

Moose Ridge 46 lot Housing Subdivision

The Moose Ridge housing subdivision in New Northwest Reno represents a remarkable investment opportunity poised for immediate development. With its recent tentative map approval and strategic design, this project is set to attract homebuyers looking for quality living in a desirable location.

Key Features:

- **Prime Location:** Nestled in scenic New Northwest Reno, the subdivision offers exceptional city views and access to outdoor activities.
- **Thoughtfully Designed Layout:** The engineer's design plans for homes designated with view lots, ensuring that residents can enjoy the breathtaking surroundings, catering to various buyer preferences.
- **Infrastructure Ready:** Power, water, sewer & cable are readily available. A discovery document from TMWA issued on April 4th, 2023, confirms the viability of water supply, and all necessary water line easements have been recorded.
- **Soils Report Available:** A comprehensive soils report has been conducted, facilitating a smooth construction process and ensuring compliance with safety standards.
- **Educational Advantages:** Proximity to reputable schools, including Roland Melton Elementary, Billinghurst Middle School, and McQueen High School. This adds significant appeal, as quality education options are a top priority for potential buyers.

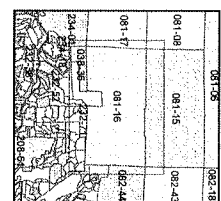
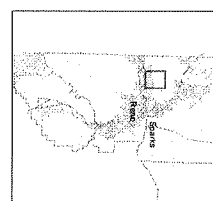
Investment Opportunity

With the robust growth in Reno's housing market and the strategic design of Moose Ridge, this subdivision offers a unique opportunity to capitalize on a desirable residential community. The combination of scenic views, quality school access, and modern infrastructure positions Moose Ridge as an attractive option for future development.

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 328-2231



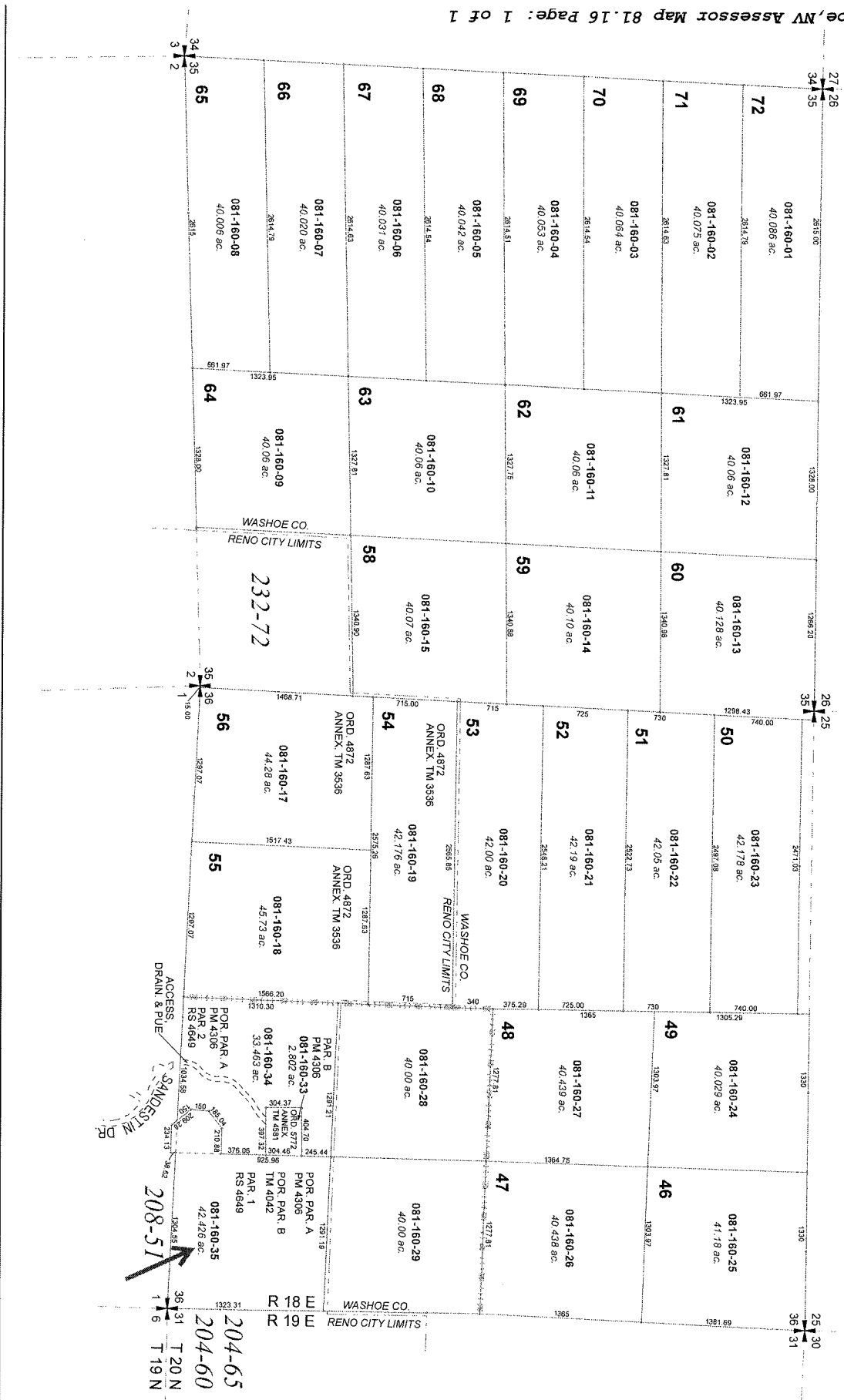
0 200 400 600 800
Feet
1 inch = 800 feet

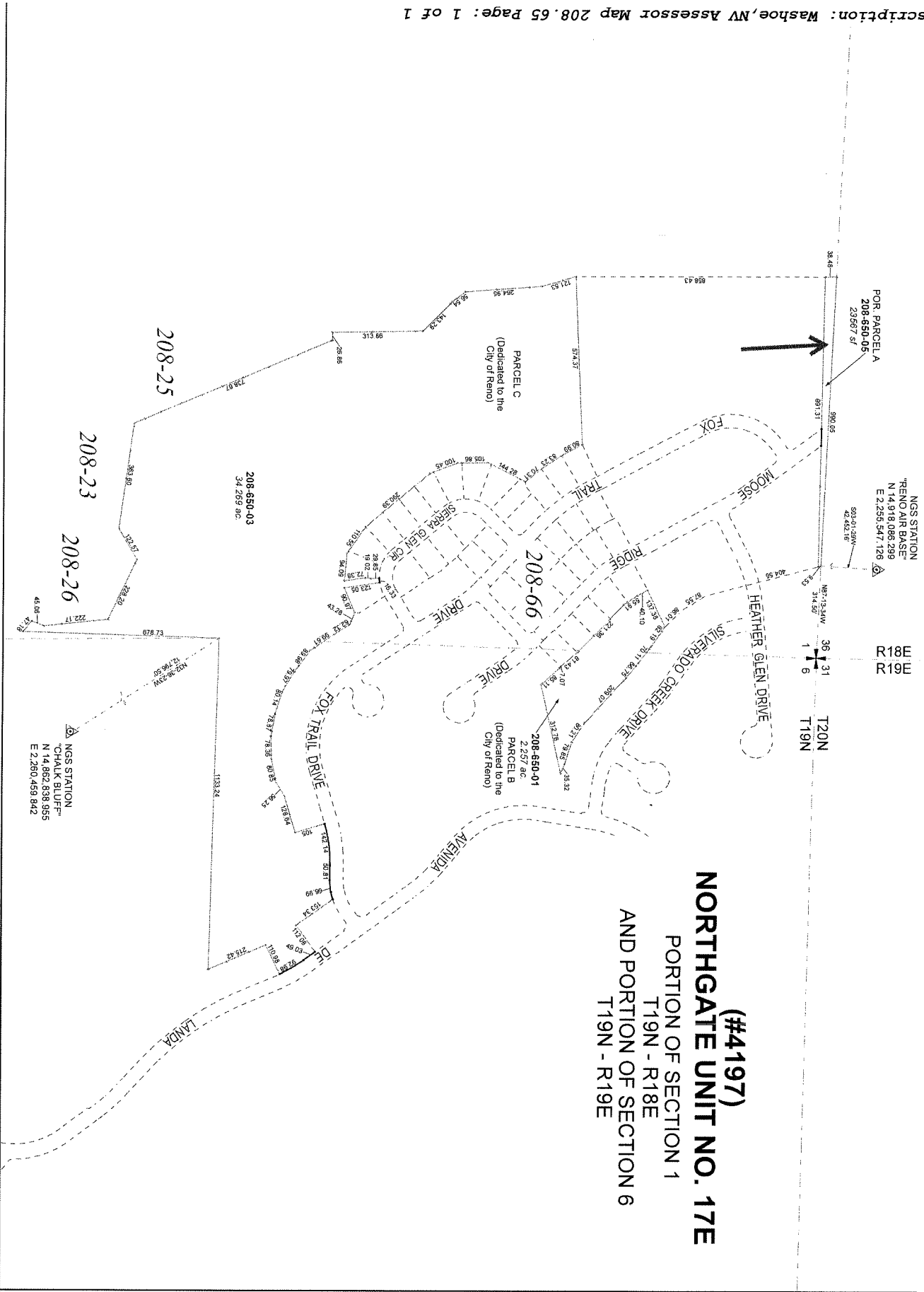


created by: **JMO 05/17/2016**
last updated: _____
area previously shown on maps: _____

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent and is not to be used for any other purpose, and as to the sufficiency or accuracy of the data, the Assessor assumes no responsibility.

(R.S. #1062)
SECTIONS 35 & 36
T20N - R18E



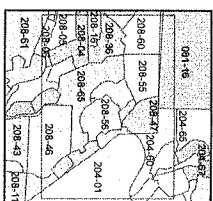
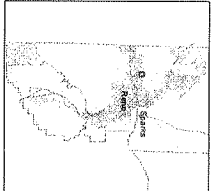
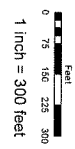


(#4197)
NORTHGATE UNIT NO. 17E
PORTION OF SECTION 1
T19N - R18E
AND PORTION OF SECTION 6
T19N - R19E

Assessor's Map Number
208-65

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Reno, Nevada 89512
(775) 328-2231



created by **JMO 07/11/2016**
last updated _____
area previously shown on maps **208-55**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any warranty of accuracy or liability of the assessor.