

Sierra Sotheby's International Realty

Offering memorandum

1369 Faland Way

Reno, Nevada 89503

\$970,000

Presented by Jackie Mead, Global Real Estate Advisor



Property at a glance

Offered at

\$970,000

9

Bedrooms

6

Bathrooms

4,111

Square feet, per
county

6,000

Square foot lot

15

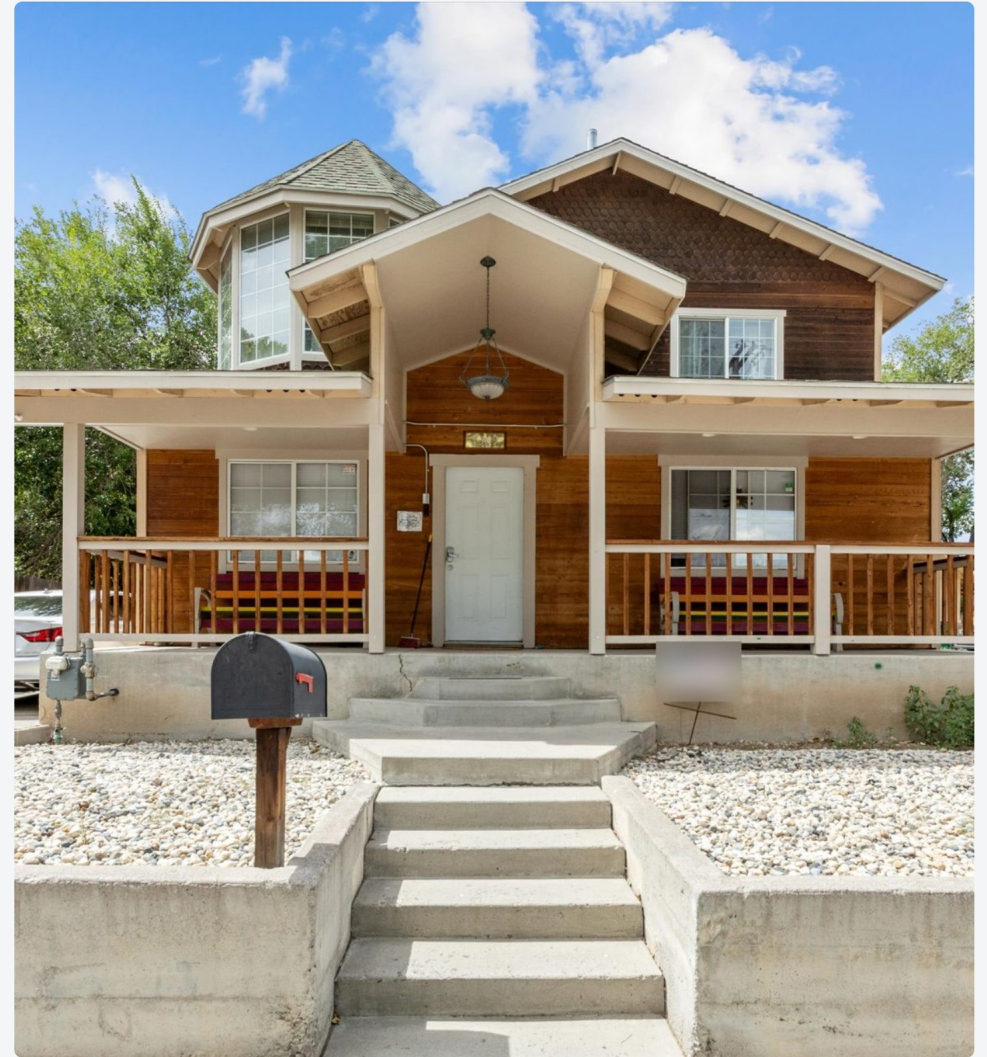
Beds allowed by
special use permit

1941

Year built, per
county

Two stories plus an office or flex room, one very large kitchen and two kitchenettes. APN 007-101-03.

1369 Faland Way, Reno, Nevada



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Property overview

1369 Faland Way is a two-story home with 4,111 square feet on a 6,000 square foot lot near the University of Nevada, Reno. It has 9 bedrooms, 6 bathrooms, an office or flex room, a very large main kitchen and two kitchenettes.

The property has an active City of Reno special use permit for a boarding or rooming house with up to 15 beds.

- Several living areas on both floors
- Recent updates to the kitchen, heating and water heaters
- Covered porch, decks and a covered patio
- Off-street parking along the side driveway

The main kitchen

A granite island, a long bar with seating, and two Thor ranges under a commercial hood.



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Living and flex spaces

A main floor living room opens to the patio. Upstairs, a family room has a kitchenette and a fireplace.



Bedrooms and baths

9 bedrooms and 6 bathrooms across both floors. Several bedrooms have walk-in closets or their own bath.



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Outdoor space

A covered front porch, an upper deck, a lower deck and a covered patio, with parking along the side driveway.



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Floor plan

The main floor holds the kitchen, living room, office, flex room, a wet bar kitchenette, laundry and several bedrooms.

Two staircases lead to two separate upstairs areas. One has a primary bedroom with its own bath. The other has a family room with a kitchenette and fireplace.

Floor plan created with the CubiCasa app. Measurements deemed highly reliable but not guaranteed.



Updates and systems

Item	Details, per seller
Kitchen	Two Thor ranges about 9 months old, commercial hood, granite island
Heating	New furnace
Cooling	AC about 7 years old, installed by Savage & Sons, plus split units upstairs
Water heaters	Two, both less than a year old
Electrical	Upgraded subpanel and hardwired smoke detectors
Windows	Dual pane
Flooring	New flooring; carpet will need to be replaced
Roof	Older roof with no known leaks
Sewer	Sewer line replaced in 2025
Included	Washer, dryer and refrigerator stay with the property
Extras	Fireplace in the upstairs family room, storage shed, off-street parking

Special use permit and zoning

The City of Reno approved a special use permit for a boarding or rooming house on this parcel, with up to 15 beds.

A copy of the approval letter is available on request. Buyers should confirm permit terms and zoning with the City of Reno.

Item	Details
Permit	LDC17-00031
Approved	January 4, 2017, by the City of Reno Planning Commission
Use	Boarding or rooming house
Limit	Up to 15 beds
Status	Active; per the City of Reno, it runs with the property
Parcel	APN 007-101-03
Zoning	Buyer to verify with City of Reno Planning

Current operating costs

12 months, as reported by the current owner

Expense	Per year
Garbage	\$311
Gas and electric	\$2,638
Sewer	\$540
Water	\$413
Insurance, commercial policy	\$7,505
Total	\$11,407

No rental income shown

The property is used by its nonprofit owner and does not collect rent, so no income or return figures are included.

Insurance

The current policy is based on the owner's program use. A new owner's premium will depend on their own use and coverage.

Property taxes

The current owner has a nonprofit exemption. A new owner's taxes will be set by the Washoe County Assessor. 2026/27 taxable value: \$435,116.

Location

An established Reno neighborhood with mature trees, close to the university and downtown.

- Near the University of Nevada, Reno campus
- Minutes from downtown Reno
- Views toward the downtown skyline and the mountains

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Showings by appointment only. Please do not disturb the occupants.

Disclosures

- Information is deemed reliable but not guaranteed. Buyers should verify all information and do their own due diligence.
- Bedroom and bathroom counts are per the listing agent and differ from county records. Buyer to verify.
- Square footage, lot size and year built are from Washoe County Assessor records.
- Zoning, special use permit terms, property taxes and insurance should be confirmed with the proper agencies and providers.
- Costs shown were provided by the current owner and may not reflect a new owner's costs.
- Some photos were edited only to blur personal details.
- Buyer to verify all information pertaining to special use permit.