



**COLDWELL BANKER**  
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COMMERCIAL DIVISION  
LEASING - SALES - PROPERTY MANAGEMENT

## 107 Del Dr (Miles End Lodge) Kingston, NV 89310



### On the grid but off the radar!

Located in Kingston, Nevada luxury with a rustic atmosphere for the adventurous rural explorer this lodge is perfect for those looking for the elusive "hidden gem."

Marvel at the Toiyabe range and vast high desert of the Big Smoky Valley, from the wood-fired hot tub, outdoor kitchen/bar, or impressive rock lodge, you'll know you have found the peaceful escape you've been searching for!

# \$685,000.00



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## PARCEL OVERVIEW

| Parcel Number | 315417        | 315418        | 315501        | 315502        | 315613        | 316146        | 316147        |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Site Address  | 101 SUNNY WAY | 103 SUNNY WAY | 0 COMMON LAND | 107 DEL DRIVE | 106 SUNNY WAY | 111 DEL DRIVE | 109 DEL DRIVE |
| Acreage       | 0.39          | 0.38          | 0.41          | 1.4           | 0.44          | 0.32          | 0.33          |
| Land Use Code | 120           | 120           | 140           | 432           | 140           | 130           | 130           |
| Year Built    | 0             | 0             | 0             | 1880          | 0             | 0             | 0             |
| Flood Zone    | ZONE AE       | ZONE AE       | ZONE AE       |               | ZONE X, AE    | ZONE X        | ZONE X, AE    |







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## PROPERTY FEATURES

- 7 Lots w/ access to community well + 2 acres water irrigation rights
- Town water system, Nevada Energy electric, propane, AT&T landline, satellite
- Landscaped 1.5 acres with automatic sprinklers and drip system
- Wood-fired hot tub with redwood deck and changing room
- Professionally remodeled in 2008

### MAIN LODGE

- Commercial chef's kitchen hood, range with grease inceptor, 3 compartment sink and prep kitchen w/granite countertops
- Commercial stainless appliances
- Solar radiant hydronic heat in the lodge and rock cabin
- 14' ceilings held with center-cut redwood beams, ceiling fans
- Massive grand rock fireplace
- Private bar including shuffleboard table
- Paver patio with BBW bar, grape covered gazebo and raised flower beds

### CARETAKER COTTAGE AND SHOP

- Extra-large (28X28 ft) heated 2 car garage with workbench and I/G commercial-grade laundry facility, additional (20X10ft) tool shed
- 400sf caretaker's quarters overlooks the property from the large Brazilian hardwood walkout deck above the garage

## SUITES DETAILS

- The Panchot "Stone House"- King bedroom, kitchenette, a separate room with a futon, electric fireplace, and private patio.
- The Hacienda "former bunkhouse"- Queen bed kitchenette and jacuzzi tub.
- The Kevie - Queen bed and kitchenette with ADA friendly and has a roll-in tile shower.
- The DeLayne - is a former old schoolhouse that was moved to the property. Queen bed with kitchenette and attached bathroom





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| Parcel Number | Site Address  | Acreage | Landuse Code |
|---------------|---------------|---------|--------------|
| 00315417      | 101 SUNNY WAY | 0.39    | 120          |
| 00315418      | 103 SUNNY WAY | 0.38    | 120          |
| 00315501      | 0 COMMON LAND | 0.41    | 140          |
| 00315502      | 107 DEL DRIVE | 1.4     | 432          |
| 00315613      | 106 SUNNY WAY | 0.44    | 140          |
| 00316146      | 111 DEL DRIVE | 0.32    | 130          |
| 00316147      | 109 DEL DRIVE | 0.33    | 130          |



KINGSTON  
LANDER COUNTY





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## CENTRAL NEVADA

You won't find much traffic as you drive over the mountain passes and across the sagebrush-covered valleys of Nevada's north central region. In fact, US Highway 50 from Fernley to Ely was dubbed as the Loneliest Road in America by Life Magazine writer in 1986 based on its captivating remoteness.

The region is also known as Pony Express Territory because US 50 roughly follows the original Pony Express route. And, although the highway is pretty empty, there's tons to do.

Hunting, fishing, 4-wheeling, hot spring soaking, OHV, hiking, mountain climbing, stargazing/astrophotography, birding, and exploring native American history and ghost towns, are just a few of the many activities in the central Nevada region.

Farther east on US 50 lies Great Basin National park, where you can hike Wheeler Peak, the second highest in the state.

Quite possibly the most enjoyable way to travel across Nevada, the your travels will be anything but lonely on Highway 50 in Nevada.

The Pony Express Territory consists of Austin, Baker, Dayton, Ely, Eureka, Fallon, Fernley and Silver Springs.

### **Additional information about Kingston and the surrounding Central Nevada area**

<https://www.nevadamagazine.com/issue/november-december-2015/2822/>

<http://www.nvexpeditions.com/lander/kingston.html>







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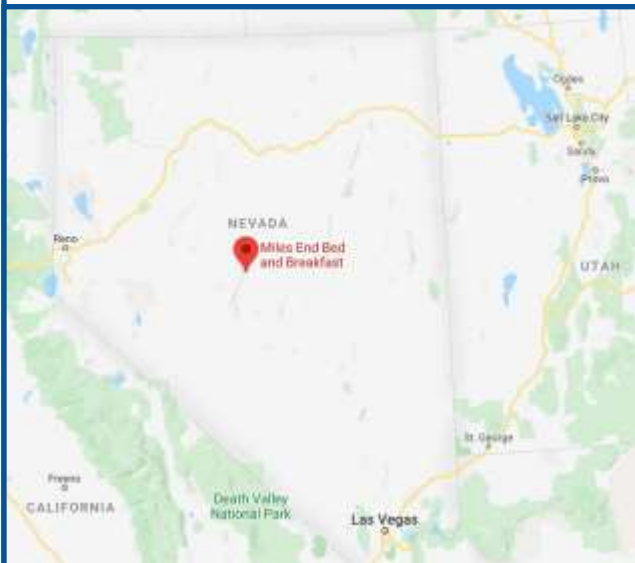
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## KINGSTON NEVADA

Located in central Nevada: Kingston, Nevada. This scenic getaway is nestled within the Big Smoky Valley, just 30 miles south of Austin on Highway 50. Sits a charming town with a population of 113, most of who reside in Kingston are retired or commute to nearby Austin for work. The community is so remote and serene that there are no stoplights, and few amenities open to the public. However, one place open for business is the indescribable find of Zach's Lucky Spur Saloon, where you are presented with a bevy of libations in a charismatic setting, located near just 200 feet from the magnificently luxurious Miles End B&B.

While there are minimal services in Kingston including an airstrip (LID: N15) and general store, there are innumerable entertaining activities to enjoy in the area. While Kingston is in the Big Smoky Valley, it's also nestled into Kingston Canyon, and apart of the grandiose Toiyabe Mountains. Reserve a spectacularly scenic campground within the canyon, or spend the day off roading through the canyon, where you will pass one of Nevada's taller peaks, Bunker Hill.

Aside from the canyon, the Big Smoky Valley also dishes up many unbelievable activities, including exploring the nearby Hickison Petroglyphs or taking a dip in the maddeningly scenic Spencer Hot Springs. Other places to check out are Pete's Summit and Toquima Cave, or trekking some of Nevada's taller peaks like Mount Jefferson. The area also features cross country skiing, fishing, hiking, hunting, 4-wheel, and stargazing. This unsuspecting gem is easily overlooked, but will undoubtedly deliver one of the most amazing experiences you've had.



| Driving Distance to Kingston, NV 89310 (Miles End) |       |             |
|--|-------|-------------|
| City   | Miles | Drive Time  |
| Austin, NV   | 30    | 37 min      |
| Tonopah, NV  | 93    | 1 hr 25 min |
| Fallon, NV   | 140   | 2 hr 12 min |
| Ely, NV  | 154   | 2 hr 23 min |
| Elko, NV   | 183   | 2 hr 44 min |
| Carson City, NV                                    | 202   | 3 hr 26 min |
| Reno, NV   | 203   | 3 hr 16 min |
| Las Vegas, NV                                      | 303   | 4 hr 37 min |
| Sacramento, CA                                     | 334   | 5 hr 28 min |
| Salt Lake City, UT                                 | 394   | 6 hr        |
| San Francisco, CA                                  | 420   | 6 hr 48 min |
| Los Angeles, CA                                    | 461   | 7 hr 35 min |





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### NEVADA TAXES

#### Did you know about these Nevada tax benefits?

- No personal or corporate income tax
- No franchise or inventory tax
- No tax on issuance or corporate shares
- No requirements for shareholders or directors
- No tax on sale or transfer of shares
- No succession on inheritance shares with IRS
- Simple annual returns
- No initial or minimum capital gains requirements
- 365-Year Limit Dynasty Trust Law







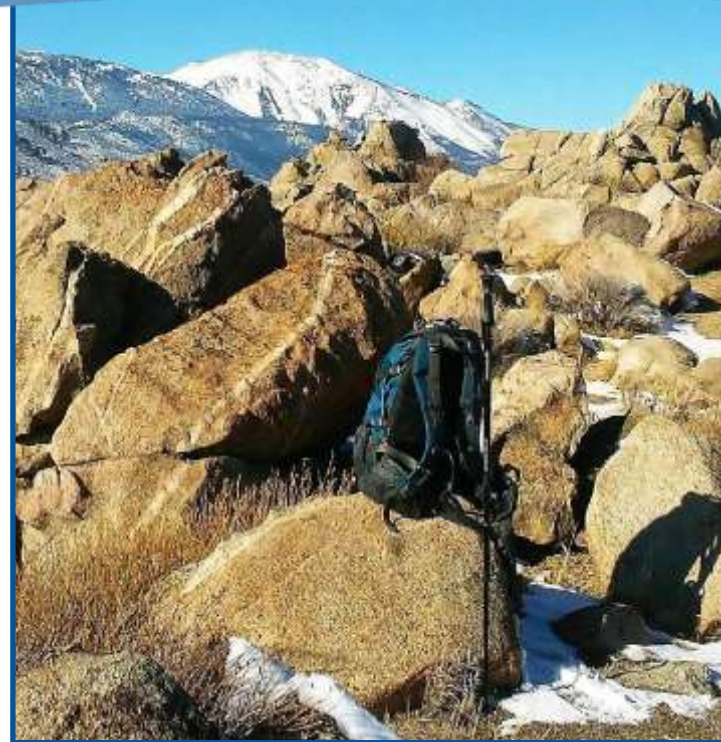
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### REST, RELAX AND RECREATE

There are many fun things you can do here. You can spend time strolling along the mountain trail or taking a dip in our local hot spring, or feeding the fish in the pond. The Toiyabe Range and Big Smoky Valley are known for outside adventures and activities:

- ATV and 4x4 exploring
- Ghost towns
- Star Gazing
- Fishing
- Geocaching
- Skiing/Snowmobiling
- Hiking
- Hunting
- Mountain Biking
- Photography



### AUSTIN, NEVADA

In Austin, a former-bustling mining town, you can take a walking tour, shop for turquoise jewelry, or grab a delicious milkshake at the Toiyabe Café. In Eureka, you can see and tour several restored buildings, like the 1879 courthouse—still used by county government—and the Eureka Sentinel Museum, before checking into a modern motel. You might even have the chance to catch a concert or play at the wonderfully restored Eureka Opera House—a definite gem you won't want to miss out on.







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**FOR MORE INFORMATION, CONTACT:**



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<https://PrimeLocationsNV.com/kingston-miles-end/>