



Lake Tahoe Vacation Home Buyer's FAQ

Congratulations on your decision to purchase a vacation home near beautiful Lake Tahoe! Below, we've compiled a comprehensive FAQ to help you navigate the process of purchasing your dream getaway in this stunning region.

Q: How will I be informed of both off-market and on-market properties for sale?

A: We will put you on our VIP list that will give you the 'ins' to not only our off-market listings, but other agents' off-market listings as well.

Q: What if I drive by a property that I like and it is not on the market?

A: Send us an address or a photo or a description of the home and we will contact the owner on your behalf to see if they are interested in selling. We have no fear!

Q: What if a property comes on the market and I am unable to make it to Tahoe right away?

A: Not to worry. We will video the property for you right away – the outside, the neighbors, the interior – and send it to you via YouTube so you can make an informed decision as to whether or not to drop everything and head to Tahoe.



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Q: Should I write an offer sight-unseen?

A: It has been done successfully before. You will most likely at least have our walk-through/walk-around video and ideally, all inspections and disclosures to review from the seller. Of course, it is always best to see the home in person. We will help you craft a winning offer that is in your best interest when the time comes.

Q: Are there any special considerations for purchasing a lakefront property?

A: Definitely, and we can guide and educate you throughout the process. Lakefront properties may have unique regulations and considerations.

Q: How do property prices vary around the lake?

A: Property prices vary by area, location, size, condition, and amenities. South Lake Tahoe is typically more affordable, while North Lake Tahoe, Truckee and Incline Village tend to have higher-end properties.

Q: What are the ongoing expenses of owning a vacation home?

A: Property taxes, homeowners' insurance, maintenance costs, and potential HOA fees.



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Q: How does financing work for a vacation home in Lake Tahoe?

A: Lenders may require a larger down payment (usually 20-30%). Interest rates may be slightly higher compared to primary residences.

Q: Should I rent out my vacation home when I'm not using it?

A: Renting out your property can help offset expenses, but it requires proper management and may limit your personal use. Check with Granger Group Tahoe for the local regulations and taxes related to short-term rentals.

Q: Are there any property restrictions to property usage in Lake Tahoe?

A: Some areas have restrictions on short-term rentals or property modifications. Check local regulations before purchasing.

Q: Can you recommend local contractors, inspectors, other service providers and professionals for renovations, repairs and maintenance?

A: We have a network of trusted professionals in the Lake Tahoe area that we can recommend assisting you with property renovations, and any other needs you may have. Our proprietary list is called our Preferred Providers List and it grows every day.



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Q: What's the best time to buy a vacation home in Lake Tahoe?

A: The real estate market can be seasonal, with more inventory in the spring and summer. However, prices may be higher during peak tourist seasons. Generally, Sellers that have their homes on the market in the winter are very serious about selling. As a Buyer in the winter months, there is less inventory, but you have less competition. In the summer months, there are more choices, but there are also more Buyers looking to purchase homes in the summer. In the end, the best time to buy is when you are ready and you find the right property.