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LISTINGS

AT THE LAKE

FREE

BEAUTIFUL CUSTOM MOUNTAIN HOME

**4 bedrooms, 3 bathrooms,
and 3 car garage.**

\$539,000

See inside cover for details.

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REAL ESTATE

Cover Property
Offered by
Ginger Nicolay-Davis
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(530) 542-4242

ISSUE #2

MARCH 2010

FEATURED LISTING FROM COVER



Help-U-Sell HORIZON LINE REALTY

Corner of Ski Run & Lake Tahoe Blvd.

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BEAUTIFUL CUSTOM MOUNTAIN HOME

Beautiful mountain home with over 2,600 sf of living space. This custom home features 4 large bedrooms, 3 bathrooms, with Upstairs living. Quality throughout in the granite counters, wood floors, fireplace in the master suite, indoor spa, and built-in entertainment center. With cedar

siding and three car garage, the exterior quality is equal to the rest of the house. All of this located in a quiet neighborhood close to river and trails.

2100 Shawnee

\$539,000

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3/2/2 \$310,000

Boat Dock Included!



2/1/2 \$339,000

Enjoy The Lake Tahoe Lifestyle!



4/2/2 \$369,000

Lake Tahoe Heavenly View Home!



5/2 \$419,000

Fully Remodeled!



3/2 \$429,000

Affordable Lakeviews!



4/2.5/1 \$479,000

You Can Really Have It All!



2/2.5/2 \$489,000

Fantastic Heavenly Location!



5 Plex \$499,000

Walk To The Lake!



4/4/2 \$539,000

Unique Riverfront Setting!



4/2.5/2 \$569,000

Lake Tahoe Lake View 4-Plex!



Investment \$597,000

Attention Investors!



11 Unit Apt Complex \$619,000

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We open doors and possibilities



Tina Court – This awe inspiring panoramic view setting frames most of Lake Tahoe. Come enjoy this two bedroom, 3287 square foot beauty that sits on almost an acre. **\$1,295,000**



Highway 50 – Panoramic private lake views from this four bedroom, four bath, 3663 square foot, priced to sell estate with private access road and additional coverage. **\$1,100,000**



Taylor Way – Warm, cozy Tahoe home offers three bedrooms, one and three fourths baths and is close to beaches, bike trails, shops and Heavenly. Great location. **\$325,000**



Meeks Bay – Beautiful Old Tahoe style home located on Meeks Bay with phenomenal Lake Tahoe views, lakefront location and four buoys. 4 bdrm/2 bath, 1500 sq. ft. **\$2,195,000**



Nadowa - Classic mountain chalet is perfectly situated for a great family retreat or vacation property. Three bedrooms, 2 baths and 1300 square feet to enjoy. **\$299,000**



Alpine Drive – Cul-de-sac location. Dock is all year in deep water and minutes to body of Tahoe. Waterside living with this 4 bedroom, 2.5 bath, 2052 square foot home. **\$699,000**



Venice – Seller financing offered with this one of a kind custom built Keys waterfront home. Lake views, 4 bedrooms, 3 baths, 3282 square feet & new boat dock. **\$1,229,000**



Slalom Court – Classy custom remodel from top to bottom is offered from this 4 bedroom, 3 bath downstairs living layout with 2085 square feet of living. **\$749,000**



Venice Drive – One of the lowest priced homes in the Keys and comes with a boat dock in the marina. Clean but dated 3 bedroom, 1.75 bath home with 1773 sq. ft. **\$475,000**

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BANK OWNED LISTINGS and FORECLOSURES



4 bedroom, 3 bath, 2557 sqft. What a location, enjoy serenity to it's fullest on 3/4 acre with no neighbors. Snowmobile, x-country ski, snowshoe, hike or bike, right from your own backyard. **\$445,000**



3 Bedroom, 1 3/4 bath, 1280 sqft. Enjoy this fabulous park-like setting in a great community. This home is centrally located with access in minutes to all Tahoe has to offer, skiing, snowmobiling, hiking, biking and just good old fun. **\$209,000**



4 Bedroom, 2 bath, 1 Car Garage, 2230 sqft. Great central location with 2 seperate living quarters. Good for rental income or have place for yourself and rent out the other half. **\$309,900**



3 Bedroom, 1 3/4 Bath, 2 Car Garage, 1981 sqft. This centrally located home has a great room for your entertainments needs and could make a great vacation rental. Close to beaches, hiking and biking trails.



3 Bedroom, 3 1/2 Bath, 2 Car garage, 2188 sqft. By Heavenly Ski Resort. Would make an excellent vacation rental or a second home. This home could also be a great family home with a park-like setting. **\$499,000**



3 Bedroom, 1 1/2 bath, 1 Car garage, 1615 sqft. Large Game Room. Centrally located, minutes from boating, swimming, skiing, hiking, biking. With a little TLC, this could be a real diamond in the mountains. **\$267,900**



4 Bedroom, 2 1/2 bath, 2 car garage, 1946 sqft. Great Tahoe Keys location with a private dock in your backyard. Enjoy all the amenities with 2 pools, tennis courts, marina and gym. A boaters dream. **\$549,900**



2 Bedroom, 1 bath condo, 840 sqft. This clean condo is centrally located and is in a peaceful complex. Off to shopping, skiing, biking, hiking and swimming within minutes. **\$81,000**



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Meyers Rancher — One Level Living At Its Best! Great location with many upgrades. Mountain views and sun are amazing. Potential private financing available. Call for details. \$399,000



Possible private and/or owner financing on above properties. Call 530-577-7111 for details.

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SAVINGS!**

Marriott Timber Lodge - Best Deals

- Gold Season 1 Bed, 1 Bath, Excellent Exchange\$3,750
- Winter Platinum 2 Bed, L/O, Bi-annual \$11,995/Annual \$16,995
- Winter Platinum, 1 Bed, Next to Gondola\$10,495
- Summer Platinum, 2 Bed, Lock Off.....\$13,750

New Timber Lodge listings come in daily - please call 1-800-996-2001

Tahoe Beach & Ski - a Lakefront Resort

- Studio, High Season, Bi-Annual, Seller sacrifice at\$750
- 1 Bed, 2 Bath, Deluxe, High Season\$3,995
- 1 Bed, 2 Bath, High season.....\$2,250

Lake Tahoe Vacation Resort - Formerly the Embassy

- 2 Bed, 2 Bath, Lock Off, All season, Just reduced.....\$4,750
- 2 Bed, 2 Bath, Lock Off, All season, Bi-annual.....\$2,750

Stardust Lodge - Across from the Gondola

- 1 Bed, High Season, Great opportunity\$1,250
- 2 Bed, High Season, Reduced\$1,750
- 2 Bed, Penthouse, High Season\$6,750

Marriott Grand Residence - Market Leader of Sales in 2008 & 2009

Bank Owned and Short Sale List Available

- 13 Weeks, Studio, Gondola View.....\$44,990
- 5 winter Weeks, 1 Bed, 2 Bath, sleeps 8, 1233 sqft\$84,500
- 13 Weeks, 1 Bed, 1 Bath, Tahoe View, Reduced!.....\$79,900
- 13 Weeks, 2 Bed, 3 Bath, Short Sale.....\$139,900

The Ridge Tahoe - Incredible Savings - Call for New Listings

- 2 Bed, 2 Bath, Terrace, All Season, Odd Years\$2,200
- 2 Bed, 2 Bath, Naegle, Winter Season (New Years booked).....\$5,850
- 2 Bed, 2 Bath, Lock-off, Tower, Prime Season\$5,250

North Shore Lake Tahoe

- Olympic Village Inn, 1 Bed, Chamonix, Summer\$1,995
- Hyatt High Sierra Lodge, Week 10, Silver\$8,495
- Tahoe Sands, 2 Bedroom, High Season.....\$1,995

Wyndham/Fairfield & Worldmark Points Programs

- Wyndham - 126,000 Annual Points.....\$1,995
- Wyndham - 287,000 Annual Points, Resort @ South Shore.....\$3,995
- Worldmark - 6,000 Annual Points.....\$3,900

Check out more **INCREDIBLE DEALS** at: **www.timeshare-resale.com** Prices & details subject to change as listings are sold.
For general real estate info. and free listings search tool: **www.paradise-realestate.com**

857 Lakeview Ave. \$1,199,500



- Lake Tahoe Beach Front Home
- 4 bedrooms, 3.5 baths, 2 car garage
- Short Sale Opportunity

2184 Lupine Trail \$995,500



- Elegant Mountain Mastery
- 4 bedrooms, 2.5 baths, 2 car garage
- Located in Prestigious Montgomery Estates

1982 Kokanee Way \$725,000



- Tahoe Keys — Water & Mountain Views
- 3 bedrooms, 2.5 baths, 1 car garage
- Downstairs Living

3730 Regina Rd. \$499,950



- Multi-Use Property with Guest Quarters
- 5 bedrooms, 5 baths, 2 car garage
- Less than 1/2 mile of Heavenly Ski Resort

3535 Lake Tahoe Blvd. \$539,500



- Rare Lakeland Village Condo
- 3 bedrooms, 1.5 baths
- Lake Front complex with Pier & Beach

1763 Arrowhead Ave. \$499,500



- Custom Built Construction
- 3 bedrooms, 2.5 baths, 2 car garage
- Meticulously Maintained

397 Sherwood Dr. \$449,500



- Affordable Nevada Residence
- 3 bedrooms, 1.75 baths, 2 car garage
- Single Story Living

1198 Timber Lane \$309,900



- Tyrolian Style Chalet
- 3 bedrooms, 2.5 baths
- Blocks to Heavenly Ski Resort

1721 Sawmill Rd. \$1,299,900



- Rare Opportunity to Own 2.5 Acre Parcel
- Perfect Estate Property
- Located in the Heart of South Lake Tahoe

1640 Black Bart Ct. \$149,000



- Build a Dream Home on a Dream Lot
- On the Meadow
- Mountain Views with Southern Exposure

870 Emerald Bay Rd. \$2,200,000



- Plaza 89 Commercial Building
- Executive Offices, Conference Rooms
- Long Term Tenants

1111 Ski Run Blvd. \$349,950



- Prime Location on Ski Run
- Recently Remodeled & Beautiful Landscaped
- Future Development Possibilities



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Tahoe Keys Waterfront Living



Imagine... boating, fishing, swimming or ice skating from your own private yard.

Furnished marina-front townhouses, waterfront and lakefront homes available from the high 200s.



Two Waterfront Townhomes!

- 3 bedrooms, steps to all amenities & beach
- Each w/boat dock **\$385,000 & \$499,000**



New Construction in Tahoe Keys!

- 2,634 sq. ft., 4 bedrooms plus family room
- Large dock with incredible views **\$1,095,000**



Lots of Square Feet for the Price!

- 4 bedrooms plus family room, 3 baths
- 2,766 sq. ft., 3 decks, views **\$697,000**



Prestigious White Sands!

- 4 bedrooms plus family room
- 3100 square feet with many upgrades



Waterfront Keys Lot!

- 80' wide lot with water & mountain views
- Includes dock and plans! **\$595,000**

Let Peter's 24 years of real estate experience direct you to the **Best Tahoe Keys Values** and find you the perfect fit!



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for more information, photos, visual tours, market reports

Lake Views anyone?



The South Shore's Premiere Executive Home. Unsurpassed craftsmanship throughout the 7,000 SF of living space including a massive game room, media room, library, 7 master suites . . . Call for Details



Located at the Foot of Heavenly Mt., this timeless 3 bedroom cabin offers the ideal opportunity to create lasting family memories. \$399,000



Nevada Heavenly Ski Condo features 3 bedrooms, family room, 2 fireplaces, and nearly ski in/ski out. \$499,000



Million Dollar Quality & Views for half the price. Heavenly Mt. in your backyard and views of Lake Tahoe in your front. 3 bedrooms, hot tub, stunning fireplace and so much more.



Desirable Lakeridge Nevada with stylish quality throughout. 3 bedrooms, 3 fireplaces, numerous lake view decks, formal dining, private beach & pavilion rights. A must see! \$1,295,000

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AL TAHOE CHARMER - Just minutes from the lake and meadow this charming Al Tahoe home features a beautifully remodeled kitchen, woodburning fireplace, new flooring and paint throughout.
844 Paloma Ave. **\$239,000**



TWO FOR THE PRICE OF ONE - Great investment opportunity! 2 houses on one property. Live in one and rent the other or rent both. The possibilities are endless!
890 and 892 South Shore **\$249,000**



PARK LIKE SETTING - This is the LOCATION you have been dreaming of. On almost a full acre, this contemporary 3 bedroom home features vaulted ceilings, natural light, many upgrades and deck with private hot tub.
1580 Sitka **\$575,000**



EXCEPTIONAL VALUE - An Amazing opportunity on a beautiful corner lot with large growth trees, great floor plan, & new homes just doors away. A must see!! Call our office about this home's assumable interest deferred \$100k loan.
2587 Pinter **\$179,000**



COMPLETE WITH BOAT DOCK - A great primary or vacation home with PRIVATE BOAT DOCK! Walk or bike to the keys private beach, meadow and the marina. Newer roof, landscaped both front and back that blooms
2275 Texas **\$314,000**



LARGE LOT WITH VIEWS - Level 1/4 acre lot in a quiet desirable neighborhood with views! Site assessment completed and trees have been removed for defensible space cert. #1 on the market for price, size, and coverage.
1553 Grizzly Mt. **\$174,000**



EXTRAORDINARY QUALITY AND VIEWS - One of a kind with over 6700 sq ft of living with 6 beds, 5 baths, plus guest quarters. Views of Tahoe, Fallen Leaf Lake, and Mt. Tallac. Ideal corporate retreat or family getaway.
298 Uplands Way **\$1,999,000**



TAHOE KEYS CONTEMPORARY - Beautifully designed with an open, floor plan, vaulted ceilings and skylights. Upgraded with maple floors and teakwood. Exceptional waterway, boat dock accommodates 3 boats.
1917 Cathedral **Coming soon-Call for Pricing**



MOUNTAIN ELEGANCE - Upstairs living includes granite counters, wood floors, fireplace in master suite, indoor spa, entertainment ctr. and a beautiful display of windows. Three car garage. Close to river and trails.
2100 Shawnee **\$539,000**



LARGE MOUNTAIN HOME - Beautiful custom mountain home with 4 bedrooms, game room, custom log work throughout all just seconds from acres of national forest!
1558 Atroari **\$549,000**



Seller SAVED \$9,800!
Savings based on average 6% commission
1451 Glen Eagles **SOLD**

FORECLOSURES COMING SOON

- ★ 3 bedroom, 2 bath single floor living, completely remodeled - \$335,000
- ★ Amazing custom home - 4 bedrooms, 3 baths, gameroom, custom details throughout - \$539,000

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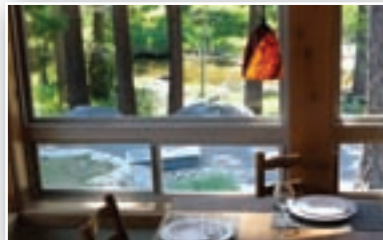
Unsurpassed Quality & Craftsmanship - Views of the Crystal Mountain Range, 6 Bedrooms, 4.5 Baths, waterfalls. This is a must see! . . . \$1,295,000



Backs Miles of Wilderness - 5 Bedrooms, 3 Baths. Natural stone and wood create lodge-style living with heart. Too many amenities to list . . . \$899,000



Walk to the Truckee River from this 4 plus bedroom home with formal living, family room, huge dining area and home office. Short Sale . . . \$459,000



River Front Magic offers top-notch finish throughout this three bedroom home. Energy efficient. Escape to Paradise. Short Sale . . . \$519,000



Walk to the Lake from this 4 bedroom, 2,200 SF home. Opportunity for equity growth with this bank-owned property . . . \$309,900

BANK OWNED SHORT SALES

We have more.



So Much. So Affordable! Custom home with 4 bedrooms, family room, travertine, granite, 3 car garage and so much more. Amazing. . . \$599,000



Big Bank for the Buck! Montgomery Estates home features a "to die for" kitchen, roomy living room, family room and vaulted ceilings. . . \$590,000



Blend of Rustic and Contemporary. Newer, cedar wrapped 3 bedroom home with cherry, granite, slate and bamboo. Central location. . . \$499,500

AFFORDABLE LUXURY

We have more.



Central Location to Heavenly and Beaches. Amenities include lake view pool, spa, and clubhouse. Sold furnished. Affordable . . . \$349,000



Stunning Lake and Mtn. Views from this Heavenly Nevada condo with 3 bedrooms, 2 baths and family room. Nearly ski in and out . . . \$499,000



Nestled among the pine trees at the back of the complex. 2 bedroom, 1.5 bath condominium with carport . . . \$210,000

TOWNHOMES & CONDOS

We have more.



Lovingly Cared For!

- 3 bed • 2 bath
- Across from meadow
- 3 year old roof
- Many recent updates/remodel work!

\$268,500

Handyman Special!

- Great price per sq/ft!
- Ready to fix up
- 1900+ sqft

\$229,900



Great County Location Near USFS Land!

- 4 bed • 2 bath
- 2 car garage
- Large lot size

\$224,000



Need Some Extra Space?

- 2700+ sq/ft
- 4 bed
- 4 bath
- Mother-in-Law unit

\$305,700 (Sale Pending)

Open floor plan, Great Condition

- 1600+ Square feet
- Separate office/studio
- Plenty of parking
- Bank owned

Call for price.



Amazing Views and Sunsets!

- 3 bed/2 bath
- Large open deck
- Great county location
- Bank owned, listed soon

Call for price!



Please visit our blog at www.tahoehomedeals.com for more listings and up to date deals. Check out our bi-weekly list of top Ten home deals for South Lake Tahoe!



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Ala Wai 142 - Keys Townhouse. Gorgeous remodel upgraded with granite counters, tile floors and much more. Partial lake view from upstairs Master. **Priced at \$695,000.**



Ala Wai 160 - This rustic mountain style Keys townhouse is cozy, clean and furnished. A short walk to the Lake, tennis courts, pool and other Keys amenities. **Priced at \$247,000.**



1023 Blue Lakes - Part of the old "Trout Farm," this rustic cabin comes on an half acre lot backing to the meadow. The two parcels next door also for sale. **Price is only \$325,000.**

The Power of Three



335 Beach Drive - Beautiful Lakefront home with sweeping views of the Lake and the the Sierra. 5 bedrooms, 4.5 baths, 3-car garage, and over 100 ft on the Lake. **Priced at \$4,500,000.**



1120 Herbert #B - Lovely condo in the Bavarian Village complex. Comes turnkey and feature 3 bedrooms, 2 baths, on-site management, outdoor pool and more. **Prcie is \$239,000.**



439 Ala Wai #109 - Come stay and play in the Keys! Comes with boat slip, completey renovated, everything like new; carpets, appliances, paint, more. **Priced at \$298,000.**



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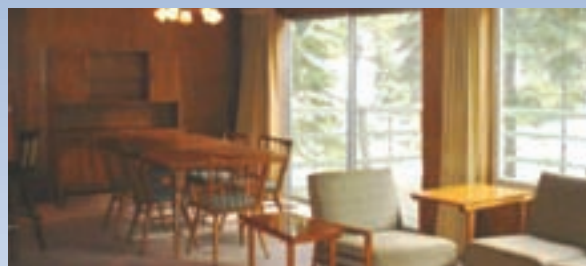
Custom Christmas Valley home full of extras. 2 bedrooms, 3 baths and the ultimate, 4 car garage for the "toy" enthusiast. Great room style living, knotty oak cabinetry throughout, radiant heat, granite counters, mountain views and walk to the river. **\$529,000**



Huge windows draw in the gorgeous tall pines into every room for the feeling of ultimate privacy. This 3 bedrooms, 2.5 baths chalet has 1,504 SF, soaring pine ceilings, pine accented walls, doors, trims and cabinetry. Sold with all mountain theme furnishings. **\$439,000**



Super cute Tahoe keys home, currently the least expensive on the market. 3 bedrooms, 2 baths, cozy remodel of mountain accents throughout with dry sauna and indoor/outdoor pool. Backs the tennis/basketball courts and steps to all the Key's amenities. **\$439,000**



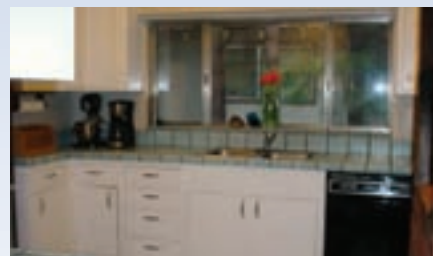
Backing forested area, one owner, family built home with handcrafted built-ins and storage. 4 bedrooms, 3 1/2 baths—approx. 2600 SF. Vaulted pine ceilings, spacious open living area, large deck, 2 fireplaces, game room & workshop. **\$425,000**



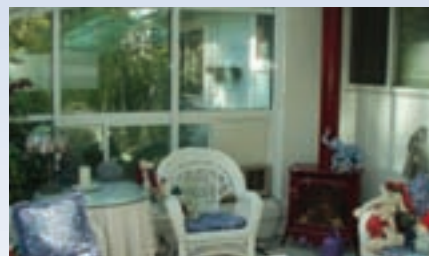
This 4bd 2ba plus loft 1312 SF mountain chalet is tastefully decorated and centrally located. Only 3 homes on this street. Large open fireplace and oversized rear deck with the original wood floors through out make this the ultimate cozy retreat. **\$399,000**



Tahoe Island Park location w/ boat dock in Tahoe Key's Marina. Open floor plan, ideal for the whole family, upgraded with 3 bedrooms, 2 baths and family room. Buildable adjacent lot w/ 30% coverage, 912 IPES score can be purchased separately. **\$389,000**



New interior paint, lighting, window treatments, carpet & vinyl floors makes this "Move-In" ready. Spacious rancher offering 3 bedrooms, 2 1/2 baths, approx., 1752 SF w/ family room. Enjoy your meadow views from your deck & minutes to Stateline. **\$379,000**



Live on the Sunny side of the street in Al Tahoe. Cute, one level floor plan, w/ 2 bedrooms, 1.5 baths, glorious sunroom, perfect for "year round use", 2 car garage, lush summer landscaping, picket fence & newer exterior paint adding great curb appeal. **\$299,000**



Not a short sale! Not a foreclosure! Just a really great buy! Move right in to this 2 bedrooms, 2 bath home with 1,008 SF of living area, just 5 minutes to Lake Tahoe and 10 minutes to Heavenly and casinos. Upgraded in 2007. Large back deck & fenced yard. **\$299,000**

We treat you like family.

**COLDWELL
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NEWS AND NOTES

FROM THE SOUTH TAHOE ASSOCIATION OF REALTORS



IRS Issues New Guidelines on Obtaining Home Buyer Tax Credits

The Internal Revenue Service (IRS) recently issued new guidelines and clarified documentation that taxpayers must submit to successfully obtain the federal tax credit for home buyers.

The federal tax credit for home buyers was extended and expanded late last year. Qualified first-time buyers may be eligible to receive a tax credit of up to \$8,000 on homes purchased before April 30, 2010. Repeat buyers may be eligible for a tax credit of up to \$6,500.

To receive the tax credit, home buyers must comply with the IRS's documentation requirements, including a fully executed IRS Form 5405. On the form, which is available on the IRS's Web site, taxpayers provide information supporting their claim of eligibility, such as income and home purchase date.

The IRS also requires home buyers to submit a copy of the closing or settlement statement that proves the transaction took place. The IRS previously said that the statement should show "all parties' names and signatures, property address, sales price, and date of purchase." However, since closing or settlement statements vary by state, and in some cases the form does not include both the seller's and buyer's signatures, the IRS has revised this requirement. As long as the closing or settlement statement conforms to prevailing local practices, the IRS will accept it.

One stipulation for repeat buyers is they must provide documentation they lived in their former property for a consecutive five years out of the previous eight years. Accepted documentation may include property tax records, hazard insurance records, or copies of annual mortgage interest statements filed with their federal taxes.

The number of mortgages with permanently lowered monthly payments under the Obama administration's foreclosure prevention

Obama administration officials said the program is helping and on track to meet its goal of modifying 3 million to 4 million mortgages through 2012.

program increased dramatically in January. In all, the number went up to 116,297, with an additional 76,482 modifications approved and awaiting acceptance by the borrower, the Treasury Department reported Wednesday.

Administration officials said that the program, which offers banks and other mortgage servicers cash incentives to reduce monthly payments, has saved homeowners a total of \$2.2 billion. The median savings has been about \$500 a month. The data

represent a major improvement over the 66,465 permanent modifications at the end of December under the \$75 billion Home Affordable Modification Program, which was unveiled a year ago to try to ease the foreclosure crisis.

In addition, the number of three-month trial mortgage modifications started under the program topped 1 million out of the roughly 3.4 million mortgages eligible because they were at least 60 days delinquent. But critics have said the program has yet to have a major effect on foreclosures, which Moody's Economy.com projects will total 2.4 million this year.

Obama administration officials said the program is helping and on track to meet its goal of modifying 3 million to 4 million mortgages through 2012.

Major mortgage servicers continued to increase their participation.

With 111,247 active trial modifications through January and 10,929 permanent modifications, half of all eligible homeowners with loans serviced by CitiMortgage Inc. had lower payments through the program, according to the Treasury data. That figure was 38 percent at JPMorgan Chase and Wells Fargo Bank.

*Submitted by Mike Mulligan,
STAR Director and
Public Relations Chair*

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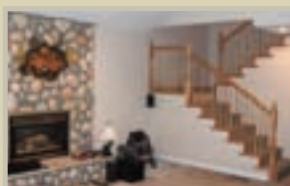
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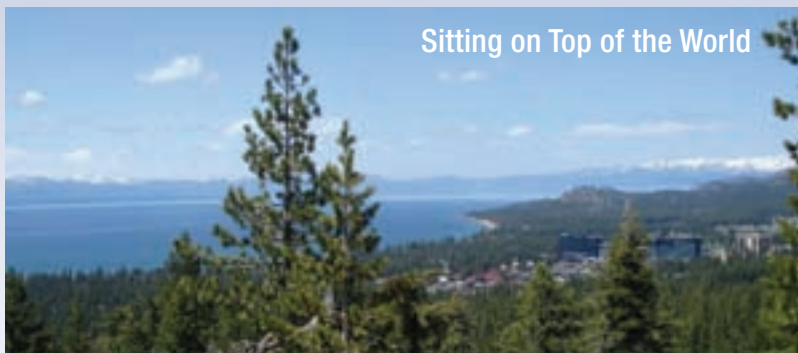
Lakefront Dream

Traditional elegance at the waters edge of Lake Tahoe. Large flowing floor plan features downstairs living, wall to wall picture windows filled with exquisite views. Spacious Chef's kitchen with commercial grade appliances. Lakefront master suite with his/hers private baths and steps to a roof top deck. Fully landscaped grounds with 100 feet of sandy beach. Keys amenities. \$4,350,000



Mountain Elegance
in the Tahoe Keys

This brand new 3,000+ sq.ft. home features 5 bdrms, 4 full baths, family room loft, office & breakfast sun room. Finished with granite & slate slabs, travertine tile baths & slate tile floors. Accented with pine & hickory woods throughout. Radiant floor heat. Custom cut quartz fireplace. Tahoe Keys amenities. \$729,000



Sitting on Top of the World

Breathtaking lake views beyond belief. One of the last buildable lots on the "street of dreams" in Heavenly Valley. Surrounded on all sides by acres of Forest Service land. This is an 18,000 square foot lot, with magnificent views of the lake, mountains, Stateline casinos, and Heavenly Ski Resort. \$399,000



Location...LOCATION!

This newer code 3 bedroom Tahoe home has the location everyone desires. Backing to miles of Forest Service and State owned land to the right. The home is located on over a 1/2 acre of natural Tahoe landscaping. Newer tile floors in baths, kitchen, dining and entry. Custom metal roof. Hike, snowmobile, bike or ski from your backyard. \$329,000



Own the Corner

Two homes on one lot. One home is 2 bedrooms 1 bath with a shed and a large parking pad. The second home is a studio with 1 bath. The kitchen and bath have been upgraded. Both units have metal roofs and driveways. Utilities are separately metered and homes are currently occupied by long time tenants. \$219,900



Contractor Special

This small home has been gutted to the studs, with only rough plumbing and electrical. The value is in the land, sewer connection and building allocation only. Located in a great in-town neighborhood. The Short Sale is subject to lenders approval. Property to be SOLD "AS IS." \$99,000

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Spectacular views of Lake Tahoe abound from this unique Cave Rock home with guest house. Features top of the line appliances, family rooms, formal dining room, master suite with 180 degree views, office, game room, elevator, a six car garage, pool and spa—over seven thousand square feet. \$2,500,000



This home features a private, luxurious master suite with see through fireplace, jetted tub, steam shower, private deck, large screen TV, and DVD, CD, skylights and black-out curtains. The great room encompasses kitchen, dining area, breakfast nook, living room, large gas log fireplace with tall windows. \$1,250,000

HEAVENLY RETREAT/ CORPORATE GETAWAY



SKI IN, SKI OUT, truly unique 5500 square foot custom ski villa with extensive amenities at Heavenly's Nevada side Stagecoach High Speed Quad. With 5 bedrooms 4 baths, perfect for large families or as an excellent executive retreat. Designed with entertaining in mind. \$999,000



This spectacular turnkey 5 bedroom 4.5 baths vacation rental home set amid the boulders affords ultimate privacy. It's fully furnished and fully landscaped. Guests relax outdoors on the deck in the large spa. Great room with rock fireplace. The ideal vacation home. Skyland homeowner's private beach access. \$1,275,000

NEVADA LAKE VIEWS



Enjoy the beauty of Lake Tahoe from EVERY LEVEL of this 3BR/3.5BA townhouse. Unique property with level entry, garage, family room and upgraded kitchen. Extremely well maintained with a new composition roof, new siding, windows, sliders and upgraded flooring. \$795,000



Enjoy panoramic views of Lake Tahoe from this top floor townhouse. Yes, it needs a little upgrading but the raw potential is there and it's being offered at a great price. Located in one of the best, well maintained buildings in Tahoe Village. Pool and pa access. \$265,000



Darling little townhouse with views of Lake Tahoe located in one of Lake Village's best areas. Walk to the Clubhouse with pool, tennis courts, spa and meeting rooms. Immediate access to hiking and bike trails outside your door. Priced aggressively to sell NOW. \$250,000

TOWNHOUSES/ VIEW LOTS



This two bedroom, two bath townhouse with a large two car garage is located between Heavenly and the Casinos and Lake Tahoe. \$339,000



Large two bedroom townhouse at Heavenly's Nevada side. Fantastic panoramic views of the Carson Valley. Access to pool and spa. \$419,000



The last building site in Tahoe Village. Level entry and incredible views of the Carson Valley. Next to Heavenly NV. Outside T.R.P.A. jurisdiction. \$429,000



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