

Upgrade and Improvement List 1324 Tamzy Ct Gardnerville

Property Highlights

- Stunning, unobstructed views of the Eastern Sierra, Pinenuts, Job's Peak, Western Sierras, and Mount Rose (visible from upstairs primary bathroom)
 - Located at approximately 5,200' elevation
 - Access to BLM
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Exterior Features & Land Improvements

- Wraparound driveway (2022)
 - Fully irrigated and beautifully improved yard (2022)
 - Pergola with electrical installed (2024)
 - Hot and cold-water access for future outdoor kitchen
 - Timber Tech decks (front, side, and back) (2022)
 - Private balcony off primary suite
 - Outdoor jacuzzi tub (new in 2025)
 - New front and side fencing, and perimeter fencing across entire 2-acre property
 - Corral divided into garden area and usable space (irrigation stubbed to garden & yard hydrant nearby)
 - Foundation/stem-walls in place for a small barn/garage
 - Drip irrigation system with three-yard hydrants
 - Drought-resistant dwarf trees along west, east, and south sides (approx. 15 ft max height)
 - BLM access via easement with direct gated entry
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Garage, Structure & Roof

- 900 sq ft (30'x30') RV garage
 - One 12'x12' RV door
 - One 9'x16' garage door
 - Blueprints available
 - Attached 2-car garage
 - Roof details:
 - Original section & RV garage roof (2008)
 - Two-story addition roof (2016)
 - Rain gutters installed (2022)
 - New siding and trim on original section (2022)
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Interior Upgrades & Features

- Fresh interior and exterior paint
- New flooring throughout (2018)
 - Additional updates: bedrooms (2022), hall bath tile (2024)
- Solid wood interior doors throughout
- Can lighting throughout
- Cat 5 wiring in great room

- Multi-featured electric fireplace (2025)
 - Multiple closets and storage spaces (including under-stair storage)
 - Three crawlspace access doors
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Kitchen & Pantry

- Fully remodeled kitchen (2016)
 - Granite countertops
 - Copper farmhouse sink and fixtures
 - Double ovens
 - Wall-mounted microwave
 - Magnetic induction cooktop with retractable vent
 - Breakfast bar
 - Butler's pantry off kitchen
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Bathrooms

- Hall bathroom fully remodeled (2024)
 - Features peel-and-stick wallpaper (easy removal)
 - Downstairs primary bath fully remodeled (2018)
 - Shower, vanity, toilet, fixtures
 - Window replaced (2022)
 - Upstairs primary bath
 - Travertine flooring
 - Double shower
 - New solid wood double vanity with copper sinks (2024)
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Bedrooms & Living Spaces

- Two primary suites
 - Downstairs office/studio space
 - Small gray bedroom features reclaimed cedar wood accent wall
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Heating, Cooling & Utilities

- New HVAC system and ductwork (2021)
 - Pellet stove (2011, up to code) with reclaimed New Hampshire barn wood mantel
 - Electric fireplace in great room (new 2025)
 - Two tankless water heaters
 - Whole-house water softener with additional kitchen sink & fridge purification (2020)
 - Generac generator with 500-gallon propane tank (2022)
 - R48 blown-in attic insulation (2016)
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Laundry & Functional Spaces

- Laundry room with cabinets, sink, and workspace
 - Ventilation fans in laundry room and both primary bathrooms (with optional heater switches)
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Windows & Doors

- Andersen triple-pane windows and glass doors
 - Enlarged windows in family room (2025)
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Additional Notes

- House blueprints available to buyer

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