

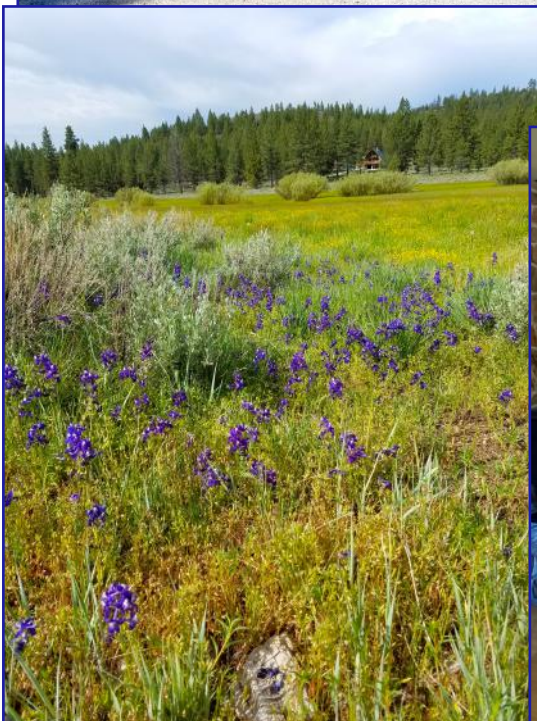
FARWEST
R&C SALES/MGT.CO



UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Frenchman Meadow Retreat

\$595,000



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www.FarWestRealEstate.com

FRENCHMAN MEADOW RETREAT

17777 FRENCHMAN BLVD, CHILCOOT, PLUMAS COUNTY, CA
80 ALPINE ACRES WITH MOUNTAIN CABIN

The 80 acre Frenchman Meadow Retreat is nestled high in the Sierra near Frenchman's Lake, just an hour from Reno NV, and 90 minutes from several world class ski resorts near Truckee/Tahoe. The property is 10 minutes from popular Frenchman's Lake. The Frenchmans Lake recreation area offers a wide variety of summer outdoor experiences including: camping, picnicking, fishing, hunting, boating, jet skiing, mountain biking, swimming and water-skiing. In the winter, ice fishing, snowmobiling and cross-country skiing are favored activities.

The land features wildflower meadows, your own private pine forest and Little Last Chance Creek runs through the middle of the property, a year round trout stream. There is also your own private 200 yard shooting range. The subject land is surrounded by National Forest.

Improvements on the property include a 1548 sq. ft., 3 story Mountain cabin featuring 4 bedrooms, 2 full bathrooms, and 1,000 s.f. finished garage/playroom. An open floor plan kitchen, dining and living room area. Appliances are propane and include a refrigerator, range, on demand Takagi water heater and all granite countertops. The expansive upgraded Trex deck is perfect for BBQ's, entertaining, relaxing or simply enjoying the peace and serenity of the spectacular alpine scenery. The cabin is being offered completely furnished with antiques, unique furniture made from old barn wood and traditional cabin decor, it has that LLbean cabin feel!

The property is "off the grid" but includes a state of the art off grid power system that includes solar power and a 12 KW Kohler Power Generator. Sewer is Septic, Gas- Propane, Water from an exceptional 75 GPM well.

There is limited access to the property in heavy winter months. The road is plowed to within 5 miles of the property. It can be accessed in winter by snowmobile or snowcat.

The Frenchman Meadow Retreat is a rare alpine offering with all the desired features the discriminating buyer requires and expects; acreage, trees, live stream, turn key mountain cabin and valued privacy. A great real estate investment that will appreciate and can be used and held as a legacy property. Highest and best uses might include a family vacation home, a shared ownership get-a-way, family summer retreat, second home, excellent airbnb potential, horses and/or small livestock welcome! This is a property that needs to be seen and experienced to be truly appreciated.

The Frenchman Meadow Retreat is offered for sale at \$595,000

Price \$595,000

For more information contact Pete Nevin or Morgan Nevin
775-829-2122, www.FarWestRealEstate.com

