

# Premier Country Club Villas Townhome

Is Location Important? Are you torn between Luxury and Location?  
You no longer have to feel compromised. This Townhome has it all...

***198 Country Club Drive, No. 7 • Incline Village • Lake Tahoe • Nevada***



A superb location in an exclusive low elevation development in walking distance to beaches, the recreation center, the Hyatt Resort, Restaurants, Shopping and Tennis; it boasts a quality interior remodel from the studs out comparable to new luxury townhomes. There are solid Alder Window Casings and Doors, gleaming porcelain tiled baths and baths floors, beautiful light and plumbing fixtures and many other custom features throughout the home.

Offered for \$1,225,000.

***PremierCountryClubVillas.com***



## *Details, Features and Amenities*

**APN** 130-381-13

**Sq.Ft.** Approx. 2112'

**Built** 1994 (remodeled and re built 2010)

**Heating** Efficient Gas Fired Hydronic  
Baseboard Heating System

**Taxes** \$5,675. (2017/2018)

**HOA** Swiss Time Management (775) 831 5345

**HOA Fees** \$425. Monthly (Water, Sewer, Trash Removal, Snow  
Removal, Landscaping, Common Insurance, Exterior Maintenance)

**HOA Transfer Fee** \$200

### *Living Area*

Living Room with Custom Gas Fireplace, Custom  
Stone Surround and Solid Alder Built Ins

Cathedral Ceilings

Convenient and cozy Game Area with Alder  
Wood Shelving

Private Sunny Deck



### *Kitchen*

Gourmet Kitchen with Gas Range and Oven

Solid Walnut Breakfast Bar

Efficient Slate Flooring

New Stainless Appliances and New Countertops



**Complete interior remodel worth in excess of \$250,000 in 2010**

Approx. 2112 sq.ft. / 3 Bedrooms / 4th Bedroom/Office / 3 Full Baths / 2 Car Garage





## ***Master Bedroom Suite***

Luxurious Master Bedroom Suite and adjoining Bath on Main Level

## ***Bathrooms***

3 Full Baths, 1 with Steam Walk In Shower, 2 with Tub/Shower and High End Glass Enclosures

Porcelain Tiled Bath and Bath Floors

New Light and Plumbing Fixtures

## ***Extras***

4th Bedroom/Office with Murphy Bed

Utility Room

Slate Floor Entry and Hallway

Alder Window Casings and Doors

Hydronic Baseboard Heat

2 Bedrooms/1 Bath on Lower Level

2 Car Attached Garage

Dining Area

Convenient Location



**\$1,225,000.**

***PremierCountryClubVillas.com***

ML# 39838361



With a complete interior remodel worth in excess of \$250,000,  
this Townhome is comparable to new luxury custom construction.  
Rebuilt from the studs out, it is not an ordinary Country Club Villas unit.  
**Approx. 2112 sq.ft. / 3 Bedrooms / 4th Bedroom/Office / 3 Full Baths / 2 Car Garage**



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***Premier Properties of Lake Tahoe***

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\* Offering Subject to Errors, Omissions, Change of Price or Withdrawal Without Notice. If square footage is a consideration for buyer, buyer to verify.