

A PRIVATE LAKEFRONT RETREAT WITH RECREATION UPSIDE

22.36 Acres | Approx. 15-Acre Private Lake | Water Rights | Home | Business Opportunity

Offered for \$3,500,000



FAR WEST
REAL ESTATE

ONE-OF-A-KIND LAKEFRONT PROPERTY IN THE HEART OF CARSON VALLEY

Set against the stunning backdrop of Jobs Peak and the Sierra Nevada Mountains, this exceptional 22.36-acre property is one of the most unique offerings in Northern Nevada. Anchored by an approximately 15-acre private lake, with over 100 acre-feet annually of underground water, the property is currently operated as a recreation water ski lake under a special use permit — a rare, turn-key recreational asset with valuable water rights and expansion potential.



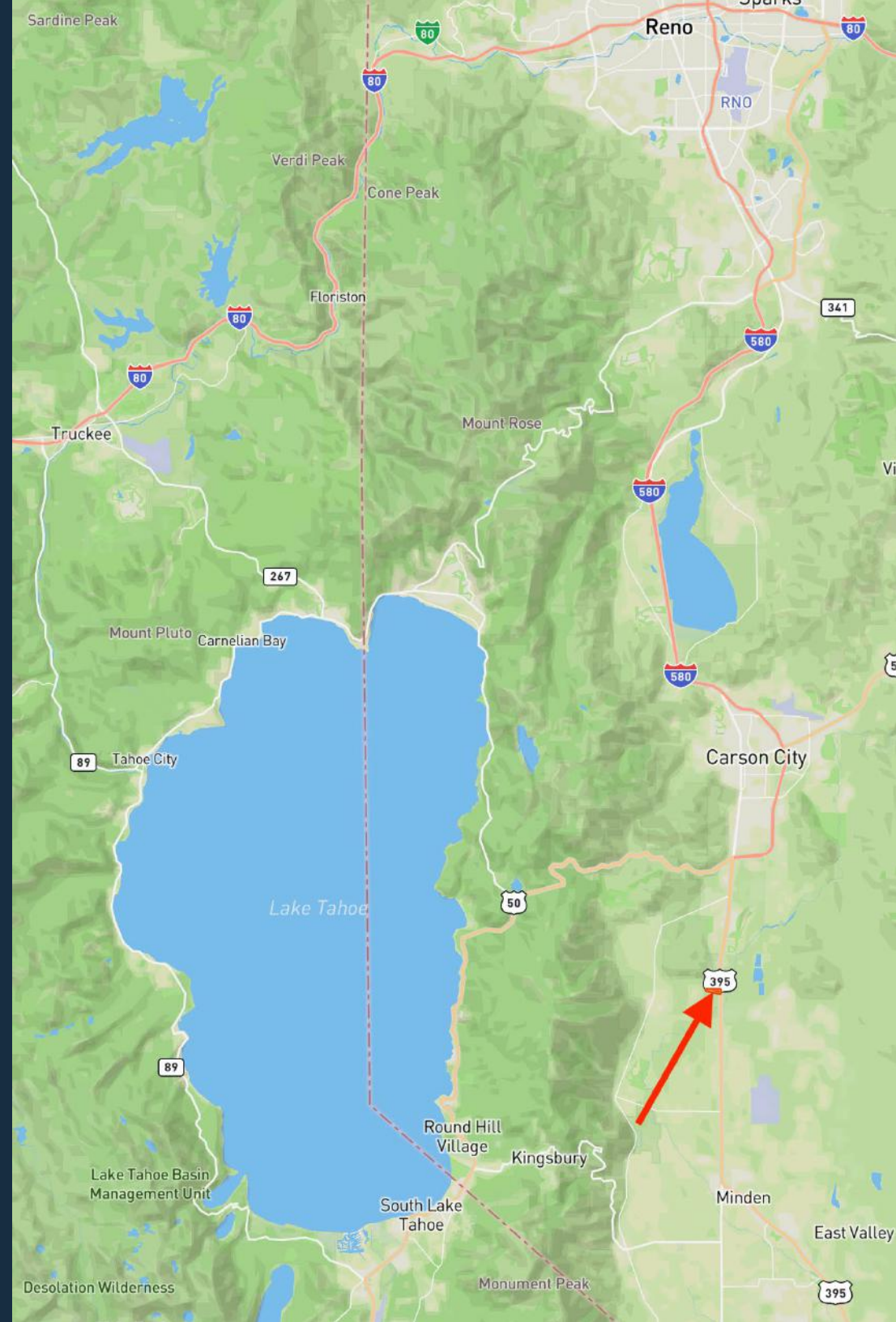
HIGHLIGHTS & PROPERTY FEATURES

- Approx. 15-acre lake with year-round water levels
- Valuable water rights (over 100 AFA) and High Production Municipal Grade Well
- Existing ski dock, boat access, and locker-room
- 5 bed / 3 bath residence with 2-car garage
- Permitted special use ski lake operation
- Opportunity for private use, recreation, or business expansion
- Incredible views of Jobs Peak and the Sierra Nevada's
- Just minutes to Carson City, 30 miles to Lake Tahoe, and 45 miles to Reno-Tahoe International Airport



UNMATCHED VERSATILITY & LONG-TERM VALUE

Whether you're seeking a unique private lakefront estate or looking to operate and grow a recreational business, this property offers unmatched versatility and long-term value in the thriving Nevada Carson Valley.





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