

PROPERTY “BASE” PRICE ~ 630,000 (as of August 2021)

*** MOST RECENT SALES IN RIVER OAK SUBDIVISION, VERDI, NEVADA**

07/29/21 ~ 195 Summerset Drive ~ 2 beds, 2 bath ~ 1008 square feet ~ 2 car garage ~ Sales price ~ 376,500 ~ **365.00 per square feet**

07/21/21 ~ 150 Shadycrest Drive ~ 3 beds, 2 bath ~ 1281 square feet ~ 2 car garage ~ Sales price ~ 450,000 ~ **351.00 per square feet**

07/16/21 ~ 134 Shadycrest Drive ~ 2 beds, 2 baths ~ 1281 square feet ~ 2 car garage ~ Sales price ~ 472,500 ~ **369.00 per square feet**

05/21/21 ~ 2085 Stoneridge Drive ~ 2 beds, 2 baths ~ 1262 square feet ~ 2 car garage ~ Sales price ~ 449,000 ~ **356.00 per square feet**

“Average” per square foot (PPSF) sales price of above homes = 360.00

*** ABOVE PROPERTIES “DO NOT” HAVE EXTRA’S LISTED BELOW**

THIS PROPERTY ~ Approximately 1750 square feet ~ Largest lot in the subdivision ~ 2 extra large Master Bedroom suites & 1/2 guest bath ~ 3 car garage ~ **Additional Extras** listed below.

“Base” Price ~ Approx. 1750 sq. ft. x **360.00** (per recent home sales in subdivision) ~ **630,000**

*** EXTRA’S TO BE ADDED TO “BASE” PRICE (See web site for values)**

Unobstructed River views from two main rooms in home & Mountain views

Largest lot in subdivision of 172 homes ~ Double the size of many

Flood Zone X ~ “RARE” for homes along river in region ~ No flood issues

Solar ~ “Old” Solar rates ~ Unique to property ~ CONVEYED UPON C.O.E.

Over \$65,000 in improvements and upgrades to property @ fair market value

LIST PRICE ~ 759,000

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