



EXCLUSIVE PRIVATE ESTATE • OFF MARKET OFFERING

3090 River Road

84.5 Acres Along the Truckee River • Olympic Valley, California

84.5

TOTAL ACRES

3

PARCELS

485'

RIVER FRONTAGE

3

STRUCTURES

\$5.7M

OFFERED AT



CONFIDENTIAL • OFF MARKET • NOT YET LISTED ON MLS • SUBJECT TO PRIOR SALE

A Rare Estate on the Truckee River

THE PROPERTY

An Exceptional Riverfront Estate

Rarely does a property of this magnitude come to market in the Tahoe/Truckee region. 3090 River Road is an extraordinary 84.5-acre estate stretching along approximately **485 linear feet of the Truckee River**, set on the quiet, forested side of Olympic Valley — shielded from highway noise and bathed in mountain serenity.

Comprising three separate legal parcels and three existing structures, this estate presents an unparalleled canvas for a discerning buyer: a private legacy holding, a luxury development opportunity, or a generational family compound.

Less than **5 minutes to Palisades Tahoe**, under 10 minutes to Tahoe City, and under 15 minutes to Truckee — placing it at the center of the finest recreation the Tahoe/Truckee region offers.



HIGHLIGHTS

- 485± feet of Truckee River frontage
- 84.5 acres across 3 legal parcels
- Forest side — away from highway noise
- 3 existing structures | ±4,334 sq ft
- < 5 min to Palisades Tahoe
- Local PUD sewer & water — rare for Truckee River properties
- Natural spring on property
- Offered at \$5,700,000





STRUCTURES

Main Residence

2,773 sq ft • 4 Bed / 2 Bath

The primary residence anchors the estate. Set amid towering pines with stone chimney and classic Tahoe craftsmanship, it presents a compelling renovation or reimagining opportunity on an extraordinary riverside setting.

Guest Cottage

887 sq ft • 1 Bed / 1 Bath

A charming log-built secondary residence well-suited for guests, caretaker accommodations, or supplemental rental income.

Caretaker's Cottage

674 sq ft • 1 Bed / 1 Bath

Third structure providing additional flexibility — ideal for staff, rental, or ancillary use within the estate.

PARCEL SUMMARY

PARCEL	ACREAGE
Parcel 1	3.9 acres
Parcel 2	72.7 acres
Parcel 3	7.9 acres
Total	84.5 Acres

LOCATION

Positioned on the quiet, forest side of the Truckee River, 3090 River Road enjoys unmatched access without highway noise or traffic exposure.

- < 5 min — Palisades Tahoe Ski Resort
- < 10 min — Tahoe City & North Lake Tahoe
- < 15 min — Downtown Truckee
- < 45 min — Reno-Tahoe International Airport

The Truckee River corridor is one of the most scenic stretches of private riverfront in the Tahoe/Truckee region — world-class skiing, fly fishing, kayaking, mountain biking, and hiking all within minutes.

DEVELOPMENT OPPORTUNITY

The scale of this holding — **84.5 acres across three parcels** — is virtually impossible to assemble in this location today.

- A variety of **already-approved uses** in place
- Additional entitlement opportunities worthy of exploration
- 485± ft of private Truckee River frontage
- **Local PUD sewer & water** — extremely rare for Truckee River properties
- Electric, high-speed internet, propane, natural spring
- Three existing structures for immediate occupancy

Qualified buyers are invited to contact the listing agent directly for a private tour and disclosure materials.



Schedule a Private Showing

Contact Your Listing Agent



Sean Collins

Luxury Real Estate • Truckee River Homes – Tahoe City

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PROPERTY AT A GLANCE

ADDRESS	3090 River Road, Olympic Valley, CA 96146
TOTAL ACREAGE	84.5 Acres 3 Parcels 485± Ft River Frontage
UTILITIES	PUD Sewer & Water, Electric, Internet, Propane, Spring
LIST PRICE	\$5,700,000
SHOWINGS	By Private Appointment Only — Call Sean Collins

