

The Lake House

Collins Lake, CA

The Lake House is beautiful 2,800 sf 1-story luxury vacation home built specifically for multiple family vacationing at Collins Lake. Located on the western hillside above Collins Lake, this house has an open view of the lake. This house has 4 bedrooms (3 masters with private baths), 4 full baths, plus outdoor hot/cold shower. 2 king beds and 2 queens in the 4 bedrooms, plus a queen sized inflatable bed is available for the great room to sleep 2 more. Family friendly, suitable for children and one master bedroom is suitable for elderly persons (Not handicapped accessible, but has tiled floors, 34" wide door, low queen bed, high toilet, shower rail). One bedroom also has fireplace.

The Lake House is located on the westerly hill above the main boat launching ramp. A quick walk to the swimming beach, beach movie night, and the boat dock. Tiled main house, tiled bathrooms, carpeted bedrooms.

4g LTE coverage most carriers. For wi-fi you need a cell router, aircard, or mobile phone set up as a hotspot.

Chef's kitchen, large fridge, dual convection ovens, microwave, two main sinks, large 6-burner gas stove top range with griddle cover, dish washer, pantry.

Outdoor BBQ and fire pit.

Large, great room with 20' ceilings, fans, huge glass windows, lake views, two oversized sofas, one oversized chair, and one Lazy-boy recliner. Fireplace in great room.

Huge dining table, seats 10 - 12. Kids table, seats 4 to 6.

Full laundry room with high capacity washing machine and dryer.

For larger groups, a separate, 900 sq foot, fully self-contained studio apartment above garage can be added to the Lake House for additional fee. Apartment sleeps 4 adults comfortably on two queen sofa sleepers. Apartment above garage can be rented along with the main house, but not as a stand-alone rental. Apartment has a kitchen, full bathroom with shower, table w/6 chairs, two sofas, big flat screen Dish TV & 2nd story deck with nice view of the lake.

- Minimum rental is 3 nights. Maximum rental is 30 days.
- Minimum age for responsible party is 25 years old.
- Children welcome.
- Non-Smoking. No illegal drugs.
- No pets allowed.

Rates* (2017) 3-Night minimum required

	PRIME SEASON (March-October)	OFF SEASON* (November-February)	Cleaning Fee Per Rental
The Lake House <u>without</u> apartment	\$3200 / week	\$2500 / week	\$300
3 Night Minimum	\$450/night (Sun-Thur) \$700/night (Fri-Sat)	\$350/night (Sun-Thur) \$550/night (Fri-Sat)	
The Lake House <u>with</u> apartment	\$4120 / week	\$3420 / week	\$400
3 Night Minimum	\$580/night (Sun-Thur) \$900/night (Fri-Sat)	\$480/night (Sun-Thur) \$750/night (Fri-Sat)	

- All rates subject to 10% Yuba County T.O.T. tax & 2% TBID Tourism Fee.
- Off season rates exclude Thanksgiving week and Christmas/New Years weeks.
- Reservations require 25% deposit paid upon booking and remaining balance paid in full 30 days prior to arrival. Deposits are fully refundable with 30 days advance notice. Cancellation fees apply for less notice as follows:
 - 30 Days or more advance notice: No cancellation fee
 - 14 Days or more advance notice: \$500 cancellation fee
 - 7 Days or more advance notice: \$1,000 cancellation fee
 - Notice of less than 7 days notice: \$1,500 cancellation fee.
- Rates subject to being revised annually. Bookings made in the year prior to rental shall be subject to rate revision when the new year's rates are published. Notice will be sent via email with new rates each year.
- Security Deposit: \$1,000 pre-authorized on credit card upon arrival

Onsite Services

- Housecleaning available during rental for additional charge.

Bedrooms: 4 Bedrooms (3 Masters). Sleeps up to 10 people.

- Master Bedroom 1: 1 king, lake view, private full bath, dual vanities, fireplace, separate large jetted tub & car-wash style shower. Large, flat screen DISH TV.
- Master Bedroom 2: 1 king, lake view, private full bath, dual vanities, jetted tub/shower combo. Standard DISH TV.
- Master Bedroom 3: 1 queen, mountain view, private full bath with large shower with inside tile seat. Standard DISH TV. Ideal unit for elderly family or persons with moderate mobility issues (low queen bed, high toilet, shower rail, shower seat, detachable shower head)
- Bedroom 4: 1 queen, mountain view, no bath. No TV. Bath just outside of this bedroom.
- Great Room: 1 queen inflatable bed available.

Bathrooms: 4 Full Bathrooms

- Master: Dual vanities, private toilet room, huge jetted tub, separate car-wash style shower.
- Bathroom 2: Dual vanities, toilet, combination tub/shower, jetted tub.
- Bathroom 3: Single vanity, toilet, large shower. (high toilet, shower rails, shower seat, detachable shower head for elderly or anyone with moderate mobility issues)
- Bathroom 4: Single vanity, toilet, tub/shower combo.
- Outdoor hot/cold Shower.

Entertainment

- DVD Player / DVD library in great room.
- Satellite / Cable: DISH TV
- Stereo: in-wall surround sound in great room.
- Television: Large flat screens in great room, master bedroom 1, and apartment above garage. Standard TV's in master bedrooms 2 & 3.

General (Main House)

- Chef's kitchen with all high-end appliances.
- Huge dining table, seats 10 - 12. Kids table, seats 4 to 6.
- Air Conditioning, multi-zone.
- Clothes Washer & Dryer.
- Fireplace: Gas fireplace is turned off in the spring, summer and fall.
- Outdoor BBQ and fireplace.
- Garage: No garage access but lots of car, truck and boat parking.
- Hair Dryer.
- Heating.
- Internet: Full 4g LTE all carriers. For wifi you need a cell router, aircard, or mobile phone set up as a hotspot.
- Linens Provided.
- Towels provided.
- Toilet paper and paper towels provided.
- High capacity washing machine & dryer.
- Parking: Car, boat, truck.

Kitchen

- Chef's kitchen. All granite.
- Coffee Maker: Auto-drip
- Dishes & Utensils
- Dishwasher
- Deluxe 6-burner gas range.

- Microwave
- Oven: Dual convection.
- Stove: Large, stainless gas 6 burner stove top with griddle.
- Toaster

Outside

- Outdoor logia with fan overlooking the lake
- Large patio with outdoor propane BBQ grill
- Small lawn

Studio Apartment above garage (add-on rental)

- Adds 900 sf living space to the Lake House rental
- One big room with lake view.
- Full kitchen
- Table with 6 chairs
- Full bath with shower
- Two Queen Sofa Sleepers with air mattresses
- Big flat screen DISH TV
- Apartment cannot be rented alone. Must also have the Lake House rental
- 2nd story deck with HUGE panoramic view of lake

Attractions

- Rental includes entry to Collins Lake Recreation Area for up to 4 vehicles per day. Year-round fun. Skiing, wakeboarding, tubing, kayaking, hiking and fishing. Big sand beach for swimming. Children's playground. Rental boats (Party patioboats, fishing boats, pedal boats, kayaks & Stand-Up Paddleboards). Summer activities include family movies under the stars on the beach every Tue, Thur & Sat nights. Enjoy live music every Saturday night on the deck at the park office during the Summer.
- Visit historic Nevada City, Grass Valley, Downieville & Truckee
- Local Foothill Wineries <http://northsierrawinetrail.com/>

House Cleaning

Professional cleaning required after each stay. Paid for by renter (See rates above). Additional cleaning can be arranged during stay for additional fee.

Rental contract agreement will be between property owner and renter. Property management will be arranged directly by property owner. Collins Lake Recreation Area acts solely as a booking agent for owner and is not the property manager.