

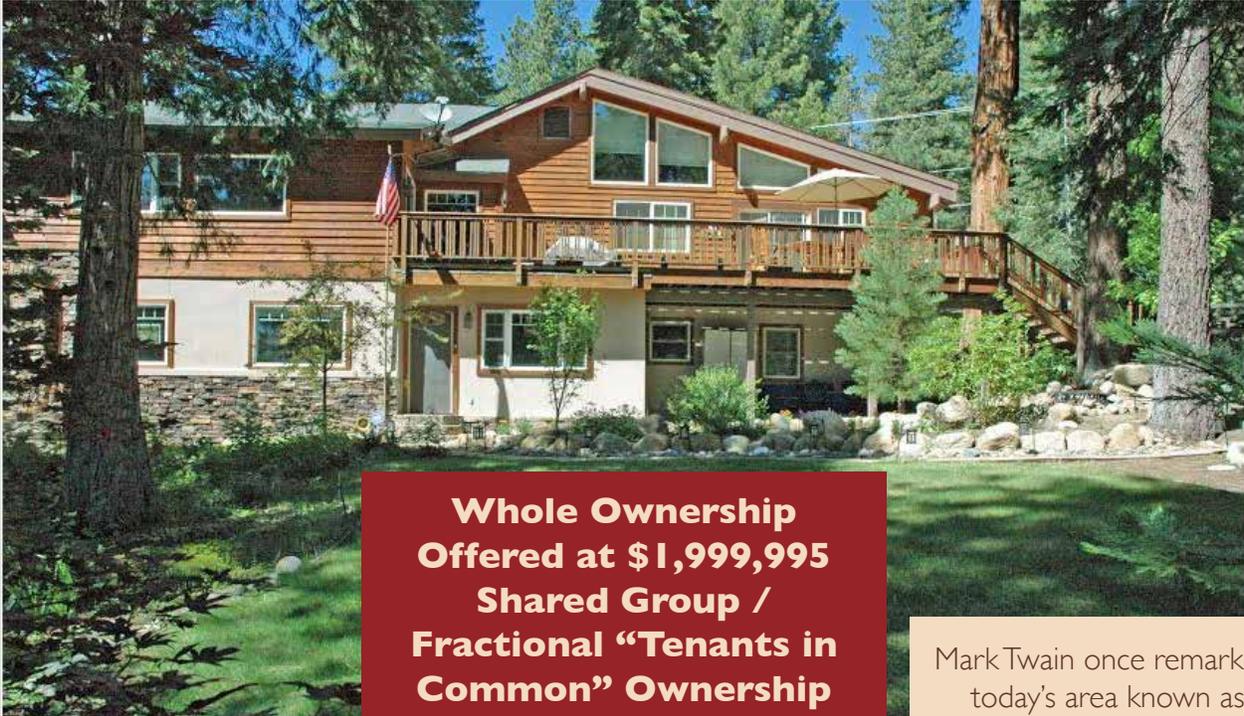


**JOHN & GAIL KROLICK & SHEILA KAY & DENIS & SEAN SPANEK**  
NV Corp 9019 / 5-50890      CA DRE# 01064598      CA DRE# 01439464 / 01270762

**PROUDLY PRESENTS**

# *Exquisite Incline Village Home*

444 2nd Tee Drive, Incline Village, Nevada



**Whole Ownership  
Offered at \$1,999,995  
Shared Group /  
Fractional "Tenants in  
Common" Ownership  
being considered**

Picture your group or family  
owning a piece of paradise!

Mark Twain once remarked that  
today's area known as Incline  
Village, Nevada "surely this is the  
finest forest area with views the  
world affords."

## *Experience Country Club Living in the heart of North Lake Tahoe*

Located in the heart of the Incline Village development plan, this elegant tri-level 3 bedroom, 4 bath home is designed for privacy. At 3900+ Sq Ft the home settles into a flat well manicured corner ½ acre parcel with giant tree groves circling overhead. Minutes from all the local amenities including hiking trails, private beaches, private boat launch, outdoor olympic pool with clubhouse, Championship Golf Course and the Hyatt Casino with world class restaurants and entertainment!



# Your Home Away From Home

Enjoy this ½ acre retreat with a beautiful garden, 3 bedrooms, 4 baths, and spacious rooms that provide plenty of additional sleeping areas. The lovely home has a lot to offer for everyone in the family, from entertainment to relaxing spaces.



Enter the home from the three-car garage or the outdoor entry with beautiful stone pillars. A vestibule leading to a music room provides a wall of cabinets and closets. The family room has a big screen TV, a surround sound system, and a sleeper sofa.

Between the ground level and the main level is a spacious guest room suite (16½' x 14') with a walk-in closet and a full bathroom in addition to scenic views from the seating area.



Spend time with your loved ones on the main level in the living room, game room, kitchen, fireplace room, dining room, and patio deck. The kitchen is a dream with generous counterspace and storage, and the bathroom has a jacuzzi and a double wide shower.

On the top level, a quiet and private master suite (16' x 20') is complete with its own master bathroom and mirrored closet.





## *Overall*

...the atmosphere of this 3,900 square foot home is truly distinctive and comfortable. The various levels of this home are unique and cozy, and allow great privacy to all ages for enjoyment, as everyone can find their own sanctuaries. The home has wonderful access to great scale entertaining, as needed with the living room and the family room being far enough away from each other, allowing for two entertainment areas with separate sound systems. The game room is an additional entertainment area suitable for a quiet game of chess, a card table, or a pool table.

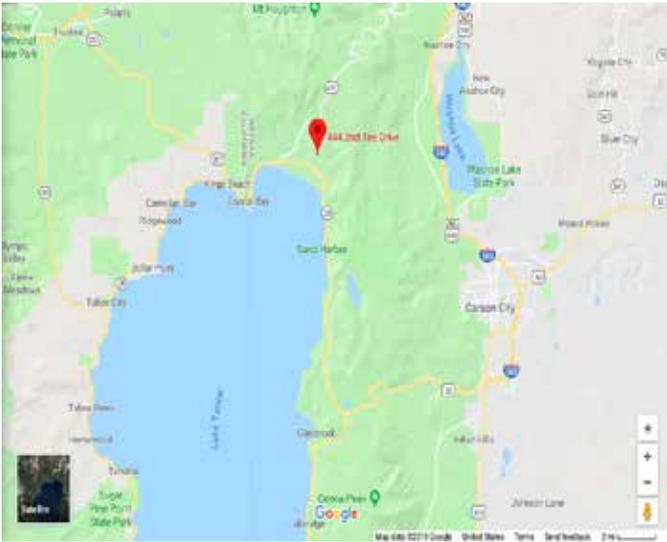
## *Highlights of the Home and Surrounding Area*

- \* Tri-level designed for privacy
- \* 3 large secluded bedroom suites / 4 baths
- \* 3 additional private sleeping areas
- \* Formal dining room
- \* Formal Great Room for entertaining
- \* Game Room
- \* 2 fireplaces, 2 jacuzzi tubs
- \* Wireless Network
- \* Flat-screen TV
- \* Surround Sound System
- \* Seven Zone Heating System, outdoor lighting, auto sprinklers
- \* Recirculating waterfalls
- \* Private Gazebo / Fire Pit
- \* 1/2 acre corner lot south west
- \* Flat three car garage easy entry
- \* No HOA Fees
- \* \$800 yr Incline Village Recreation Center
- \* Three private beaches and private boat launch
- \* Conveniently located near Reno Airport
- \* Tahoe Rim Hiking Trail surrounds Lake Tahoe
- \* World Class Skiing Resorts: Diamond Peak, North Star, Squaw Heavenly, Mt Rose
- \* Hyatt Hotel with World Class Entertainment and Dining

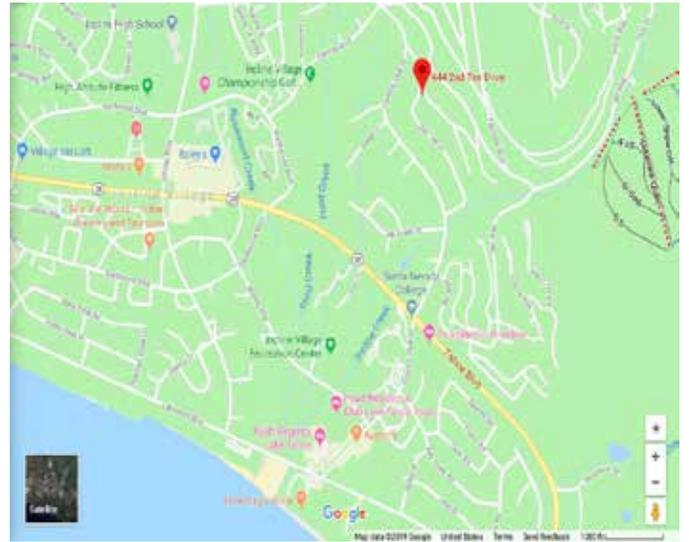


# Area Maps

North Lake Tahoe



Incline Village



*Shared ownership being considered at this time as the home truly has “executive retreat potential”*

*1/7 Property ownership for \$288,000.00 with “Tenant in Common Title”*

OWNERS AND REALTORS ARE ENTERTAINING SHARED OWNERSHIP OF THIS PROPERTY AS IT IS VERY CONDUCIVE TO BEING A UNIQUE EXECUTIVE RETREAT FOR BUSINESS ASSOCIATES, A SHARED FAMILY 2ND HOME, FAMILY SIBLINGS AND/OR GREAT FRIENDS WISHING TO SHARE IN THE MAINTENANCE AND UPKEEP OF THE PROPERTY.

BRING US A GROUP OR SHARE IN WHAT WE ALREADY HAVE, GIVE US A CALL. IT'S WHAT WE DO TO BRING GREAT PEOPLE TOGETHER.

OVER 120 YEARS OF COMBINED REALTOR EXPERIENCE AMONGST US. NOT TOO MUCH WE HAVEN'T SEEN AND ADDED VALUE TO.

## *Come Visit!*

Call us for a detailed walkthrough brochure of this lovely home, and let's schedule a friendly tour of the property.

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Shown by appointment only