

## 12000 Red Rock Rd Upgrades & Special Features

- Largest parcel in Silver Knolls – 80 peaceful, private acres (22 are fenced)
- Stunning 360-degree unobstructed mountain and valley views, and every window has a view!
- Can see entire Reno Air Race course from deck!
- 10 minutes to shopping/restaurants, only 20 minutes to Reno/Tahoe Airport
- No HOA or CC&R
- Plenty of parking and space for toys and RVs
- Package/mail locker for contactless deliveries
- Solar-powered electric security gate – 2 keypads, 3 remotes
- Well-maintained defensible space
- Concrete tile roof
- Gutters and French drains
- Thermal windows
- Green, energy-efficient, whole-house GEOTHERMAL HEAT/AC
- Redundant whole-house hydronic oil furnace
- Central vacuum
- Large patio, 2 propane stubs for BBQ
- Automatic whole-house emergency generator
- Mud/mechanical room
- Large laundry room with sink, cabinets, and large shelf or folding clothes
- Chef's kitchen – 6 burners, grill, dual ovens w/proof & convection
- Vented, professional exhaust hood
- Stained glass windows in entry and pantry doors

- Sub-Zero refrigerator/freezer
- Trash compactor
- Wet bar in family room
- Double master shower and double-sized jet/spa tub
- 2 large custom quartz and river rock showers
- Huge Quonset hut/workshop with electricity
- 325', strong well with recently replaced pump
- Whole-house water softener, filtration, U/V treatment system
- Reverse osmosis drinking water
- 1000-gal propane tank
- 75-gallon water heater – 110-gallon well pressure tank
- 5 frost-proof farm hydrants
- 5 stall MD barn, heated waterers, tack room, paddocks.
- Oversized, crowned outdoor riding arena with arena sand/shredded rubber footing, and superbly engineered drainage for year-round use with few exceptions
- 2 run-in sheds with paddocks and heated waterer
- 40' hay / storage shipping container
- Tool shed
- CAT 6 ethernet network
- Extra sturdy coyote-resistant dog yard with easy-cleanup pea gravel
- Riding trails on property
- 80 acres is sub-dividable into 1-acre parcels
- Plenty of room for solar panels and wind turbines
- Potential of another unattached small dwelling / ADU