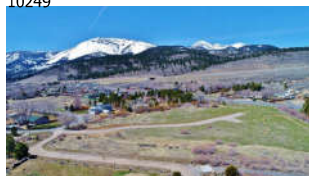


MLS All Fields

10249



MLS # 180010887

Status ACTIVE

Asking Price \$550,000

Class Vacant Land



Address 0 White Pelican

Lot # 1- 6

City Washoe Valley

State NV

Zip 89704

Area 177 Washoe Valley



Virtual Tour

Property Information

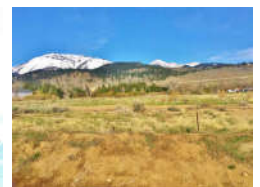
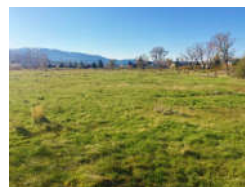
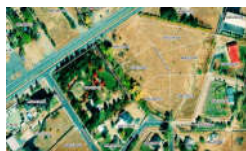
Acreage	6.00	County	Washoe	HOA	No
Source Lot Size	Assessor	Parcel #	05022061	HOA/Mgt Co	
Price/Acre	91,666.67	Taxes \$	\$942.78	Assoc Fee \$	
Outbuildings	No	Assessment \$	0.00	Assoc Trans Fee \$	
Water Rights	Yes	Zoning Actual	LDS	CC/R Restrictions	No
City Limits	No	Source of Zoning	Assessor	IPES	
BLM Grazing Rights	No	Horses Okay	Yes	Coverage	
Sign on Property	Yes	Elementary School	Pleasant Valley		
Subdividable	Yes	Middle School	Depoali		
Leased	No	High School	Damonte		
Permit					
Xstreet/Directions	U.S. 395, Washoe Dr., Lake St.				

Agent/Showing Information

Agent	Frank Picone - 775-691-1348	Showing Instructions	Drive By
Agent E-mail	fpicone@chaseinternational.com	To Show Contact	Go-SHOW
Listing Office 1	Chase International-Damonte - 775-850-5900	Contact Name	Frank Picone
Listing Agent 2		Contact Phone	(775)691-1348
Listing Agent 2 E-mail			
Listing Office 2			

Listing Information

Comm to BB	3.00	CBB \$ or %	%	Original Price	\$680,000	Listing Date	7/26/2018
Variable Rate	No			Days on Market	382	Input Date	7/26/2018 10:52 AM
Sliding Scale	No			Days On MLS	382	Expiration Date	1/1/2020
Listing Type	Exclusive Right			Cumulative DOM	382	Update Date	7/29/2019
Sale/Lease	For Sale			Cumulative DOMLS	382	Status Date	7/29/2019
Possession	COE			Agent Hit Count	116	Price Date	7/25/2019
Limited Service Listing	No			Client Hit Count	51	HotSheet Date	7/29/2019
Special Conditions of Sale	None			Internet Display	Y	Off Market Date	
HUD							



Features

ADJOINS	Street, Undeveloped Acre	DEED RESTRICTIONS	No
VIEW	Mountain, Yes, Peak View, Year Round Stream	EASEMENTS	Road
TOPOGRAPHY	Level	UTILITIES AT SITE	None
ACCESS TYPE	Public Access	ELECTRICITY	Less Than 100 from PL
ACCESS ROAD	Paved/Concrete	DOMESTIC WATER	City/County Available
SURFACE WATER	None	EXISTING SEWER/SEPTIC	None
LOT IMPROVEMENTS	None	LANDSCAPED	None
CROPS	None	FENCING	None
CORNERS MARKED	Fully	DOCUMENTS ON FILE	Recorded Plat Map, Aerial Photos, Boundary Survey, Perc Test
		OWNER(S) MAY SELL	Conventional, Cash, Exchange 1031

MLS Remarks

Development opportunity 6, one acre residential parcels ready to build on. A blank canvas with many options. Located at the bottom of Mt. Rose between Reno & Carson City perfect for a commuter. Browns Creek runs through the south side of the property. This lot is a perfect place to build your dream home. This also comes with additional water rights if interested? TMWA Water credits included, Neighbors Washoe County State Park and Wild life refuge. Perc tests available in Docs, 6 APN#'s 05022061 - 05022066

Extended Remarks

*Horse Property *Neighbors Washoe County State Park and Wild life refuge *Additional Water rights available (negotiable) * Mountain Peek Views (Slide Mountain) *City Water available less than 100 feet

Private Remarks

Please send all offers to fpicone@chaseinternational.com Title work has been started w/ Janine Norvick @ Ticor Title. Please feel free to walk the lot if so interested.

Sold Information

Selling Agent	Sold Price
Selling Office 1	Sold Price per Acre
Selling Agent 2	How Sold
Selling Office 2	Contract Date
	Closing Date

This information is deemed reliable, but not guaranteed.
180010887

08/12/2019

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