



**PROPERTY “BASE” PRICE ~ 630,000**

**IMPROVEMENTS & UPGRADES TO PROPERTY to be added to “Base” price @ Fair Market Value**

**Property acquired in Fall of 2004. Original Absentee owners built home in 2001 and did NO IMPROVEMENTS to property. Present owners have made \$65,000 + in improvements & upgrades to property since acquiring it.**

**INTERIOR IMPROVEMENTS & UPGRADES**

**Solid oak hardwood floors throughout, Triple pane window living room, Sewage “Back Flow” protection, New dishwasher, New kitchen Range, New tile backsplash, New tile kitchen floor, New microwave, New hot water heater ( 2019 ), New western large window kitchen area, Garage custom storage racks, Custom water softener & filtration treatment system, Custom interior vinyl louvered window shutters, Custom "Truckee River Rock" fireplace, Custom oak ceiling moulding living room, Custom moulding ceiling moulding bedroom No. 1, French doors from bedroom No. 2 to outside patio, Widen door opening / new door / bedroom No. 1, Tile floor bathrooms No. 1 & No. 2,**

**Marble floor bathroom No. 2, Custom window bedroom No. 2, Custom closet / sliding glass doors / bedroom No. 2, Original tuscan mural painting / bedroom No. 1 closet, Custom sliding doors / storage area laundry room, Closet shelving upgrades, Custom paint, Built in 80 gallon fish aquarium living room ( can also be used as display case if desired )**

## **EXTERIOR IMPROVEMENTS & UPGRADES**

**Extensive landscaping, Rain Gutter's, Custom raised bed redwood patio planters, Complete drip watering system / patio & front yard, 220 Electricity patio deck for hot tub, Patio covered gazebo, Patio deck, Patio pavers, New outside moulding around entire west window, Additional full landscaping including fencing, plants, trees, Decorative DG earth walkways, Flagstone rock features & other rock features, Custom wood storage building / small workshop, Custom storage shed / landscaping supplies, New patio fence addition, Fixed patio umbrella, Shortened railing south porch for river view.**

**[Return to Home Page](#)**