

Features & Upgrades

**3425 Balboa Drive
Reno, NV 89503**

Basics

- 3 Bedrooms | 2 Bathrooms
- 1,272 Sq. Ft. Townhome
- Panoramic mountain and downtown city skyline views

Kitchen & Baths

- Remodeled kitchen with new cabinets and hardware (2024)
- Quartz countertops
- Stainless steel appliances: refrigerator, dishwasher, electric range, and over-the-range microwave
- A single-basin stainless steel sink,
- Recessed lighting in a raised ceiling panel (2024)

Living & Dining

- Living room with recessed lighting
- Inviting fireplace with white brick finish
- Sliding glass door opening to the outdoor living space
- Separate dining area with a ceiling fan and a large view window

Bathrooms

- Quartz vanity tops with undermount sinks and brushed nickel faucets
- White shaker-style vanities

Bedrooms

- Primary suite and second bedroom both open onto a full-width view balcony
- Generous closet space with sliding closet doors

Interior

- Luxury vinyl plank (LVP) flooring throughout, including the stairs (2024)
- Fresh interior paint (2024)
- New blinds and window coverings throughout (2024)
- New coat closet added downstairs near the bathroom (2024)
- New wall-mounted stair handrail
- Upstairs banister upgraded

Windows & Electrical

- Replaced dual-pane window glass at the balcony doors in the primary and second bedroom
- GFCI outlets and dimmer switches throughout

Balcony & Outdoor Living

- Full-width balcony completely rebuilt with new wood decking and black metal railing (2025)
- New garage support beam reinforcing the balcony (2025)
- Private, partially covered front courtyard off the living room and front entry

Garage & Parking

- Attached two-car garage with new garage door (2024)
- Wide two-car driveway

Thank you for your interest in 3425 Balboa Drive
For any additional questions, please contact Stephanie Klausner at 208-740-8471