

CLEAR CREEK TAHOE

Golfweek's No. 1 Private Course in Nevada



"Golf that feels natural, not contrived."
—Ben Crenshaw

Located on the eastern slope of the Carson Range, it's surrounded by six million acres of the largest national forest in the lower 48.

GREATER LAKE TAHOE, NEVADA: According to the U.S. Census, the typical American moves 11 times throughout their lifetime. Right about now, you might be counting in your head how many times you have moved! However, this number varies widely depending on factors such as age, income, and marital status. Young adults tend to move much more frequently than older adults.



The Lake House provides direct access to Lake Tahoe.

"During your initial visit to just about any golf community, you will likely have a favorable first impression," said Georgia Chase, director of real estate sales at Clear Creek Tahoe. "It's critical to 'drill into the details.' After all, a real estate purchase is likely the biggest investment you will ever make.

"While living in the mountains is appealing, investigate how far of a drive you have to local stores. As an example, at Clear Creek Tahoe, in about 10 minutes, you can be at Costco or In-N-Out Burger. Also, confirm that access to plumbers, insurance agents, and electricians is readily available.



The clubhouse is a defining community amenity.

"Adjusting and meeting new friends is another important point to review," continued Chase. "When I am showing a property, it's typical for the guy to be gung-ho, knowing he will meet fellow members on the golf course. If the wife doesn't play golf, she may be more circumspect. Forty percent of our residents at Clear Creek Tahoe are non-golfers, so our club's social programming matches what our members crave—from lake to ski to golf passions. Another variable is the age of the membership. Do they have the same interests? At Clear Creek, we have an average membership age in the upper 50s with a vibrancy that management can't manufacture.

"It goes without saying that investigating the financial health of the community and age of amenities is critical," summed up Chase. "Our clubhouse was built during the pandemic. I'm sure the developer had multiple 'backroom conversations' if the timing was right! If you are looking at a community with promises for future amenities, you are purchasing into a speculative gamble that might require you to wait years to enjoy promised results." ■

There are two sides to every coin, as there are to Lake Tahoe. The California side features nearly the highest income tax rate in the country while Nevada is a natural wonderland with the equally wondrous advantages of no state income or inheritance tax.



Summit Camp

For information on the Clear Creek Tahoe lifestyle, visit ClearCreekTahoe.com.