

# BEAUTIFUL HOME!

**\$130,000**

**4465 Boca Way #31 Reno, NV 89502**  
**1983 60 x 34 2,040 sq ft**

This 2,040 sq. ft. home offers a spacious and welcoming layout with two bedrooms and two bathrooms, located in the well-regarded Sagebrush Mobile Homes community in Reno, NV. The home features a large master bedroom and an equally generous guest room, providing plenty of space for relaxation. The expansive living room is highlighted by a cozy wood-burning fireplace, creating a warm and inviting atmosphere. For those who enjoy entertaining, the formal dining area is perfectly set up for gatherings. The kitchen is also designed for both cooking and socializing, with a large countertop that allows you to interact with guests while preparing meals. To top it off, there's a sizable covered patio, ideal for enjoying conversations with family and friends in comfort and style.

FOR MORE INFORMATION OR TO SCHEDULE A SHOWING  
CALL WAYNE

**Wayne Carter (925) 202-9099**  
**Office at (775) 322-8585**

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