

# 1705 Blue Spruce Road

## Reno, NV 89511

### Features & Upgrades

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#### GENERAL INTERIOR

- Single story for main level living
- New premium nylon carpets (2023)
- New baseboards (2023)
- New interior paint (2023)
- Slate floor entryway & dining room
- Central vacuum
- Wood paneled ceiling w/ceiling fan
- Skylights & large picture windows
- Slate hearth w/efficient pellet stove
- Energy efficient furnace (2011)
- New AC (2018)
- Three zone HVAC – smart thermostat controlled – wifi enabled
- Spacious common areas & bedrooms
- Motion activated lighting in hallway
- Extra blown in insulation in attic (2022)
- Water filtration system

#### CHEF'S KITCHEN

- Cherry cabinetry w/modern pulls
- Granite slab countertops
- Center island with gas cooktop
- Large serving island w/prep sink
- Stainless steel triple basin main sink
- RO filtered water tap
- Extended bay window for plants/herbs
- Dual stainless dishwashers
- Thermador stainless double oven
- GE Monogram built-in refrigerator
- KitchenAid mixer pop-up cabinet
- Counter to ceiling tile backsplash
- Hardwood floors
- Large walk-in pantry w/built-in shelving

#### LUXURIOUS PRIMARY SUITE/BATH (2022)

- Programmable radiant heat tile flooring
- 9 ft quartzite vanity w/chiseled edge & lowered centered makeup vanity
- Naughtyhardwood cabinetry w/soft close
- Frameless glass shower w/porcelain tiled walls & river rock base/shelf
- Heated towel rack in shower
- Brizo Virage premium fixture package
  - Large capacity showerhead
  - Multi-function slide bar hand shower
  - Single handle sink faucets
  - Bathtub faucet and handles
  - Matching cabinet pulls
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- Robern magnification mirror w/LED lighting
- Built-in laundry hamper storage
- New bathroom wall insulation
- Dual step-in closets – one remodeled with cedar lined floor, shelves, & drawers and motion activated lighting

# Features & Upgrades Continued

## GARAGE/EXTERIOR

- Large .518 acre lot
- Large asphalt driveway w/basketball hoop
- Spacious 3 car garage w/built-in shelving
- Covered front porch
- Fresh exterior stain (2024)
- Firesafe concrete tile roof (2018)
  - New ice & snow waterproof underlayment applied to full roof
- Large gathering/entertaining patios
  - East & west facing patios for optimal sun/shade
  - Built-in seating & room for outdoor living furniture
  - Stamped concrete patio & walkways
- Landscaping refresh (2022) \$20k
  - Full sprinklers & drip system (Automatic)
  - Grass lawn with rock borders
  - Fresh DG & rock ground cover
  - Rock borders/walls
  - Mature trees & shrubs for all seasons
  - Freshly pruned pine trees – removal of ladder fuels
- Leased 500 gallon propane tank

## LAUNDRY ROOM, POWDER ROOM & GUEST BATH REMODEL (2025)

- New Quartzite countertops
- New modern sinks/faucets
- New drywall (replacing dated wall tiles)
- Fresh paint
- Porcelain tile flooring (guest bath)
- Porcelain tile shower (guest bath)

## GALENA FOREST ESTATES

- Luxury mountain living with easy access to both Reno amenities & Lake Tahoe recreation
- Year round, paved access
- Popular Shopping & Recreation Distances
  - Raley's O-N-E Market (6.9 miles, 11 mins)
  - Shayden Summit Mall (7.9 miles, 12 mins)
  - Dillard's, Apple Store, Trader Joes, Century Theaters
  - Mt. Rose Ski Resort (6.4 miles, 10 mins)

## Contact

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