

PROPERTY DESCRIPTION ~ Four (4) pages

2 large bedrooms ~ 2 1/2 Baths ~ Approximately 1850 Sq. Ft.

Desirable corner lot ~ Open floor plan ~ Built in 2001

Property acquired by present owners in late Fall 2004

Over \$ 80,000.00 improvements (including Solar)

RIVER FRONT PROPERTY ~ PRIVATE ACCESS

UNOBSTRUCTED RIVER VIEWS FROM HOME / TWO ROOMS

Property NOT IN FLOOD ZONE ~ Can verify with Washoe County

HOA Fee's ~ \$ 85.00 / Owners property taxes 2016 ~ \$ 1864.00

Power ~ NV Energy / Water ~ Verdi Meadows Utility

Sewer ~ Washoe Co. Utility / Garbage Service ~ Waste Management

Desirable large corner lot / Largest in subdivision ~ 9085 sq. ft.

Family friendly & dog friendly community / Quiet surroundings

Clean mountain air / Easy access to Lake Tahoe & ski area's

Private access to river and community swimming pool

AND.....NO STATE INCOME TAXES !

INSIDE FEATURES

Solid Oak "Gunstock" Hardwood floors throughout home

Triple pane picture window living room / Forced air heating

Gas range / Garbage disposal / New dishwasher / New microwave

New kitchen faucet / Swamp cooler / Tankless hot water heater

3 car garage with custom built storage racks throughout

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Custom water softener & filtration treatment system
Vinyl louvered blinds / Custom "Truckee River Rock" gas fireplace
Custom oak ceiling moulding / French doors to outside patio
Tile / Marble floors in bathrooms / Custom window master bedroom
Custom closet with sliding glass doors & original mural painting
Custom sliding doors and storage area in laundry room
Laminated wood flooring in kitchen / Ceiling fans / Custom paint

BUILT IN 80 GALLON FISH AQUARIUM ~ LIVING ROOM
Presently used as display case. Can be refilled if desired.

OUTSIDE FEATURES

Short walking distance to swimming pool & common area's
3.22 KW roof top solar ~ 250 + sunny sky days per year
Full landscaping, fencing, plants, trees / Sprinkler system
Rain gutters / Protective "back flow" sewage device
Raised bed redwood garden planters in patio
Complete drip watering system in patio garden area
Patio deck & arbor / 220 electricity on patio deck
Patio pavers / Custom storage building or small workshop
Custom storage shed for landscaping supplies / New patio fence
Large fixed patio umbrella.....Plus much more!

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*** ADDITIONAL FEATURES**

Southern sun exposure year round for solar panels

250 + sunny skies per year / Four beautiful seasons per year

Truckee River & Sierra Mountain views

Property NOT in 100 year flood zone ~ No flood issues in past

Steps away to fishing, swimming, rafting, and hiking along river

Truckee River stocked with trout throughout year nearby

Community swimming pool steps away / Hiking and biking

Abundant wildlife viewing daily from home

Deer, quail, geese, birdlife, ospreys, bald eagles.....and more

Crystal Peak Park 5 minutes away ~ River, BBQ pits, tables

Crystal Peak ponds stocked with trout by Nevada Fish & Game

Fire hydrant within 100 ft. of home = assumed HOI savings

Truckee Meadows Fire Station ~ 3 miles away

Truckee Meadows Vol. Fire Station ~ 1 mile away

Community dumpster close by for landscaping cuttings, etc..

Verdi U.S. Post Office 3 minutes away. Easy access, no crowds

River Belle Market 5 minutes away for basics, ice, fishing equip.

Direct TV HD hookup ~ Cable TV hookup available

AT & T ~ U Verse Internet available

Clean mountain air ~ Low humidity ~ Abundant recreation

Beautiful mountain sunrises & sunsets viewed from home

Desert landscapes nearby ~ Winter snow recreation

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"Hot August Nights" classic car extravaganza each summer

Reno night life / shows / entertainment ~ Reno rodeo

Reno Aces minor league baseball team

University of Nevada ~ Reno

St. Mary's & Renown Hospital Medical facilities close by

VA Hospital Facility ~ Reno, Nevada ~ Close by

Historic "Virginia City" mining town nearby.....plus much more !!

*** Community Entrance Gates**

On May 23, 2017, the Board of Directors of the River Oak Home Owners Association held a regular community HOA meeting. One of the agenda items included was an update on progress and research being done to explore the possibility of adding “keyless entry” gates at both entrances to River Oak. This information is included here to inform interested buyers that such research is being done and is supported by a large number of River Oak home owners. Ultimately, should such a project prove feasible, a majority vote of River Oak home owners would be required to approve the project for construction and completion.