

Features & Upgrades

1338 Granary Park Ave

Sparks, NV 89436

General

- Built by DR Horton in 2020
- All systems are <5 years
- New Dual Zone Air Conditioner
- New Dual Zone Furnace
- New shingle roof
- New tankless water heater
- New vinyl windows & sliders
- New granite countertops & cabinetry
- New smart features

Main Level: Great Room & Kitchen

- Large open great room
- Continuous Luxury Vinyl Plank flooring
- 10 ft ceilings
- Canned lighting
- Granite slab countertops
- Dark, shaker cabinetry
- Large step in pantry with light and shelving
- LG side by side stainless steel refrigerator
 - Includes tap window display
- Amana stainless steel appliance package
 - Gas range/convection oven
 - Over the range microwave
 - Dishwasher
- USB charging outlet
- Guest bath main level

Upstairs: Primary Suite, Bedrooms/Bath, Laundry

- Dual sinks in primary
- Extended glass shower with tall faucet height
- Huge primary walk-in closet
- New low profile blackout blinds in primary
- Upstairs laundry next to bedrooms – no stairs
- Views of mountains from bedrooms
- Dual zone HVAC for upstairs climate control
- Built-in shelving in Northwest bedroom

Security & Smart Features

- Skybell wired video doorbell
- Honeywell Home Smart Thermostat
- DR Horton IQ Smart Home Panel
- Keyless entry
- Media center panel
- Smart garage door opener system

Garage/Exterior

- 2 car garage
- Convenient kitchen/pantry access
- Liftmaster side mounted garage door opener
- Winter friendly south facing lot
 - Snow is quick to melt for little to no accumulation
 - Backyard sunrises and sunsets
- Xeriscape/low maintenance landscaping
- Artificial turf in front yard
- Covered patio with seating area
- Mountain views around the valley
- Backyard cleared – blank slate
 - Seller option to a credit for development costs

Location

- Centrally located for convenient shopping, commute, and recreation
 - Kiley Lake Walking Path: 1min/450ft
 - Raley's: 4min/1.8mi
 - Costco: 9min/3.4mi
 - WinCo: 5min/2.6mi
 - Golden Eagle Park: 8min/3.6mi
 - Lazy 5 Park: 5min/1.8mi
 - I-80 on-ramp: 13min/6.5mi