

Tiny House Functional Memos

Welcome To Grandpas Tiny House
336 Greenbrae Dr., Sparks Nevada
Gary & Ellen Duarte, Owners
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This is an ideal location for visiting some of the finest areas of Western U.S., Reno, and Lake Tahoe
1-Hour ride to, Lake Tahoe, Picturesque Emerald Bay, Historic Virginia City, NV And Tahoe City, CA West Lake Tahoe

- 1) The primary exit from I-80 is the Pyramid exit at the Nugget Casino in Sparks (less than a mile from our property). We are one block East from Pyramid. We are about 600' from a 7-11 and 1,000' from a Subway shop.
- 2) Power to the Tiny House is limited. There are several circuits, instant water heater is on a direct 220. Breakers have to be turned on at the house power panel in the right end of the house in the backyard (top of the box 2-circuits, turn ON the unit over the shower). The heat and A/C unit is on a direct circuit. The outlets in the Tiny House are shared.
- 3) **WARNING:** The stove & refrigerator plug into regular outlets. The armoire with the microwave is also plugged into a regular outlet. Therefore, "IF" the stove elements and the microwave are turned on at the same time, this might kick the breakers off requiring a reset.
- 4) The Tiny House is supplied with basic kitchen utilities, pots – pans, dishes, silverware, bedding, towels, etc. Unit is disinfected with Hydrogen Peroxide between rentals.
- 5) Network Charter Spectrum logon: **MyspectrumWiFiC7-5G** Password: **usefulfarmer796**. The network can provide access to our Xerox Versalink C7000 tabloid printer.
- 6) A separate keyed entry is available through the workshop. Next to the tiny house is the home den. This is available for Spectrum cable TV, etc. The backyard is community area with seating, gas grille, etc.
- 7) Laundry room on property is also available for access, 8 AM through 11 PM.

Retired, I am in the home 24/7, available for any questions, recommendations, etc. Wife Ellen works 3-days a week at Saint Mary's Regional Medical Center.

Any questions, let 'em rip! :)



This is our Tiny House, now trimmed out in black & grey & a single 42" glass door. Access to the Tiny House is through the workshop behind the den pictured here.



This is the backyard from the Tiny House door concrete patio about 17' long & 14' wide. A grill and secondary paver patio, with furniture & fire pit.



This is the front of the property. Private entrance to the tiny house is through the keyed WORKSHOP on the left sidewalk.