

# 2026

## TRUCKEE LUXURY REAL ESTATE FACT SHEETS



Compare Membership Fees, Amenities & Cost-to-Own in Truckee's Luxury Communities



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# 2026 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 .3 to +3 acres

## HOA/MEMBERSHIP

**Quarterly HOA Dues** \$2,000 includes main road snow removal & maintenance, 24-hour gatehouse & design review.

### Memberships:

**Social** = \$33K annually + \$150K transfer fee

**Golf** = Initiation Fee \$300K - 50% (Equity Membership) + \$100K Admin Fee + \$51K annually. Limited to 375 members.

\*New Lake Club assessment, inquire for details.

## 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 Tom Fazio designed Golf Course.

Coming Soon: New Lake Tahoe Beach Club

## COST TO OWN

Homesites start at \$2M for .3 acre lots and go up to \$6M for 1+ acre golf course lots

Cabins start at \$5.5M, with larger Estates starting at \$7M+

All homes subject to 1% conveyance fee

New Lake Club Assessment of \$46K

# 2026 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** \$6,500 includes main road and common area snow removal and maintenance, 24-hour gatehouse, and design review.

### Memberships:

**Social** = \$14.6K annually + \$70K initiation fee + \$1,500 annual capital dues; **Golf** = \$29.2k annually + \$3,000 annual capital dues + *Market Value Equity Membership\** Limited to 350 members.

*\*Contact Chris for most recent pricing*

## AMENITIES

Two Tom Weiskopf designed golf courses, 3 Pools, 3 Tennis Courts, 2 Pickleball Courts, 2 Bocce Courts, Lawn Bowling, Lodge, Restaurant, Spa, Fitness Center, Golf Pro Shop.

Security services offered at an additional monthly cost:  
House Watch - \$160/month

## COST TO OWN

Homesites start at \$460k up to \$2M for private pond settings or golf course locations.

Estates range from \$3.6M up to \$9M depending on the home's size and location.

All sales subject to \$800 transfer fee, no Mello Roos fees.

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**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** = ~\$11,084/yr includes all HOA Dues and use of all amenities, aside from golf.

**Golf Membership** = \$6,851/yr + one-time \$35k entry fee (in addition to Social Dues)

**Mountain Lodge HOA Dues** = \$915/mnth includes fire insurance, snow removal, exterior maintenance

## 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.

18-hole Johnny Miller & John Harbottle III designed championship Golf Course  
Golf Members enjoy unlimited golf for the family (children up to the age of 25)

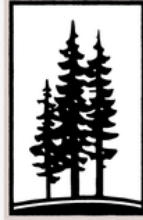
## COST TO OWN

Homesites start at \$500k up to \$1.2M. Cost to build starts at ~\$700/per square foot.

Townhomes (Mtn Lodges) range from \$1.9M- \$2.7M and large estates range from \$3M up to \$7M

All homes subject to .5% private transfer fee.

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## 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** = \$287/quarter\*

**Townhome HOA Dues:**

**Vintage** = ~\$5,344/quarter; includes exterior maintenance, insurance, snow removal, onsite fitness and swim clubhouse.

**Village at Gray's** = starting at \$1,107/month.\*

**\*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

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

### COST TO OWN

Homesites starting at \$260k with larger parcels currently priced up to \$700k.

Large, 3 to 5-bedroom estates range from \$2.4M up to \$3.5M, with townhomes starting at \$1.3M.

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

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## 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** =  
\$353/quarter

**Townhome HOA Dues** = 2 bed:  
\$3,503/quarter, 3 bed: \$4,026/quarter

**Villa HOA Dues** = \$5,067/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 \$500k; estates up to \$3.3M. Townhomes start at \$1.3M, and Villas around \$1.6M

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

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## 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.

*Inquire 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 \$1,700/annually. Community condo HOA dues range from \$450 to \$1,000/month. **Village HOA dues** range from \$2,813 - \$8,986/quarterly depending on unit size and building.

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

**\*Inquire 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 condos and Old Village condos starting at \$400k  
Village condos starting at around \$325k for a studio, up to \$2.6M for a 4 bed SFH to large estates in the community range from \$1.1M - \$6M+

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

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**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 ~\$4,137 to ~\$13K quarterly, 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 \$2.6M - \$4.6M

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

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

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**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 miles of trails, a ski resort, tennis center, swimming pool, and fitness center, as well as a private marina and beach club at Donner Lake.

## SPECS

7,500 acres  
6,473 properties

Wide variety of homes, ranging from:

Estates  
Townhomes  
Condos

## HOA/MEMBERSHIP

**Annual Assessment** = \$3,621

Townhome and condo **HOA dues** vary - inquire for details.

Homeowners with a paid annual assessment and valid Member ID Cards have access to all private amenities

## AMENITIES

Alder Creek Adventure Center, Beach Club Marina at Donner Lake, Bikeworks, Campground, Downhill Ski Resort, Equestrian Center, Golf Course and Driving Range, Clubhouse, Recreation Hut, Snowplay Center, Tennis + Pickleball Center, 60 miles of Trails, Trout Creek Rec Center, XC Ski Center, Restaurants

## COST TO OWN

Single-Family Homes \$700K - \$2.7M

Condo and Townhomes \$200K - \$800K

All homes subject to a \$475 transfer fee



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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

**[TimberAndTideRealtyCo.com](http://TimberAndTideRealtyCo.com)**

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