



## The Retreat at Lake Topaz

1929 US-395, Gardnerville, NV 89410



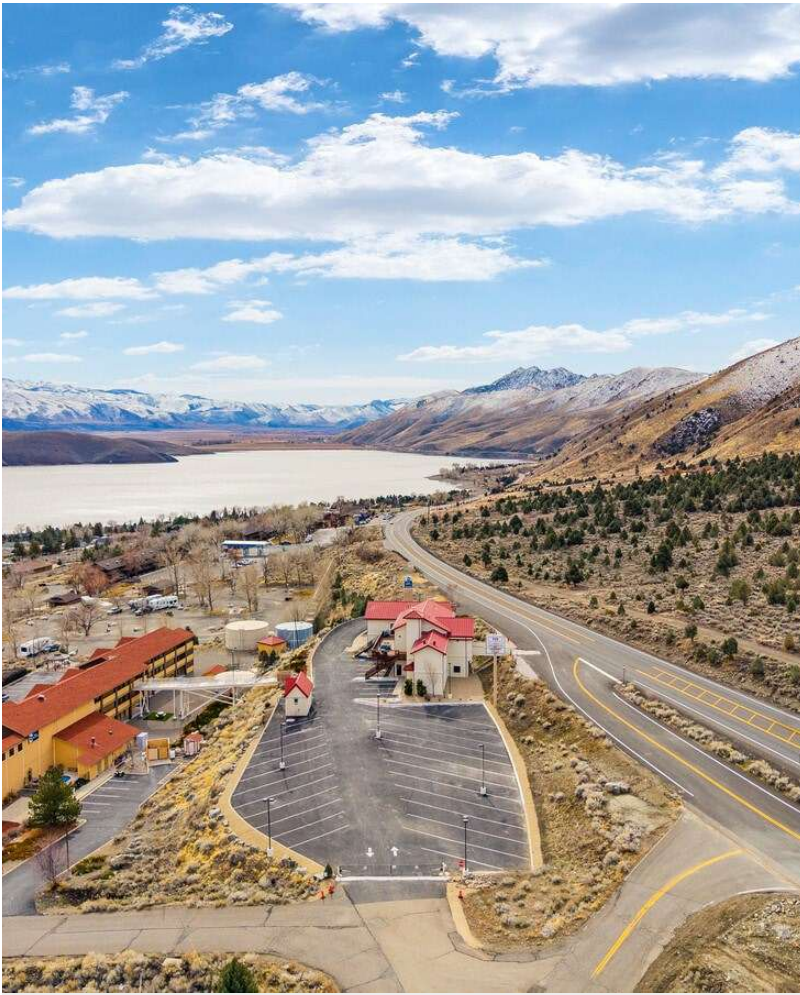
**Katrina Karasawa**

RE/MAX PROFESSIONALS

7900 Rancharrah Pky, Suite 210, Reno, NV 89511

[kk@myagentkatrina.com](mailto:kk@myagentkatrina.com)

(775) 997-3558



# The Retreat at Lake Topaz

\$2,800,000

Welcome to the Topaz Lake Retreat — a rare 8,150 sq.ft. standalone destination property overlooking Topaz Lake with panoramic water and mountain views. Situated on 1.23 acres with over 450 feet of Highway 395 frontage, this highly visible, income-producing opportunity sits just north of the Nevada/California...

Exceptional investment opportunity near Topaz Lake, straddling the Nevada–California border.

Perfect for investors seeking recreational, residential, or future development potential.

Scenic...

- Completely remodeled in 2024/2025. NEW PLUMBING, ELECTRICAL, FIXTURES, APPLIANCES. BASICALLY EVERYTHING BUT THE ROOF AND THE EXTERIOR.
- Over 30+ parking spaces, tandem and single stalls. Completely fenced. Could be rented or for RV and or boat parking.
- Current tenants are driving from CA to rent the property and it's completely booked right now.



Price:	\$2,800,000
No. Units:	5
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Lot Size:	1.23 AC
Gross Building Area:	8,699 SF
Sale Conditions:	Business Value Included
No. Stories:	2
Year Built:	1969
Parking Ratio:	3.68/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	1022-29-301-003



## 1929 US-395, Gardnerville, NV 89410

Welcome to the Topaz Lake Retreat — a rare 8,150 sq.ft. standalone destination property overlooking Topaz Lake with panoramic water and mountain views. Situated on 1.23 acres with over 450 feet of Highway 395 frontage, this highly visible, income-producing opportunity sits just north of the Nevada/California border, offering the perfect blend of tax advantages, tourism traffic, and long-term upside. This property has one of the only Short Term Rental Permits in the area and rents vary. Listing Agent has more information about the variety of rents charged. Occupants work in neighboring cities and keep the property mostly reserved. Originally built in 1969 and rebuilt/expanded in 1989 (per the Douglas County Assessor), the property has been thoughtfully improved (2024/2025) and is currently operating as a short-term rental. The property has NEW PLUMBING & ELECTRICAL, NEW WINDOWS, NEW TANKLESS WATER HEATERS, NEW CABINETS & FIXTURES AND ALL NEW APPLIANCES IN EVERY UNIT. With 11 spacious bedrooms, 6 bathrooms, 4 full kitchens plus a kitchenette, this retreat is ideal for use as a corporate lodge, wellness retreat, boutique hospitality concept, or high-end vacation rental compound. Each unit has been tastefully designed with NEW granite islands/breakfast bars, laminate flooring, washer/dryer (combo) in every unit, and is comes completely furnished. The property also offers 31 dedicated parking spaces, comprised of RV, boat, and standard vehicle parking, making it a rare find for lake visitors, large groups, or event-style hosting. Additionally, there is gated long-term RV storage, creating further passive income potential. Shared potable water, wastewater disposal, and fire protection systems with the adjacent Best Western provide streamlined utility support. With unmatched exposure along Nevada's most traveled highway and unobstructed views of Topaz Lake, this is a one-of-a-kind investment opportunity with multiple revenue pathways — hospitality, retreat rental, corporate leasing, event hosting, or continued STR operations. The property is fully fenced and secure with phenomenal lake views. Truly a one of a kind gem. If you are looking to live in NV part time and take advantage of being a NV residence, this could be the property for you! Proforma expenses are based on a 80% vacancy and at the time of this writing, the property is rented for nearly the next 90 days. As word gets out, and due to the lack of rentals in CA, this property makes it ideal to rent to the mine or corporate rental while still maintaining as a vacation rental for the weekends. The ideal owner lives in the property part time and can rent the property to it's peak performance producing maximum results. OWNER WILL CARRY~ Call 775-593-5999 for more information, or you private tour!

# Property Photos



# Property Photos



DJI\_20250217104703\_0763\_D



DJI\_20250217104729\_0768\_D