

**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**

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**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>



### **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 an excellent, convenient location.

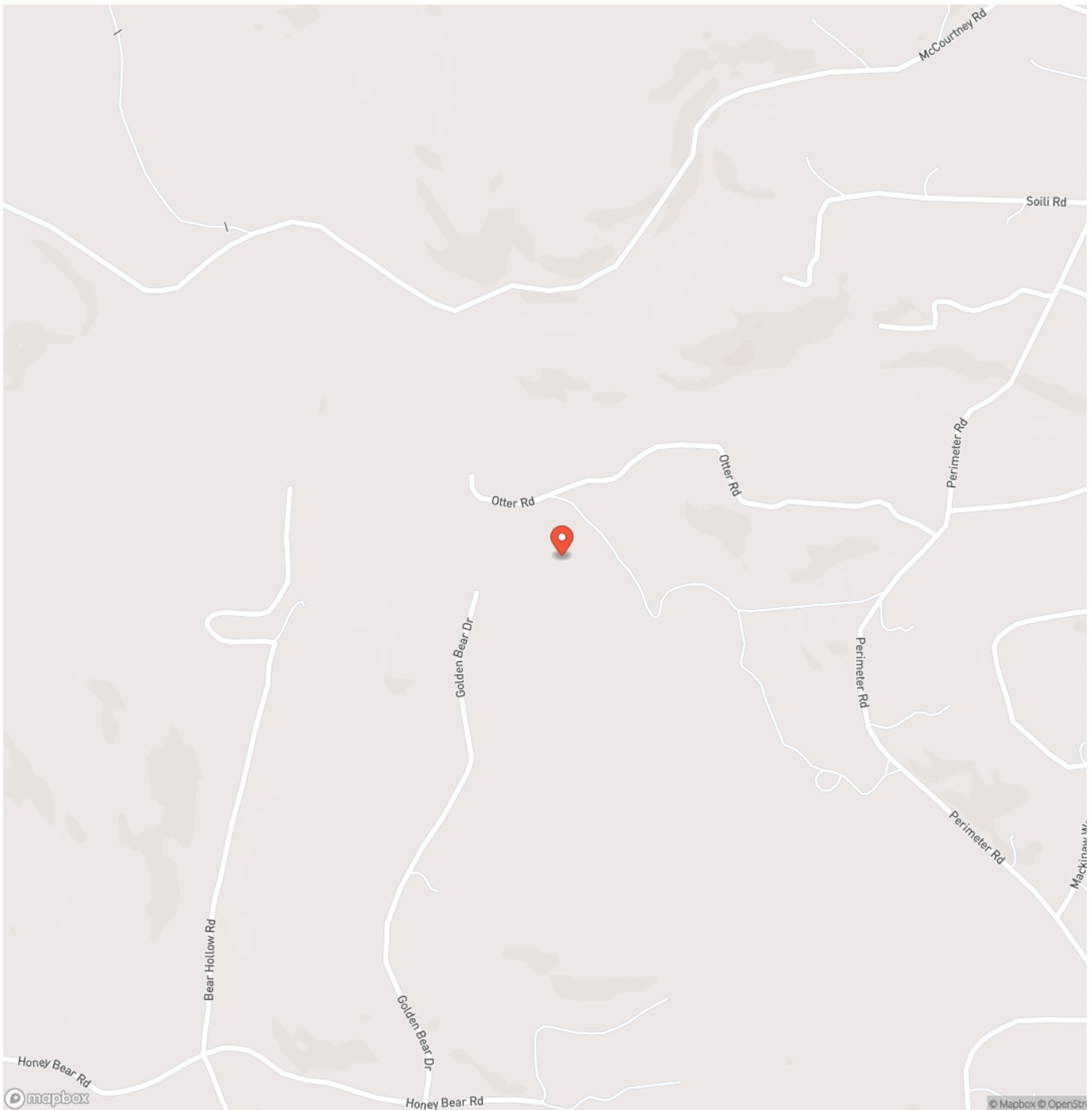


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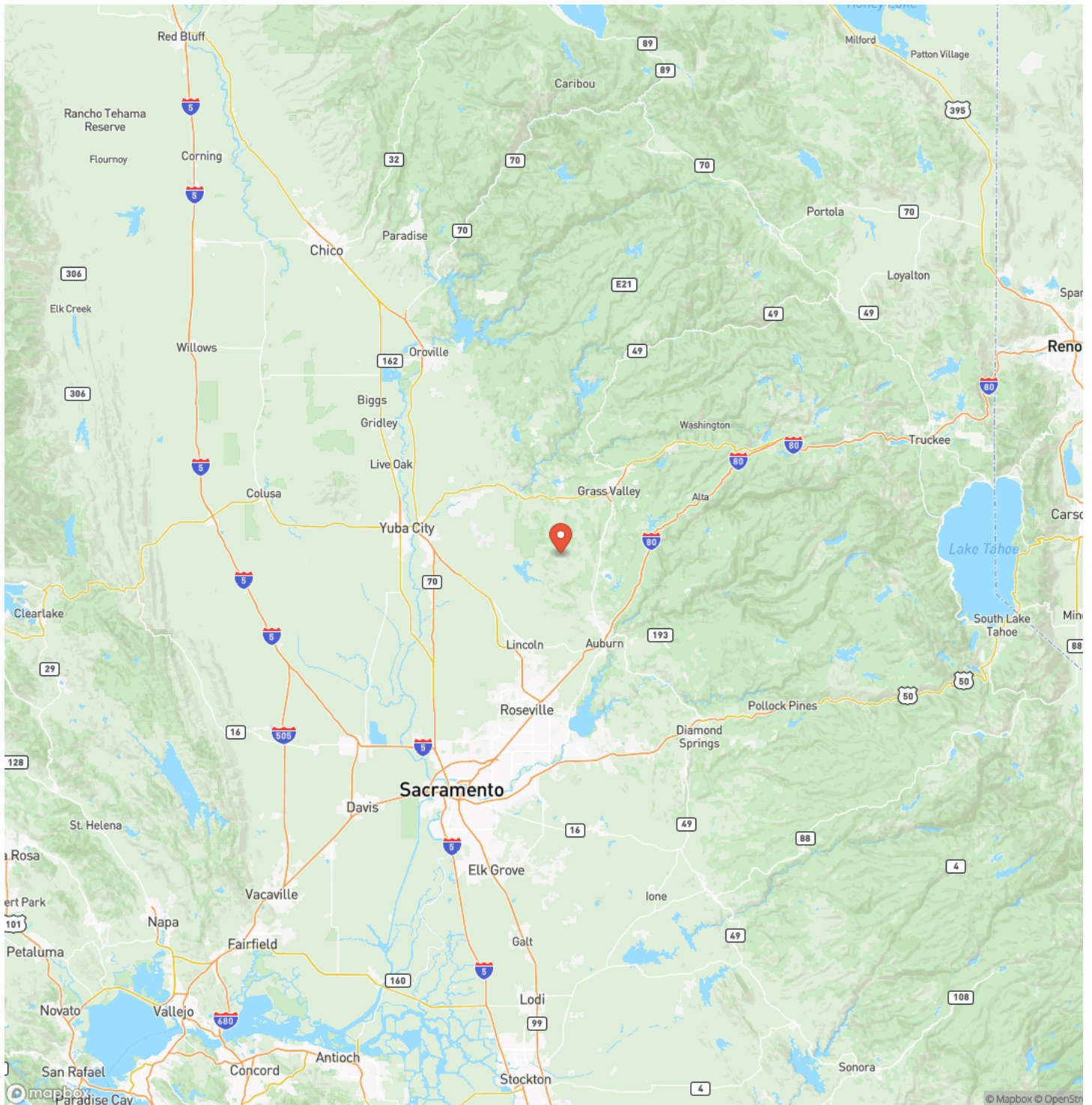


## Locator Map





## Locator Map





## Satellite Map



**Rock Creek Ranch**  
**Grass Valley, CA / Nevada County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Bruce Renfrew

## Mobile

(650) 773-1863

## Email

bruce@caoutdoorproperties.com

**Address**

## City / State / Zip

Vacaville, CA 95688

## NOTES

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## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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