



## A BULLISH DECISION

*Schaffer's Mill, a thriving private retreat in the grandeur of the High Sierras.*

TRUCKEE, CALIFORNIA: Tim and Mary Ann Moore's cell phones are always busy during their drive from California's wine country to the Sierra Mountains.

"Our primary home is in Sebastopol, about an hour north of San Francisco," explained Tim. "It typically takes us about four hours to make the road trip to Schaffer's Mill. During the drive, we are busy texting neighbors on plans for the weekend. Before you know it, a progressive dinner party is in the works."

Schaffer's Mill is a private community located on the California and Nevada border. Summer amenities include a Johnny Miller/John Harbottle golf course and access to the club's 48-foot Sunseeker Yacht, conveniently moored in front of Jake's On The Lake in Tahoe City. During the winter, members have exclusive use of Schaffer's Mill Base Camp in the Village at Northstar. The club offers one of the premier Match Point tennis programs in the Lake Tahoe area. It has partnered with 12-time Grand Slam Doubles Champion Daniel Nester on its programming. Future plans call for a tennis pavilion with a stadium-style seating court.

**A TRIO OF ACCOLADES**  
Golfweek, Links Magazine, and Golf Inc. rate Schaffer's Mill a top development.



From left: Tim and Mary Ann Moore; their daughter Morgan; daughter and son-in-law Meredith and BJ Bertacco; and the family dog, Gianni

"**THE CLUB** is tucked back in Martis Valley, out of earshot of I-80 traffic noise. Our front nine plays through a valley, and the back nine has some of the prettiest holes you will ever see. The topography challenges you with up-and-down shots and every hole offers a glimpse of Northstar ski resort." – TIM MOORE, MEMBER AT SCHAFFER'S MILL

"**MY CAREER** path took an unexpected turn 10 years ago. I passed the Bar exam and planned to become an attorney, but I changed course and joined our family's real estate business in Lake Tahoe. I realized I liked making people's lives better instead of sitting in a courtroom fighting all day. If you are accustomed to big city living, you will be impressed with our open space and casual vibe. Even the air feels different here. Schaffer's Mill is two miles from downtown Truckee and provides everything you need at an exceptional value." – NICOLE BLAIR, REAL ESTATE BROKER



The new Schaffer's Mill 7.4 acre Clubhouse Village was designed by Ward Young Architects with a collection of buildings, water features, play areas, and a community gathering spot, known as Schaffer's Square. Located within the village is Millworks, the club's fitness studio. In addition to traditional cross training equipment, Millworks embraces "self-powered" fitness regimes including P-90X and CrossFit workouts. After you have earned it, treat yourself to a sauna and massage in a private treatment room.

### BULLISH ON ITS FUTURE

"I'm a numbers guy," said Tim. "I have been a financial planner for almost three decades and fully appreciate the ramifications of purchasing a second home.

"When my wife and I considered joining Schaffer's Mill, we evaluated the financial *and* mental return on investment [ROI] of the decision. Even during real estate downturns, the greater Lake Tahoe market remains resilient," explained Tim. "With a solid development plan at Schaffer's Mill, we felt comfortable odds favored real estate appreciation.

"To date, our hunch has been correct. Our street looks like a building war zone. The number of homes under construction has doubled in the past year.

"Schaffer's Mill fits our personality. The two of us like being around people. We have met so many great couples that are empty-nesters like us," said Tim. ■

For more information on Schaffer's Mill, please visit [SchaffersMill.com](http://SchaffersMill.com) or phone (888) 519-2480.



"**SCHAFFER'S MILL** is a fun course. I like the balance of it all. With the elevation, it can play short. But, you've got to hit it pretty straight. You will remember the last three holes. I'll go so far as to say they are the best three finishing holes in the Lake Tahoe region." – JOHNNY MILLER, FORMER U.S. OPEN AND BRITISH OPEN CHAMPION