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# Topaz Lakefront Get-A-Way

\$425,000



775-829-2122 (office) \* 242 Stewart St. Reno NV, 89501 \* 775-201-2440 (fax)

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# TOPAZ LAKEFRONT GET-A-WAY OLDER CLASSIC BEACHFRONT COTTAGE TOPAZ, MONO COUNTY, CA

This rare Topaz Lakefront home is located in Topaz CA. close to the California-Nevada border, about 75 miles south of Reno. Topaz Lake consists of 2,410 surface acres with a length of 3.5 miles and a width of 1.5 miles. It has historically been popular for boaters, water-skiers, campers, and fisherman. Fishing season runs from January 1, to September 30, and is stocked with trout by the Nevada Department of Wildlife and the California Department of Fish and Wildlife. The lake is easily reachable by U.S. Highway 395. On the northwest shore of the lake is the Topaz Lodge and the residential area. The elevation is approximately 5,000 feet, the average monthly summer temperatures are around 72 degrees. Topaz has a warm-summer Mediterranean climate.

There are very few privately owned waterfront properties on Topaz Lake. The subject property has been owned by the same family for more than 50 years. The cottage/home is approximately 1,200 sq. ft. with 3 bedrooms and 3 baths. It is an older home built in the early 60's and historically has been used as a family retreat seasonally. In addition to the home there is a concrete boat house big enough for two boats, space for RV parking, and a small basketball court.

The Topaz Lakefront Get-a-way property is well situated on the lake with beach frontage on a small cove along with several mature willow and pinion pine trees providing good shade. This is an older home with many possibilities. It could be remodeled, torn down and re-built, or with a little fixing up, used in its current condition. This is an excellent waterfront investment property with several highest and best uses; A family summer retreat, a fishing retreat, a summer rental, or all of the above. This is a rare opportunity to invest in a unique lakefront property.

The Topaz Lakefront Get-a-way property is offered at \$425,000.



Price \$425,000

For complete offering package contact Pete Nevin or Morgan Nevin  
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