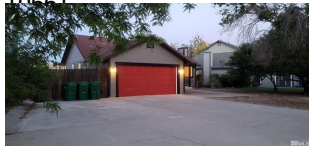


MLS All Fields

10661



MLS # 220010426 **Address** 7020 Pah Rah Dr
Status ACTIVE **Unit #**
City Sparks
Asking Price \$430,000 **State** NV
Class Residential **Zip** 89436-9011
Type Single Family **Area** 182Sparks-Suburban

Property Information

Bedrooms # 2	County Washoe	Common Interest Ownership No								
Baths #Full or 3/4 2	Parcel # 08339402	Attached Common Wall No								
# Half Baths 0	Taxes \$ \$1,147.00	Water Rights No								
# Garage 2	Special Assessments and Bonds (Other than CIC) \$ 0.00									
# Carport 0	Within City Limits Yes									
Total Parking Cap. 2	Zoning Actual Mds4									
Stories 1 Story	Source of Zoning Assessor	The HOA fields have been renamed to CIC and moved to Page 3 of this report								
Unit Level	Horses Okay No									
Total Living Space 1167	Elementary School Sepulveda									
Source of SqFt Assessor	Middle School Sky Ranch									
Price per SQFT 368.47	High School Reed									
Year Built 1984	IPES	CC/R Restrictions No								
Acreage 0.24	Coverage	<table border="1"> <tr> <th colspan="2">Unconverted Manuf. Housing Only</th> </tr> <tr> <td>Serial #</td> <td>Width</td> </tr> <tr> <td>HUD #</td> <td>Skirting</td> </tr> <tr> <td colspan="2">Personal Property Taxes</td> </tr> </table>	Unconverted Manuf. Housing Only		Serial #	Width	HUD #	Skirting	Personal Property Taxes	
Unconverted Manuf. Housing Only										
Serial #	Width									
HUD #	Skirting									
Personal Property Taxes										
Construction Site/Stick-Built										
Xstreet/Directions Pyramid to Golden View to Pah Rah										

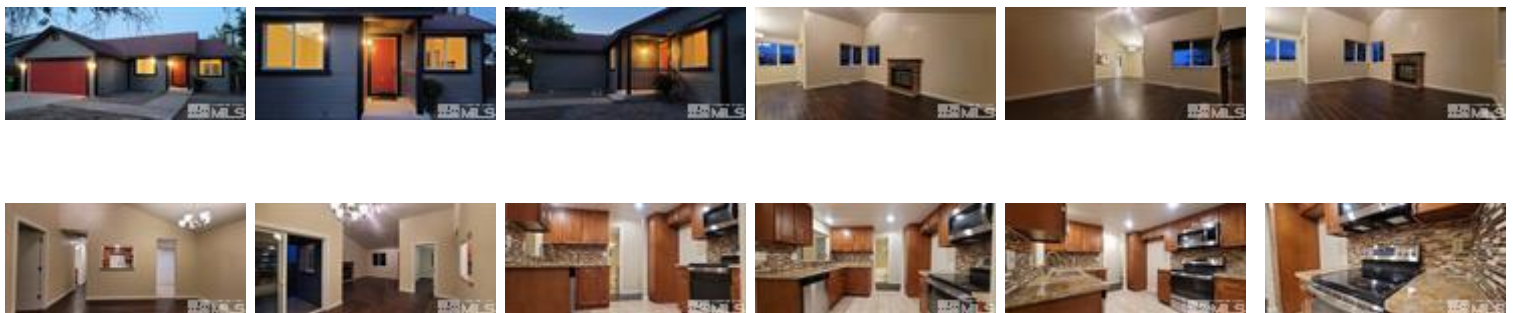
Agent / Showing Information

Agent Isidro I Luna	Showing Instructions ShowingTime
Agent E-mail Isidrolunar11@gmail.com	To Show Contact Isidro Luna
Listing Office 1 Reno Tahoe Home Group	Phone: 775-225-2077
Listing Agent 2	Occupied By Vacant
Listing Agent 2 E-mail	Contact Name Isidro Luna
Listing Office 2	Contact Phone (775) 276-2885

Listing Information

Comm to BB 2.00	CBB \$ or %	Original Price \$459,999	Listing Date 7/13/2022
Variable Rate No		Days on Market 109	Input Date 7/13/2022 12:23 PM
Sliding Scale No		Days On MLS 109	Expiration Date 7/13/2023
Sale/Lease For Sale		Cumulative DOM 188	Update Date 10/16/2022
Listing Type Exclusive Right		Cumulative DOMLS 188	Status Date 10/16/2022
Possession COE		Agent Hit Count 160	Price Date 10/12/2022
Limited Service Listing No		Client Hit Count 62	HotSheet Date 10/16/2022
Special Conditions of Sale None			Off Market Date

Fannie Mae First HUD No	Internet Display Y	Internet Display Options
		Automated Valuation Yes
		Commentary/Reviews Yes



Features

GARAGE TYPES	Attached	FLOOR COVERING	Ceramic Tile, Wood
HOA AMENITIES	No Amenities	FOUNDATION	Concrete - Crawl Space
ADJOINS	Street	EXTERIOR	Wood Siding
VIEW	Yes, Mountain	ROOF	Pitched, Composition - Shingle
PERSONAL PROPERTY INCL	None	HEATING/COOLING	Natural Gas, Forced Air, Central Refrig AC, Programmable Thermostat
APPLIANCES INCL PSNL PROP	Electric Range - Oven	WATER HEATER	Natural Gas
INTERIOR FIXTURES	Smoke Detector(s)	WINDOWS	Double Pane
LIVING ROOM	Family Rm Combo	FIREPLACE	Yes
DINING ROOM	Living Rm Combo	UTILITIES	Electricity, Natural Gas, City - County Water, City Sewer, Water Meter Installed
FAMILY ROOM	Living Rm Combo	LANDSCAPED	Partially Landscaped
KITCHEN	Built-In Dishwasher, Garbage Disposal, Microwave Built-In	SPRINKLERS	Front, Back
MASTER BEDROOM	Walk-In Closet, Ceiling Fan, Shower Stall	FENCED	Back
LAUNDRY AREA	Yes, Kitchen, Shelves	PATIO/DECK	Yes, Covered
OTHER ROOMS	None	EXTERIOR FEATURES	None - NA
		WATER TEST	No
		ACCESS	Public
		TOPOGRAPHY	Level
		OWNER(S) MAY SELL	Conventional, FHA, VA, Cash, Exchange 1031

MLS Remarks

This single-level home is conveniently located in a quiet community with NO HOA, easy access to Pyramid Way, and only two minutes from shopping centers. Come see this newly updated home, which has been freshly painted inside and out, and features modern floors, cabinets, and new appliances. This home has a large living/family room with a sliding glass door leading out to a fenced backyard, which is ideal for large family gatherings.

Extended Remarks

Private Remarks

1) Seller will cover 1% towards buyers Closing cost, or interest buy down. 2) Seller will pay for a Home warranty up to \$600.00 3) The metal box in the backyard is a utility box from Sierra Pacific/ NV Energy . The easement document is attached to the Document box.

Sold Information

Selling Agent
Selling Office 1
Selling Agent 2
Selling Office 2
Sell Team - Team Name
220010426

10/30/2022

Sold Price
Sold Price per SqFt
How Sold
Contract Date
Closing Date

CIC Section

CIC No
CIC Dues
How Billed
Transfer Fee
Other Fee
Setup Fee
CIC 1 Special Assessments
CIC Mgmt Company Name and Phone

CIC 2 Section

CIC 2
CIC 2 Dues
How CIC 2 Billed
CIC 2 Transfer Fee
CIC 2 Setup Fee
CIC 2 Other Fee
CIC 2 Special Assessments
CIC 2 Mgmt Company Name and Phone

CIC 3 Section

CIC 3
CIC 3 Dues
How CIC 3 Billed
CIC 3 Transfer Fee
CIC 3 Setup Fee
CIC 3 Other Fee
CIC 3 Special Assessments
CIC 3 Mgmt Company Name and Phone

CIC Totals

Average Monthly Fee
Total Transfer Fees
Total Setup Fees 0.00
Total Special Assessments 0.00
Total Other Fees 0.00