530 COUNTRY DRIVE

Fernley, NV 89408

Updates & Upgrades

PROPERTY BASICS

- 3 bedrooms / 2.5 bathrooms
- 1.31 acres
- Owned by current sellers for 23 years

LAND, WATER & GROWING SPACE

Water Rights

- 4.5 acre-feet of water rights
- Delivered via the TCID (Truckee-Carson Irrigation District) canal, which runs through the property
- City water services the sprinklers

Garden & Orchard

- 1,600 square foot garden
- Greenhouse
- Over 20 fruit trees, including apple, peach, plum, nectarine, and cherry
- Grapevines

Animals

- Chicken coop — accommodates chickens and ducks

OUTBUILDINGS & WORKSHOP SPACE

- 3 powered outbuildings
- 3 additional sheds
- 300 sq ft bonus room / unpermitted ADU — not permitted as legal living space; usable as a studio, workshop, or hobby room
- 3-car garage outfitted with a mini split and built-in cabinets — usable as year-round workshop space

EXTERIOR & SITE FEATURES

- Pool
- RV parking/ pad
- Roundabout driveway
- Roof replaced in 2011
- Exterior repainted September 2026
- Storm windows installed throughout —extra panes included in sale

INTERIOR FEATURES

- Updated kitchen with breakfast nook
- Electric stovetop — new 2026
- Dining room flows into main living room — open, connected layout
- Full laundry room with built in cabinets
- Pantry
- New water heater installed 8 years ago