

Embrace The Life And Good Times  
Of Your Private Lake, Golf And Ski Community

  
*Schaffer's Mill*  
GOLF & LAKE CLUB







Fall In Love With Lake Tahoe...



...Again And Again.

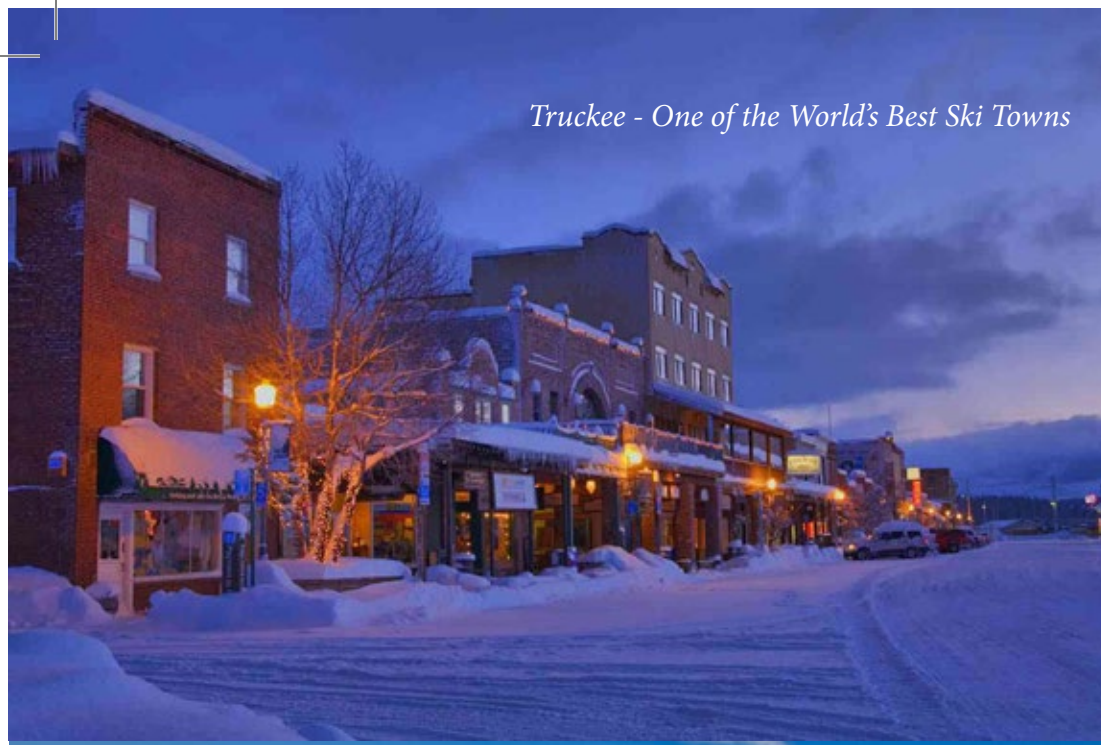
Centered on the most famous lake in North America, this is where families—from grandparents to little ones—will find their lives enriched with nature's endless rewards.

Schaffer's Mill brings you the best of this cherished place. A haven for families and friends. An opportunity to share the splendor of Lake Tahoe with your family, now and for generations to come.

Schaffer's Mill is quickly becoming one of Tahoe's most desirable golf, lake and ski communities. Blessed with an abundance of recreational and social activities, an ideal climate for outdoor enthusiasts and the allure of world-famous Lake Tahoe, Schaffer's Mill offers a uniquely enjoyable lifestyle.



Truckee - One of the World's Best Ski Towns



Paddleboarding



# An Ideal Location For Your Family.

12 Ski Resorts to Choose From



Fun Nights in Reno and Incline



Tucked away in the wooded hills and meadows of the famed Martis Valley, Schaffer's Mill is ideally centered between the slopes of Northstar and the shops of Truckee. The town of Truckee

- named one of the best ski towns in the west - is just minutes away from Schaffer's Mill. Small-town charm has long been the hallmark of this historic logging community. However, in recent years Truckee has also welcomed an abundance of fine restaurants, chic boutiques and live entertainment. Reno, a thriving city, is just an easy freeway drive away. Here you'll find fine dining, excellent gaming, exciting performances, family events and state-of-the-art medical facilities. The Tahoe National Forest adjoins Schaffer's Mill, with trailheads for easy access. Yet the community is also easily accessible by major roads and airports, located off of Highway 267 between Interstate 80 and Lake Tahoe's North Shore.



Tour Miles of Scenic Trails



A Fisherman's Paradise



### Traveling from:

- San Francisco - 3hrs 30min
- Walnut Creek - 2hrs 50min
- Modesto - 3hrs 5min
- Pleasanton - 3hrs 15min
- San Jose - 3hrs 45min
- Menlo Park - 3hrs 45min
- Napa - 2hrs 45min
- Sacramento - 1hr 45min

### Travel Distances:

- Truckee Tahoe Airport, 4 miles
- Northstar, 6 miles
- Lake Tahoe, 11 miles
- Squaw Valley, 14 miles
- Reno Airport, 35 miles
- Sacramento, 108 miles

Rafting the Truckee River



Ice Skating at Northstar





Remember The Best Summer Your  
Family Ever Spent Together?  
That Time Is Now.



*Adventure on Lake Tahoe*



*A Day on the Yacht*

The center of attraction to the wealth of spring, summer and fall activities at Schaffer's Mill is the crystalline, cobalt blue waters of Lake Tahoe. The second deepest lake in the world, it is 191 square miles of true-blue beauty.

Schaffer's Mill is one of the only club communities in Tahoe with a private 48' sport boat for its members. You're invited to enjoy the lake in style on the "No Brainer," the Club's fully staffed Sunseeker Portofino Yacht. Your lake excursion will be catered to perfection by our concierge. Whether you crave an adventurous day of water sport activity or just want to simply relax and take in the scenery of this world famous lake and the spectacular surroundings, the choice is yours.



# Golf At Schaffer's Mill. How To Cherish Tahoe Even More.

Schaffer's Mill Club was recognized as the "#1 Best New Private Course in California" by *Golfweek* magazine in 2008, and the accolades have continued ever since.

The Johnny Miller & John Harbottle design weaves its way through the towering pines, creating two memorable nine-hole experiences. The outward or "meadow" nine ambles through firs, spruce and Ponderosas at the base of a ridge. The inward "mountain" nine showcases elevation changes of up to 400 feet with magnificent 360-degree views of the Martis Valley, Lookout Mountain and the Carson Range. The course plays to over 7,000 yards and, according to *Golf Digest*, offers one of the best all-around golf experiences in the Tahoe area.

The Club has the most member-friendly club structure in Tahoe. It features remarkably modest initiation fees and immediate resignation policy. Great care has been taken to create a truly memorable golf course and club.

#### Accolades:

Schaffer's Mill received national recognition in its 2008 debut  
*Golfweek* - #1 Best New Private Course in California 2008  
*Golfweek* - #9 Best New Private Course Nationwide 2008  
*Golf Inc.* - Top 5 Developments of the Year 2009  
*Golfweek* - #7 Best New Private Course 2009



*"The bright-white sand bunkers and the lush, tree-lined fairways can give a golfer with blurry vision the impression he's playing Augusta National."*

-Golf Digest



# Making Lake Tahoe Your Family's Personal Playground.



As one of the world's most coveted skiing and snowboarding destinations, Lake Tahoe is renowned for its incredible variety of winter activities for adventurers and fun-seekers of every age. The famous Northstar and Squaw Valley ski resorts are just minutes away from Schaffer's Mill. What's more, you will enjoy special, stress free access to them with our year-round shuttle service. So there is no need to search for parking or take the long trek from your car to the slopes - we'll drop you off right in front of the villages. We eliminate the hassles, giving you more time on the slopes and more time to enjoy your après ski.





## Northstar Skiing - Schaffer's Mill Style.



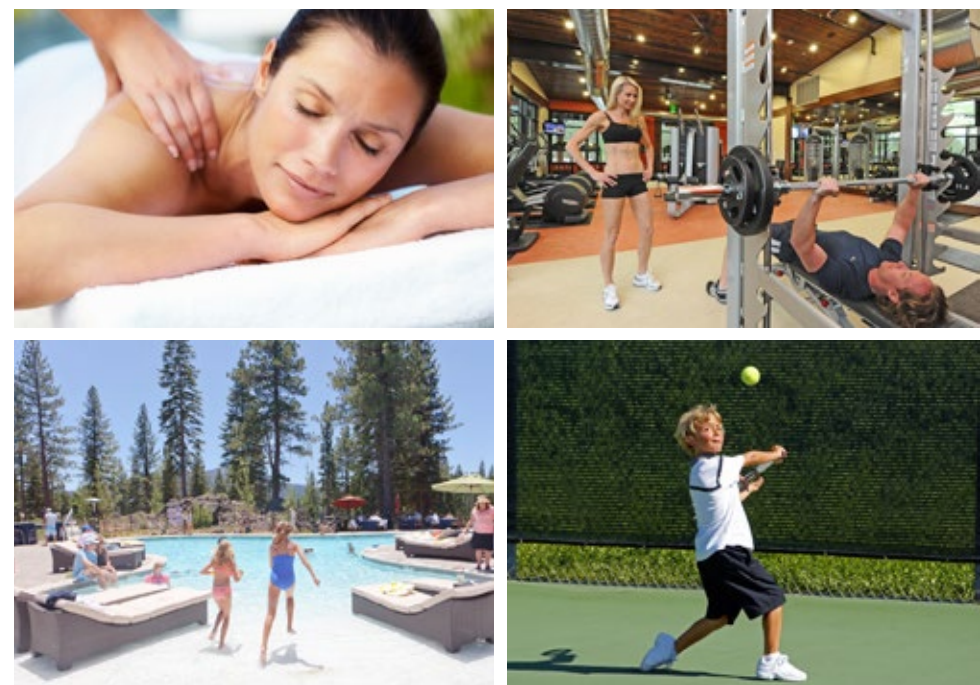
While spending your day skiing at Northstar, the Schaffer's Mill Base Camp ski lounge can serve as a convenient home base. With comfortable couches, multiple TV's and a warm, friendly environment, Base Camp is a welcome pit stop to visit throughout the day. Unload your gear at Base Camp at the end of the day and freshen yourself up before heading to dinner at the nearby award-winning restaurants. Located across from Starbucks in Northstar Village, Base Camp provides members with further conveniences, such as:

- Ski and snowboard storage
- Boot dryers and day lockers
- Snacks, coffee, tea, hot chocolate and water
- A comfortable lounge with large TV's to catch up on the latest scores and news
- Entertainment for kids and families

Combine the Club's Shuttle Service – providing transportation to and from Northstar – with Base Camp's storage, comfort and ease, and you have an incredible ski-in, ski-out-like experience.



# The Community And Club For All Ages.



At Schaffer's Mill, it's all about two things - family and fun. With the unique club amenities, you and your family can enjoy all that Tahoe has to offer in grand fashion. The new Clubhouse complex is your vibrant community gathering place. Play at the resort-style Family Pool and order drinks and treats from *Peg's at Poolside*. At the adults only Schaffer's Hot Springs, nestled amongst rock outcroppings, enjoy a refreshment while the soothing jets and warm waters refresh your body. There's the *Li'l Mill Play Area* for the little ones. *Schaffer's Square* hosts live concerts, holiday celebrations and movie nights. *The Racquet Club* has tennis and pickle ball.

The state-of-the-art *Millworks Fitness Center* has all the equipment and studio space for any workout regimen, including strength training, cardio, yoga, Pilates and flexibility exercises. Our *Sports Shop* is well stocked with all of the latest equipment and apparel you will need for any activity.



# Four Seasons Of Family Fun.



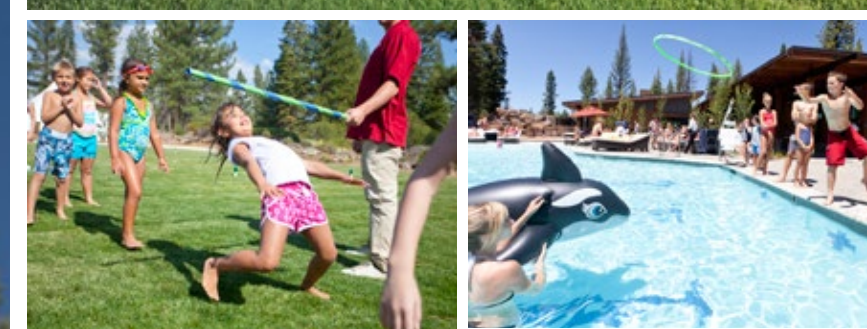
Throughout the year, the Schaffer's Mill Clubhouse is your family's place to meet and enjoy a meal or just a quick snack before, during or after your latest adventure. *The Market* has a full menu of freshly prepared sandwiches and soups along with a selection of wines and beers. *The Whipsaw* is where you can get something great on-the-go. Whether you take a seat inside or on the patio, *The Horn* is the spot to relax with your favorite beverage and appetizer while taking in the best views of Northstar found anywhere.

Honoring the year George Schaffer led the first locomotive over the Donner Summit, our signature restaurant is called *1867*. Offering intimacy, menu diversity and great outdoor spaces and views, it will provide memorable dining experiences for all occasions for all your friends and family members. The outdoor fire pits will be just right for an evening of roasted marshmallows and hot cocoa.





Give Them Memories They'll  
Cherish Forever.



Discover how inspired you can be by this unique lifestyle that fosters the enjoyment of the great outdoors all year long.

Club Members can take advantage of our *Club Fun* program, which includes complimentary use of bikes, fly rods, sports equipment and snowshoes. The kids will love our *Schaffer's Mill Adventures Program*, which provides unforgettable experiences from mountain biking and tennis to hiking and fly fishing. For busy moms and dads, the Club Concierge will be on hand to help with arranging events, home services and more. For more adventures, the neighboring Tahoe National Forest is all yours. Whatever you choose, you'll find everything you need to keep the family bright and busy throughout the year.





Schaffer's Mill's varied terrain and network of trails open an exciting array of activities you can enjoy without leaving home. Start your own treasured family traditions that can be celebrated with every snowfall, all winter long. There's on-site access to the famed '06 Trail, which is ideal for cross-country skiing, snowmobiling and snowshoeing. There's even a community sledding and tubing hill that provides a level of fun that couldn't be more natural. You can warm up to this winter wonderland right in your own backyard. Everything, from snowballs to snow angels to handsomely attired snowmen and women, can be created by your eager band of snow lovers.

All In A Day's Play.



Dreams Do Come True.  
That's What Dream Homes Are All About.



Schaffer's Mill is a vibrant community, with neighbors and friends coming to visit this treasured place in all four seasons. This is where you will build a lasting family legacy and make memories to be cherished forever while bringing your wishes to life.

Schaffer's Mill homesites enable those seeking a custom home to select from some of the most beautiful golf course and mountain views in the Martis Valley. And with no time limit to start construction, you can create your dream home at your leisure, all the while enjoying access to all the social and recreational amenities and activities that Schaffer's Mill has to offer. Thoughtful design guidelines help ensure the lasting value of all custom homes.

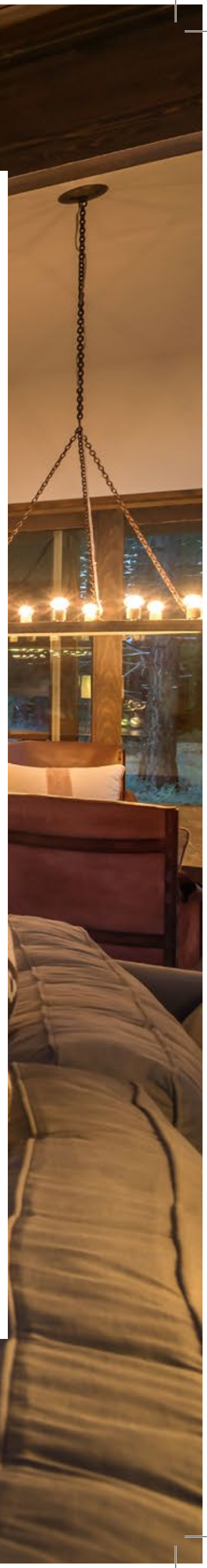


# Carefree, Cozy, Comfortable Tahoe.



Our fully furnished Mountain Lodges support the carefree, maintenance-free lifestyle that makes a Schaffer's Mill home so convenient. Many showcase stunning views of the golf course and nearby mountains. These three- and four-bedroom plans feature custom-home quality with the refined styling and natural materials found in Tahoe's finest custom homes. These include hickory plank floors, travertine tiles and chiseled-edge granite.

There are several models in our exclusively designed collection, ranging in size from 2,000 to 3,200 square feet. Open, flowing floor plans cater to "family time" - large great rooms and kitchens for sharing time together and creating lasting memories.







Elegant Designs. Your Personal Touches.  
Introducing the Alpine Valley  
Home Collection.



Designed and constructed by Tahoe's greatest craftsmen, the Alpine Valley Collection features a variety of three and four-bedroom home designs, with open floor plans, energy-efficient features and authentic materials inside and out. And with your smart phone or tablet, you can access the indoor and outdoor cameras, remote access doors, online thermostat controls, indoor/outdoor lighting and more. These plans can be built exactly as designed or you can add your personal touches to make it the perfect family retreat.

Whether you are ready to start building one of these elegant designs today or prefer to secure your homesite now and build in the future, the Alpine Valley Collection provides total flexibility, allowing you to take advantage of today's real estate pricing...at your own pace.





Home Of The 2014 HGTV Dream Home.



In 2014, Schaffer's Mill was chosen to be the location of the nationally televised HGTV Dream Home.

The "Mountain Modern" design encompassed 3,200 square feet with three bedrooms, 3 1/2 baths and a media room. The home was featured on the HGTV network in early 2014 and hosted over 10,000 visitors during the six week preview. Built in the Heartwood Ridge neighborhood at Schaffer's Mill, this spectacular model used large expanses of glass and sliding door systems to take advantage of the awe-inspiring golf and mountain views.



# A Tradition Of Excellence. A Vision For Tahoe.

Based in Dallas, Texas, the principals of New Martis Partners have managed 19 projects totalling 7,600 acres, including major master-planned communities. The principals also co-founded HomeBuilder.com and orchestrated the merger with Realtor.com, forming the most comprehensive real estate listing site in the nation.

Their experience and solid financial foundation have enabled New Martis Partners to continually add new amenities at Schaffer's Mill to

complement the existing facilities. Whether it's 18 holes in the morning, walking, hiking and biking on the community trail system, unwinding around our resort-style pool, taking an exhilarating lake cruise, hitting the slopes of neighboring Northstar, or having a casual or gracious meal at the clubhouse, there is something here for everyone.

Four-season fun on the mountain creates stories that will be handed down for generations. Isn't this just what your family is looking for?





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*Access to and use of the recreational amenities are not included in the purchase of homesites and require separate club membership. Obtain and carefully review the offering circular for the Schaffer's Mill Club before making any decision to purchase a club membership. The information provided in this advertisement is strictly for informational purposes and shall not be construed as an offer in California or any other jurisdictions where prior registration or other advance qualification of real property is required. Prices are subject to change without notice. This is not an offer to sell property to, or a solicitation of offers from, any state that requires prior registration or advance qualification of real estate. Obtain the Property Report or its equivalent, required by Federal and State law, and read it before signing anything. No Federal or State agency has judged the merits or value, if any, of this property. Broker-in-charge, Nicole Blair, CalBRE# 01500181*