

YOUR GUIDE TO OUR SERVICES AND INCLINE VILLAGE

# THIS IS INCLINE VILLAGE



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As a native Nevadan with deep roots in this remarkable region, I am proud to serve as the President and Corporate Broker of Sierra Sotheby's International Realty. With broker licenses in both California and Nevada since 2006, I've had the privilege of working with a wide range of clients and agents, helping people achieve their real estate goals and create lasting memories.

Incline Village, a gem of the Lake Tahoe region, holds a special place in my heart. As a thoughtfully planned community, Incline Village is uniquely managed by a dedicated Board of Trustees, ensuring the highest quality of life for its residents. Nestled along Lake Tahoe's pristine shores, Incline offers residents private beaches and exclusive amenities that make this community both welcoming and exceptional.

With Nevada's attractive tax advantages, Incline Village also provides significant financial benefits for residents, adding yet another reason this area is so highly sought-after. Beyond these benefits, the community's access to outdoor adventure is second to none. From the renowned Diamond Peak Ski Resort in the winter to two stunning professional golf courses for the warmer months, Incline Village is a paradise for those who love both recreation and relaxation.

Whether skiing, snowboarding, hiking, mountain biking, or boating, Incline Village offers year-round activities surrounded by breathtaking lake views and majestic mountains. It's this blend of natural beauty and community-driven lifestyle that makes Incline Village so remarkable.

At Sierra Sotheby's International Realty, my team and I are dedicated to helping you make the most of everything Incline Village and the Lake Tahoe region have to offer. Whether buying or selling, we are here to guide you through each step with the knowledge, expertise, and commitment you deserve.

**Jenny Johnson | President**  
**Sierra Sotheby's International Realty**

# The Leader in Luxury Real Estate

For those who seek an exceptional home, lifestyle, and impeccable service.

Sierra Sotheby's International Realty is a collaborative partnership of esteemed real estate advisors, knowledgeable leadership, and robust support staff who are all passionate about helping people grow. Backed by a world-class brand, we are committed to the highest standard of professionalism, quality, and expertise. And we always embrace innovation and the opportunity to improve.

## **Exclusive Access to Local Experts**

With experts in every part of the world, we are local everywhere, allowing us to walk alongside our clients at every stage of their journey. With innovative technology and unrivaled service, we ensure that your home is connected with buyers, locally and worldwide.

## **Experienced Leaders Set Us Apart**

Collectively, we are a team of Veterans, Olympians, golfers, skiers, horsemen, fisherman, pilots, musicians, wooden boat enthusiasts, chefs, waterskiers, travelers, builders, artists, philanthropists, coaches, and more. Together we are a collaborative group of professionals who are passionate about real estate and the Incline Village lifestyle.

With this collective resume and the broad real estate experience of our Managing Partners, our brokerage stands far beyond industry standards - deploying a combination of know-how, a preeminent global brand, leading edge technology and old school customer service principles.







# Brand Heritage

83 COUNTRIES AND TERRITORIES, 1,110 OFFICES WORLDWIDE,  
MORE THAN 26,400 SALES ASSOCIATES



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The Sotheby's International Realty® brand harnesses the worldwide recognition and prestige of the Sotheby's name. Auctioneers since 1744 with a fine tradition of marketing the world's most cherished possessions, Sotheby's is now an innovative global art business serving the most discerning clientele. Sotheby's International Realty® benefits from this tradition and innovation through equity in the Sotheby's brand name and marketing collaboration.

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## Global Network

The Sotheby's International Realty® global network encompasses 75 countries and territories, with nearly 1,000 offices and more than 24,000 sales associates worldwide. This exclusive association of high-quality residential brokerage companies connects the Sotheby's International Realty® network to facilitate the thousands of referrals that occur annually among our offices.

## Global Media Partnerships

The Sotheby's International Realty® brand marketing strategy is to develop quality content, across multiple platforms, in order to create and maintain global brand recognition and drive consumers to view our listings. With an emphasis on brand exclusivity, cutting-edge advertising technologies, strategic positioning, social traffic drivers and video content integration, the company utilizes media powerhouses whose innovation, experience and international impact allow our brand to connect with a global consumer.

## EGallery

The Sotheby's International Realty® eGallery is displayed on high-definition screens in Sotheby's International Realty® and Sotheby's auction house locations around the world. It is an exclusive, real-time, dynamic property slideshow designed to provide worldwide reach for the select upper-tier properties represented by our network.

## Property Distribution

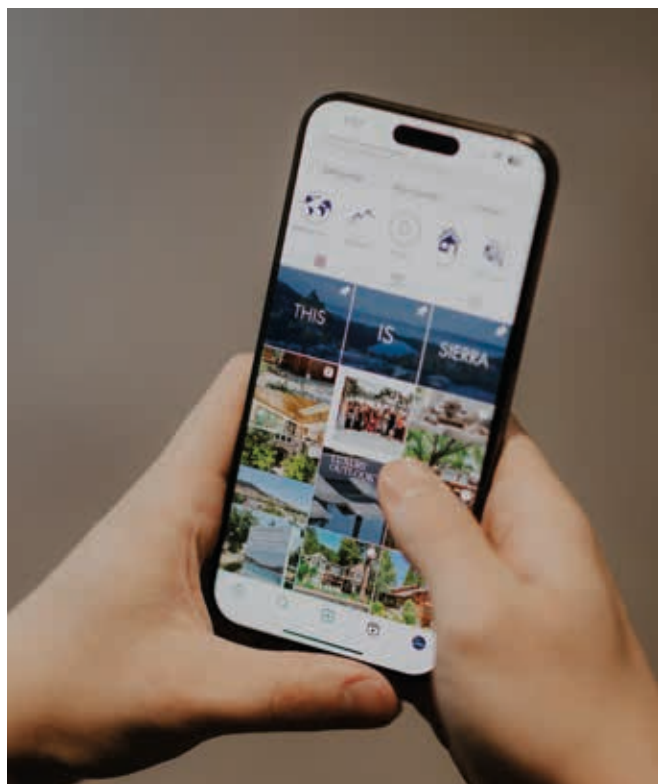
Strategic placement and unique positioning of your home's best features are critical in securing the right audience to not only preview your home online, but to take the next step in their home search. The Sotheby's International Realty® brand partners with and distributes properties to the most significant media companies and real estate-focused websites in the world in order to increase exposure of our listings.

## Local Advertising

While our advertising strategy exposes our properties worldwide, we believe that it is equally important to have a dominant media presence in our local market. Our listings are consistently featured in key local publications. The combination of both global and local advertising ensures that your property will be exposed to the most qualified homebuyers.

## Social Media

Social media is a vital tool for luxury brands to provide content to their loyal following, as well as to attract new connections. Influential, well-connected buyers like to engage directly with their favorite brands – looking at photos, videos and articles with the ability to respond and share the content. We are not simply “posting” on social media. We are nurturing a highly engaged group of opinion-makers with exclusive content on Facebook, YouTube, X, Instagram, LinkedIn, and Pinterest.



## National & International Advertising

To increase exposure for your home, we have partnered with and distribute properties to the most influential publications in the world, including **The New York Times**, **Wall Street Journal**, **Financial Times**, **Bloomberg Markets**, **Robb Report**, **Sotheby's Art & Home**, **Sotheby's Preferred** and more.



# MAJESTIC

REALTY COLLECTIVE





# Majestic Realty Collective

## Offices + Locations

Majestic Realty Collective is a select group of top producing Sotheby's International Realty Brokerages. Under this umbrella is Desert SIR, Group One SIR, Las Vegas SIR, LIV SIR, Richardson SIR, Sierra SIR, Summit SIR and Sun Valley SIR. These brokerages operate in key luxury communities throughout California, Colorado, Idaho, Nevada, and Utah. The Collective has been recognized by Inman, Real Trends, RIS Media and Who's Who in Luxury Real Estate for excellence in marketing, philanthropy, sales, and new construction projects. Majestic Realty Collective has over 1,200 sales associates and 250 support staff across 57 sales offices in 5 states throughout the Western United States. Majestic Realty Collective is headquartered in Denver, Colorado. In 2023 the collective represented nearly 10,000 transaction sides, yielding more than 12 billion in closed sales volume.

## Philosophy + Partners

Majestic Realty Collective is proud to be the first Ninja Selling Certified real estate firm in the world, meaning our leadership, our real estate professionals, and our staff have gone through sophisticated, intentional training and are leading the way in client relationships, customer service and results.

The offices of Majestic Realty Collective are Regent Members of the prestigious Who's Who in Luxury Real Estate network. This powerful exclusive partner enables the sales professionals of Majestic Realty Collective to provide their clients added regional, national and international exposure paired with unmatched digital marketing on Google's top websites for luxury real estate.

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## NINJA 気 SELLING

"Ninja helps our firm be a place where our clients can have personal and financial growth." - Scott Webber

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# The Collective

LEADING SOTHEBY'S INTERNATIONAL  
REALTY OFFICES

Desert | **Sotheby's**  
INTERNATIONAL REALTY

## Coachella Valley

The world-famous Coachella Valley is a desert oasis where luxury real estate and the California lifestyle meet to create a community like none other. At Desert Sotheby's International Realty, our first priority is helping you reach your real estate goals. Whether you're looking to sell a property in Palm Springs, invest in a luxury residence in Indian Wells, or buy your first home in Indio, our expert agents are the local resources for Coachella Valley real estate.

Group One | **Sotheby's**  
INTERNATIONAL REALTY

## Idaho

Since 1982, Group One Sotheby's International Realty has provided Idaho home buyers and sellers an elevated experience like none other. For us, luxury is defined as a legacy of high-quality service and knowledge. Every interaction is approached with an exceptional level of attention and integrity. Our obligation and commitment to our clients, fellow associates, and community is paramount.



### Las Vegas and Surrounding Areas

Las Vegas Sotheby's International Realty is Las Vegas' most innovative real estate brand. Backed by Sotheby's International Realty's global network and award-winning marketing prowess, Las Vegas Sotheby's International Realty offers buyers and sellers at all locations and price points a true luxury real estate experience. With offices in the heart of Las Vegas to development locations such as Lake Las Vegas and MacDonald Highlands, each Las Vegas Sotheby's International Realty location is a place where collaboration and innovation meet. For those who seek a luxury real estate experience there is only Las Vegas Sotheby's International Realty.

### California and Colorado

LIV Sotheby's International Realty is a collaborative partnership of esteemed brokers, knowledgeable leadership, and robust support staff who are all passionate about helping people grow. Backed by a world-class brand, we are committed to the highest standard of professionalism, quality, and expertise. The culture at LIV Sotheby's International Realty is defined by our people. Our exceptional real estate professionals - from Ventura to Ojai, Vail to Denver, and Fort Collins to Colorado Springs - provide personalized service and local expertise that help clients achieve their dreams.

### San Luis Obispo and California's Central Coast

Richardson Sotheby's International Realty is the premier real estate agency serving both the residential and commercial sectors across San Luis Obispo and California's Central Coast. Our dedicated team of professionals is committed to delivering innovative solutions and top-notch customer service, setting us apart in the industry. Our unwavering dedication to exceeding client expectations and positively impacting the communities where we operate distinguishes us from our competitors.

### Lake Tahoe, Truckee and Reno

Backed by Sotheby's International Realty we have access to unmatched marketing and exposure opportunities that position our distinctive properties in front of local, national, and global audiences in addition to our exclusive network of professionals. Using these tools, we can connect buyers and sellers from down the street or across the world. Begin your real estate journey today by contacting an agent at one of our many office locations across Lake Tahoe, Truckee and Reno. Allow us to bring your vision of buying or selling real estate in Lake Tahoe, surrounding areas, and around the globe a reality.

### Utah

It can be easy to assume that all real estate brokerages and sales associates are the same. The truth is, we're passionate about being different - our unique qualities are at the heart of everything we do. For us, our responsibility goes way beyond assisting our clients in the purchase and selling of real estate. We're ambassadors of our communities and our industry in Utah.

### Sun Valley

Sun Valley, an island of pristine property surrounded by a sea of untouched public lands, blends the ease and charm of small town living with the sophistication and culture of a larger metropolitan area. A destination for Nordic and Alpine skiers in the winter, the area provides fishing, hiking, and biking in the summer. When combined with the marketing and referral services provided by our global network of offices, we bring our clients unrivalled advantages, allowing us to sell nearly double the volume of any other real estate company in the Sun Valley area.



COUNTRY LIVING



MOUNTAIN



ECO-FRIENDLY



FARM AND RANCH



SKI

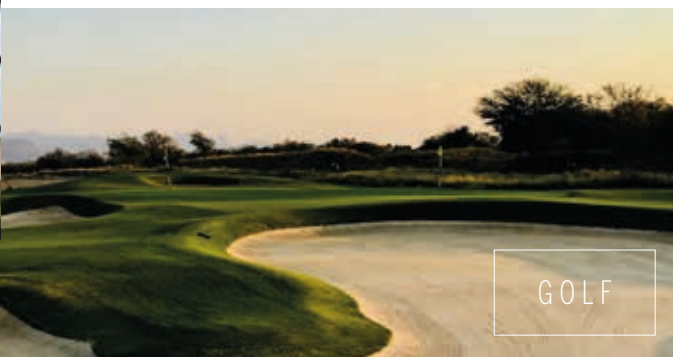


WINE & VINEYARD





EQUESTRIAN



GOLF



HISTORIC

## Our local experts will guide you on your journey.

For your real estate needs beyond Nevada, the Sotheby's International Realty® network gives you unique access to distinguished real estate brokerages worldwide. We can connect you with highly-reviewed, globally-connected experts ready to assist you.

Whether you choose to buy or sell locally, or anywhere else in the world, the professional service you receive from Sierra Sotheby's International Realty is unsurpassed.





Sierra Sotheby's International Realty® represents California and Nevada home buyers, sellers, and investors.

Through our seven offices, we are renowned for taking luxury real estate representation to new heights. Whether searching for a lakefront estate or valley ranch, portfolio property, or Nevada tax advantages, our global reach extends beyond the shores of Lake Tahoe and Reno valleys.

Our real estate advisors understand every client and property is unique—deserving service that exceeds expectations.

**Incline Village** | 570 Lakeshore Blvd,  
Incline Village, Nevada 89451

**Truckee** | 11177 Brockway Rd,  
Truckee, California 96161

**Reno** | 5301 Kietzke Ln Suite 200,  
Reno, Nevada 89511

**Reno** | 13945 S Virginia St #606,  
Reno, Nevada 89511

**Tahoe City** | 970 North Lake Blvd, PO Box 5127,  
Tahoe City, California 96145

**Zephyr Cove** | 195 Highway 50 Suite 200,  
Zephyr Cove, Nevada 89448

**South Lake** | 2247 Lake Tahoe Blvd,  
South Lake Tahoe, California 96150

**[info@sierrasothebysrealty.com](mailto:info@sierrasothebysrealty.com)**  
**[sierrasothebysrealty.com](http://sierrasothebysrealty.com)**

Scan QR code  
to learn more!







# A Guide to Relocating

MOVING TO INCLINE VILLAGE







Relocating to Incline Village, a gem on the North Shore of Lake Tahoe in Nevada, offers a unique blend of natural beauty, outdoor adventure, and a high quality of life. Here's what you can expect when making the move:

### Scenic Beauty and Outdoor Lifestyle

Incline Village is known for its stunning surroundings: pine-studded mountains, the clear, blue waters of Lake Tahoe, and sweeping views that captivate year-round. This natural setting encourages an active lifestyle. Residents enjoy skiing at Diamond Peak, hiking the Tahoe Rim Trail, and biking or snowshoeing depending on the season. The town's beaches, Burnt Cedar Beach, Incline Beach, Ski Beach, and Hermit Beach are favorites for kayaking, paddleboarding, or just relaxing. Living here means embracing the outdoors with a backyard that feels like a natural wonder.

### Climate and Seasons

Incline Village experiences four distinct seasons, each offering a unique charm. Winters are snowy but manageable, with many neighborhoods seeing moderate to heavy snowfall. Ski enthusiasts can hit the slopes nearby at Diamond Peak or Mt. Rose Ski Resort. Spring brings alpine blooms, and summers are warm, ideal for water sports. Fall foliage transforms the landscape with rich colors. The climate is a defining feature, appealing to those who enjoy both winter activities and summer on the lake.

### Quality of Life and Community

Incline Village is home to a small, tight-knit community. This fosters a welcoming environment where new residents quickly feel at home. The community leans affluent, and many residents are retirees or remote workers drawn by the natural beauty and slower pace. Safety is a highlight, with low crime rates contributing to the sense of security and peace. Several community organizations and events bring residents together, from local markets to volunteer groups, providing opportunities to connect.





## Financial Benefits

One of the significant financial advantages of living in Incline Village is Nevada's lack of state income tax, a draw for high earners and retirees alike. While real estate prices are high compared to many other places, the potential savings in taxes and the high demand for property often make it a worthwhile investment. Property values are steady due to the area's desirability and limited inventory, giving homeowners confidence in their investment's stability.

## Education and Family Life

Incline Village is a family-friendly town with a good school system, including Incline Elementary, Middle, and High Schools. Lake Tahoe School, a private institution, is also available for those seeking alternative education options. Additionally, the area has parks, sports facilities, and a strong focus on outdoor learning. These features make it appealing to families, especially those who value nature and wellness.

## Employment and Remote Work

Incline Village is a great choice for remote workers and entrepreneurs. With reliable internet and beautiful surroundings, it's easy to see why professionals who can work remotely find Incline Village an ideal base.

The local economy relies heavily on tourism and services, so those in hospitality or recreation might find seasonal employment.

## Accessibility and Transportation

Incline Village's location is relatively convenient, with Reno-Tahoe International Airport less than an hour away. This provides easy access for those who need to travel frequently. However, public transportation is limited, and many residents find having a car essential. While snow in winter may pose occasional challenges, the town is well-equipped for snow removal and road maintenance.

Relocating to Incline Village is an invitation to a lifestyle centered on nature, tranquility, and community. From skiing to paddleboarding, Incline offers something for every season. The balance between scenic beauty, tax benefits, and high quality of life makes it a unique place to call home.



# EDUCATION

Incline Village, Nevada, is served by several schools that provide education from preschool through high school. Here are the main schools in Incline Village:

### **Incline Elementary School**

Grades: Pre-K through 5th

Incline Elementary School (IES) offers a robust curriculum with an emphasis on foundational academic skills, social-emotional learning, and enrichment programs. The school has a diverse range of programs, including Spanish language instruction, music, and physical education. IES is known for its supportive community and dedicated staff.

### **Incline Middle School**

Grades: 6th through 8th

Incline Middle School (IMS) focuses on transitioning students from elementary to high school with a curriculum designed to build academic and social skills. The school provides various programs, including honors courses, STEM (Science, Technology, Engineering, and Math), music, art, and physical education. Extracurricular activities and clubs, such as student government and athletics, are also available to enhance the middle school experience.



### **Incline High School**

Grades: 9th through 12th

Incline High School (IHS) offers a comprehensive education with a strong emphasis on college preparation and career readiness. The school provides Advanced Placement (AP) courses, Honors programs, and the International Baccalaureate (IB) program. Students can participate in various clubs, sports teams, and community service opportunities. IHS is known for its smaller class sizes, which allows for more individualized attention and support.

### **Lake Tahoe School**

Grades: Pre-K through 8th

Type: Private School

Lake Tahoe School is a private, independent school that offers a rigorous academic program combined with a focus on character development and experiential learning. The school emphasizes small class sizes, individualized learning, and outdoor education. Students participate in a range of enrichment programs, including art, music, technology, and sports. The school's curriculum is designed to foster critical thinking, creativity, and a love of learning.

### **Incline Village Nursery School**

Type: Preschool

Incline Village Nursery School provides early childhood education for children ages 2 to 5. The school focuses on a play-based learning approach, emphasizing socialization, creativity, and foundational academic skills. It serves as an important stepping stone for children before they enter kindergarten.

These schools provide a range of educational options to cater to the needs of Incline Village residents.



## University of Nevada, Reno at Lake Tahoe

University of Nevada, Reno at Lake Tahoe, located in Incline Village, Nevada, was a private liberal arts institution known for its stunning campus on the shores of Lake Tahoe and its emphasis on innovative, experiential learning.

Founded in 1969, University of Nevada, Reno at Lake Tahoe offered a unique educational environment that combined rigorous academics with a strong focus on outdoor education and sustainability. The university's setting in the Sierra Nevada mountains provided students with an unparalleled opportunity to learn both inside and outside the classroom, surrounded by the natural beauty of Lake Tahoe.





University of Nevada, Reno at Lake Tahoe's academic programs were designed to foster creativity, critical thinking, and leadership, preparing students for a rapidly changing world. The university offered a range of undergraduate programs in fields such as business, education, environmental science, fine arts, psychology, and humanities. The business programs were particularly well-regarded, focusing on entrepreneurship, global management, marketing, and leadership. Environmental science was another standout program, leveraging the university's location to provide hands-on experience in sustainability, ecology, and environmental policy. University of Nevada, Reno at Lake Tahoe's fine arts program, including creative writing and digital arts, attracted students interested in pursuing careers in the arts and media, providing them with both traditional and cutting-edge tools to express their creativity.

At the graduate level, University of Nevada, Reno at Lake Tahoe offered programs such as the Master of Arts in Teaching (MAT), the Master of Business Administration (MBA), and the Master of Fine Arts (MFA) in Creative Writing. The MFA program, in particular, was well-known for its low-residency format, which allowed aspiring writers from around the country to participate in intensive workshops and residencies while continuing to live and work in their home communities. The MBA program was also distinctive for its focus on entrepreneurship and innovation, providing students with the skills needed to launch their own businesses or become leaders in their fields.

One of the hallmarks of Sierra Nevada University was its commitment to experiential learning. This approach extended beyond the classroom, with a curriculum that integrated outdoor adventure and environmental stewardship into academic and extracurricular activities. The university's location near Lake Tahoe, a world-renowned destination for skiing, snowboarding, hiking, and water sports, allowed it to offer unique programs that combined rigorous academic study with outdoor leadership and experiential education. Students were encouraged to engage with the environment, fostering a deep appreciation for nature and sustainability, which became a central theme in many of University of Nevada, Reno at Lake Tahoe's programs.

The university was also known for its close-knit community and small class sizes, which allowed for personalized attention from faculty and staff.

This environment fostered a strong sense of community and collaboration among students and faculty, creating a vibrant academic atmosphere. Beyond academics, University of Nevada, Reno at Lake Tahoe offered a variety of extracurricular activities, including clubs, student government, and athletics. The university's ski, snowboard, and cross-country teams were popular among students, taking full advantage of the nearby mountains and ski resorts.

In 2022, Sierra Nevada University merged with the University of Nevada, Reno (University of Nevada, Reno at Lake Tahoe), and its campus was rebranded as the University of Nevada, Reno at Lake Tahoe. This merger aimed to expand educational opportunities for students and integrate University of Nevada, Reno at Lake Tahoe's unique strengths in sustainability, outdoor education, and liberal arts with University of Nevada, Reno at Lake Tahoe's broader array of programs and resources. While University of Nevada, Reno at Lake Tahoe as a standalone institution no longer exists, its legacy continues through the expanded offerings and opportunities available at the Lake Tahoe campus, maintaining its commitment to providing an education that blends academic rigor with experiential learning and a strong connection to the natural world.







**LAKE  
TAHOE  
SCHOOL**

*Small School. Big Education.*

**PreK-8th Grade  
Private School in  
Incline Village, Nevada**



*A thriving community of engaged students, passionate educators, and connected families.*



### Academic Excellence

At LTS we are committed to delivering an engaging, joyful learning experience that will inspire a lifelong love of learning and foster high level, critical thinking skills as students mature.



### Creative Expression

We encourage student self-expression and celebrate students' creative achievements throughout the curriculum. Science, MakerSpace, visual arts, music classes, and a rich array of extracurricular activities provide our students unique opportunities to experiment, create, and perform.



### Physical Exploration

The Tahoe Basin is our classroom for outdoor, adventure learning and sports programs that link to a comprehensive physical education curriculum, developing sound bodies as well as sound minds.

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Tahoe School Today.**



**www.laketahoeschool.org**



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# Premier Custom Cabinetry Based in Reno-Tahoe

## *Luxury Cabinetry, Unparalleled Attention to Detail*

AC Cabinets is a premier custom cabinetry company based in Reno-Tahoe, specializing in crafting tailored solutions for kitchens, bathrooms, closets, and more. We position ourselves as trusted partners to builders, designers, and discerning homeowners, offering unparalleled expertise and a deep understanding of materials and design. Our commitment to authenticity, precision, and timeless luxury sets us apart, ensuring that every product reflects our dedication to exceptional craftsmanship and personalized service.



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A photograph of a person from behind, wearing a green t-shirt. Three hands are placed on their back, suggesting a massage or physical therapy. The background is blurred, showing a window with a view of a green landscape.

# Healthcare

CARING FOR INCLINE VILLAGE'S RESIDENTS

Healthcare in Incline Village, Nevada, is well-supported by a combination of local medical facilities, specialty clinics, and access to nearby hospitals. Located on the north shore of Lake Tahoe, Incline Village offers a range of health care services that cater to both residents and the large number of visitors who come for recreation. The community's health care system focuses on primary care, urgent care, specialty services, and emergency response, ensuring that the needs of the population are met effectively.

## **Incline Village Community Hospital**

One of the primary health care facilities in Incline Village is Incline Village Community Hospital, a part of the Tahoe Forest Health System. This hospital serves as a critical access point for residents and visitors, providing essential services such as emergency care, outpatient surgery, imaging, laboratory services, and primary care. The hospital's emergency department is particularly important for the community, given its proximity to popular outdoor recreation areas where injuries can occur. The hospital is staffed with board-certified emergency physicians and has the capability to stabilize patients before they are transferred to larger facilities if needed.

In addition to emergency care, Incline Village Community Hospital offers a range of outpatient services, including laboratory work, radiology, and physical therapy. This ensures that patients have access to diagnostic and rehabilitative care locally without the need to travel long distances. The hospital also collaborates with the Tahoe Forest Health System to provide access to specialized care, such as cardiology, oncology, and orthopedics, either on-site or through coordinated care with specialists based in nearby areas like Truckee and Reno.

## **Primary Care**

For non-emergency needs, Incline Village has several primary care clinics and private practices. These clinics offer comprehensive family medicine, pediatrics, internal medicine, and preventive care services. They focus on wellness and preventive care, chronic disease management, and treatment for common illnesses and injuries. Primary care providers in the area often work closely with specialists in nearby cities to provide coordinated care for more complex medical needs.

## **Urgent Care**

Residents and visitors in Incline Village also have access to urgent care services, which provide a vital option for non-life-threatening medical issues that require immediate attention. Urgent care centers in the area are equipped to handle a variety of conditions, including minor fractures, sprains, lacerations, infections, and flu symptoms. These centers help bridge the gap between primary care and emergency care, offering extended hours and walk-in appointments.


Given the active lifestyle of many Incline Village residents, there is a strong focus on sports medicine and orthopedic care. Local clinics and the hospital provide services that include injury assessment, physical therapy, and rehabilitation, catering to those who engage in skiing, hiking, biking, and other outdoor activities. The availability of physical therapy and rehabilitation centers is crucial for recovery from sports-related injuries, ensuring residents and visitors can return to their activities safely.

## **Specialty Services**

Mental health care is an essential component of the health care landscape in Incline Village. In addition to local mental health professionals-including psychologists, counselors, and therapists who provide individual therapy, family counseling, and substance abuse treatment-Sierra Community House offers invaluable support services to the community. This organization plays a critical role in providing resources for mental health, crisis intervention, and wellness programs. With expanded telehealth options, Incline Village residents also have increased access to specialists, ensuring they receive comprehensive care even if services are not locally based.

Health care in Incline Village is characterized by a strong community hospital, access to primary and urgent care, a focus on sports medicine, and the availability of mental health services. The combination of local facilities and proximity to larger medical centers ensures that residents and visitors have access to comprehensive and high-quality health care services.





# A Guide to Moving with Pets

Relocating to Incline Village, Nevada, with pets is an exciting journey to a beautiful area nestled along Lake Tahoe's northern shore. With its scenic landscapes, pet-friendly community, and endless outdoor activities, Incline Village is ideal for both you and your pets. Preparing well, understanding local regulations, and knowing the resources available for pet owners will make the transition smooth and enjoyable.

## Preparing for the Move

Before the move, ensure that your pets' vaccinations, health records, and any necessary licenses are up to date. While Nevada doesn't have strict quarantine laws, it's wise to check with local veterinary clinics in Incline Village about any specific pet health requirements. Have a pet emergency kit ready, including their favorite treats, toys, and other comforting items to ease travel stress. If driving, plan for pet-friendly stops along the way, allowing for breaks and exercise. If flying, research airline pet policies, keeping in mind Incline Village's closest airport is Reno-Tahoe International, about 45 minutes away.

## Finding Pet-Friendly Housing

Incline Village has a range of housing options, including condos, townhomes, and single-family homes. However, not all rentals are pet-friendly, so consider reaching out to local real estate agents who can assist in finding pet-friendly properties. Some properties have breed or weight restrictions, and pet deposits are common, so inquire about these ahead of time. Homeownership is often simpler for pet owners, as it allows more freedom to create a pet-friendly environment.

## Local Pet Regulations

Incline Village and Washoe County, where it's located, require dogs to be licensed annually, with proof of rabies vaccination. Cats do not require licenses but must also be up to date on vaccinations. Leash laws are in place, so keep pets on a leash when out in public areas. Additionally, while Incline Village is pet-friendly, there are some protected natural areas around Lake Tahoe where pets may be restricted, so always check signage.

## Outdoor Activities and Pet-Friendly Spots

The outdoor lifestyle in Incline Village is ideal for active pets. Numerous trails, parks, and beaches welcome dogs, making it easy for pets to explore the great outdoors. Tunnel Creek Trail and Spooner Lake are two popular trails with pet-friendly paths, offering spectacular lake views and opportunities for pets to enjoy fresh mountain air.

Incline Beach offers pet-friendly times and areas during the off-peak season, and nearby Patton Beach on the north shore of Lake Tahoe is a dog-friendly spot perfect for summer swims.

## Veterinary Care and Pet Services

Incline Village has veterinary clinics, and more specialized animal hospitals are a short drive away. Incline Veterinary Hospital is a highly rated clinic in town, providing a range of services, from regular checkups to emergency care. Grooming services, pet boarding, and pet-friendly stores are also available locally and in neighboring areas. For those interested in socializing their pets, Incline Village hosts pet events and has a friendly community of pet owners.

## Preparing for Seasonal Weather

Incline Village experiences four seasons, with snowy winters and mild summers. Ensure your pets are ready for the cold months by providing insulated beds, paw protection, and warm outerwear for dogs. During summer, the high altitude means strong sun, so be mindful of hydration and shade. Lake Tahoe's natural beauty offers year-round adventures, but monitoring the weather and adjusting pet routines for seasonal conditions will keep them safe and comfortable.

## Community Care and Nonprofit Organizations

The Pet Network Humane Society in Incline Village is a vital nonprofit organization dedicated to the welfare of animals, providing shelter, adoption services, and medical care to pets in need. They work tirelessly to find loving homes for each animal, and they offer community programs to support responsible pet ownership. Similarly, the Wylie Animal Rescue Foundation (WARF) is a volunteer-based organization that rescues and rehabilitates abandoned and homeless animals around Lake Tahoe. WARF is committed to reducing pet overpopulation and providing ongoing care and placement for animals, ensuring they receive a second chance at a happy, healthy life. Together, these organizations play a significant role in promoting animal welfare and connecting the community with opportunities to foster, adopt, or volunteer.



# Exploring Incline Village



Incline Village offers an enchanting blend of natural beauty and vibrant communities. Incline Village boasts stunning lakeside vistas, pristine beaches, and access to numerous outdoor activities, from hiking the scenic trails of Diamond Peak to enjoying water sports on the crystal-clear waters of Lake Tahoe.

Incline Village, located on the northern shore of Lake Tahoe in Nevada, is known for its scenic beauty, outdoor recreation, and upscale residential areas. Here are some of the notable neighborhoods in Incline Village:



### Crystal Bay

Crystal Bay is a picturesque lakeside gem on Lake Tahoe's North Shore. Known for its crystal-clear waters, luxury homes, and serene beaches, it offers activities like boating, swimming, and hiking. Surrounded by majestic mountains, it's a haven for outdoor enthusiasts and a peaceful retreat year-round.

### Upper and Lower Tyner

Upper and Lower Tyner are neighborhoods offering stunning views of Lake Tahoe and the surrounding mountains. Upper Tyner sits at a higher elevation, featuring larger homes and proximity to hiking trails, while Lower Tyner offers easier access to town amenities. Both are sought after for tranquil, scenic living.







## Jennifer

Jennifer is a peaceful residential area known for its scenic beauty and proximity to Lake Tahoe. Nestled among towering pines, it features charming homes, easy access to outdoor activities like hiking and skiing, and a tranquil ambiance, making it a desirable neighborhood for nature lovers and families.

## Eastern Slope

The Eastern Slope neighborhood is renowned for its expansive lake views, luxurious homes, and larger lots. Nestled on the hillside, it offers privacy, serenity, and easy access to Lake Tahoe's outdoor recreation. Residents enjoy a mix of natural beauty, upscale living, and breathtaking sunsets over the lake.





## Apollo

The Apollo neighborhood is a quiet residential area offering a mix of mountain and lake views. Known for its peaceful environment, it features beautiful homes surrounded by nature. Close to Lake Tahoe's recreational activities, Apollo is ideal for those seeking tranquility and proximity to outdoor adventures.

## Lakeview Subdivision

The Lakeview Subdivision is a coveted neighborhood offering stunning views of Lake Tahoe and close proximity to the shoreline. Known for its upscale homes, spacious lots, and serene atmosphere, it provides easy access to beaches, trails, and town amenities, making it a top choice for luxury lakeside living.







## Ski Way

Ski Way is a vibrant neighborhood conveniently located near Diamond Peak Ski Resort. Ideal for winter sports enthusiasts, it features a mix of cozy condos and charming homes. With forested surroundings, scenic views, and easy access to skiing, hiking, and town amenities, it's a year-round outdoor haven.

## Lakefront

The Lakefront neighborhood offers unparalleled access to Lake Tahoe's pristine shoreline. Known for its luxurious estates and private beaches, it combines breathtaking lake views with exclusive amenities. Residents enjoy water activities, serene sunsets, and proximity to Incline Village's dining and recreation, epitomizing elegant lakeside living.





### Mill Creek

Mill Creek is a premier residential community located in Incline Village, offering a serene lifestyle just steps from Lake Tahoe's pristine shores. Known for its spacious custom homes and peaceful, tree-lined streets, Mill Creek is ideal for those seeking privacy and luxury in a mountain setting. Residents enjoy convenient access to Incline Village's world-class amenities, including golf courses, ski resorts, and private beaches, all while being surrounded by the natural beauty of the Sierra Nevada.

### The Woods

The Woods is a charming residential community nestled in the heart of Incline Village. Known for its tranquil atmosphere and lush forested surroundings, The Woods offers a mix of custom homes and mountain retreats, perfect for those seeking a peaceful lifestyle. Conveniently located near Incline Village's amenities, including private beaches, golf courses, and recreation facilities, The Woods provides the perfect balance of privacy and accessibility to Lake Tahoe's vibrant outdoor and leisure opportunities.





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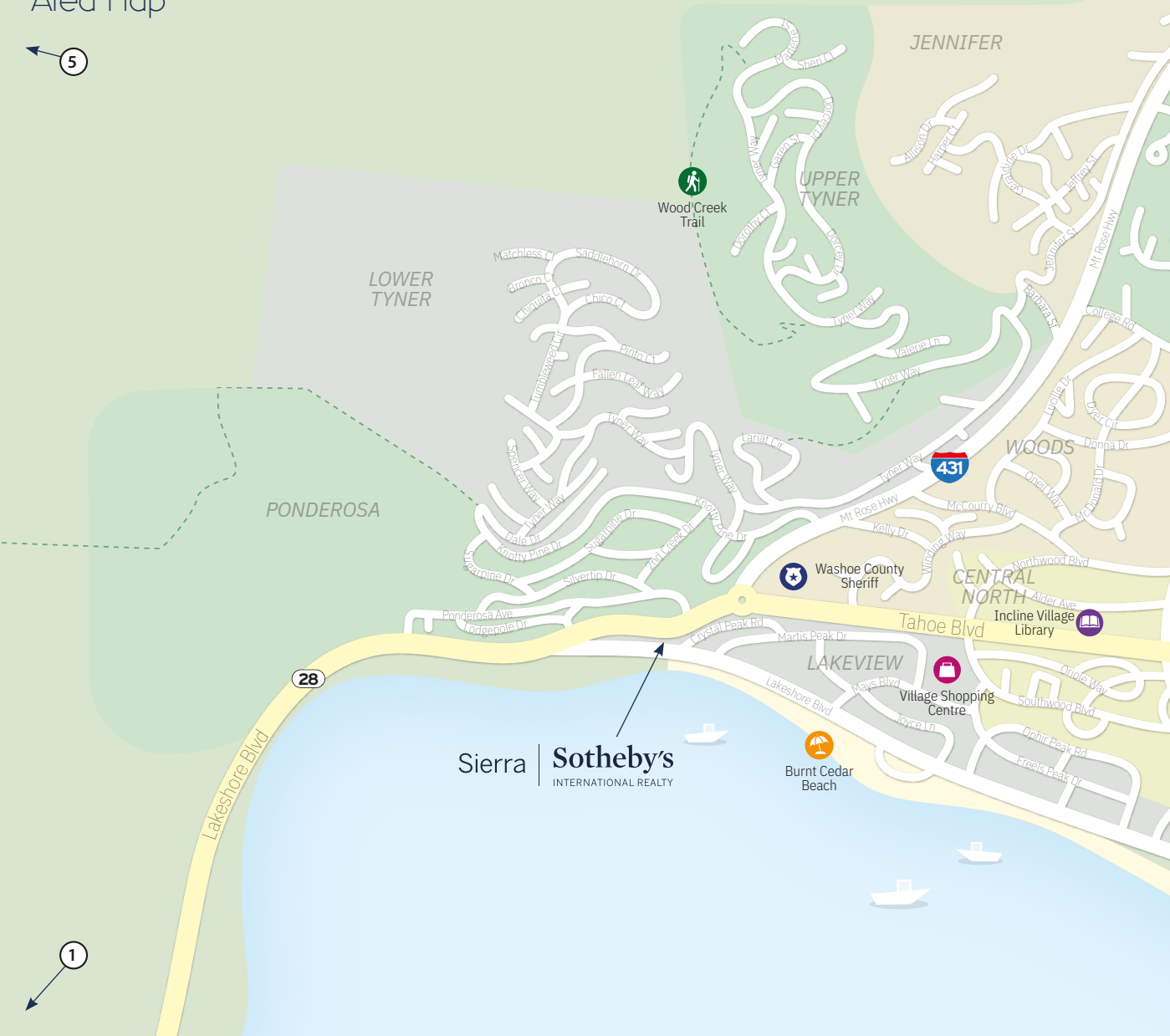
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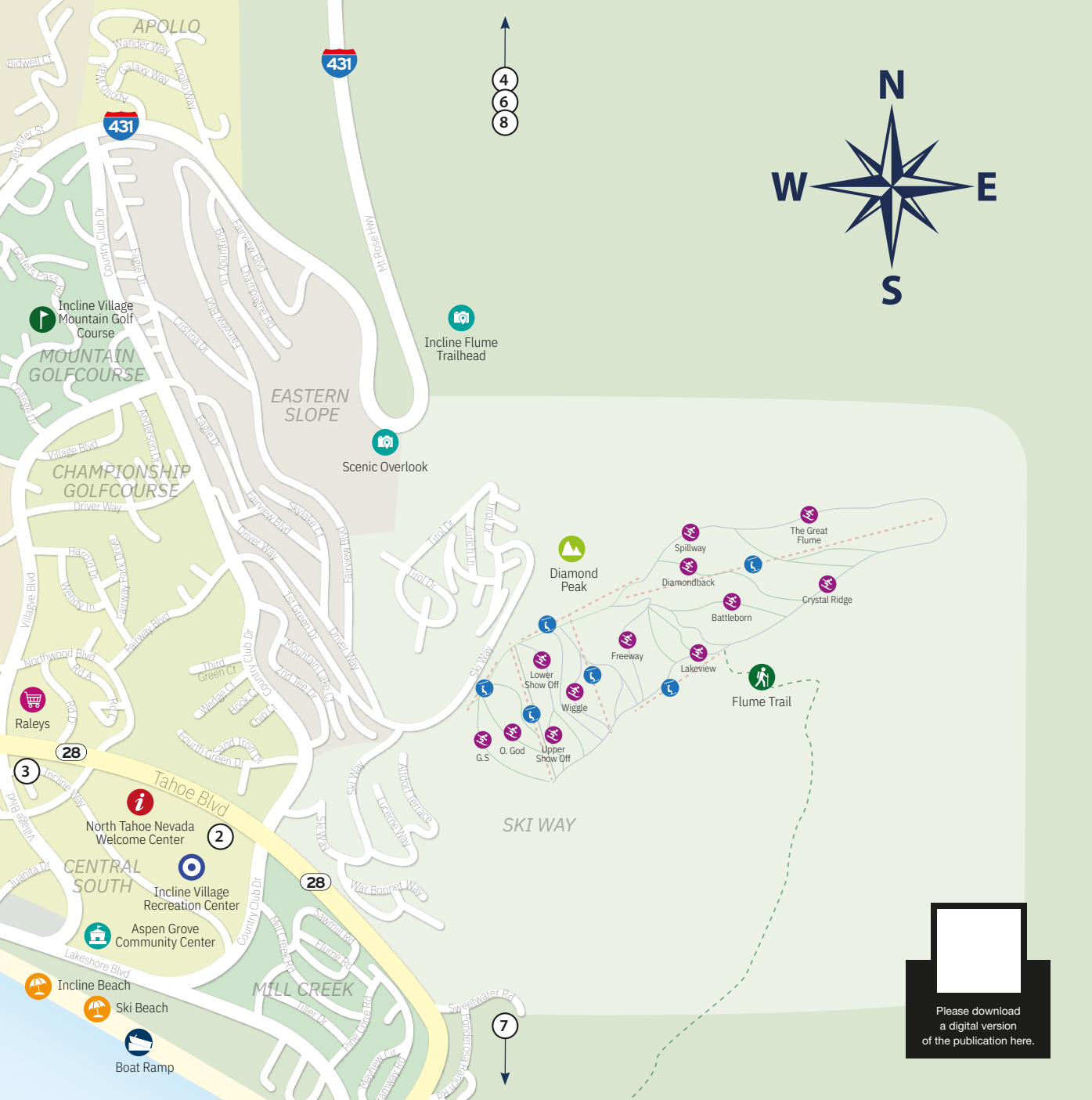
# Incline Village Area Map



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# Conservation

HELP SAVE OUR ENVIRONMENT





Incline Village has several organizations and companies focused on environmental conservation and sustainability in the broader Lake Tahoe region. These entities work to protect and enhance the natural beauty and ecological health of the area, which includes Incline Village. Here are some key organizations and companies involved in conservation efforts in and around Incline Village:

### **Tahoe Fund**

The Tahoe Fund is a nonprofit organization dedicated to raising private funds for conservation and improvement projects in the Lake Tahoe Basin. They work on various initiatives, including forest health, water quality, and transportation improvements. The Tahoe Fund collaborates with local governments and other organizations to support projects that benefit Incline Village and the surrounding areas.

### **Tahoe Rim Trail Association (TRTA)**

The Tahoe Rim Trail Association is a nonprofit organization focused on maintaining and enhancing the Tahoe Rim Trail, which spans the Lake Tahoe Basin, including Incline Village. The TRTA works on trail maintenance, restoration projects, and educational programs to promote sustainable use of the trail and protect the natural environment.

### **Tahoe Institute for Natural Science (TINS)**

The Tahoe Institute for Natural Science is dedicated to environmental education and scientific research in the Lake Tahoe region. TINS offers programs and activities focused on local wildlife, plant life, and ecological conservation, helping to foster a greater understanding and appreciation of the region's natural resources.

### **Sierra Nevada Conservancy**

While not based specifically in Incline Village, the Sierra Nevada Conservancy operates across the Sierra Nevada region, including areas around Lake Tahoe. They work on various conservation projects related to forest health, water resources, and habitat protection.

### **Lake Tahoe Community College Foundation**

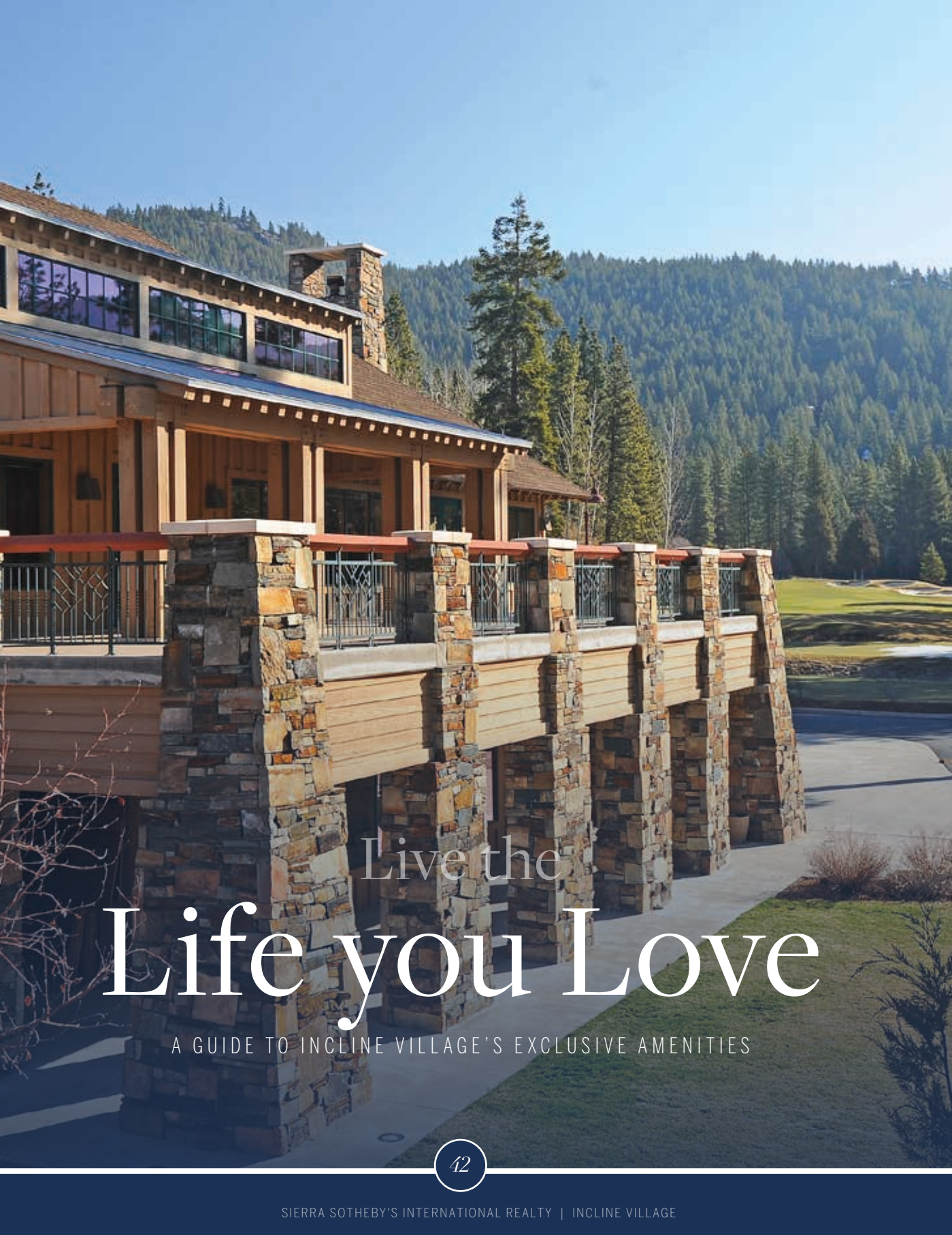
The Lake Tahoe Community College Foundation supports educational programs and initiatives related to environmental science and conservation. The foundation helps fund projects and research that contribute to the understanding and preservation of the Lake Tahoe environment.

### **Local Environmental and Conservation Groups**

There are also various local environmental and conservation groups that engage in community-based conservation efforts in Incline Village. These groups often organize clean-up events, educational workshops, and advocacy campaigns to promote environmental stewardship and sustainability.

While Incline Village may not have a high concentration of dedicated conservation companies, the presence of these organizations and their collaborative efforts contribute significantly to the conservation and protection of the Lake Tahoe region's natural resources.





Live the  
**Life you Love**

A GUIDE TO INCLINE VILLAGE'S EXCLUSIVE AMENITIES





Incline Village is an incorporated community of Washoe County. IVGID, Incline Village General Improvement District, is a local agency that supplies and regulates utilities (water and sewer) and regulates the community recreational facilities, private beaches, Diamond Peak Ski Resort, tennis complex, recreation center, and golf courses. Residents of Incline Village have access to the private beaches and special rates on all the facilities. For more information on IVGID exclusive recreational facilities, passes and punch cards, and registration, please visit the Incline Village Parks and Recreation website at: [yourtahoeplace.com](http://yourtahoeplace.com).

## Amenities

- Two Robert Trent Jones Golf Courses with reduced rates: The Incline Village Championship Golf Course and The Mountain Golf Course
- Diamond Peak Ski Area is owned and operated by Incline Village with discounted lift tickets for residents
- Free admission to Incline Beach, Ski Beach and Burnt Cedar Beach, all containing gated sandy beaches and landscaped grounds exclusive for residents and guests
- Access to the outdoor pool area for the pass holder and guests
- Boat ramp access at Ski Beach for a small fee
- Access to the Incline Village Tennis Complex containing eight tennis courts, 12 permanent pickleball courts and a full-stocked Pro Shop
- Reduced rates for recreational programs and the Recreation Center, on either a daily or seasonal basis
- Reduced rates for rentals of the Chateau at Incline Village™ and Aspen Grove Community building including park area and all athletic fields









# Leisure Activities

EXPLORE WHAT WE HAVE TO OFFER

Incline Village offers a fantastic array of leisure activities, from outdoor adventures and water sports on Lake Tahoe to cultural events, golfing, and relaxing spa experiences. This charming lakeside community makes the most of its beautiful setting and four-season climate, creating diverse recreational options for residents and visitors alike.

## Outdoor Recreation and Water Sports

**Lake Tahoe and Nearby Trails:** Incline Village is home to several scenic trails that vary in difficulty such as the Tahoe Rim Trail, Monkey Rock, Chickadee Ridge, offering something for everyone from casual walkers to experienced hikers. The Flume Trail, for instance, provides breathtaking views of Lake Tahoe and is popular with hikers and mountain bikers. Another favorite, Tunnel Creek Trail, takes you through pine forests with beautiful lake vistas.

**Water Sports on Lake Tahoe:** Lake Tahoe's crystal-clear waters offer excellent conditions for kayaking, paddleboarding, jet skiing, and boating. Incline Beach and Ski Beach are two popular access points. The beaches are private and offer exclusive access for homeowners. There is public access to the state park of Sand Harbor, located on the northeastern shore of Lake Tahoe. Kayak rentals and guided tours are widely available, allowing even beginners to enjoy the water.

## Lakeview Golfing

Incline Village is known for its two stunning golf courses, which cater to players of all skill levels. The Championship Course is a par-72 layout with beautiful lake and mountain views, while the Mountain Course is a par-58 course with shorter holes, making it perfect for a quick round. Both courses are beautifully maintained, and golf instruction is available for those looking to improve their game.





## Skiing and Snowboarding in Winter

Incline Village's proximity to several top-tier ski resorts makes it a winter sports paradise. Diamond Peak Ski Resort, located right in Incline, offers family-friendly slopes, lessons, and rental equipment. For more challenging terrain, Mt. Rose Ski Tahoe is just a short drive away and has a reputation for excellent powder and stunning views. Snowshoeing and cross-country skiing are also popular, with several trails in and around Incline Village. Lake Tahoe boasts 14 other fantastic ski resorts, all easily accessible from Incline Village.

## Fitness and Wellness Centers

Incline Village has several high-end spas perfect for relaxing after a day outdoors. Stillwater Spa at the Hyatt Regency Lake Tahoe offers a range of luxurious treatments, from massages to facials, in a serene lakeside setting. Yoga and wellness centers in town provide additional relaxation options, often incorporating scenic outdoor spaces for classes in summer. The Incline Village Recreation Center offers diverse fitness amenities, including a gym, pool, and group classes like yoga and Zumba. It serves all ages with affordable memberships, seasonal sports, and community events, fostering an inviting atmosphere for residents and visitors alike. Incline Village has several yoga studios, including Studio Tahoe, known for vinyasa and restorative classes, and Tahoe Yoga and Wellness Center, which offers holistic yoga and wellness services. Still Water Yoga provides various styles, including hot yoga. Each studio caters to different levels, enhancing community wellness in Lake Tahoe. Incline Village hosts a few Pilates studios, including Incline Village Pilates, offering reformer and mat classes for all levels, and Studio Tahoe, which provides both Pilates and fitness fusion classes. Tahoe Pilates and Wellness also specializes in individualized sessions, supporting strength and flexibility training.

## Boating and Fishing

For boating enthusiasts, Lake Tahoe offers some of the best opportunities for leisurely cruises and fishing. Local marinas provide boat rentals and charters, and fishing on Lake Tahoe is a popular pastime with species like mackinaw, rainbow trout, and kokanee salmon. Licensed fishing charters are available, or you can cast your line from the shore or a rented boat.







## Exploring Local Arts and Culture

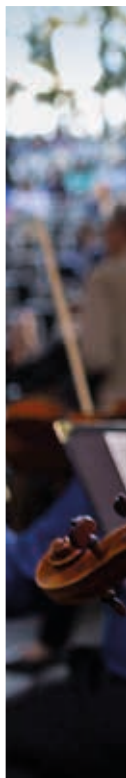
Incline Village has a rich cultural side with galleries, live music, and community events. Shakespeare at Sand Harbor is a beloved event, drawing audiences to Sand Harbor Beach each summer for theatrical performances with Lake Tahoe as a natural backdrop. Classical Tahoe, a renowned annual summer music festival in Incline Village, Nevada, brings together world-class musicians to perform against the stunning backdrop of Lake Tahoe. The festival spans several weeks and includes orchestral and chamber music performances that highlight classical masterpieces and contemporary compositions. The event emphasizes not just music but also community engagement, with masterclasses, educational programs, and intimate performances designed to bring audiences closer to the musicians. In 2022, the festival elevated its arts celebration by collaborating with the Oscar de la Renta fashion house to host an exclusive runway show, blending high fashion with classical music. This special event featured elegant designs by Oscar de la Renta, showcasing the brand's latest collection in a setting that reflected the natural beauty and sophistication of Tahoe. The runway show attracted art and fashion enthusiasts from across the region, aligning beautifully with Classical Tahoe's mission to celebrate artistic expression and enrich the cultural landscape of the area.

## Dining and Shopping

Dining in Incline Village ranges from casual lakeside cafes to fine dining. Many restaurants offer local and seasonal dishes, with fresh ingredients and an emphasis on sustainable practices. Shopping in town features a mix of unique boutiques, outdoor gear shops, and specialty stores. Whether you're looking for handmade crafts, souvenirs, or the latest in ski gear, Incline Village has a variety of retail options.

## Casinos and Nightlife

For those looking for a bit of nightlife, the Hyatt Regency Lake Tahoe includes a casino where you can try your luck at slot machines, blackjack, or poker. The Crystal Bay Club located at Stateline also has a few casinos, often featuring live music and events. The laid-back nightlife scene in Incline Village often includes live music, craft cocktails, and local brews.



## Community Events and Family-Friendly Activities

Incline Village hosts events throughout the year that are perfect for families, including festivals, holiday celebrations, and outdoor movie nights. During summer, Incline Village Parks and Recreation organizes camps, sports leagues, and events for kids and adults. Seasonal events, like the Fourth of July Fireworks over Lake Tahoe, are also hugely popular and bring the community together.

The Ullr Fest in North Lake Tahoe is a beloved annual winter celebration held at Diamond Peak Ski Resort in Incline Village. Named after Ullr, the Norse god of snow, the festival embraces winter sports and Nordic mythology with a mission to raise funds for the Diamond Peak Ski Team, supporting young athletes in the area.

Live music at Incline Beach is a summer highlight in Incline Village, drawing both locals and visitors to Lake Tahoe's scenic shoreline for vibrant evening concerts. Organized by the Incline Village General Improvement District (IVGID), these events offer a mix of genres, including Rock, Jazz, and Blues, performed by talented local and regional musicians.

## Wildlife Viewing and Photography

Lake Tahoe's surrounding wilderness offers abundant opportunities for wildlife viewing. Birds, deer, and even bears can sometimes be spotted around Incline Village. There are numerous scenic locations for photography, especially at sunrise and sunset when the lake and mountains look their most dramatic. Sand Harbor and Hidden Beach are particularly popular for both wildlife sightings and landscape photography.

Incline Village is a perfect blend of adventure, relaxation, and natural beauty, ensuring that everyone can find something to enjoy. With so many leisure activities, you can immerse yourself in the area's incredible landscape year-round, making it a truly special destination.





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An aerial photograph of a lakefront property at dusk. The property is situated on a rocky peninsula, featuring several houses with warm interior lights glowing through the windows. The houses are surrounded by dense evergreen trees. The calm water of the lake reflects the deep blue of the twilight sky and the lights from the property. In the background, snow-capped mountains rise against the horizon.

# Lakefront Properties

EXPLORING INCLINE VILLAGE'S SPECTACULAR COMMUNITIES



Lakefront properties in Incline Village represent some of the most coveted real estate on Lake Tahoe, providing direct access to pristine water, expansive views, and an unparalleled connection to nature. Here's a look at what makes lakefront homes in Incline Village unique, the lifestyle they offer, and what buyers should consider when exploring these luxury properties.



### Lakefront Crystal Bay

Lakefront Crystal Bay is a prestigious and scenic community offering luxurious waterfront properties with stunning views of the lake and surrounding mountains. This exclusive area is known for its private beaches, high-end homes, and serene atmosphere. Residents enjoy direct access to water activities such as boating, kayaking, and fishing, along with hiking and skiing opportunities nearby. The neighborhood is renowned for its tranquility, privacy, and natural beauty, making it a sought-after destination for those seeking an upscale lakeside lifestyle. It's the perfect blend of outdoor adventure and sophisticated living.

### Lakefront Incline Village

Lakefront Incline Village is an exclusive and prestigious area known for its luxury properties with direct access to the lake. The neighborhood boasts stunning panoramic views of the crystal-clear waters, private beaches, and abundant outdoor recreational opportunities, including boating, water sports, and hiking. Homes in this area feature high-end designs and offer privacy, making it a sought-after location for affluent residents seeking a tranquil yet active lifestyle. With proximity to both Incline Village's amenities and the natural beauty of the surrounding landscape, Lakefront Incline Village is a premier lakeside living destination.





## The Lifestyle: A Blend of Luxury and Recreation

Living lakefront in Incline Village is as much about lifestyle as it is about the property itself. The region experiences four distinct seasons, each bringing unique outdoor activities. In summer, lakefront residents can enjoy kayaking, paddleboarding, and sailing right from their backyard. In winter, skiing and snowboarding at nearby resorts are just minutes away. Additionally, Incline Village offers exclusive amenities for its residents, such as the Incline Village General Improvement District (IVGID) beach access, golf courses, tennis courts, and a recreation center. This blend of privacy, exclusivity, and recreational variety is a large part of the lakefront appeal.

## Financial and Investment Value

Owning lakefront property in Incline Village is a significant investment due to the high demand and limited availability of these waterfront locations. The exclusivity of these properties often leads to appreciating values, making them a strong financial asset over time. Additionally, Nevada's lack of state income tax is a significant financial benefit, particularly for high-income earners or retirees. Property values in the area have historically shown stability and growth, a major factor in the investment appeal of these homes.







# Golf Properties

EXPLORING INCLINE VILLAGE'S SPECTACULAR COMMUNITIES

Incline Village offers a selection of premium golf properties, ideal for enthusiasts who want to live close to world-class golf courses while enjoying scenic views of Lake Tahoe and the surrounding mountains. Known for its luxurious yet laid-back atmosphere, Incline Village's real estate market includes golf properties that range from spacious condos overlooking the fairways to custom-built estates with private access to golf amenities.

## Championship Course

The Championship Golf Course is one of the area's premier golf destinations, offering an exceptional golfing experience amidst breathtaking natural scenery. Nestled in the heart of the Lake Tahoe region, this 18-hole, par-72 course is renowned for its stunning views of both the Sierra Nevada mountains and the crystal-clear waters of Lake Tahoe. Designed by Robert Muir Graves and opened in 1964, the Championship Golf Course offers a challenging yet rewarding layout suitable for golfers of all skill levels.

The course is characterized by its lush fairways, well-maintained greens, and strategically placed hazards that test a golfer's accuracy and skill. With its undulating terrain, natural water features, and towering pines, the course provides a picturesque and serene environment that enhances the overall golfing experience. It is often noted for its challenging elevation changes, narrow fairways, and difficult greens, which make it a favorite among seasoned golfers.

The Championship Golf Course is part of the Incline Village Golf Club, which offers a variety of membership options, including seasonal and annual passes, as well as special rates for residents. In addition to the course itself, the facility provides amenities such as a pro shop, practice range, and clubhouse, where golfers can relax after a round and enjoy food and drinks with panoramic views.

Beyond golf, the course also serves as a hub for community events and tournaments, attracting golf enthusiasts from around the region. It is a popular venue for charity events, corporate outings, and social gatherings, making it an important part of Incline Village's vibrant recreational and social scene. Whether you're a local resident or visiting Lake Tahoe, the Championship Golf Course offers an unforgettable golfing experience.





## Mountain Golf Course

The Mountain Golf Course offers a unique and scenic golfing experience, set against the backdrop of the majestic Sierra Nevada mountains. This 18-hole, par-58 course is shorter and more accessible than the nearby Championship Golf Course, making it ideal for golfers of all skill levels, from beginners to seasoned players. The layout features narrow fairways, challenging elevation changes, and picturesque views of Lake Tahoe and the surrounding forested landscape.

The Mountain Golf Course is known for its beautiful setting, with towering pine trees and panoramic mountain vistas. Its design incorporates natural terrain features, creating a course that is both enjoyable and challenging. The course offers a relaxing yet engaging experience, with holes that require strategy and precision rather than distance.

Located in the heart of Incline Village, the Mountain Golf Course is a favorite among locals and visitors alike. The course is also known for its family-friendly atmosphere and is popular for quick, casual rounds. Amenities include a practice area, a pro shop, and a clubhouse offering refreshments and a place to unwind after a round.

In addition to regular play, the Mountain Golf Course hosts various events, leagues, and tournaments throughout the year, adding to its vibrant community. With its blend of challenging play, natural beauty, and relaxed atmosphere, the Mountain Golf Course is a gem for those looking for an enjoyable and scenic golfing experience in the Lake Tahoe region.



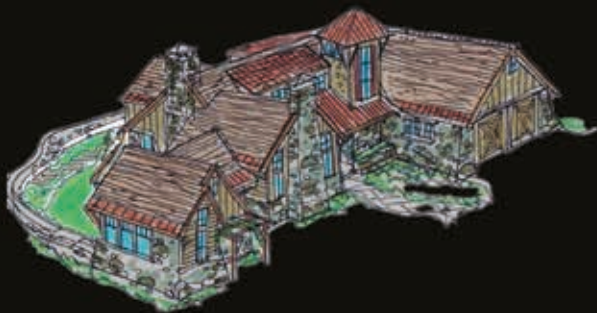


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# Ski Properties

EXPLORING INCLINE VILLAGE'S SPECTACULAR COMMUNITIES





Ski properties in Incline Village are a top choice for those who want easy access to skiing and winter sports alongside the beauty of Lake Tahoe. These properties offer proximity to premier slopes, including Diamond Peak Ski Resort, as well as luxury amenities that elevate the mountain lifestyle. Here's an overview of what ski properties in Incline Village have to offer:



### **Prime Location for Ski Access**

Incline Village is located just minutes from Diamond Peak, a family-friendly ski resort known for its breathtaking lake views, well-groomed slopes, and variety of runs suitable for all skill levels. This proximity to Diamond Peak makes Incline Village a sought-after location for ski enthusiasts. In addition, other world-class ski resorts like Mt. Rose, Northstar, Palisades, and Heavenly are all within a short drive, giving residents access to a wide range of skiing options, from beginner to advanced terrain.

### **Types of Ski Properties**

Ski properties in Incline Village range from cozy mountain condos and townhomes to luxury custom-built homes and large estate properties. Many of these homes are designed with ski access in mind, featuring convenient storage for gear, heated garages, and open floor plans ideal for gatherings after a day on the slopes. Condos and townhomes close to Diamond Peak are especially popular with those seeking a low-maintenance ski property, while larger single-family homes often come with expansive views, spacious living areas, and luxury finishes.

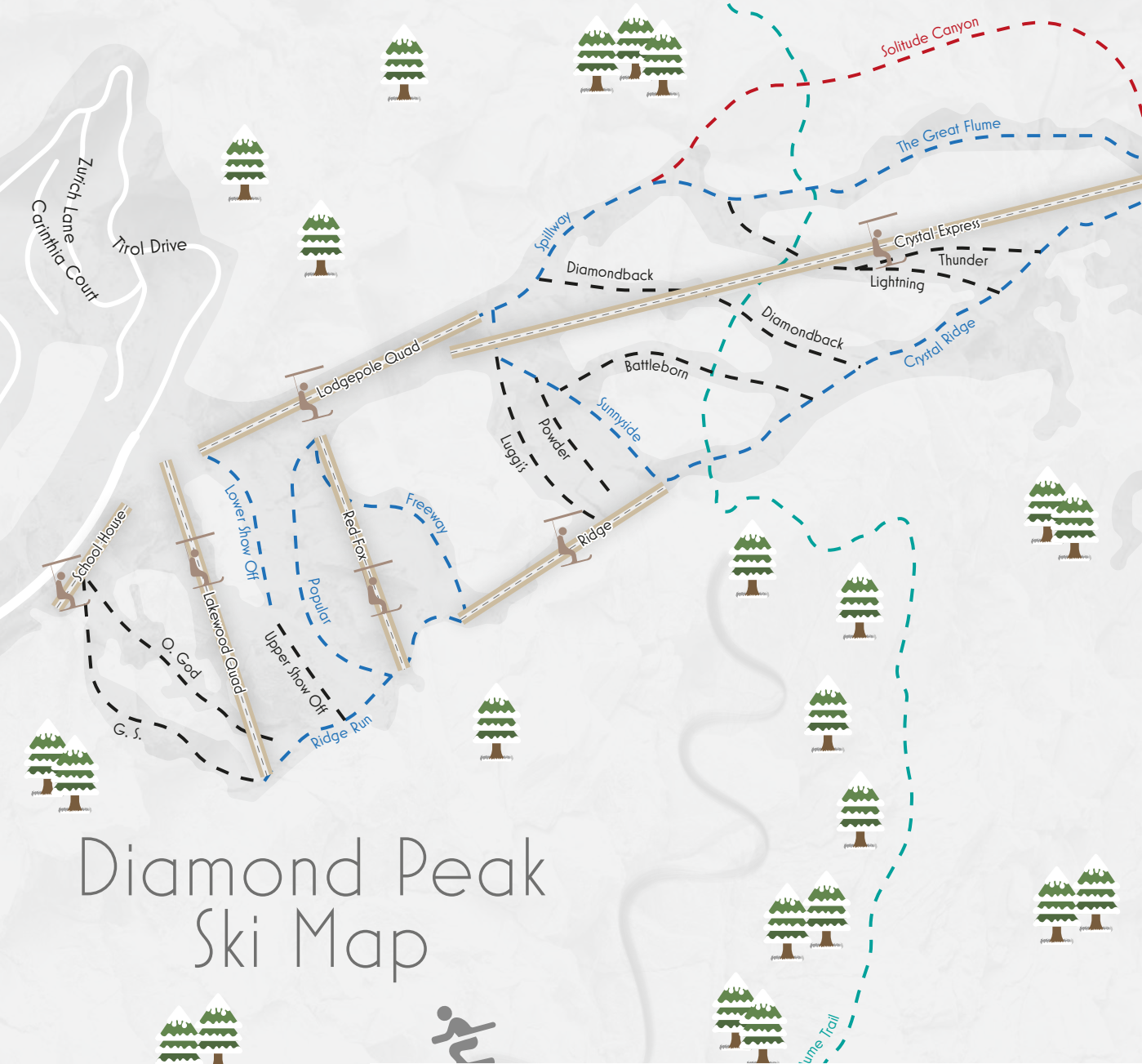
### **Architectural Style and Amenities**

The architecture of ski properties in Incline Village typically blends alpine and contemporary styles, with design elements that enhance the mountain experience. Homes often feature vaulted ceilings, exposed wooden beams, large stone fireplaces, and panoramic windows that capture views of the lake, mountains, or ski slopes. Many properties also offer luxury amenities like hot tubs, saunas, home theaters, and game rooms, creating the perfect après-ski atmosphere. Outdoor decks and patios are common, designed for taking in the crisp mountain air and scenic vistas.





# Incline Village



# Diamond Peak Ski Map

## Diamond Peak

Diamond Peak Ski Resort offers breathtaking views of Lake Tahoe and a family-friendly atmosphere. Known for its diverse terrain, it caters to all skill levels with 30 runs, from beginner slopes to challenging black diamonds. The resort features a vertical drop of 1,840 feet, six lifts, and efficient snowmaking for reliable conditions. Affordable lift tickets and ski school programs make it popular among locals and visitors. The base lodge provides dining, rental services, and après-ski options. Diamond Peak is a favorite for its stunning vistas, manageable crowds, and welcoming vibe.





# Farmers Markets

WHERE FLAVOR AND CULTURE MEET

# Farmers Markets

## A STAPLE FOR INCLINE VILLAGE RESIDENTS

Incline Village, boasts a variety of markets that cater to the needs of its residents and visitors. These markets offer a diverse range of products, from fresh local produce to specialty items, reflecting the community's focus on quality, convenience, and support for local businesses.

### Farmers Markets

One of the standout features of Incline Village's market scene is the Incline Village Farmers Market. Held seasonally, typically from June through September, this vibrant market is a community staple. Located at the parking lot of the Incline Village Library, it provides a platform for local farmers, artisans, and producers to showcase their goods. Visitors can find an array of fresh, seasonal produce, including fruits, vegetables, and herbs. Additionally, the market features vendors selling artisanal breads, cheeses, meats, and handcrafted goods. It's not just a place to shop but a gathering spot where locals can connect, enjoy live music, and participate in community events. The market emphasizes sustainability and local sourcing, ensuring that consumers have access to high-quality, fresh products while supporting regional agriculture.

### Specialty Markets

Incline Village also has specialty markets that cater to specific needs and tastes. The Fresh Kutz is a local favorite for those seeking high-quality meats and gourmet products. This specialty butcher shop offers a range of fresh cuts, including steaks, roasts, and custom orders. It's ideal for those looking to prepare special meals or seeking premium meat products.

### Local and Artisan Shops

In addition to these primary markets, Incline Village features several local shops that provide unique products and specialty items. The Incline Spirits offers a curated selection of wines, including local and international options. It's a great place for residents and visitors to find fine wines and receive recommendations from knowledgeable staff.

Local markets in Incline Village often reflect the area's commitment to supporting small businesses and fostering a strong community spirit. The emphasis on fresh, local produce and specialty items contributes to a vibrant market culture that enhances the overall quality of life in this scenic region.



# Arts and Culture

EXPLORE THE ARTISTIC COMMUNITY OF INCLINE VILLAGE

Incline Village is not only known for its outdoor beauty and recreation but also for its vibrant arts and cultural scene. The community embraces a diverse range of artistic and cultural activities that reflect the natural beauty, heritage, and creativity of the Lake Tahoe region.



## Lake Tahoe Shakespeare Festival

One of the most prominent cultural events near Incline Village is the Lake Tahoe Shakespeare Festival, held annually at Sand Harbor State Park, just a short drive from Incline Village. This festival is a beloved summer tradition that showcases world-class performances of Shakespeare's plays, as well as other classic and contemporary works. Set against the backdrop of Lake Tahoe's crystal-clear waters, the outdoor amphitheater provides a stunning natural setting for these performances. The festival also includes live music, dance, and family-friendly performances, offering a variety of cultural experiences that attract both residents and visitors.

## Incline Village Fine Arts Festival

The Incline Village Fine Arts Festival is an annual event that celebrates visual arts by bringing together artists and artisans from around the region and beyond. Held at Preston Field, the festival features a wide array of artwork, including paintings, sculptures, photography, jewelry, and ceramics. The festival provides an opportunity for art lovers to interact with artists, purchase unique pieces, and participate in art-related activities. It is a wonderful way to support local and regional artists and experience the creative spirit of Incline Village.

## Tahoe Art Walk

The Tahoe Art Walk is a monthly event that takes place across various North Lake Tahoe communities, including Incline Village. The Tahoe Art Walk, held on the second Saturday of each month, is a self-guided tour of local galleries, studios, and creative spaces across North Lake Tahoe. This event encourages residents and visitors to explore local galleries, studios, and businesses that feature art exhibits, live music, and local crafts. It fosters a sense of community and offers a platform for local artists to showcase their work. The Art Walk often includes live demonstrations, workshops, and opportunities to meet the artists, creating an interactive cultural experience. This monthly event supports local artists, fosters connections between artists and the community, and celebrates the area's diverse artistic talent.

## Thunderbird Lodge

The Thunderbird Lodge, also known as the Whittell Estate, is a historic and architectural landmark on the eastern shore of Lake Tahoe near Incline Village, Nevada.

Built in the 1930s by wealthy San Francisco socialite and real estate mogul George Whittell Jr., the lodge captures the essence of Tahoe's natural beauty and early 20th-century luxury. Whittell, a reclusive and eccentric figure, designed the lodge as a secluded retreat, incorporating native stone and timber to blend seamlessly with the surrounding landscape.

## Music and Performing Arts

Music and performing arts are an integral part of Incline Village's cultural landscape. The village offers numerous venues and events that feature live music, from local bands to national touring acts. Local establishments, such as the Hyatt Regency Lake Tahoe, often host live music and entertainment, contributing to the vibrant nightlife.

## Community Events and Festivals

Incline Village hosts a variety of community events that celebrate local culture and creativity. Events such as the Ullr Festival, Fourth of July parade, and the Tahoe Film Fest bring together residents and visitors for celebrations that feature local art, crafts, music, food, and performances. These events are family-friendly and offer opportunities for people of all ages to experience and participate in the community's artistic and cultural offerings.



Incline Village's arts and culture scene is dynamic and ever-evolving, offering a rich array of experiences for those who live in and visit this unique community. From visual arts and music to theater and festivals, Incline Village provides ample opportunities for cultural enrichment and creative expression in a stunning natural setting.



## Our Offices

### Incline Village

570 Lakeshore Blvd.,  
Incline Village, Nevada 89451

### Truckee

11177 Brockway Rd.,  
Truckee, California 96161

### Reno

5301 Kietzke Ln Suite 200,  
Reno, Nevada 89511

### Reno

13945 S Virginia St #606,  
Reno, Nevada 89511

### Tahoe City

970 North Lake Blvd., PO Box 5127,  
Tahoe City, California 96145

### South Lake Tahoe

2247 Lake Tahoe Blvd.,  
South Lake Tahoe, California 96150

### Zephyr Cove

195 Highway 50 Suite 200,  
Zephyr Cove, Nevada 89448









# Take me there...

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## BUSINESSES

Le Petit Chateau

Lake Tahoe School

Tahoe Workz Painting & Snow Removal

AC Cabinets and Design LLC

LO DESIGN STUDIO

Mercedes de la Garza Architect Studio

BFD Key Architecture

Kelly Brothers Painting Inc



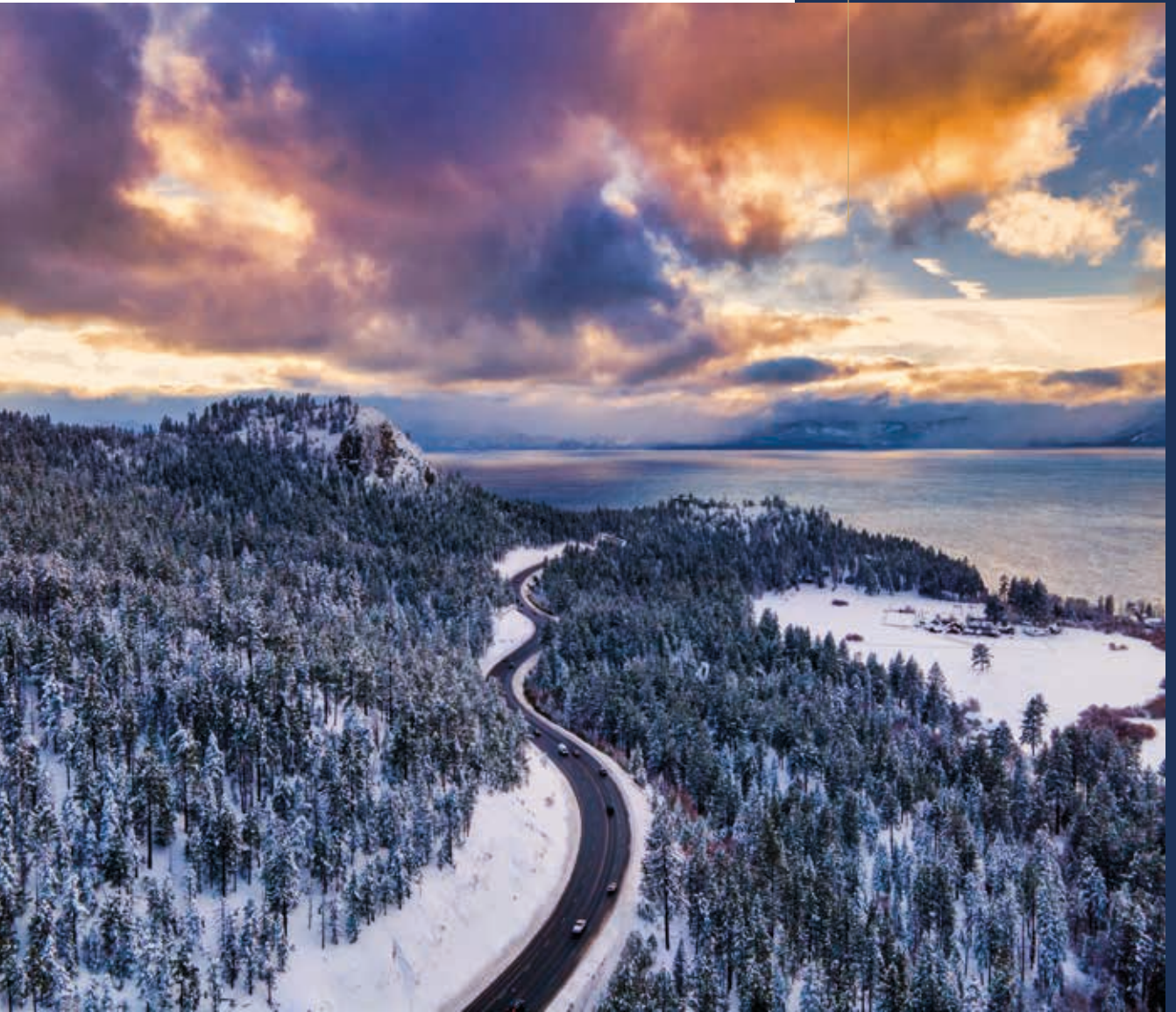


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This is Incline Village