

# Sugar Bowl expanding number of homeowners

By Kathryn Reed

New development at Sugar Bowl is more rare than a powder day has been this ski season.

It was 2005 when the last subdivision sold out.

One day the resort off Interstate 80 expects to have 250 dwelling units. With the recent release of 25 single-family home sites, the privately held company is almost halfway there.

Originally there were 54 homes, which included the 12 Snow White condo-apartments. There are 67 single-family home sites – which includes the 25 just put on the market. And there are 24 townhomes. There are no plans for more townhomes. The Jerome Creek Lodge was of part the Judah expansion. Three more phases are part of that project, for a total of 39 units. With there being no market for condos, there is no time line for when that will be developed.



Sugar Bowl homeowners have cross country trails outside their door. Photos/Kathryn Reed

When Sugar Bowl started in the late 1930s the investors had stock. And then the homeowners did. These folks are still responsible for the operation of the resort and the homeowners association.

But a significant difference with the 25 Summit Crossing sites is they don't come with shares in the corporation.

Of those 25 lots, two are sold, two are in escrow and four are reserved. Lots range from \$250,000 to \$750,000.

"All have direct access to Royal Gorge. You can step out any home site and be on a Royal Gorge trail," Rebecca Meyerholz, who is with the resort's real estate and development team, told *Lake Tahoe News*.

A lift of some sort, possibly a rope tow, is expected to be put in this summer. That will take residents to the base of Nob Hill and Disney at the downhill resort.



The gondola takes skiers-residents to the slopes-homes. Lights illuminate the paths.



Signs help trail users be safe.

Throughout this little enclave are paths for people to walk or ski on. Signs clearly delineate the sides for those on snowmobiles and those under human power.

These are second homes. And mostly it's Bay Area residents buying into this enclave. In fact, some families have multiple houses to accommodate the multiple generations.

"Primarily it's winter uses," Meyerholz said. "We are seeing more summer use with more summer amenities."

With homeownership comes buy-in to Village Services. It means having groceries in the fridge and cupboards before arrival, a spot to park in the garage, and an exclusive line just for them at each chairlift. When the sport house aquatic center is complete, this will be another benefit for residents.

To get to the houses during winter requires taking a gondola across. This runs 24 hours a day during the season. When the lifts close, the homes are accessed via the Judah area.

"It's a more classic alpine experience. It's a safe, secure environment where you can let your kids out," Meyerholz said.