

FOR SALE

# THE HAWKINS HOUSE MANSION

## 549 COURT STREET

RENO, NEVADA



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## PROPERTY DETAILS

- + Purchase Price \$2,185,950
- + Building Size 7,410 SF
- + Lot Area 17,774 SF
- + Built 1913
- + APN 011-141-25
- + Zoning SF6 (Historic Overlay & Special Use Permit for Office)
- + Two car detached garage
- + 16 parking spaces
- + New 40 year roof (July 2010)
- + Beautiful wood crown moulding
- + Maple hardwood flooring
- + Security system
- + Updated electrical/HVAC system  
HVAC 1st floor 2014; HVAC unit 2nd floor 2011; HVAC unit 3rd floor 2011
- + 1979 - Listed on the National Register of Historic Places
- + Eligible for Federal Tax Credits
- + 1981 - Listed on the State Register of Historic Places
- + Property overlooks the Truckee River on "Mansion Row"

Floor	SF
1st Floor	2,470 SF
2nd Floor	2,470 SF
3rd Floor	1,170 SF
Basement	1,300 SF



## THE HAWKINS HOUSE MANSION

"The Hawkins House Mansion" is one of thirteen properties perched on the bluff overlooking the Truckee River. The three story home was constructed in 1911 by American architect Elmer Grey. He's known for designing the Beverly Hills Hotel, The Huntington Art Gallery, The Pasadena Playhouse and Wattles Mansion. The Hawkins House Mansion is located at the end of Court Street where Elm Court begins. The building boasts intricate architecture, high ceilings and has sweeping views of Downtown Reno. The Hawkins family owned the building from 1911 until it was purchased by the Nevada Museum of Art in 1978. The Nevada Museum of Art called the building home for thirteen years until it was sold again in 1991. For a ten year period until October 2018 the mansion was occupied by the State Headquarters of the Nevada Interscholastic Activities Association.

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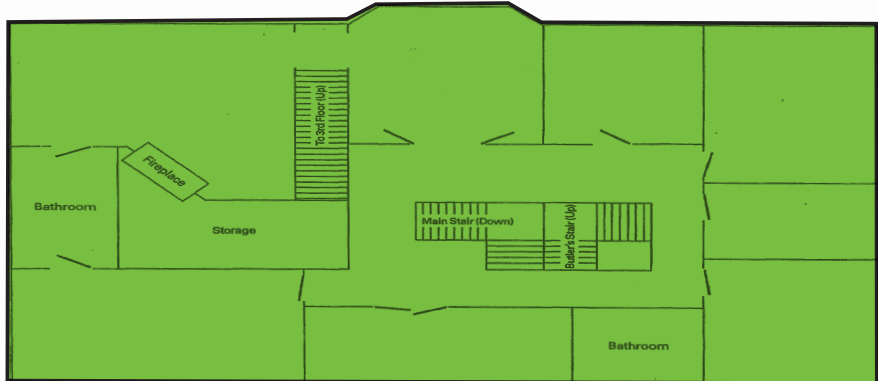
## FIRST FLOOR

+ 2,470 SF



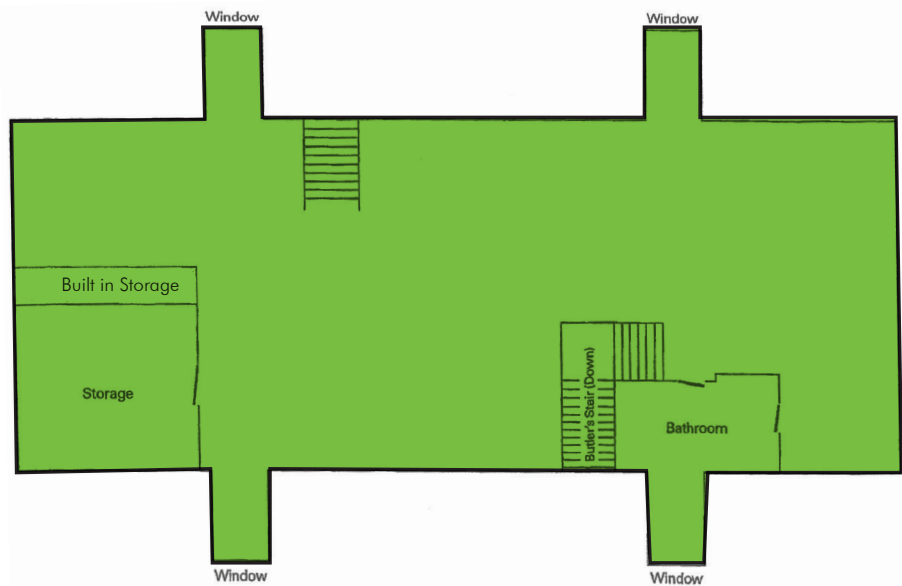
## SECOND FLOOR

+ 2,470 SF



## THIRD FLOOR

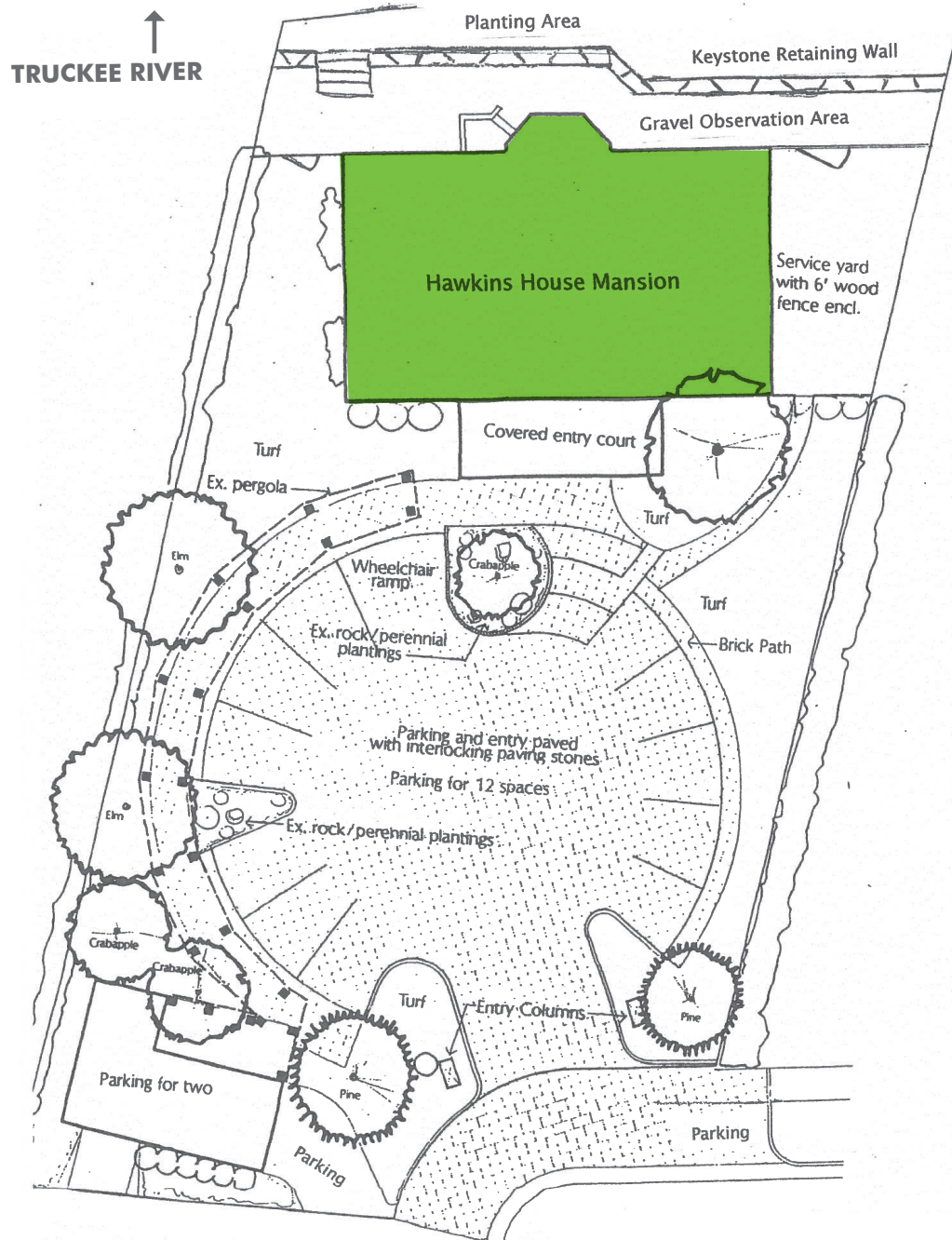
+ 1,170 SF



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## SITE PLAN

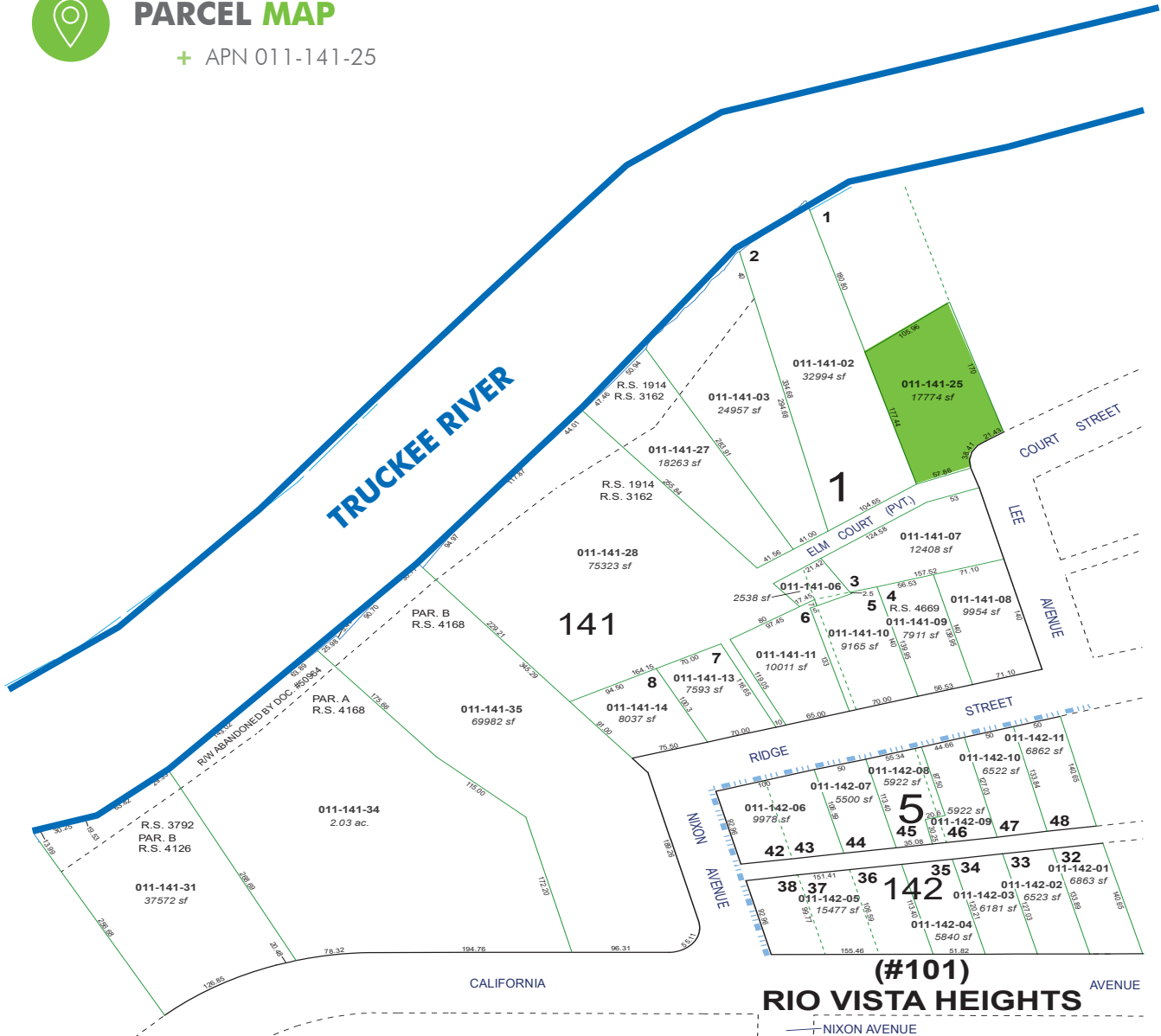


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## PARCEL MAP

+ APN 011-141-25



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