



**RESIDENTIAL PUBLIC HANDOUT
WITH MAP & PHOTOS**

1210 S Reeves Rd

\$385,000

Virtual Tour - Non-Branded



Addr2/Unt#	Town Spokane Valley Zip 99206		Sold Price	County Spokane		Status	New	MLS# 202414359
Areas/Grid A110/077	Acres MOL 0.29		# Blks N/S12	E/W 118				
Parcel # 45214.1702								
Legal								
Elementary Opportunity	Jr High Bowdish	Sr High University	Sch Dist Central Valley					
Apx Lot Sz SqFt 12,642	Apx Lot Dim X	Apx Lot Sz Acre %	Yr Blt 1955					
Waterfrt Prop	Body of Water		Yr Rem					
Home Design Rancher	Roof Comp	Exterior Vinyl						
Const Style 1 Story	Site Imprv Pub Sewer, Swr Conn, Pub Wtr	Taxes 3410	Spec Tax Des No					

ROOMS						
	Bdrms	Baths	Frpc	Fam Rm	Apx SqFt	
Basement					1,040	Bsmt% 100
1st Level	3	1.00	1	1	1,208	
2nd Level						
3rd Level						
Totals:	3	1	1	1	2248	

FEATURES						
Access Pub Rd, Paved	Bsmt Full, Unfinished, RI Bdrm, RI Bath, Fam/Rec Rm,					
Amenities Cable TV, Patio, Gas Hot Wtr, Cable Internet, DSL	Heat Gas, Forced Air, Cent A/C, Prog. Therm., Hi Eff					
Family Rm Bsmt, 1st Flr	Din Rm Informal					
Garage 2 Car Detached, RV Parking, Opener	Prim Br					
Kitchen Fr Stnd Rng, D/W, Refrig, Microwave, Washer, Dryer	Spec Feat Wood Flr, Vinyl Wn Fr					
Lot Info Fncd Bk Yd, Spr Sys, Level, CC & R, Fenced, Garden	Outbldgs See Remarks					
Fplc Masonry	Stove					
Mo Assmt \$0	Fee Pays		Condos/PUD			
Mfg. Homes: Serial #	Mfg Sz		Width		Length Foundation	
Park/PUD						

Step into the inviting embrace of your new home nestled in the Opportunity Heights neighborhood of South Spokane Valley. Built in 1955, this charming residence exudes character & warmth, offering a perfect blend of vintage allure & modern comfort. As you enter, you're greeted by the timeless appeal of hardwood floors & mid-century built-ins, adding a touch of nostalgia to the living spaces. The bright & airy kitchen beckons with its painted vintage cabinets & abundant natural light, creating a welcoming ambiance for culinary endeavors & gatherings. Venture downstairs to discover the lower level, brimming with potential. Here, roughed-in spaces await your personal touch, including a primary suite area with a roughed-in bedroom and bth rm featuring a toilet already installed. Additionally, you'll find roughed-in a spacious family room, a dedicated mechanical room, & a convenient laundry area, providing endless possibilities to customize the space to suit your lifestyle. Visit the property site