

22.36 ACRES

Private Lake & Home near Tahoe

\$3,550,000

DIRECT HWY 395 ACCESS | SPECIAL USE PERMIT
MUNICIPAL-GRADE WATER RIGHTS

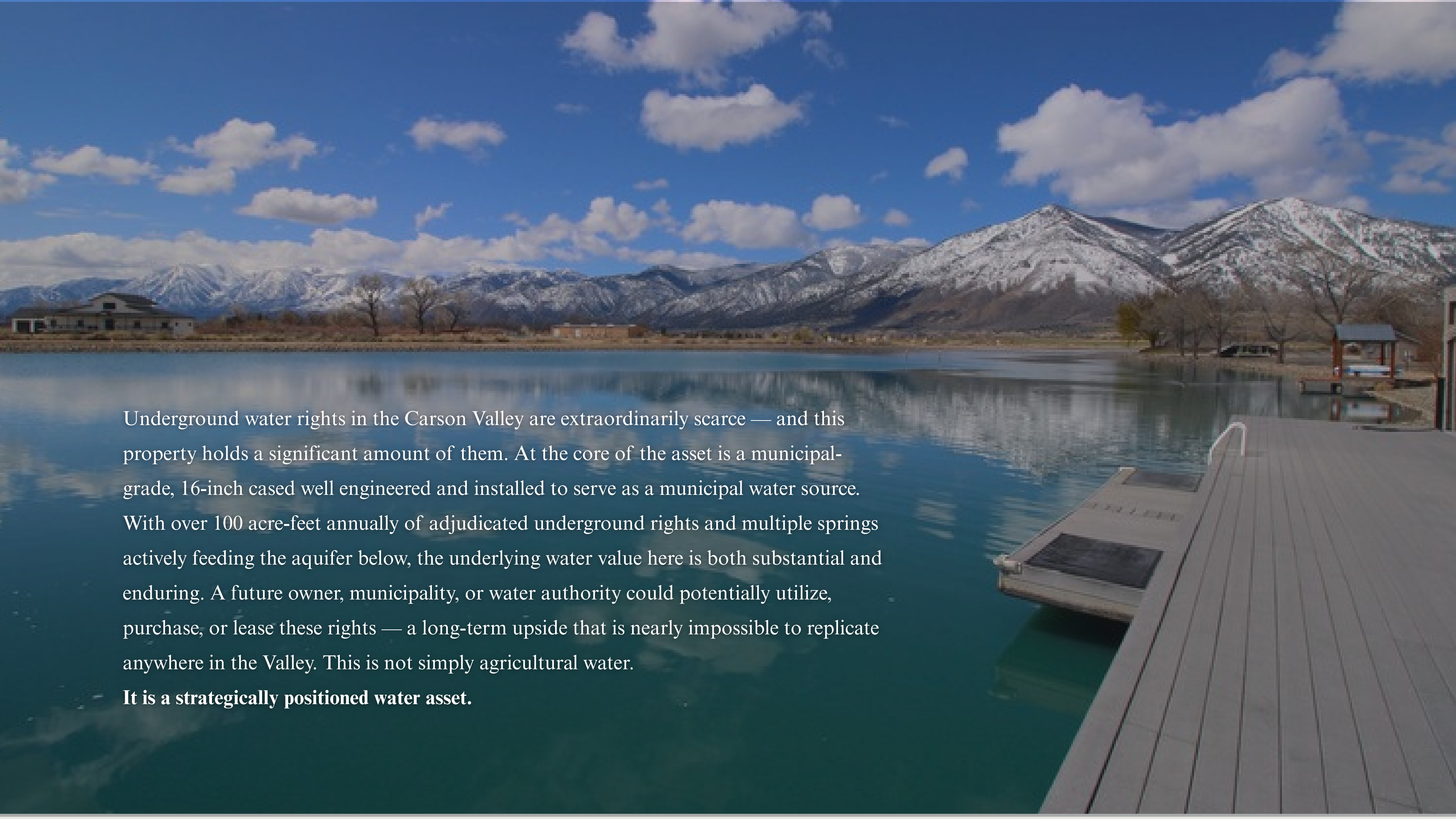


A PRIVATE LAKEFRONT ESTATE

22.36 Acres | Approx. 15-Acre Private Lake | Municipal-Grade Water Rights
| 5 Bed / 3 Bath Home | Special Use Permit | Highway 395 Frontage

Few properties in Northern Nevada can claim what this 22.36-acre Carson Valley estate offers — a rare convergence of irreplaceable water assets, flexible entitlements, income-producing infrastructure, and one of the most visually stunning settings in the region. Framed by Jobs Peak and the full sweep of the Sierra Nevada, this is a property built for legacy ownership, strategic investment, or a combination of both.





Underground water rights in the Carson Valley are extraordinarily scarce — and this property holds a significant amount of them. At the core of the asset is a municipal-grade, 16-inch cased well engineered and installed to serve as a municipal water source. With over 100 acre-feet annually of adjudicated underground rights and multiple springs actively feeding the aquifer below, the underlying water value here is both substantial and enduring. A future owner, municipality, or water authority could potentially utilize, purchase, or lease these rights — a long-term upside that is nearly impossible to replicate anywhere in the Valley. This is not simply agricultural water.

It is a strategically positioned water asset.

ADVENTURE BEGINS



AT THE WATER'S EDGE



ENTITLEMENTS THAT MULTIPLY YOUR OPTIONS

The existing 5-bedroom, 3-bath home — thoughtfully maintained and set up more like a lodge/multiple occupancy home — falls under the 2,500 sq ft threshold that qualifies it as an accessory dwelling unit under current regulations. That allows a new owner the ability to construct an additional, larger custom home or lodge on the property, transforming what is already a remarkable property into a true multi-structure compound. Whether that second structure becomes a primary residence, a high-end guest lodge, an owner's retreat, or an operational hub, the optionality is there and waiting.



THE LAKE – A TRUE RARITY

Anchored by an approximately 15-acre private lake maintained at full levels year-round, the property's centerpiece is as rare as it sounds. The lake is currently operated as a permitted water ski facility, supported by a custom boat and ski dock and locker-room facilities — a turn-key recreational business with an established Special Use Permit that has been continuously upheld for years, allowing ongoing commercial activity on the property. Income opportunities extend well beyond the current waterski operation: private event hosting, corporate retreats, other water related recreation activities, and a range of experiential uses are all within reach. Direct frontage on US Highway 395 provides the visibility and access that makes commercial activation not just possible, but practical.



PROPERTY HIGHLIGHTS

- Approx. 15-acre private lake with year-round water levels.
- Rare underground water rights in the Carson Valley — over 100 AFA adjudicated.
- Municipal-rated 16" cased well with long-term municipal use potential.
- Multiple springs feeding the underground aquifer.
- Active Special Use Permit for commercial/recreational operations.
- Existing water ski program, boat dock, and locker-room facilities.
- 5 bed / 3 bath home within the County ADU classification — Opportunity to build a larger primary residence.
- Direct US Highway 395 frontage.
- Panoramic views of Jobs Peak and the Sierra Nevada Mountains.
- Minutes to Carson City | 30 miles to Lake Tahoe | 45 miles to Reno-Tahoe International Airport.



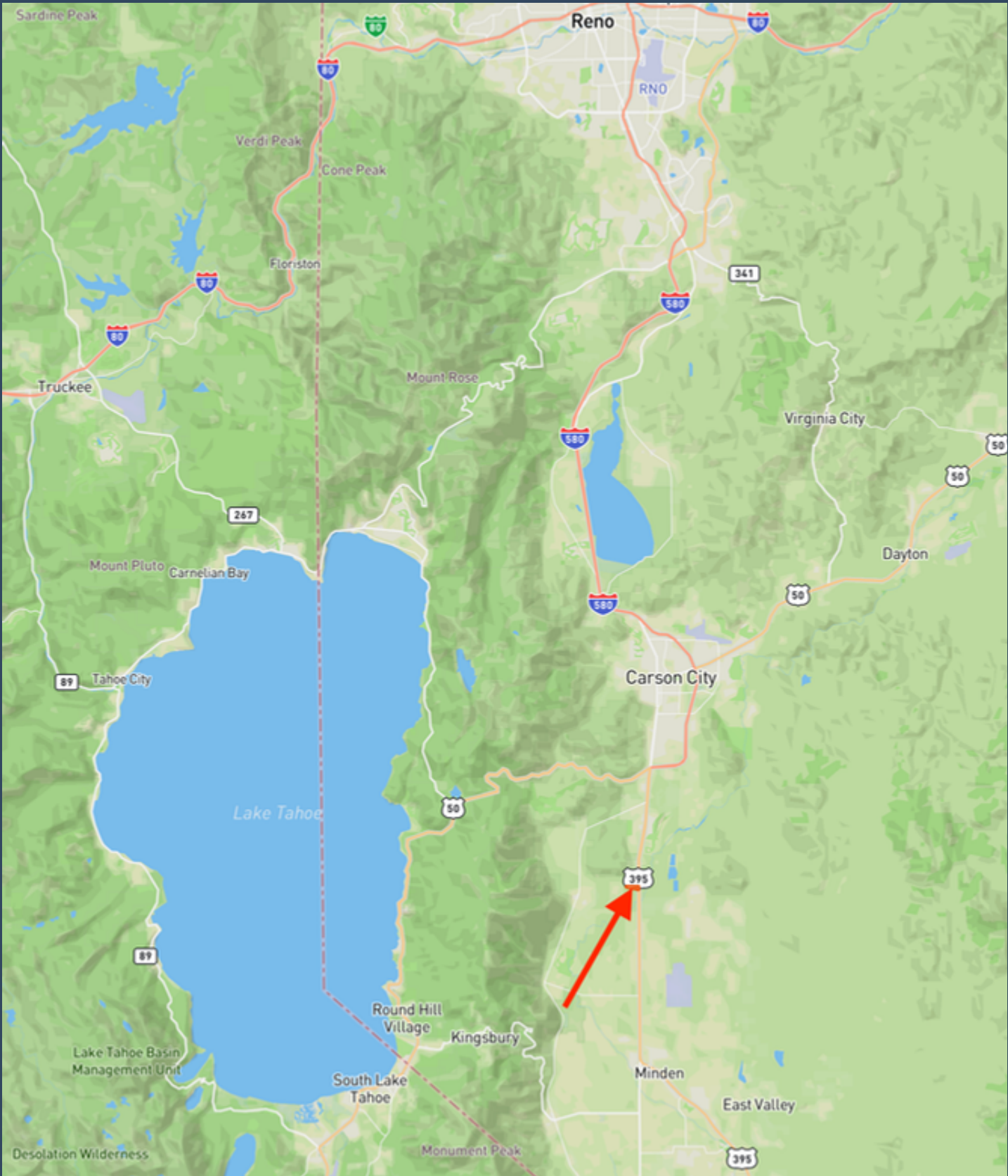
UNFORGETTABLE



DAYS ON THE WATER

A LOCATION THAT DELIVERS

Minutes to Carson City. Thirty miles to Lake Tahoe. Forty-five minutes to Reno-Tahoe International Airport. Highway 395 at your doorstep. The property sits at the nexus of Nevada's fastest-growing corridor, with infrastructure, amenities, and demand all trending toward continued growth.



*Approximate Parcel Boundary



THE BOTTOM LINE

Whether your vision is a private lakefront compound, a water asset play, an income-producing recreational venture, a combination of the above or something else entirely — this property offers a depth of value that would be extremely difficult to replicate in Northern Nevada.

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