



**CHRIS FAJKOS**  
TAHOE LUXURY REAL ESTATE

**2024**

# TRUCKEE LUXURY REAL ESTATE FACT SHEETS

**HOA Dues, Amenities & Cost-to-Own in  
Truckee's Luxury Communities**



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# 2024 FACT SHEET



**Martis Camp** is Truckee's premier luxury community with a private high-speed quad lift to Northstar California's slopes, as well as a private movie theater, bowling alley, private club on Lake Tahoe, and restaurants featuring some of the world's best chefs. We have yet to find something we don't like about Martis Camp.

## SPECS

2,177 Total Acres

671 total homesites comprised of 521 estate parcels and 150 cabins parcels

Homesites range from .5 to 3 acres

## HOA/MEMBERSHIP

**Quarterly HOA Dues** of \$1,850 includes main road snow removal & maintenance, 24-hour gatehouse & design review.

Memberships:

**Social** = ~\$23.5k annually + \$60k initiation fee

**Golf** = \$37k annually + \$300k Equity Membership, limited to 375 members.

## AMENITIES

Private gated security with 24-hour patrol, Camp Lodge, Fine Dining, Spa, Fitness Center, Family Barn, Pools, Bowling, Indoor Basketball, Movie Theater, The Beach Shack at Lake Tahoe, Direct ski access via The Lodge & Martis Lift to Northstar, Aerial Park, Sports Courts, 26 miles of Trails and an 18-hole Golf Course

## COST TO OWN

Homesites start at \$2M for .5 acre lots and go up to \$5M for 2+ acre golf course lots

Cabins start at \$5.5M, with larger Estates starting at \$8M+

All homes subject to 1% conveyance fee and a Special Assessment fee of \$10k/yr until 2024

## 2024 FACT SHEET



**Lahontan** was the first of the private, gated luxury communities in Truckee providing a wide spectrum of luxury homes, two award-winning golf courses, 3 pools, 3 tennis courts and a 24-hour guarded gatehouse entry in this ultra-private four season retreat.

### SPECS

906 Total Acres

509 total homesites ranging from  
.5 to 1.92 acres

### HOA/MEMBERSHIP

**Annual HOA Dues** of \$5,800 includes main road and common area snow removal and maintenance, 24-hour gatehouse, and design review.

Memberships:

**Social** = \$12k annually + \$40k initiation fee; **Golf** = \$25k annually + *Market Value initiation fee\** Limited to 350 members.

\*Contact Chris for most recent pricing

### AMENITIES

Two golf courses, 3 Pools, Tennis, Bocce Ball, Lawn Bowling, Lodge, Restaurant, Spa, Fitness Center, Golf Pro Shop.

Security services offered at an additional monthly cost:

House Watch - \$110/month

Alarm Monitoring - \$45/month

### COST TO OWN

Homesites start at \$400k up to \$2M for private pond settings or golf course locations.

Estates range from \$3M up to \$7M depending on the home's size and location.

All sales subject to \$400 transfer fee, no Mello Roos fees.

# 2024 FACT SHEET



**Schaffer's Mill** is the smallest of Truckee's luxury golf course communities with a strong community vibe. The Clubhouse Village is the central outdoor meeting place affectionately known as Schaffer's Square. Here you can find outdoor concerts, movies under the stars, and holiday celebrations throughout the year.

## SPECS

475 Total Acres

400 total homes comprised of roughly 200 Single Family Homes and 200 Townhomes

Homesites range from .25 to .75 acres

## HOA/MEMBERSHIP

**Social Membership** = ~\$11k/yr includes all HOA Dues and use of all amenities, aside from golf.

**Golf Membership** = \$6k/yr + one-time \$30k entry fee (in addition to Social Dues)

**Mountain Lodge HOA Dues** = \$700/mnth includes insurance, snow removal, exterior maint, landscaping

## AMENITIES

All Members get access to the fitness center, restaurants, tennis, kids camps, and private year-round shuttles to Northstar and access to Basecamp Lodge at Northstar.

Golf Members enjoy unlimited golf for the family (children up to the age of 25)

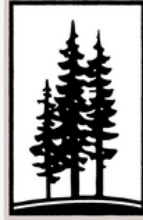
## COST TO OWN

Homesites start at \$500k up to \$1.3M. Cost to build starts at ~\$750/per square foot.

Townhomes (Mtn Lodges) range from \$1.7M- \$3M and large estates range from \$3M up to \$6M

All homes subject to .5% private transfer fee.

# 2024 FACT SHEET



## GRAY'S CROSSING

**Gray's Crossing** is a luxury golf community in the ideal Truckee location with easy access to Downtown Truckee, Interstate 80/Highway 267, Northstar California Resort, numerous biking & hiking trails and just down the road from Donner Lake and over the hill from Lake Tahoe.

### SPECS

750 Total acres including 500 acres of open space

Homesites range from .33 to .92 acres

377 Custom Homesites, Estates and Townhomes

### HOA/MEMBERSHIP

**Single-Family Home HOA Dues** = \$310/quarter

**Townhome HOA Dues** = ~\$4,200/quarter; includes exterior maintenance, insurance, snow removal

\*Tahoe Mountain Club membership required to access add'l amenities.

**\*Contact Chris for most recent pricing**

### AMENITIES

18-hole Peter Jacobsen & Jim Hardy designed championship Golf Course with PJ's open-air restaurant on the 18th hole

Fitness center, hot tubs and lap pool

Access to Hike & Biking Trails

### COST TO OWN

Homesites starting at \$275k with larger parcels currently priced up to \$500k.

Large, 3 to 5-bedroom estates range from \$2M up to \$3.8M, with townhomes starting at \$1.6M.

All homes subject to 1.75% private transfer fee & Mello-Roos fees.

# 2024 FACT SHEET



## OLD GREENWOOD

**Old Greenwood**, or “OG” as we affectionately refer to it, provides panoramic views of the Carson Range to the East and Lookout Mountain to the South. OG is home to a Jack Nicklaus Signature golf course and is centrally located just minutes from Downtown Truckee, Donner Lake and Northstar California Resort.

### SPECS

600 Total Acres  
Homesites range from .33 to .67 acres  
100 Custom Homes, ranging from:  
Estates  
Townhomes  
Villas  
& Cabins  
Shared Ownership options available

### HOA/MEMBERSHIP

**Single-Family Home HOA Dues** = \$330/quarter

**Townhome HOA Dues** = 2 bed: \$3k/quarter, 3 bed: \$3.5k/quarter

**Villa HOA Dues** = \$4.2k/quarter

Townhome & Villa HOA's include: include insurance, exterior maintenance, and main road snow removal.

### AMENITIES

\*Tahoe Mountain Club membership is required to access amenities, contact Chris for details and options.

18-Hole Jack Nicklaus Golf Course & Golf Academy

Pavilion featuring: Restaurant, Pool, Gym, Tennis, Spa, Childcare & Gift Shop\*

### COST TO OWN

Homesites start at \$525k; estates up to \$3M. Townhomes start at \$1.3M, and Villas around \$1.6M

Shared Ownership from \$5k to \$70k dependent on location and preferred week.

All resale homes subject to 1.5% private transfer fee and Mello-Roos fees.

## 2024 FACT SHEET



# NORTHSTAR™

**Northstar** real estate options include everything from homesites that offer you ideal locations to build your dream home on, to condominium residences offering ease of ownership with turn-key solutions. Just like the diverse options around Lake Tahoe, the mix of Northstar homes is varied to meet every lifestyle.

Contact Chris to learn more about Mountainside at Northstar for ski-in/ski-out on-mountain homes, Village Walk Skyline for luxury townhomes steps from the village

## SPECS

Northstar real estate starts in the heart of the Village, winds its way up the slopes and spreads all throughout the community down Northstar Drive, around the golf course and even high above the resort offering spectacular views and serenity just steps from the all of the action at Northstar.

## HOA/MEMBERSHIP

**NPOA dues** are \$1,650/annually. Community HOA dues range from \$500 to \$750/month.

**Village HOA dues** range from \$1,200 - \$4,800/month depending on unit size and building.

\*Tahoe Mountain Club membership required to access additional amenities.

\*Contact Chris for most recent pricing

## AMENITIES

All community members get access to Northstar's complimentary shuttle, and of course live within a buzzing Village full of year-round activity. Residents can also access gym, pools, hot tubs, tennis courts and meeting facilities via the NPOA HOA.

## COST TO OWN

Community Townhomes and Old Village condos starting at \$400k

Village condos starting at around \$475k for a studio, up to \$2M for a 3 bed SFH to large estates in the community range from \$1.2M - \$6.2M+

All sales include a Village condo sales include a 1.75% private transfer fee & Mello Roos

# 2024 FACT SHEET



**Mountainside at Northstar** is Tahoe's only true ski-in/ski-out community. Nestled in the woods high above Northstar California, Mountainside is comprised of 5 distinct luxury neighborhoods: M25, Trailside, Home Run, Stellar and The Boulders.

## SPECS

Surrounded by 3,000 acres of ski, hike and bike terrain, plus over 40 miles of open space and trails

Homesites range from .7 to 1.5 acres

75 Custom Homesites, Estates and Townhomes

## HOA/MEMBERSHIP

HOA Dues range from ~\$11,000 to ~\$38k annually, depending on the neighborhood.

Amenity access is granted through HOA dues.

## AMENITIES

All Mountainside residents get access to the Tree House, Yoga Studio, Play Acre, Outfitter concierges and private member events.

The Tree House includes a fitness center, hot tubs and lap pool.

## COST TO OWN

Townhomes range from \$3M - \$4.5M

Large, 4 to 6 bedroom estates range from \$5M up to \$10M+

All homes subject to 1.75% private transfer fee & Mello-Roos fees.

# 2024 FACT SHEET



**Tahoe Donner** is one of California's largest resort communities, with nearly 6,500 properties and 25,000 members enjoying over 7,500 acres high atop Truckee. Tahoe Donner members get access to a comprehensive list of amenities inside their community including their ski resort, lodge, swimming pool, and fitness center, and externally like private access to Donner Lake.

## SPECS

7,500 acres  
6,473 properties

Wide variety of homes, ranging from:  
Estates  
Townhomes  
Condos

## HOA/MEMBERSHIP

HOA Dues = \$2,900 per year for single-family homes.  
Townhome and condo HOA dues vary - contact Chris for details.

Recreation Pass = \$425 per year to access Tahoe Donner amenities.

## AMENITIES

Alder Creek Adventure Center, Beach Club Marina at Donner Lake, Bikeworks, Campground, Downhill Ski Resort, Equestrian Center, Golf Course, Driving Range, Clubhouse, Recreation Hut, Snowplay Center, Tennis Center, Tahoe Donner Trails, Trout Creek Rec Center, XC Ski Center, Restaurants

## COST TO OWN

Single-Family Homes \$700K - \$3M

Condo and Townhomes \$400K - \$800K

All homes subject to a \$425 transfer fee



# CHRIS FAJKOS

## TAHOE LUXURY REAL ESTATE

Now that you know which Truckee community is right for you, contact Chris today:

- To schedule private showings
- For help navigating Tahoe real estate in both California and Nevada
- To be the first to know when the perfect home hits the market
- Or if you want to sell your home for top dollar

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### Coldwell Banker is Tahoe's Leading Brokerage and Chris is Tahoe's Leading Luxury Agent & Advisor

Coldwell Banker **dominates in luxury real estate** conducting over 50k \$1M+ transactions last year, more than any other national brokerage, equating to over \$267M in luxury real estate sales every day



**#1 Brokerage in the Tahoe Region** for sales volume, outside of Martis Camp

And, Chris Fajkos earned the 2022 International President's Circle Award. He is also a certified Luxury Property Specialist and is a designated Real Estate Negotiator - placing him in the **top 5% of all agents worldwide**.