

Features & Upgrades

6901 Wild River Way

Sparks, NV 89436

General

- Built in 2022 – All systems are <3 yrs
- New Dual Zone Rheem Air Conditioner
- New Dual Zone Rheem Furnace
- New Eagle concrete tile roof
- New Rinnai tankless water heater
- New vinyl windows & sliders
- New countertops & cabinetry
- New Smart Features

Main Level: Kitchen, Gathering Areas

- Popular Lennar Silverado 4 bed floorplan
- Multiple gathering areas – living & family rooms
- Fresh semi-gloss paint over builder's flat paint
 - Bedrooms, bathrooms, family room, living room, laundry
- Massive kitchen island w/large metal sink
- Quartz countertops
- Soft close Timberlake cabinetry
- Built-in storage cabinet in kitchen
- Large pantry with light and shelving
- Samsung French door stainless steel refrigerator
- GE Wi-Fi-enabled appliance package
 - Gas range/convection oven
 - Over the range sensor microwave
 - Dishwasher
- New ceiling fan in living room
- Reading area/built in shelving in front window
- Guest bath main level

Upstairs: Primary Suite, Bedrooms/Bath, Laundry

- Dual sinks in primary & secondary bathrooms
- Soaker tub
- Huge walk-in closet
- Continuous curtain track in primary bedroom
- Hall cabinetry storage and countertop
- New pull-down blinds in children/guest rooms
- New light fixtures and decorative trim
- Ceiling mounted hanging lounge chair & hooks

- Upstairs laundry next to bedrooms – no stairs
- Samsung Multisteam moisture sensor dryer
- Samsung Active Waterjet SuperSpeed washer
 - Washer & Dryer Wi-Fi connected

Security & Smart Features

- Ring security system – wired ring doorbell, motion sensors, door and window sensors
- Honeywell Home Smart Thermostat
- Keyless entry
- Media center panel w/labeled hardwire internet connection lines throughout home
- Wi-Fi-enabled appliances
- Smart garage door opener system
- Smart irrigation control
- Flo by Moen – Smart automatic water shutoff

Garage/Exterior

- 3 car garage w/extended tandem
- Genie Garage Door Opener w/Smart opener
- Premium east facing corner lot w/side yards
 - Only corner lots have two side yards
 - Rare RV pad availability per HOA
- New paver patio installed in 2023
- New gutters installed in 2023
 - Plumbed underground to street
- Grass, sunflowers & landscaping installed 2024
- Back irrigation system installed 2024
- French drain installed under pavers
- Western sunset enjoyment in the backyard

Location

- Centrally located for convenient shopping, commute, and recreation
 - Raley's: 3min/0.8mi
 - Costco: 9min/4.4mi
 - WinCo: 7min/2.6mi
 - Golden Eagle Park: 5min/2mi
 - Lazy 5 Park: 6min/2.3mi
 - I-80 on-ramp: 13min/7.5mi