

*Making Real Estate,
Real Easy.™*



INCLINE VILLAGE REALTY

**594 Lucille Drive
Incline Village, NV
\$1,950,000**



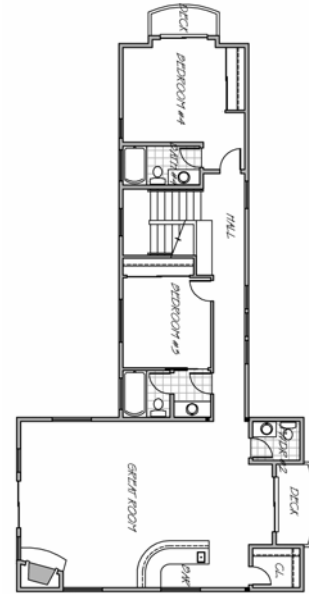
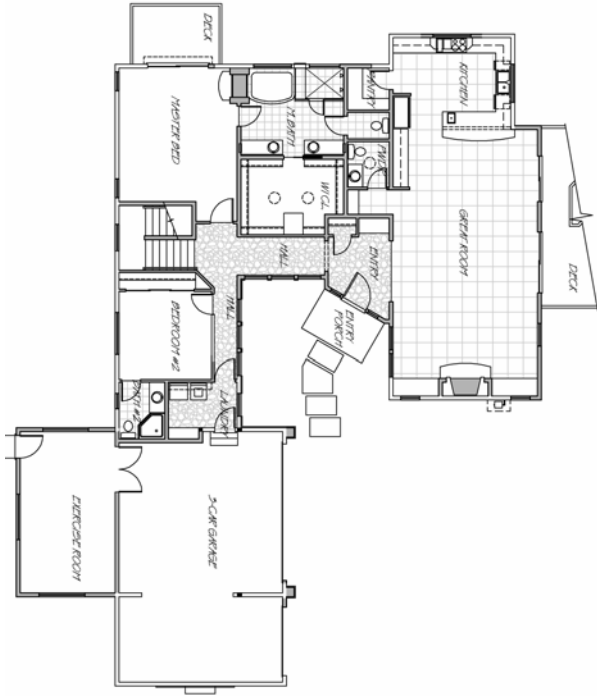
New Mountain Style Home*

Re-built from the foundation up, with scheduled completion Spring 2005. Easy access with only one step from the entry drive. Grand living area with vaulted heavy beam exposed trusses and a large granite stone fireplace for a true "Tahoe feel." The dining area and the kitchen are conveniently located adjacent to the living area. The kitchen includes a peninsula with pendant lighting, wine captain, slab granite counters and top of the line stainless steel appliances. The master bedroom is located on the main level and features a double sided fireplace and a private deck overlooking the rear yard. The master bath includes a large walk-in closet, spacious double vanity, double headed steam shower, and a large two person spa tub. There is also a guest suite with a private bath, another bedroom/work out room with private bath and a hall laundry room on this floor. The upstairs features a private mini-master suite plus another guest bedroom and bath. At the end of the hall is a large game room with a slab granite wet bar, corner fireplace with rock hearth, a deck overlooking the front yard and another half bath.

M. Trevor Smith

**Coldwell Banker Incline Village Realty
917 Tahoe Blvd., Suite 202
P.O. Box 3549, Incline Village, Nevada 89450
(775) 831-4834 or (888) 882-4632 Fax: (775) 831-4833
www.ttahoe.com**

594 Lucille Drive



FEATURES

- Grand level entry to 3-car garage
- Entry level includes kitchen, dining and living- with exposed truss ceilings
- Slab granite kitchen with high end appliances- maple cabinets
- Master and guest bedroom plus bonus workout room all on the main level
- All baths feature limestone tile and slab counters
- Double sided fireplace in Master bedroom/bath + a private deck
- Massive game room with wet-bar, icemaker, rock fireplace & private deck

DETAILS

- Bed/Baths/Lavs: 5/5/2
- Approximate square footage: 4,109*
- Lot size: .41 acres*
- Heat: natural gas, in-floor hydronic
- Year Built: 2004*
- Wired for Lutron Lighting System throughout
- Current taxes: \$5,251.22*
- Assessors parcel number 124-082-13
- Legal description: Lot 27, Edgewood Park

CONTACT

M Trevor Smith
Direct 775-831-4834 or
888-882-4632



INCLINE VILLAGE REALTY



*IF SQUARE FOOTAGE IS A CRITERIA OF BUYER (S) DECISION TO BUY, BUYER TO VERIFY
All advertising if this property is subject to errors, omissions, price change or withdrawal without notice.
Home was rebuilt from the foundation up, completion 2004.

Visit us on the Web at:
www.Ttahoe.com
E-mail:
Trevor@Ttahoe.com