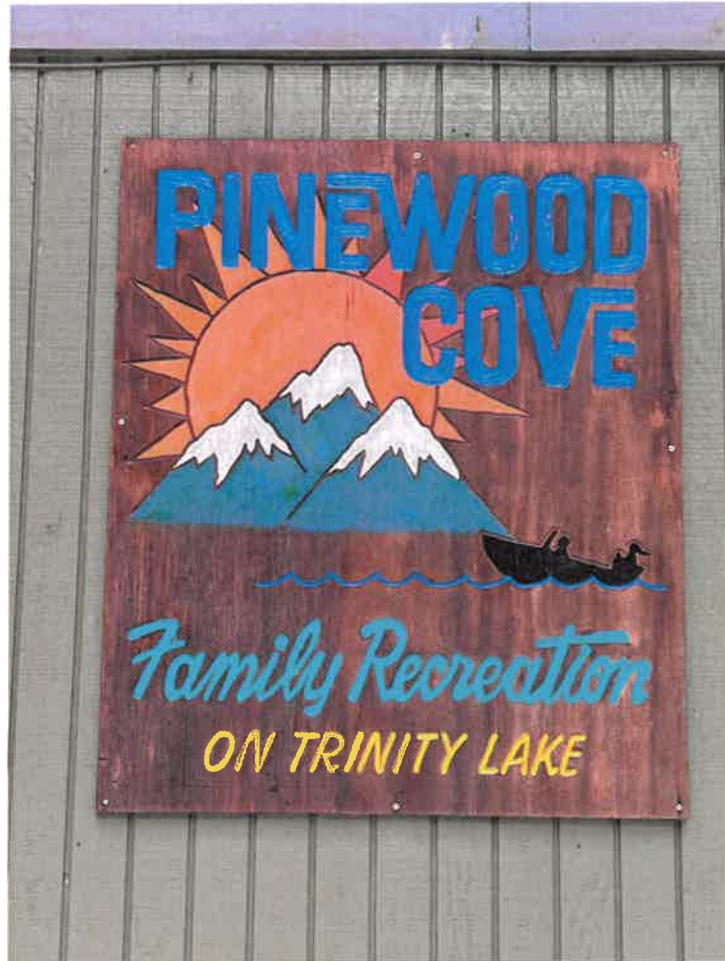


Presented by Kyla Nored and Charlie Tripodi  
Land Agents & Realtors  
No 01930997 & No 01332697



601 Pinewood Cover  
Trinity Center, CA 96091  
\$1,295,000



707-476-0435

# Property Information

## Description:

Astonishing multi-faceted recreational business opportunity on Trinity Lake! Become the new owner and steward of The Pinewood Cove Resort featuring cabins, RV camping spaces, tent camping spaces, boat slips, convince store, recreation pavilion, saltwater pool, and more! Visitors can enjoy 15 fully furnished cabins with full kitchens and bathrooms. 49 RV spots, 45 with full hookups and 4 with partial hookups and 28 tent sites. The existing dock has 26 boat slips with the option to expand, per Owner. Additional 1 bed, 1 bath owners' quarters with a large upstairs storage space is attached to the store for convenience. There is also a 1 bed/1 bath a-frame that has acted as a caretaker's cabin. Additional features include

3 campground bathrooms with hot showers, an inground saltwater pool, coin op laundry, fully stocked convince store, playground & tree house, frisbee golf, campfire pit, and recreation pavilion complete with seating, projection screen ping pong, game room, and BBQs. Includes Seasonal Food Facility permit, Seller's permit, Unified Program Certificate, and Alcoholic Beverage License. Take advantage of the amazing location, the first park coming into Trinity Lake, just 15 minutes from Weaverville! Owner will carry!

## APN:

009-230-026

## Zoning:

U (Unclassified) - See attached page for details.

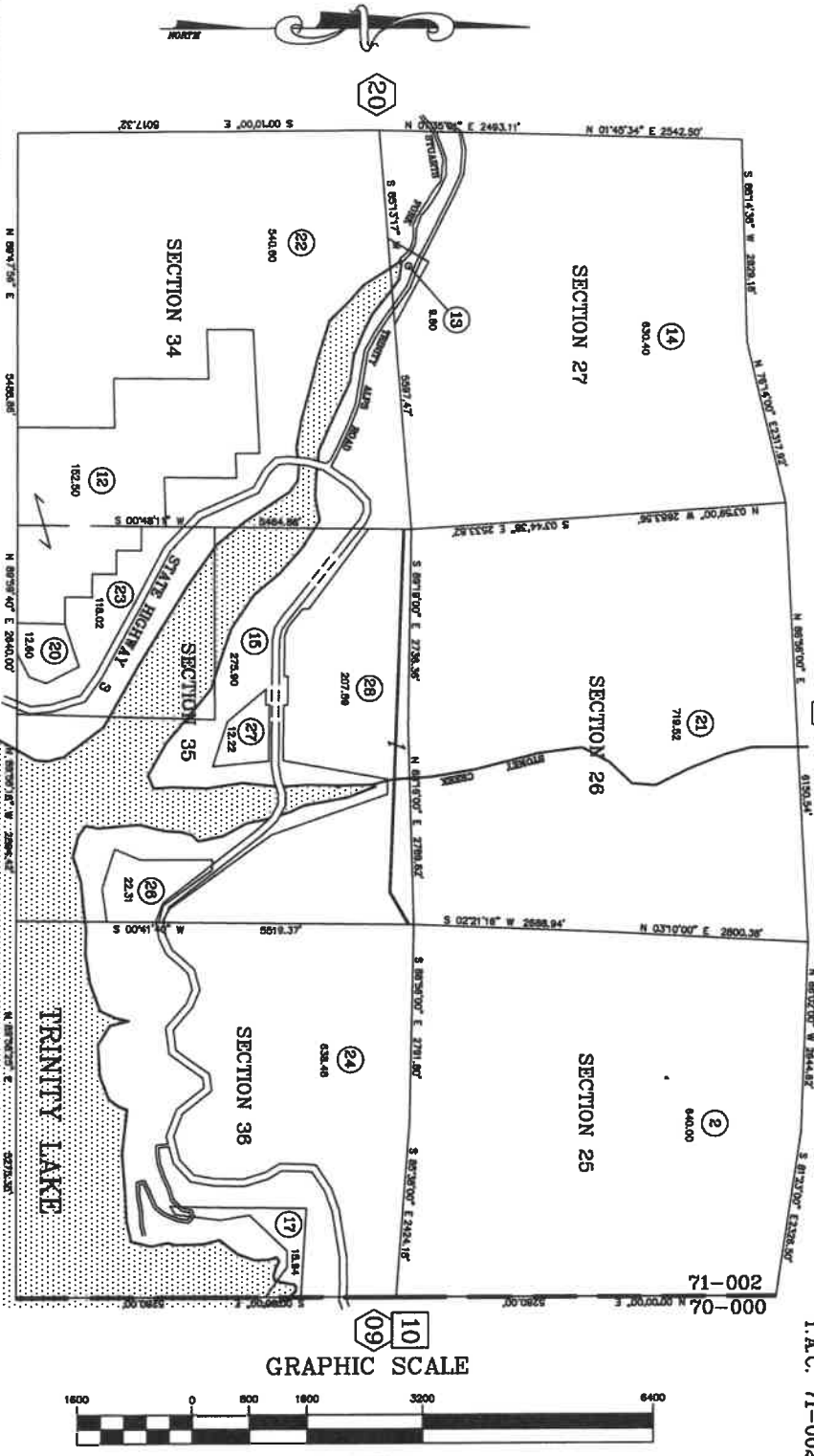
## Parcel Location:

Parcel Center Latitude      40.84488

Parcel Center Longitude      122.84691

SECTIONS 25, 26, 27, 34, 35 & 36. T. 35 N., R. 9 W., M.D.B. & M.

9-230  
T.A.C. 71-002



ALTOUGH BASED ON VISIBLE ON THE PART  
ON RECORD INFORMATION FROM MAPS  
AND RECORDS OF THE COUNTY AND STATE  
AND THE ASSUMPTION OF FACTS AND DATA  
AS THE ASSUMPTION OF FACTS AND DATA

TRINITY COUNTY ASSESSOR'S OFFICE  
BOOK NINE PAGE TWENTY-THREE  
November 7, 2013













# Pinewood Cove Resort

**±22 Acres**

## **Lodging Accommodations**

- 15 Cedar Cabins fully furnished with a full bath, full kitchen including refrigerator, microwave, oven, toaster, blender, dishes and utensils. Propane BBQs and patio furniture are included on the spacious deck. Linens are not included with cabin rental, but are available upon request for an additional charge
- 10 cabins that accommodate 6 people (one is ADA)
- 1 cabin that accommodates 8 people with a loft
- 4 cabins that accommodate 4 people
- Caretaker quarters- 1 bedroom, 1 bathroom A-frame house
- Owners' quarters- 1 bedroom, 1 bathroom apartment with large loft that could be used as a second bedroom

## **Other Accommodations:**

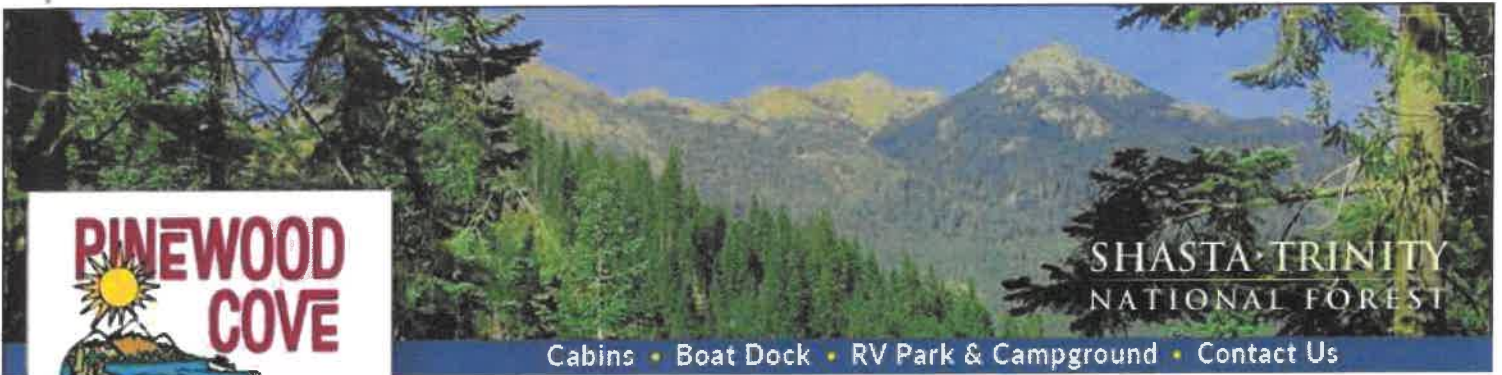
- 45 Full RV hookups with 30 or 50 AMP (4 are partial hookups)
- 28 Tent Sites

## **Outdoor Features:**

- 26 Boat Slips (Lake level permitting) with ability to expand
- 3 campground restrooms that include hot showers
- Coin Op Laundry with 5 washers and dryers
- In ground saltwater pool (new equipment installed last year)
- Fully Stocked Convenience Store
- Playground and tree house
- Recreation and outdoor Pavilion with seating, projection screen, ping pong, and BBQs

## **Also Included:**

- Bucket Truck
- 12 septic tanks
- Golf Cart
- Mazda pickup
- Wood splitter
- Everything in shop but personal toolbox



- Shasta-Trinity National Forest
- Pinewood Cove Resort Lodging
- Reservation Request
- Site Map
- Things to Do
- Photo Gallery
- Contact Us
- Home



Pinewood Cove Resort, located on the shores of Trinity Lake, is situated on a picturesque 22 acres offering great scenery for your RV or tent campsite. The campground has 45 full hookups (4 partial) and 28 tent sites.

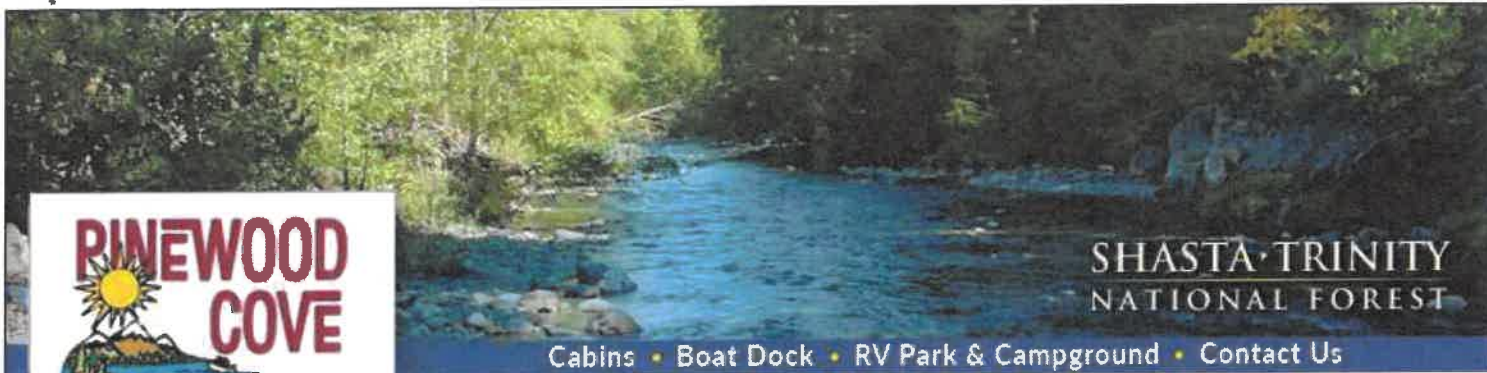
**Tent Sites: \$36/night**

**RV Sites: \$56/night**

Each campsite is equipped with a picnic table, a fire pit and a grill, perfect for BBQ's and family picnics! Our RV sites are level, spacious and well shaded with lofty Pines, Cedar and Oak trees. The RV sites have water, sewer and electrical (30/50 AMP service) hookups.

*For your convenience, there are three complete rest rooms with hot showers, a laundry room, a playground and a convenience store with camping supplies, ice, drinks, groceries and fishing tackle.*





- Shasta-Trinity National Forest
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## Lodging

Enjoy vacationing in our Cedar cabins, located in pine forests near the base of the Trinity Alps. The Cedar Cabins are fully furnished with a full bath, a full kitchen including refrigerator, microwave, oven, toaster, blender dishes and utensils. Propane BBQ's are included on the spacious deck. Linens are not included with cabin rental, but are available upon request for an additional charge.



[Lodging Photo Gallery](#)

Our cabin accommodations include 4 person, 6 person and 8 person size cabins. The 6 and 8 person cabins are more spacious and include sleeping lofts. Reservations require a 2 night minimum stay.

Pinewood Cove Resort also offers a boat ramp and a boat dock with 26 slips (*lake levels permitting*). Kids will love the fun outdoor heated swimming pool, playground, tree house, and recreational room with video games, a pool table and of course, the all time Pinewood favorite, ping pong! Movies and Ice Cream Socials at the Pavilion are great family entertainment.

Lodging Reservations: 530-286-2201

Season Open May 1 - October 31

## Cedar Cabins with Lofts

This Cedar cabin with 2 lofts is fully furnished, with central heating and air conditioning, kitchenware, a bedroom with a queen size bed, lofts with two single futon floor mats (4) and a hide-a-bed in the living room. On the deck there is a gas BBQ and an outdoor table w/chairs. There is even a campfire ring next to the cabin for roasting marshmallows (campfires are allowed) Linens are not included with the cabin rental, but are available upon request with an additional charge.



Sleeps 8

Rates: \$195/night plus tax  
\$70.00/cleaning fee per stay

[Reservation Request](#)

## Cedar Cabins

Our Cedar cabins are fully furnished, with central heating and air conditioning, kitchenware, a bedroom with a queen size bed and a hide-a-bed in the living room. On the deck there is a gas BBQ and a outdoor table w/chairs. There is even a campfire

ring next to the cabin for roasting marshmallows (campfires are allowed!). Linens are not included with cabin rental but are available upon request for an additional charge.

Sleeps 4

Rate: \$155/night plus tax

\$60/cleaning fee per stay



#### Reservation Request

### Cedar Cabins with Lofts

Our Cedar cabins with lofts are fully furnished, with central heating and air conditioning, kitchenware, a bedroom with a queen size bed, a loft with two single futon floor mats, and a hide-a-bed in the living room. On the deck is a gas BBQ and a outdoor table w/chairs. There is even a campfire ring next to the cabin for roasting marshmallows (campfires are allowed!). Linens are not included with cabin rental, but are available upon request for an additional charge.

Sleeps 6

Rate: \$175/night plus tax

\$70/cleaning fee per stay



#### Reservation Request

##### Suggested Items to Bring:

Beach towels

Bar soap/toiletries

Ice chest, groceries

Books, magazines, games, cards

Camera, binoculars

Light jackets, sweaters, sweatshirts

Rates are plus tax and are subject to change without notice. All additional charges are subject to applicable sales taxes.