



Job's Peak Ranch is a gated, quality community of beautiful custom homes and home sites located in wonderful tax-free Nevada, just minutes from scenic Lake Tahoe.

\$295,000

Home Site #617

68 Five Creek Road



ANOTHER INCREDIBLE HOME SITE! This one also backs to permanent open space. Unbelievable opportunity at an incredible price. Broker/Owner/Developer - **Financing Available!**

- Acres: 2.18+-
- APN#: 1219-22-001-075
- Bldg. Envelope: 17,688 sq. ft.
- HOA Dues: \$150/mo.
- 2012/13 Taxes: \$1,084.57
- Water connection fee paid & included

For additional photos and information of this particular home site, and of Job's Peak Ranch, please click here for the [VIRTUAL TOUR](#), or go to www.tourfactory.com/548040.

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www.jpranch.com
www.e-snrg.com

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"A-6"

EXISTING DRAINAGE AREA
(SEE NOTE #7 SHEET 4)

LOT 601
2.69± ACRES

25.40'
BLDG.
ENVELOPE
21,405 SQ. FT.

N 44°57'00" W
93.92'

N 31°30'00" E
117.00'

N 89°30'00" W
114.00'

D=16°35'17"
R=925.00
L=267.80

N 51°00'18" W
RADIAL BEARING

N 73°25'58" E 257.38'

202.77'

N 59°41'09" E 69.36'

N 74°45'47" E 144.37'

BLDG.
ENVELOPE
16,317 SQ. FT.

N 58°54'58" W 160.30'

N 43°46'04" E 138.67'

N 40°19'16" W 143.12'

D=55°16'24"
R=275.00
L=265.29

D=120°17'29"
R=225.00
L=272.38

N 68°38'25" W 135.84'

BLDG.
ENVELOPE
17,668 SQ. FT.

N 85°00'00" W 160.00'

N 25°00'00" E 145.00'

15' SLOPE & DRAINAGE EASEMENT PER R6

LOT 617
2.18± ACRES

N 16°30'00" E 100.00'

N 73°13'00" E 242.33'

LOT 616
2.00± ACRES

N 77°45'00" E 116.90'

N 01°17'00" W 429.57'

N 01°17'00" W 146.08'

BLDG.
ENVELOPE
18,127 SQ. FT.

N 65°00'00" E 122.16'

N 12°55'32" W 148.66' (TIE)

N 74°50'00" W 268.08'

N 73°13'00" E 242.33'

N 26°01'23" W 202.97'

N 82°58'45" E 354.57'

N 89°58'30" W
RADIAL BEARING

20' SLOPE & DRAINAGE EASEMENT PER R6

COMMON LOT 1

FIVE CREEK ROAD IS A PRIVATE ROADWAY LOCATED WITHIN COMMON AREA

LOT 615

FIVE CREEK ROAD IS A
PRIVATE ROADWAY LOCATED
WITHIN COMMON AREA