

4860 Canyon Run Drive

Sparks, Nevada 89436

\$585,000

4 Bedrooms	3 Bathrooms	2,013 Sq. Ft.	\$290.61 / Sq. Ft.
8,320 Sq. Ft. Lot	0.19 Acres	3-Car Garage	Built in 1994

About the Home

Beautifully maintained 4-bedroom, 3-bath home tucked away on a quiet cul-de-sac in the Vista Heights South community near Los Altos Parkway. Offering 2,013 sq. ft. across two levels, the home features a desirable main-level bedroom and full bath, updated flooring, plantation shutters, granite countertops, and a separate family room. The landscaped 8,320 sq. ft. lot includes a private backyard shaded by mature trees, a patio, pergola, shed, and above-ground spa.

Property Highlights

- 3-car attached garage with RV access/parking and garage door opener
- Central air, natural gas heat, gas water heater, and public utilities
- Tile roof, double-pane windows, rain gutters, and crawl-space foundation
- Mountain views; landscaped, level lot with front sprinklers and artificial turf
- Outdoor spa included

Schools

Elementary: Beasley | Middle/Jr. High: Mendive | High School: Reed

Solar Financing

Existing solar loan at a 2.98% interest rate is assumable subject to loan approval. Solar financing terms and buyer qualification remain subject to the lender's requirements.

Additional Property Information

Neighborhood / Subdivision	Los Altos Parkway / Vista Heights South, Phase 1
HOA	Vistas Homeowners Association — \$127.50 quarterly
Listing Terms	Cash, FHA, Conventional, VA Loan, 1031 Exchange
Possession	Close of Escrow

Schedule a Private Showing or Request More Information

Kymberlee Curti | REALTOR® | Nevada License #S.202885
Alpine Realty International | 775-315-1889 | realtorkym@gmail.com
thatrealtorkym.com

Property information is based on the current MLS listing and is deemed reliable but not guaranteed. Buyer and buyer's agent should independently verify all information, including schools, measurements, HOA information, and solar financing terms.