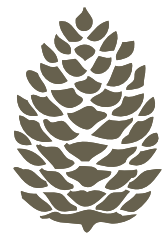


*Imagine a place where every step has been
taken with principle and purpose.*





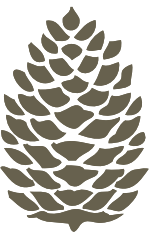
THESE ARE YOUR MOUNTAINS

At 2,136 acres, Clear Creek is expansive and pristine. To ensure that it stays this way forever, we've placed 853 acres into a permanent conservation easement with The Nature Conservancy. Indeed, Clear Creek takes its stewardship of the land seriously. The property sits on a saddle between the eastern face of the Sierra and a remarkably dramatic granite outcropping that towers up to 6,500 feet. This is a land of unspeakable natural beauty, crisscrossed by natural streams, punctuated by towering Jeffrey pines and in every direction, 50-mile views of the Sierra and verdant valleys. This is a place of peaks and promise, a sanctuary for generations to come.



CRYSTAL CLEAR

There is no greater joy than days spent on Lake Tahoe's mirrored waters. Kayaking miles of shoreline, paddleboarding or taking an invigorating swim. Life on the lake sets sail from our historic Julia Morgan Lake & Ski House — a more picturesque and hospitable setting you will not find in all of Tahoe. All by itself, it's a reason to call Clear Creek home.



THIS IS YOUR LAKE

We can go on and on about the wonder of summers on the water. Like setting out in an iconic Hinckley picnic boat from the dock at Twin Pines Lake & Ski House, water skiing at sunrise, jet skiing or kayaking the rocky coves along the eastern shore followed by a picnic on the beach. There's more — perhaps an early evening sail, or, best of all, fireworks on the 4th from the dock and front lawn at Twin Pines. You can spend every day on the lake and every one would be as different as it is perfect.



THESE ARE YOUR SUMMERS

Clear Creek is a totally moving experience. That is, it's for people who organize their days around taking full advantage of everything Tahoe has to offer. Sure, there's downtime, but it's for recounting the day's adventures. To this end, from Summit Camp to Twin Pines Lake & Ski House, from the gym to the course, from the spa to the courts, from the trail to the beach, you'll find our team there to help with your gear and with insider tips. It might be kayaking at sunrise or guided fly fishing expeditions to the Walker River — where Clear Creek members enjoy private access. Here on the Walker, our conservation efforts are helping to restore the river and the endangered Lahontan cutthroat trout.



THESE ARE YOUR WINTERS

Is winter even better than summer? It's a conversation that is always a win/win because when the snow flies there are few places as beautiful as Clear Creek — pines draped in snow, hearty souls out trekking in snowshoes or cross-country skis. Then there is Twin Pines, a cozy base camp for snowy adventure. Owners will conveniently keep skis and boards here and step into warm boots for outings at Heavenly. We'll then shuttle you the four short blocks to and from the gondola. And when your day is done, it's only just begun, gathered around a crackling fire with a warm drink and even warmer company.



THIS IS YOUR CLUBHOUSE

Clear Creek's crowning amenity is a magnificent 20,000 square-foot clubhouse that celebrates its natural setting — with grand vistas of the mountains, Jacks Valley and dramatic rock outcroppings above. The social heart of the club encompasses art-filled spaces both grand and intimate — a movement studio, impressive cardio and weight rooms, and a blissful spa. There are dramatic spaces for dining and lounging indoors and out, including a theatrical bar and private dining room. Everything you'd expect, and all in keeping with Clear Creek's guiding vision — where every step is taken prudently with principle and purpose.



THIS IS SUMMIT CAMP

Set high on a rise with a dramatic 360° panorama, Summit Camp is the summertime place to be for kids of all ages. Here are pools for sunning and swimming, bocce, tennis and pickleball courts, fire pits, and festive casual dining. There's a water slide that is in a world of its own — crafted from massive timbers dating back to the 1860s, reclaimed from an old hay barn at our adjoining Schneider Ranch. Along with Twin Pines and our new clubhouse overlooking the 18th fairway, it's part of a growing set of amenities that assure Clear Creek's attraction as Tahoe's natural wonder.



A JEWEL IN EVERY SEASON

Tahoe in winter is a special joy with blankets of snow pillowing the mountains. And when savored from your lakeside cabin, a warm fire in the hearth, the moments are magical. Twin Pines is bathed from floor to ceiling in warm cedar and as cozy a place as you'll find on Tahoe. And why you'll want to find yourself here whenever the snow flies.



THIS IS TWIN PINES

Twin Pines Lake & Ski House is the loving work of famed California architect Julia Morgan. Credited with some 800 buildings, among them Hearst Castle and countless Bay Area landmarks, her work on the shore of Lake Tahoe is a wonder of simplicity and craftsmanship. Today, we're making sure that Twin Pines is as she intended — a vibrant home for families savoring long, carefree summer days by the water. Every inch of Twin Pines rewards the eye and enlivens the spirit — with its wide lawn and long sandy beach, it is a priceless amenity for Clear Creek owners and members.



THIS IS YOUR COURSE

Bandon Trails. Streamsong. Sand Hills. Friar's Head. This is the landmark work of designers with a passion for the game's history and the architects of what may be Tahoe's crowning golf experience. We wanted a legendary golf experience and so we started with golf purists who are the designers of America's top courses.

The Coore & Crenshaw approach is that of the minimalist with an abiding appreciation of the game's subtleties. Each hole is nuanced so the whole is far greater than the sum of the parts. This passionate pursuit has produced two of the top three of *Golfweek's* Top Modern Courses, six of the top 50, and 11 of the top 100.



IT'S NOT A SECRET ANY LONGER...

Golfweek's #1 Residential Course in Nevada & #2 Overall in Nevada
 Golfweek's #29 Residential Course in the U.S. & #97 Best Modern Courses
 Golf Digest's #2 Course, Public or Private, in Nevada



TIMELESS BY DESIGN

Golf is the player against themselves. It is fitting then that our acclaimed course features holes with names that so aptly describe the emotion of one stepping onto the tee box: Deception. Conundrum. Reflection. Contemplation. Temptation. Each and every chapter of Clear Creek golf is unique and inspiring, always reminding us of why we love the game.

As part of creating the consummate golf experience, we wanted practice facilities that reflected the shot-making demands of an actual round, particularly the short game, and fashioned bunkers, chipping areas and a putting complex that offers every possible challenge around the green. Members have suggested that this is the finest practice area they have ever enjoyed.



LET'S WANDER WHERE THE WI-FI IS WEAK

Were Henry David Thoreau around today we suspect this quote would capture his thoughts. Three different trails, all private, with rewards around every bend. One day you might be knee-deep in golden meadows, another exploring babbling brooks and another climbing to rocky outcroppings with 30-mile views. Of course, Thoreau didn't have Wi-Fi on the trail as you might, but maybe the whole idea is to set out with just a walking stick and a companion.



▲ Distance Intervals

LOWER LOOKOUT TRAIL

Length: 2.2 miles
Time: Approximately 1 hour
Direction: Clockwise suggested
Elevation Gain: 350 feet

ENTIRE TRAIL ROUND TRIP

Length: 5.7 miles
Time: Approximately 2.5 hours
Direction: Clockwise suggested
Elevation Gain: 775 feet



EASY DOES IT

Clear Creek has established relationships with some of the premier builders in the region, and will be pleased to make introductions. These builders have also created a collection of handsome plans that meet our design guidelines and promise to shorten and simplify the time between selecting a homesite and welcoming your first guests.







IF YOU'RE SKIPPING TOWN, WHY NOT SKIP TAXES TOO?

When we say that Clear Creek is borderline perfect, we're referring to the considerable advantages of enjoying a residence on the eastern side of the state line that bisects Lake Tahoe. Here, Clear Creek owners may enjoy the wondrous advantages of a Nevada residency — no state income tax, no business tax and no inheritance tax. Our county also features some of the lowest real estate taxes of any county in Nevada. Those who envision a liquidity event, work from a home office, or travel extensively may rightfully ask, why live anywhere else in Tahoe?

0 ZILCH

The amount of state income tax you'll enjoy as a Nevada resident

365 DAYS

It's fair to say that every day here on the mountain and by the lake is better than being anywhere else

180 FEET

Our long beach at Twin Pines, home to our historic South Shore Lake & Ski House

18 MEMORIES

Our private Coore & Crenshaw course is rated #1 in Nevada and #33 in the U.S.

20 MINUTES

Incline Village, the South Shore, shopping and entertainment are all a hop, skip and jump away

35 MINUTES

The Reno-Tahoe International Airport is about 35 minutes away and offers more than 100 nonstop flights

2,136 ACRES

Clear Creek is a pristine, uncrowded wonderland of peaks and promise

853 ACRES

Conservation is in our bloodstream, and our conservation easements mean you'll always be surrounded by wide open spaces

4 BLOCKS

In winter our historic lakefront cabin is your base camp for Heavenly skiing

MILES FROM EVERYONE, MINUTES TO EVERYTHING

HEAVENLY SKI RESORT
20 MINUTES

TWIN PINES
LAKE & SKI HOUSE
20 MINUTES

LAKE TAHOE
10 MINUTES

SPOONER LAKE
5 MINUTES

INCLINE VILLAGE
20 MINUTES

RENO / TAHOE INTERNATIONAL AIRPORT
35 MINUTES



YOU DON'T NEED A MAP TO FIND HAPPINESS

Those who know Tahoe also know that escaping to the mountains doesn't always mean escaping crowds and traffic — unless you call Clear Creek home. Minutes from the lake, Clear Creek gives you a front-row seat to the very best of life on the water, the slopes and the fairways. The excitement of the South Shore and Incline Village is minutes away to the west, and all of life's conveniences just ten minutes east.

Clear Creek is within easy reach of the greater Bay Area and Central Valley. Air connections are also easy and generally unaffected by weather — Reno-Tahoe International is just 35 minutes from the tarmac to your porch at Clear Creek.

