

Features & Upgrades

905 Estuary Circle

Reno, NV 89506

General

- Property taxes are an estimated ≈\$1,000/year less than new builds
- All systems are <6 years
 - AC & furnace
 - Shingle roof
 - Bradford White water heater
 - Vinyl windows & sliders
 - Countertops & cabinetry
 - Continuous LVP flooring
 - Interior and exterior paint
 - Plumbing & electrical systems

General Interior & Floorplan

- Single story/no steps
- Large open concept floorplan
- Natural light throughout
- High 9ft ceilings
- Low profile LED lighting
- Built-in surround sound system

Kitchen & Pantry

- Quartz countertops
- Large kitchen island w/breakfast bar
- Abundant storage & counterspace
- HiSense French door refrigerator (2025)
- GE stainless steel oven, microwave & dishwasher

Primary Suite

- Large primary bedroom with backyard views
- Step-in shower
- Dual sinks
- Large walk-in closet

Exterior/Garage:

- 2 car garage w/insulated garage door
- HOA maintained front landscaping
- Low maintenance xeriscape backyard
- ≈42ft x 9ft entertaining patio
- ≈45ft x 7ft paver patio
- Raised garden bed with paver retaining wall
- Fenced dog run
- Two fruit-bearing apple trees
- Full perimeter gutters/drainage

Location

- No rear neighbors
- Community walking paths
- Quick access to shopping, recreation & freeway
 - Smith's: 6 mins/2.4 miles
 - Walmart: 7 mins/2.8 miles
 - Sierra Sage Golf Course: 8 min/3.1 miles
 - University of Nevada: 20 mins/8.7 miles

**Thank you for your interest! For questions,
please call Dan Smith at 775-313-3598!**