



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.
- 2014/15 Taxes: \$1,652.23
- 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.

Sierra Nevada Realty Group
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Minden, Nevada 89423

Cole Smith, Broker/Owner
Cell: 775.690.2916
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Please visit our web sites at:
www.jpranch.com
www.e-snrg.com

"A-6"

EXISTING DRAINAGE AREA
(SEE NOTE #7 SHEET 4)

LOT 601
2.69± ACRES

BLDG. ENVELOPE
21,405 SQ. FT.

D=16°35'17"
R=925.00
L=267.80

LOT 617
2.18± ACRES

BLDG. ENVELOPE
17,668 SQ. FT.

15' SLOPE & DRAINAGE EASEMENT PER R6

LOT 616
2.00± ACRES

BLDG. ENVELOPE
18,127 SQ. FT.

COMMON LOT 1

FIVE CREEK ROAD IS A PRIVATE ROADWAY LOCATED WITHIN COMMON AREA

LOT 615

25.40'

N 44°57'00" W
93.92'

N 89°30'00" W
114.00'

N 31°30'00" E
117.00'

N 51°00'18" W
257.38'

N 73°25'58" E
202.77'

N 59°41'09" E
69.36'

N 74°45'47" E
144.37'

N 58°54'58" W
160.30'

N 43°46'04" E
138.67'

N 82°58'45" E
354.57'

N 89°58'30" W
RADIAL BEARING

20' SLOPE & DRAINAGE EASEMENT PER R6

N 40°19'16" W
143.12'

D=55°16'24"
R=275.00
L=265.29

N 68°38'25" W
135.84'

N 85°00'00" W
160.00'

N 25°00'00" E
145.00'

N 120°17'29"
R=225.00
L=472.38

N 16°30'00" E
100.00'

N 73°13'00" E
242.33'

N 77°45'00" E
116.90'

N 01°17'00" W
429.57'

N 12°55'32" W
148.66' (TIE)

N 74°50'00" W
268.08'

N 59°29'23" W
202.97'

N 26°01'23" W
160.81'

N 120°17'29"
R=225.00
L=472.38

N 42°01'39"
R=300.00
L=220.06

N 41°39'53"
R=325.00
L=236.34

N 02°15'00" W
173.00'

N 65°00'00" E
122.16'

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