

*a little bit of heaven ...*

*right here on earth*



Caples Lake Resort

.....  
An opportunity like this only comes along once in a lifetime

For sale by owner John Voss • \$3 mil.

After 28 years, owner John Voss has decided to offer the resort to new pioneers with new dreams



### Where is Caples Lake Resort?

In California's Alpine County, where about 96% of the land is set aside for public use ... with only two people per square mile ... and you

On nationally recognized scenic Highway 88 in the historic Carson Pass area

In Eldorado National Forest adjacent to the Mokelumne Wilderness - stunning mountain scenery and tranquility

Nestled on the northeast shore of sapphire blue, one square mile, Caples Lake - the resort sits on 2.78 acres at 7800 feet elevation

One mile from year-round Kirkwood Mountain Resort with more than 400 inches of snowfall each year

In the midst of a remarkable network of hiking trails offering a visual feast of summer wildflowers, autumn color and year-round mountain scenery

180 miles from San Francisco and the surrounding area

35 miles from beautiful Lake Tahoe with its scenery, bright lights and entertainment

75 miles from Reno, Nevada



### What does Caples Lake Resort offer?

- A lodge with six B&B guest rooms and eight fully equipped housekeeping cabins - all with lake and mountain views
- Returning guests and families - some who have been coming for generations
- A variety of dining options in the immediate area
- A new \$2 million EID/USFS boat launch and day use area 1/2 mile from the resort
- A special place .... a paradise on earth ... to shed your cares

### What is Caples Lake Resort?

A three season resort - summer, fall and winter

A perfect spot for fishing, boating (with speed limit of 10 mph), kayaking, hiking, photography, snow shoeing, cross-country and relaxing

Operated under a US Forest Service Special Use Permit

Off the grid and green with its own water, septic, propane and alternative energy systems

The only commercial lodging on the lake - with 13 summer use Forest Service cabins and an EID/USFS boat launch and day use area as its only neighbors on the lake

A perfect place for those who enjoy mountain scenery, fresh air, the great outdoors and solitude



Cabins and B&B rooms still available for August and the fall

call to reserve your family's dream vacation today

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## want to know more?

Visit our website at [capleslakeresort.com](http://capleslakeresort.com) and blog at [capleslakeresort.wordpress.com](http://capleslakeresort.wordpress.com)

Contact owner John Voss at [jvoss@volcano.net](mailto:jvoss@volcano.net)