

Rock Creek Ranch
16096 Perimeter Road
Grass Valley, CA 95949

\$4,775,000
171.390± Acres
Nevada County



Rock Creek Ranch
Grass Valley, CA / Nevada County

SUMMARY

Address

16096 Perimeter Road

City, State Zip

Grass Valley, CA 95949

County

Nevada County

Type

Single Family, Recreational Land, Lakefront

Latitude / Longitude

39.082587 / -121.196063

Dwelling Square Feet

6750

Bedrooms / Bathrooms

4 / 3

Acreage

171.390

Price

\$4,775,000

Property Website

<https://www.landleader.com/property/rock-creek-ranch-nevada-california/55892>



Rock Creek Ranch Grass Valley, CA / Nevada County

PROPERTY DESCRIPTION

Rock Creek Ranch is a stunning property nestled in the Sierra Foothills. The property's centerpiece boasts a 6750 square foot residence with a 1500 square foot guest house. There is also a home for a caretaker on the property away from the main residence. The home opens to the shore of a beautiful lake teeming with fish and waterfowl. Recreation possibilities are endless. There is a four-stall barn, several paddocks for horses, a fenced arena, and over 170 acres to ride on. Swim in the pool, take a boat out on the lake to fish, or get on a paddle board for some relaxing exercise. There is plenty of space and terrain for ATVs, hunting, and trap shooting. This truly unique property is one of a kind, with every detail thought out for warm elegance and practicality.

Property Highlights:

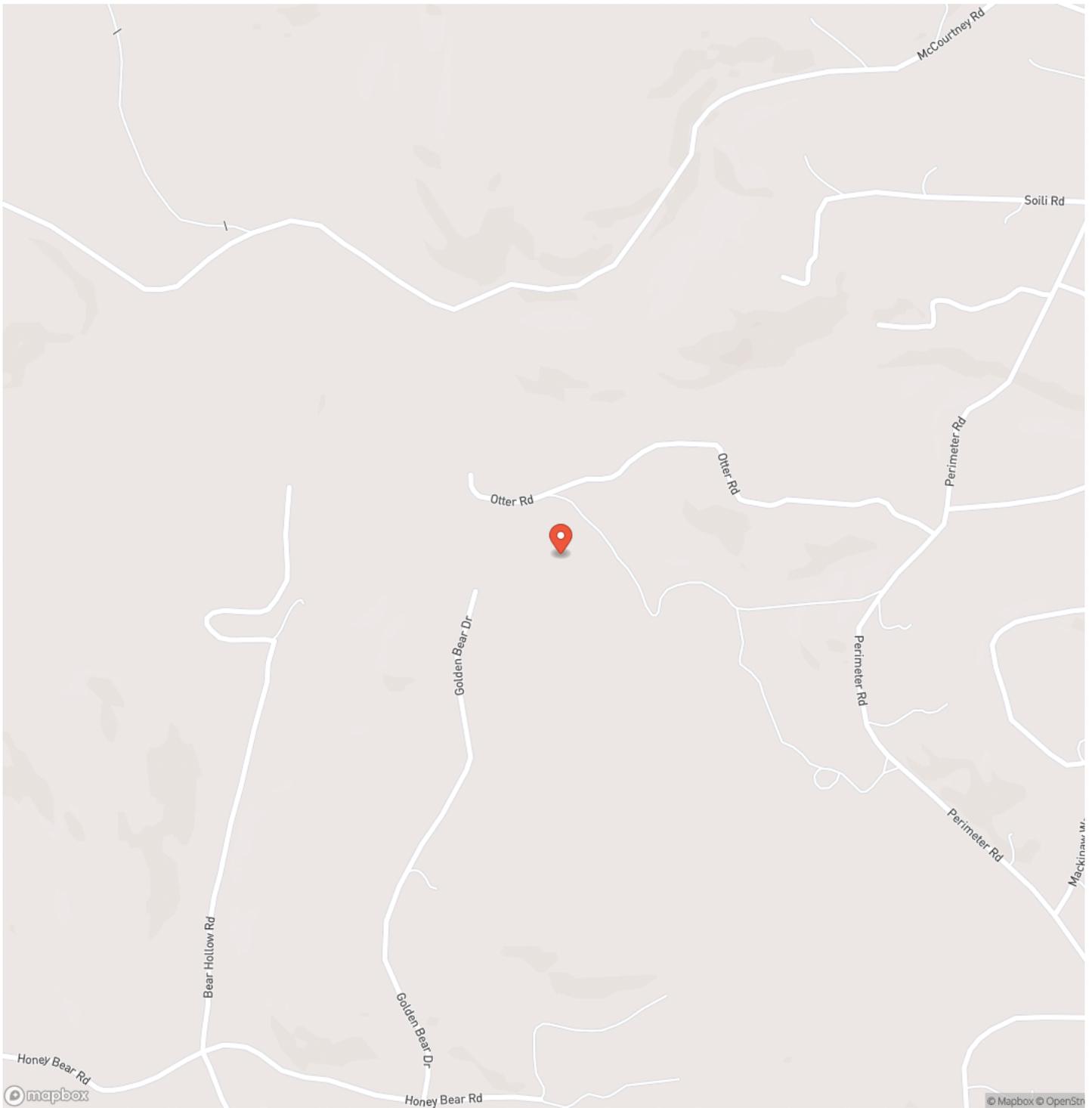
- This property is extremely energy efficient. A heating and cooling geo-exchange system uses the lake to heat and cool the house. Solar panels linked to the grid provide about 75% of the electricity for the ranch. Radiant floor heat is throughout the downstairs of the home. There are pedestals in place to add more solar panels if desired. There is also irrigation water available through the Nevada Irrigation District. Currently, the ranch purchases 5 miners inches, plenty for a vineyard, pastures, and watering the landscaping.
- The interior of the main home offers both elegance and warmth. Practically thought out, the flow and detail make every space comfortable. From the below-ground wine cellar to the master suite, glorious gourmet kitchen, and spacious living areas, perfection is everywhere. Outdoors, the patio folds into the lawn to the lakeshore and pool. Perfect for entertaining, recreation, a summer barbecue, or a quiet glass of wine, this home oozes luxurious relaxation at every turn.
- There is an equally lovely 3 bedroom, 2 bath, 1500-square-foot guest home adjacent to the main residence. It is close enough that guests can participate in festivities but private enough for them to enjoy their own space. This home could easily serve as a second residence for someone who lives on the property full time.
- Located about 15 miles outside Grass Valley, CA. It is an easy drive to Lake Tahoe or San Francisco. Just over an hour has you at Sacramento International Airport, and shopping is 11 miles away. Below the snowline and above the valley fog make Rock Creek Ranch ranch an excellent, convenient location.



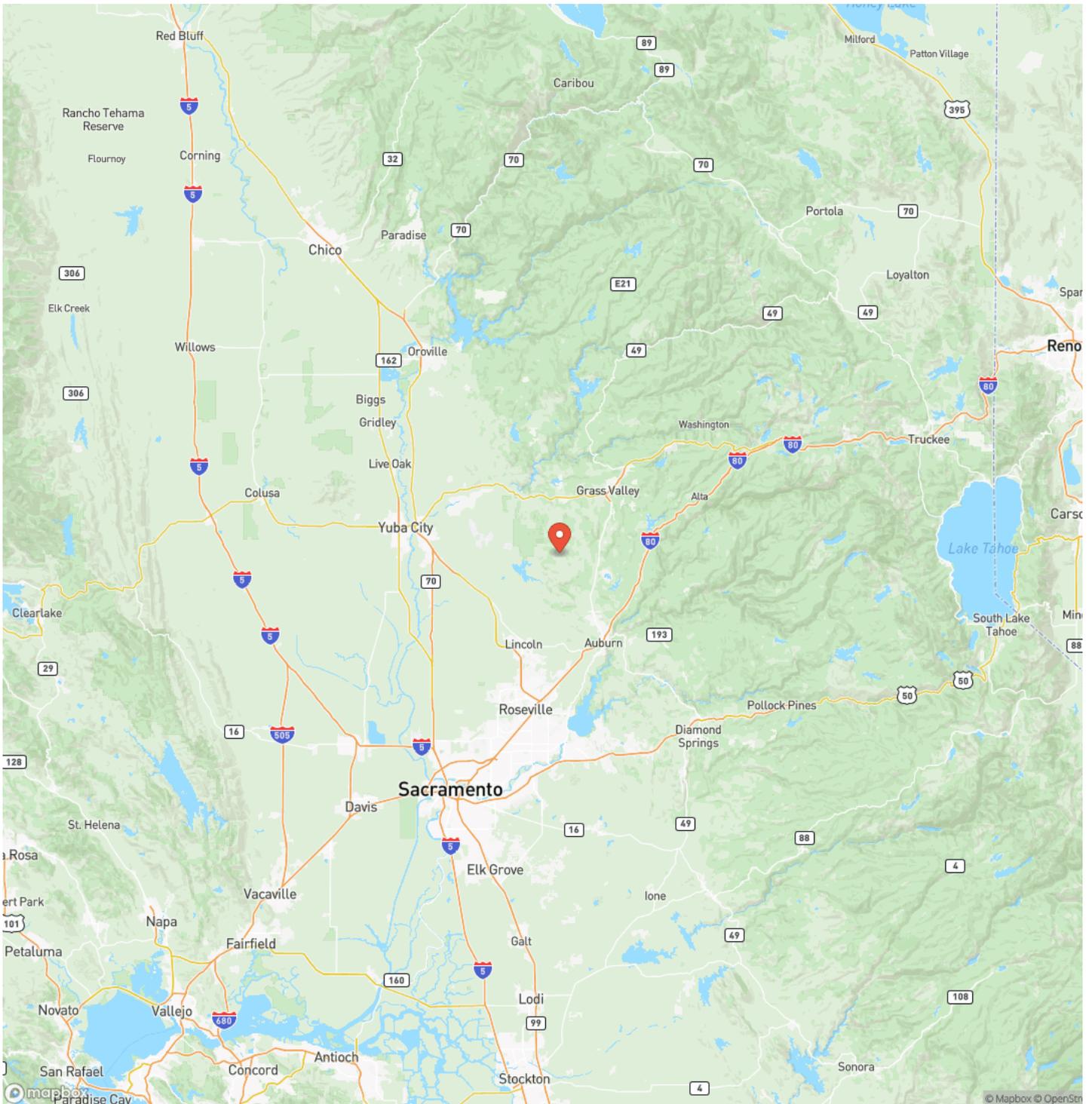
Rock Creek Ranch
Grass Valley, CA / Nevada County



Locator Map



Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

