wall (HOUSE)

R-19 to R-30 Loose Fill & Fiberglass Batt Attic Insulation (HOUSE)

R-13 Fiberglass Batt Foundation Stemwall Insulation (HOUSE)

R-30 Fiberglass Batt Floor Joist Insulation (HOUSE)

6-Mil Black Plastic Vapor Barrier (HOUSE)

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

Bryant 4-Ton Central Air Conditioner (HOUSE)

Navien Tankless Water Heater (HOUSE)

200-AMP Panel (HOUSE)

ENTRY

Flush-Mounted Light Fixture (ENTRY)

Ceramic Tile Flooring (ENTRY)

FAMILY ROOM & KITCHEN COMBINATION

FAMILY ROOM

Vaulted Ceiling (FAMILY ROOM)

Ceiling Fan & Light Fixture Combination (FAMILY ROOM)

Double Slider Window w/ Cellular Shade (FAMILY ROOM)

Ceramic Tile Flooring (FAMILY ROOM)

KITCHEN

GE 4-Burner Electric Range—Personal Property (KITCHEN)

Maytag Over-The-Range Microwave—Built In (KITCHEN)

GE Refrigerator—Personal Property (KITCHEN)

KitchenAid Dishwasher—Built In (KITCHEN)

Dual Basin Sink w/ In-Sink-Erator Garbage Disposal (KITCHEN)

Vaulted Ceiling (KITCHEN)

Recessed Light Fixtures (KITCHEN)

Composite Countertops & Backsplash (KITCHEN)

Upper Cabinets w/ Shelves (KITCHEN)

Lower Cabinets w/ Slide-Out Shelves, Fixed Shelves & Drawers (KITCHEN)

Ceramic Tile Flooring (KITCHEN)

KITCHEN NOOK

Pendant Light Fixture (KITCHEN NOOK)

Picture Window & Single-Hung Window w/ Cellular Shade (KITCHEN NOOK)

Entry Door w/ Window Insert, Cellular Shade & Screen Door (KITCHEN NOOK)

DINING ROOM

Tray Ceiling (DINING ROOM)

Ceiling Fan & Light Fixture Combination (DINING ROOM)

Bay Window w/ Picture Window & Single-Hung Windows w/ Cellular Shades (DINING ROOM)

Ceramic Tile Flooring (DINING ROOM)

PRIMARY SUITE

Primary Bedroom (PRIMARY SUITE)

Primary Bathroom (PRIMARY SUITE)

Primary Walk-In Closet (PRIMARY SUITE)

PRIMARY BEDROOM

Vaulted Ceiling (PRIMARY BEDROOM)

Ceiling Fan & Light Fixture Combination (PRIMARY BEDROOM)

Single-Hung Windows w/ Cellular Shades (PRIMARY BEDROOM)

Carpet Flooring (PRIMARY BEDROOM)

PRIMARY BATHROOM

Vanity w/ Single Sink, Vanity Light Fixture, Lower Cabinet, Medicine Cabinet & Granite Countertop (PRIMARY BATHROOM)

Walk-In Shower w/ Ceramic Tile Walls & Floor, Shower Bench & Soap Niche (PRIMARY BATHROOM)

Jetted Bathtub w/ Ceramic Tile Deck & Surround (PRIMARY BATHROOM)

Water Closet w/ Loo, Flush-Mounted Light Fixture, Exhaust Fan, Upper Cabinet, Lower Cabinet w/ Granite Countertop, Slider Window & Ceramic Tile Flooring (PRIMARY BATHROOM)

Recessed Light Fixtures (PRIMARY BATHROOM)

Exhaust Fan (PRIMARY BATHROOM)

Ceiling Heater (PRIMARY BATHROOM)

Glass Block Window w/ Dual Roller Shades (PRIMARY BATHROOM)

Ceramic Tile Flooring (PRIMARY BATHROOM)

PRIMARY WALK-IN CLOSET

By-Pass Closet Doors (PRIMARY WALK-IN CLOSET)

Flush-Mounted Light Fixture (PRIMARY WALK-IN CLOSET)

Shelves & Hanging Rods (PRIMARY WALK-IN CLOSET)

Attic & Crawlspace Scuttles (PRIMARY WALK-IN CLOSET)

Carpet Flooring (PRIMARY WALK-IN CLOSET)

BEDROOM 1

Ceiling Fan & Light Fixture Combination (BEDROOM 1)

Walk-In Closet w/ Bypass Doors, Shelf, Hanging Rod & Light Tube Fixture (BEDROOM 1)

Slider Window w/ Cellular Shade (BEDROOM 1)

Floating Shelf (BEDROOM 1)

Carpet Flooring (BEDROOM 1)

BEDROOM 2 / OFFICE

Ceiling Fan & Light Fixture Combination (BEDROOM 2 / OFFICE)

Reach-In Closet w/ Mirrored Bypass Doors & Shelves (BEDROOM 2 / OFFICE)

Built-In Desk & Upper Cabinets w/ Shelves (BEDROOM 2 / OFFICE)

Slider Window w/ Cellular Shades (BEDROOM 2 / OFFICE)

Carpet Flooring (BEDROOM 2 / OFFICE)

BATHROOM

Vanity w/ Single Sink, Vanity Light Fixture, Lower Cabinet, Medicine Cabinet & Granite Countertop (BATHROOM)

Bathtub & Shower Combination w/ Ceramic Tile Shower Walls (BATHROOM)

Exhaust Fan (BATHROOM)

Ceramic Tile Flooring (BATHROOM)

HALLWAY

Privacy Door to/from Primary Suite (HALLWAY)

Privacy Door to/from Bedroom 1 (HALLWAY)

Passthrough to/from Bedroom 2 / Office (HALLWAY)

Privacy Door to/from Bathroom (HALLWAY)

Coat Closet w/ Shelves & Hanging Rod (HALLWAY)

Linen Closet w/ Bypass Doors & Shelves (HALLWAY)

Flush-Mounted Light Fixtures (HALLWAY)

Art Niche (HALLWAY)

Thermostat (HALLWAY)

Carbon Monoxide Detector (HALLWAY)

Ceramic Tile Flooring (HALLWAY)

LAUNDRY ROOM

Natural Gas & Electric Dryer Hookups (LAUNDRY ROOM)

Laundry Sink w/ Laminate Countertop (LAUNDRY ROOM)

Flush-Mounted Light Fixture (LAUNDRY ROOM)

Upper Cabinets w/ Shelves (LAUNDRY ROOM)

Lower Cabinets w/ Drawers (LAUNDRY ROOM)

Pantry w/ Shelves (LAUNDRY ROOM)

Storage Closet w/ Shelves (LAUNDRY ROOM)

Slider Window w/ Cellular Shade (LAUNDRY ROOM)

Electrical Panel (LAUNDRY ROOM)

Ceramic Tile Flooring (LAUNDRY ROOM)

GARAGE

915.5 Square Feet (GARAGE)

Attached (GARAGE)

3-Car Capacity inc. Tandem (GARAGE)

Insulated Double Garage Door w/ Automatic Opener & Window Inserts (GARAGE)

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

Navien Tankless Water Heater (GARAGE)

Irrigation Controller (GARAGE)

Ceiling Light Bulb & Light Tube Fixtures (GARAGE)

Ceiling Fan & Light Fixture Combination (GARAGE)

Attic Ladder (GARAGE)

Finished Walls & Ceilings (GARAGE)

Cabinets & Work Benches (GARAGE)

Slider Windows (GAREAGE)

Entry Door w/ Pet Door to/from Backyard (GARAGE)

Concrete Slab Flooring (GARAGE)

WORKSHOP

640 Square Feet (WORKSHOP)

Detached (WORKSHOP)

2-Car Capacity (WORKSHOP)

Single Garage Door w/ Window Inserts—Inoperable (WORKSHOP)

Light Tube Fixtures (WORKSHOP)

Ceiling Fan & Light Fixture Combination (WORKSHOP)

Attic Scuttle (WORKSHOP)

Finished Walls & Ceilings (WORKSHOP)

Work Bench, Upper Cabinets & Lower Cabinets (WORKSHOP)

Slider Windows (WORKSHOP)

Unpermitted Urinal & Sink—Inoperable (WORKSHOP)

Wall-Mounted Air Conditioner—Inoperable (WORKSHOP)

Concrete Slab Flooring (WORKSHOP)

FRONT YARD

Concrete Driveway (FRONT YARD)

Concrete Paver Walkway (FRONT YARD)

Landscaped w/ Trees, Bushes & Landscape Rock (FRONT YARD)

Automatic Drip Irrigation (FRONT YARD)

Covered Concrete Porch w/ Steel-Clad Entry Door w/ Window Insert & Storm Door,
Recessed Light Fixtures, House Doorbell & Shop Doorbell (FRONT YARD)

Steel-Clad Entry Door (FRONT YARD)

Double Gate to/from Back Yard (FRONT YARD)

Operator Gate to/from Back Yard (FRONT YARD)

BACK YARD

Concrete Patio w/ Wall-Mounted Pergola (BACK YARD)

Uncovered Concrete Paver Patio (BACK YARD)

Concrete Slab & Concrete Paver Parking Pad (BACK YARD)

Concrete & Concrete Paver Walkways (BACK YARD)

Shop—Outbuilding (BACK YARD)

Wall-Mounted Pergola (BACK YARD)

Fence Partitions (BACK YARD)

Landscaped w/ Lawn, Trees, Plants, Bushes, & Landscape Rock & Boulders (BACK
YARD)

Yard Hydrant & Automatic Sprinkler & Drip Irrigation (BACK YARD)

Bryant 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—775-284-4788 (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 Sheriff'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)