MLS All Field



MLS# 180010887 Status

**ACTIVE** 

\$550,000 Asking Price Class Vacant Land

MH



Address 0 White Pelican

Lot # 1-6

City Washoe Valley

State ΝV Zip 89704

Area 177 Washoe Valley

Schedule a Showing

Virtual Tour

Property Informatio
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6.00 HOA Acreage County Washoe **Source Lot Size** Parcel # 05022061 **HOA/Mgt Co** Assessor

Price/Acre 91,666.67 \$942.78 Taxes \$ **Outbuildings** No Assessment \$ 0.00

**Water Rights** Yes

**City Limits Zoning Actual** LDS No **BLM Grazing Rights** No Source of Zoning Assessor Sign on Property **Horses Okay** Yes Yes

Subdividable Yes **Elementary School** Pleasant Valley Leased No **Middle School** Depoali **Permit High School** Damonte

**Xstreet/Directions** U.S. 395, Washoe Dr., Lake St. No

Assoc Fee \$

**Assoc Trans Fee \$ CC/R Restrictions** 

No

**IPES** Coverage

## Agent/Showing Informaiton

Frank Picone - 775-691-1348 **Agent Showing Instructions** Drive By **Agent E-mail** fpicone@chaseinternational.com **To Show Contact** Go-SHOW

Listing Office 1 Chase International-Damonte - 775-850-5900

**Listing Agent 2** Listing Agent 2 E-mail Listing Office 2

**Contact Name** Frank Picone **Contact Phone** (775)691-1348

## **Listing Information**

<b>Comm to BB</b> 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	<b>Expiration Date</b>	1/1/2020
Listing Type	Exclusive Right	Cumulative DOM	382	<b>Update Date</b>	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	<b>HotSheet Date</b>	7/29/2019
Special Conditions of Sale	None	Internet Display	Υ	Off Market Date	



HUD























180010887 08/12/2019 Page 1 of 2 **Features** 

ADJOINS Street, Undeveloped Acre

VIEW Mountain, Yes, Peak View, Year Round Stream EASE

TOPOGRAPHY Level

ACCESS TYPE Public Access ACCESS ROAD Paved/Concrete

SURFACE WATER None LOT IMPROVEMENTS None CROPS

**CORNERS MARKED** Fully

DEED RESTRICTIONSNoEASEMENTSRoadUTILITIES AT SITENone

**ELECTRICITY** Less Than 100 from PL **DOMESTIC WATER** City/County Available

EXISTING SEWER/SEPTIC None LANDSCAPED None FENCING None

**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
Selling Office 1
Selling Agent 2
Selling Office 2

This information is deemed reliable, but not guaranteed.