

# BEAUTIFUL-MUST SEE!!

**\$169,900**



**4465 Boca Way #182 Reno, NV 89502**  
**2004 65.4 x 26.8 1752 sq ft**

DISCOVER THIS MAGNIFICENT HOME LOCATED IN RENOS FAVORITE FAMILY PARK. THIS PEACEFUL ABODE BOASTS THREE BEDROOMS AND TWO BATHROOMS, AND FEATURES LUXURY PLANK FLOORING AND PLUSH CARPETING WITH UPGRADED PAD. THE LARGE KITCHEN IS EQUIPED WITH AN ISLAND BAR AND STILL ROOM FOR A DINING TABLE. THE HOME COMES WITH ALL APPLIANCES THAT ARE 5 YEARS NEW. THERE IS VAULTED CEILINGS THROUGHOUT, FANS IN EVERY ROOM AND CENTRAL AIR. THER IS A NEWER WATER HEATER, 4" BASEBOARDS, AND A LAUNDRY ROOM WITH WASHER AND DRYER. THE MASTER BEDROOM'S PRIVATE BATHROOM OFFERS AMPLE STORAGE SPACE AND AN OVERSIZED WALK-IN SHOWER. THE LARGE MASTER BEDROOM HAS A WALK-IN CLOSET ENHANCED BY CALIFORNIA CLOSETS.

OUTSIDE YOU WILL FIND A LARGE CARPORT, TWO STORAGE SHEDS, A FENCED YARD, A DOG RUN, TWO COVERED DECKS AND THE PRIVATE PATIO IS PERFECT FOR BBQ-ING. THE PARK PROVIDES AMENITIES SUCH AS A LARGE POOL, PICKLEBALL COURTS, A DOG PARK, A BASKETBALL COURT, A COMMUNAL BBQ AREA WITH A FIRE PIT FOR GATHERING. THE SOCIAL HALL AND FITNESS CENTER ARE CURRENTLY UNDERGOING RENOVATIONS AND THERE IS A NEW CHILDREN'S PLAY AREA SCHEDULED TO OPEN SOON, ALONG WITH MONTHLY EVENTS LIKE FOOD TRUCKS, GAMES, AND COMMUNITY GET-TOGETHERS IN THE PARK'S FRIENDLY AMBIANCE, FOR MORE INFORMATION OR TO SCHEDULE A SHOWING CONTACT WHITE

**Office at (775) 322-8585**

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