



# MT. WATERMAN SKI RESORT

ANGELES CREST HWY 2 | LA CAÑADA FLINTRIDGE, CA 91011

UNIQUE SKI RESORT OWNERSHIP OPPORTUNITY!



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[www.mtwaterman.org](http://www.mtwaterman.org)

# EXECUTIVE SUMMARY

Mr. Waterman Ski & Snowboard Resort

## ADDRESS

Angeles Crest Hwy 2 | La Cañada Flintridge, CA 93553

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## OFFERED AT

\$2,275,000.00

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## LOCATION

Coordinates: 34.349722°N, 117.928611°W (Helicopter Pad)  
Forest: 32 Miles Up Hwy 2 in Angeles National Forest  
Distance from LA: 41 Miles from Downtown Los Angeles  
Nearest City: Cañada Flintridge, CA 91011

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## PROPERTY SPECIFICATIONS

Opening Day: January 3, 1939  
Base Elevation: 6,950 Feet  
Top Elevation: 8,042 Feet  
Skiable Acres: 390 Acres | 27 Runs (20% Beg | 20% Int | 60% Adv)  
Natural Snow Only: 4 Million Gallon Snow Making Reservoir  
Parking: On Angeles Crest Highway | Fits 200+ Vehicles  
Service Road: 1.8 Mile Dirt Service Road from Highway 2 to Main Lodge Area  
Permits: Operates Under the Department of Forestry "Special Use Permit"  
\*April of 2023: Newly Signed 20-Year Transferable Permit

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## PROPERTY DESCRIPTION

Mount Waterman is a ski area on Waterman Mountain in the San Gabriel Mountains of the Angeles National Forest in Los Angeles County, California. It is known as a "upside down" ski resort and a "Ready to Operate Year-Round Resort". With its natural beauty, diverse terrain, and warm hospitality, this resort promises an unforgettable experience for all!

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Mt. Waterman Ski & Snowboard Resort

## FACILITIES

Chair Lifts:	3 Fully Insured & Certified Twin Chairlifts   Ready to Operate
Ticket Booth:	Bottom of Chair Lift #1 at the Base
Warming Hut:	2,161 SQFT   Full Kitchen, Bar & Lounge with Fireplace
Kitchen:	Large Pantry Area, Commercial Stove/ Oven & Prep Area
Storage Building:	1,280 SQFT   Generator, Bathroom, Washer, Dryer & Shower
Ladies' Restroom:	5 Toilet Stalls included in Storage Building
Men's Restroom:	2 Toilet Stalls & 1 Urinal Stall included in Storage Building
Ski Patrol Building:	1,585 SQFT   Maintenance, First Aid & Storage
Caretaker Shack:	125 SQFT
Owner's Cabins:	2 Cabins   1 BD / 1 BA & 1 BD with 2BD loft / 1 BA
Trailer:	Office / File Space
Rock Room:	Under Chairlift 1   Custom Owners Room & Merchandise
Helicopter Pad:	Search & Rescue Helicopter Pad Mid Mountain (S&R CDF)
Snowmobiles:	4 Polaris Mountain Operating Snowmobiles
Grooming Machines:	1 Pistenbully Crane Snowcat & 1 Pistenbully Snowcat
Propane/Diesel Fuel:	5,500 Gallons of Propane Tanks   3,000 Gallons of Diesel Fuel

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## MOUNTAIN BIKING

Trails:	5 Trails   3 Beginner   1 Intermediate   1 Advanced
Chairlifts:	Special Bike Pad to Attach Bicycle to Chair Lift
Fire Road:	1.85 Miles   Beginner   Elevation: Top 7,723 Ft & Bottom 6,950 Ft
Fuel Cat Road:	0.67 Miles   Intermediate   Elevation: Top 7,510 Ft & Bottom 6,950 Ft
Ridge Run:	1,669 Feet   Beginner   Elevation: Top 7,774 Ft & Bottom 7,406 Ft
Spinka Shortcut:	397 Feet   Advanced   Elevation: Top 7,650 Ft & Bottom 6,950 Ft
Warming Hut Road:	2,163 Feet   Beginner   Elevation: Top 7,774 Ft & Bottom 6,950 Ft

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## DISC GOLF

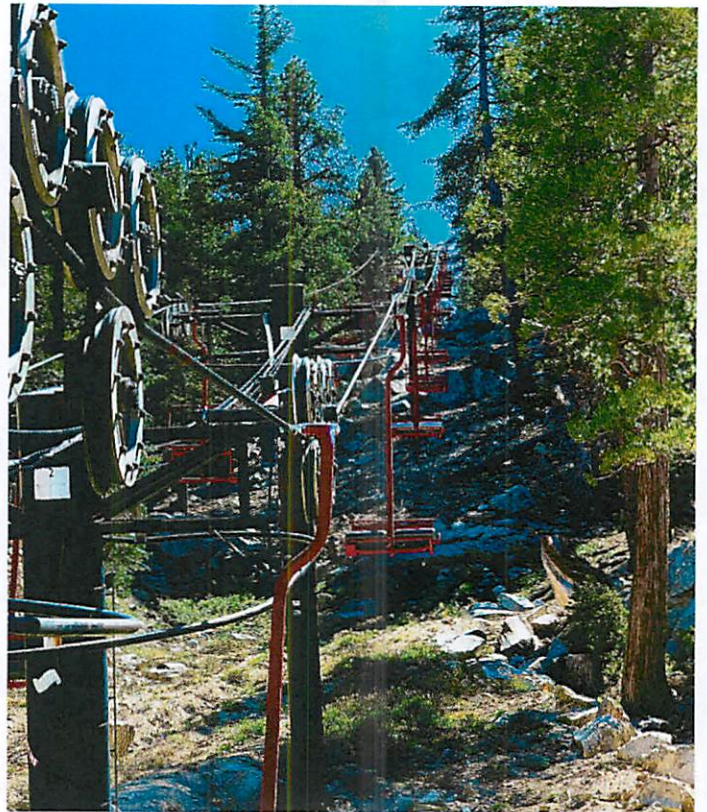
Course:	18 Hole Professional Disc Golf Course with Baskets & Throw Pads
Holes:	9 Front Holes (2805 Par 28) & 9 Back Holes (2590 Par 28)

# PROPERTY PHOTOS

Mt. Waterman Ski & Snowboard Resort



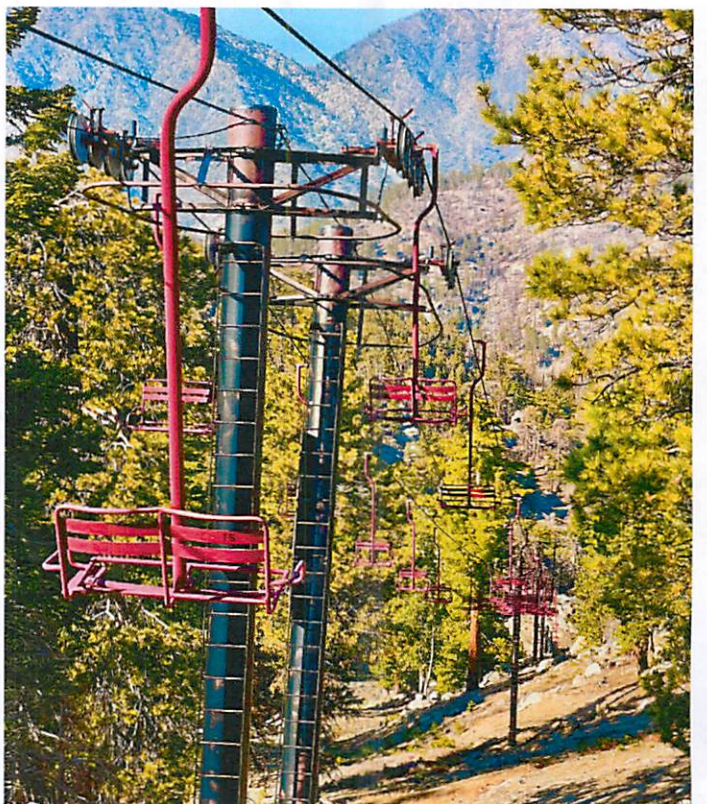
4 Million Gallon Snow Making Reservoir



Chair Lift #1



Chair Lift #2



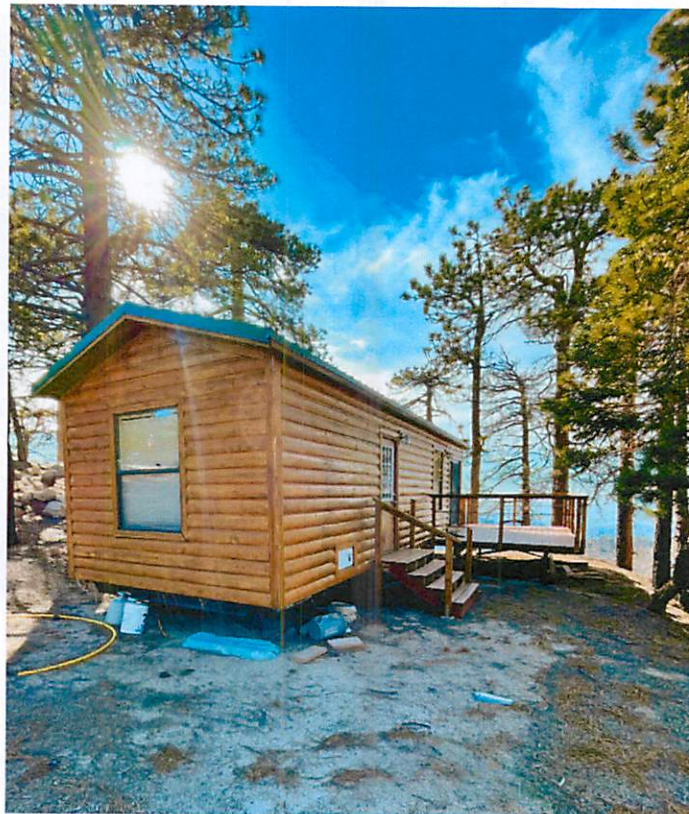
Chair Lift #3

# PROPERTY PHOTOS

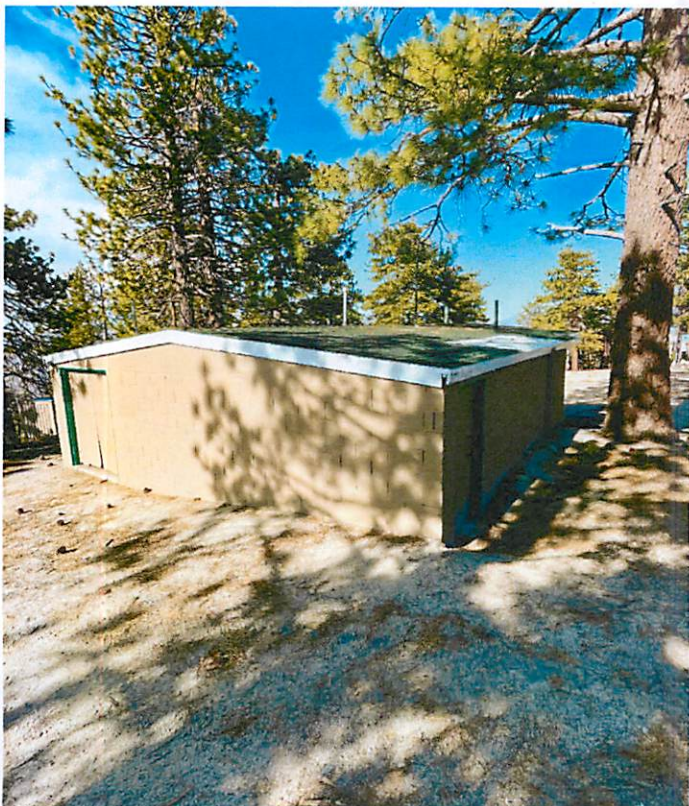
Mt. Waterman Ski & Snowboard Resort



Owner's Cabin #1



Owner's Cabin #2



Maintenance & Ski Patrol Building



Warming Hut / Kitchen

# PROPERTY PHOTOS

Mt. Waterman Ski & Snowboard Resort



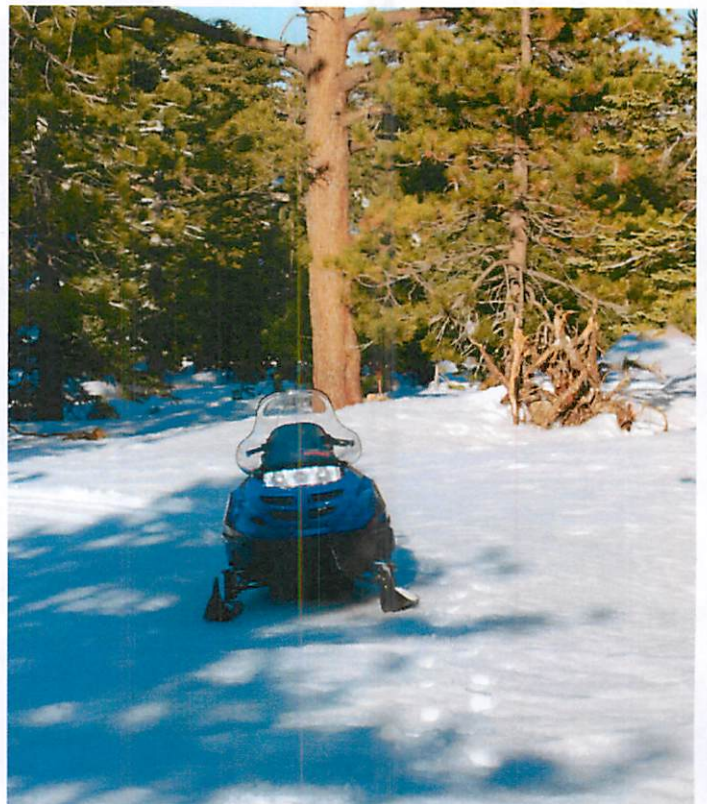
Pistenbully Crane Snowcat



Pistenbully 200 Snowcat



6,500 Gallons of Propane Tanks



Snowmobile

# PROPERTY PHOTOS

Mt. Waterman Ski & Snowboard Resort



Ticket Booth



Office & Caretaker Shack

# SKI RUN MAP

Mt. Waterman Ski & Snowboard Resort



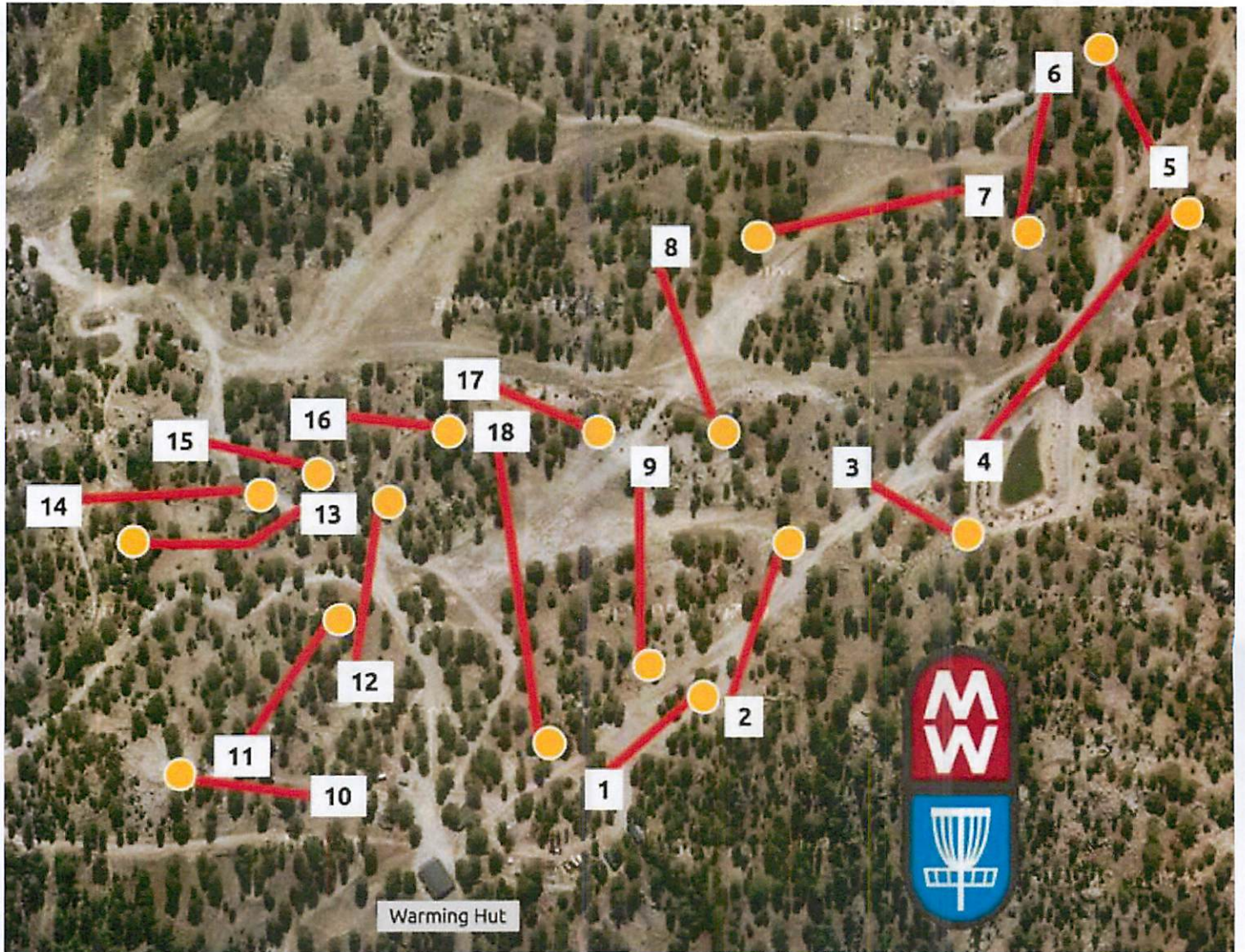
Mt. Waterman Ski Run Map | 27 Runs Total

20% Beginner | 20% Intermediate | 60% Advanced | No Snowmaking - Natural Snow Only



# DISC GOLF COURSE

Mt. Waterman Ski & Snowboard Resort



18 HOLE PROFESSIONAL DISC GOLF COURSE



# MOUNTAIN BIKING TRIALS

Mt. Waterman Ski & Snowboard Resort



## MOUNTAIN BIKING TRAIL MAP LEGEND

- FIRE ROAD | 1.85 Miles | Beginner  
Elevation: Top 7,723 Bottom 6,950
- FUEL CAT ROAD | 0.67 Miles | Intermediate  
Elevation: Top 7,510 Bottom 6,950
- RIDGE RUN | 1,669 Feet | Beginner  
Elevation: Top 7,774 Bottom 7,406
- SPINKA SHORTCUT | 397 Feet | Advanced  
Elevation: Top 7,650 Bottom 6,950
- WARMING HUT ROAD | 2163 Feet | Beginner  
Elevation: Top 7,774 Bottom 6,950

*\*Miles and elevations of the trails are approximated*

