Rosewood Lakes Upgrade

4695 Hydepark Court, Reno, NV 89502

Situated within an established private and picturesque neighborhood of freestanding homes close to hiking and biking trails, this home stands out. Here you will find comfort you can afford.

It is located on a quiet lot in the Rosewood Lakes Subdivision where Owners enjoy a clubhouse, tennis courts, pool, and well-maintained common areas.

Completely renewed, the repairs and improvements made to the subject home will last a new buyer long into the future and make the house as modern as tomorrow.

The home shows like a model and is ready for a buyer to move into without having to do costly repairs and improvements.

APN 02168436
Rosewood Lakes 2,
Lot 16, Block D

Built 1994
1724 sq.ft. on two levels

3 Bedrooms
2 Full Baths
Powder Room
2 Car Garage

2021 Taxes $2,422.99

Offered for $595,000.

More details and photos at
www.PremierTahoe.com/hydepark

Text 775 742 9255 for appointments and mechanical lockbox code to enter.

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Details, Features and Amenities

Garage Area

- Garage Floor was cleaned, and three coats of special sealant applied
- Garage Walls were properly sheet rocked, textured, and painted
- Garage Door framing and surround was rebuilt
- New Garage Door with windows installed and sealed tight
- Garage Door side entrance was reframed and repaired, and new wall fixtures installed to match the custom lights at the garage door
- HVAC System was overhauled and serviced and is functioning perfectly
- New Garage Overhead Lights were installed
- All Garage surfaces are now sealed and painted
- Two Custom Exterior Sconces by Feiss Hodges were installed at the Front of the Garage.

Exterior

- Custom Lights by Feiss Hodges were installed at the side entrance and back entrance to the house.
- Screens and Screen doors were replaced and repaired as needed.
- Siding was replaced where needed and after insulation was added.
- Exterior has all new paint, including trim, and beams.

Roofing and Beams

- Replacement of broken tiles and other roof repairs were professionally completed
- New gutters with downspouts were installed
- Exposed beams were metal capped and sealed to prevent water infiltration.

Yard Areas

- Tree and roots were removed by a professional arborist to open up the back yard and protect the home's foundation at the same time.
- Old juniper and vines and shrubbery that could easily cause fire were also professionally removed and replaced with rose bushes, lilacs, and grasses for a clean and fresh look.
- New lawn and walkway are a pleasant addition to the back and side yards.
- The front and back lawn have a new sprinkler system.
- There is a drip system for the planted areas.

Throughout the House you will find

- All new interior paint, including walls, door and window trim, all doors, and windowsills by Alpine Painting as well as
- Accent color on the Stairs, Hall Cabinet, Fireplace, and Front Door
- Newly and professionally painted cabinetry in the kitchen and baths
- Wood Floors and stairs professionally cleaned and polished
- New Custom Light Fixtures by Feiss
- New Moen Plumbing Fixtures
- All new Graber wooden window blinds on all windows
- New Ceiling Light Fixtures
- New Ceiling Fans in the Kitchen and Master Bedroom
- New Bedroom Carpet and Guest Bath Flooring by Simonian Flooring

The home is vacant and ready for a new buyer to enjoy.

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Premier Properties of Lake Tahoe, Inc.

www.PremierTahoe.com

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