

Not Just a Gracious Home, A Better Way of Life!

VALUE WITH ELEGANCE NEAR RENO AND TAHOE



This magnificent custom built home is carefully positioned streamside in a parklike setting overlooking the 15th green and a pond of the Toiyabe Golf Course.

Conveniently located near Lake Tahoe, Carson City, and minutes away from Reno, with its bustling casinos, entertainment, shopping and restaurants.

Located in Gated Community of Franktown Estates on the Toiyabe Golf Course with Equestrian Centers near by.

Price Reduced to \$1,385,000.

31 West Lightning "W" Ranch Road • Washoe Valley, NV 89704

NNRMLS.com #200006196

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|------------------------|-------------------------------------|--------------------------|---------------------------------|
| • 5,194 sq.ft. | • Spacious Fully Equipped Kitchen | • Patios | • Small Vineyard - Table Grapes |
| • 1.279 Acre Lot | • Breakfast Area with Fireplace | • Large Back Yard | • Sierra Mountain Views |
| • 4 Bed/Bath Suites | • Powder Room | • 3-Car Oversized Garage | • On Toiyabe Golf Course |
| • Grand Foyer Entrance | • Formal Living Room with Fireplace | • Mud-Room | • Private and Quiet |
| • Formal Dining Room | • Huge Family Room with Bar | • Laundry Room | • Gated Community |
| | • Office | • Mature Landscaping | |

Seller is currently offering a
\$15,000.
Bonus at COE
to selling agent/office.

More information, photos and Matterport 3D walk-through tour at
www.FranktownEstatesLiving.com

To view this property contact listing agent

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NV B.0047350.INDV / B.0005585.CORP

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Offering Subject to Errors, Omissions, Change of Price or Withdrawal Without Notice. If square footage is a consideration for buyer, buyer to verify.

