

MLS All Fields

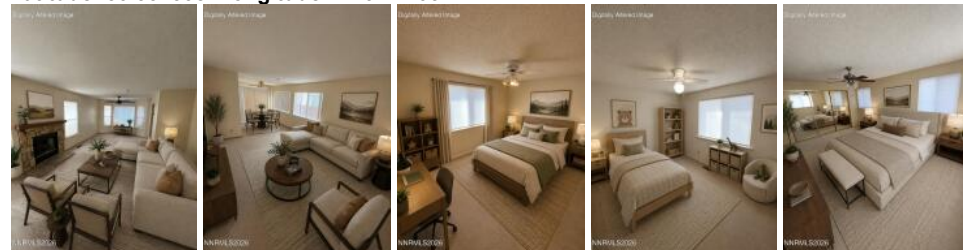
MLS #: 260006650
Status: Active
List Price: \$515,000
Property Type: Residential
Property Sub Type: Single Family Residence

Address: 2205 Morninglory Drive
City: Sparks
State Or Province: NV
Zip Code: 89434

Property Information

Input Date:	05/26/2026	County:	Washoe	Property Attached YN:	No
Bedrooms Total:	4	Parcel Number:	036-621-03	Cooling YN:	Yes
Bathrooms Full:	2	Tax Annual Amount:	\$2,193.28	Fireplace YN:	Yes
Bathrooms Half:	1	Spcl Assmts/Bonds	\$0	Fireplaces Total:	1
Bathrooms Total:	3	OthrThn CIC:		Heating YN:	Yes
Garage YN:	Yes	Utilities Assmnt to Assume:	No	Outdoor Living Spaces YN:	Yes
Garage Spaces:	2	Within City Limits YN:	Yes	Pool Private YN:	No
Carport YN:	No	Zoning:	MF-2/PUD	Spa YN:	No
Parking Total:	4	Horses Okay YN:	No	Senior Community YN:	No
Stories:	2	Community Name:	Sparks	View YN:	No
Living Area:	1,784	Neighborhood:	O'Callaghan	Water Body Access YN:	No
Living Area Source:	Assessor	Subdivision Name:	Lewis Homes Sparks	Water Test YN:	No
List Price/SqFt:	\$288.68		12R	Waterfront YN:	No
Year Built:	1990	Elem School:	Dunn		
Lot Size Acres:	0.11	Mid/Jr High:	Dilworth		
Lot Size Square Feet:	4,617	High School:	Reed		
		New Construction YN:	No		

Latitude: 39.551398 **Longitude:** -119.722051

**Listing Information**

Special Listing	None	Original List Price:	\$515,000	Listing Contract Date:	05/22/2026
Conditions:		Original Entry Timestamp:	05/26/2026		
Possession:	Subject To Tenant Rights	Days on Market:	77		
Comp Sale YN:	No	Cumulative Days on Market:	77		

Features

Appliances Included in Sale: Dishwasher; Disposal; Refrigerator; Gas Range	Other Rooms: None
Common Walls: No Common Walls	Other Structures: None
Type of Construction: Site/Stick-Built	Outdoor Living Spaces: Patio
Construction Materials: Siding - Wood	Patio and Porch Features: Uncovered
Cooling: Central Air	Parking Features: Attached; Garage
Dining Room Features: Family Room Combination	Primary Bedroom Features: Shower Stall; Ceiling Fan(s)
Exterior Features: None	
Family Room Features: Dining Room Combination	Road Frontage Type: Public
Fencing: Back Yard	Road Responsibility: Public Maintained Road
Fireplace Features: Wood Burning; Living Room	Roof: Composition; Shingle
Flooring: Carpet; Luxury Vinyl; Tile	Security Features: Smoke Detector(s); Carbon Monoxide Detector(s)
Foundation Details: Crawl Space	Sewer: Public Sewer
Garage Features: Built-In Shelves	Spa Features: None
Heating: Forced Air	Special Information: Covenants Conditions Restrictions YN: No
Interior Features: None; Ceiling Fan(s); High Ceilings	Sprinklers: Automatic; Rear; Drip System
Kitchen Features: Built-In Dishwasher; Disposal; Breakfast Nook	Utilities: Sewer Connected; Electricity Connected; Natural Gas Connected; Water Connected; Water Meter Installed
Laundry Features: In Hall; Cabinets; Washer Hookup; Electric Dryer Hookup	Water Heater: Gas
Levels: Two	Water Rights: Water Rights YN: No
Listing Terms: Cash; FHA; Conventional; VA Loan; 1031 Exchange	Water Source: Public
Living Room Features: High Ceilings; Separate/Formal Room; Ceiling Fan(s)	Window Features: Vinyl Frames
Lot Features: Level; Sprinklers In Rear; Adjoins Street	
Miscellaneous Zoning Info: Historical District YN: No	

Public Remarks

INVESTOR ALERT - TENANT IS IN A LEASE UNTIL 1/2027. TENANT WOULD LIKE TO STAY IN THE PROPERTY - walk into instant income! Welcome home to this beautifully updated Sparks property offering comfort, charm, and investment potential all in one. Recent improvements include newer interior and exterior paint, newer roof shingles, newer windows with a lifetime warranty, and new kitchen flooring. The neutral color palette throughout creates a warm and inviting atmosphere while giving you the perfect blank canvas to customize and make it your own. The thoughtful floor plan features a formal living room with a cozy wood-burning fireplace and a beautiful bay window overlooking the backyard, allowing for plenty of natural light. The kitchen and living spaces flow comfortably for everyday living and entertaining alike. Spacious bedrooms and functional living areas provide flexibility and comfort for occupants and guests. Step outside to enjoy the backyard space with room for relaxing, gardening, or entertaining. Conveniently located near shopping, dining, schools, parks, and freeway access, this home offers both convenience and long-term value. Whether you are looking to expand your investment portfolio or secure a home with reliable rental income already in place, this property is an excellent opportunity you won't want to miss!

Association Information

Association YN: No

Average Monthly Association Fee:\$0	Total Association Special Assessments:\$0	Total Other Fees:\$0
Total Setup Fees:\$0	Total Transfer Fees:\$0	



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