



**Davey Paiva**  
Realty  
**BEST RENTALS**



**BROKER/OWNER/REALTOR**



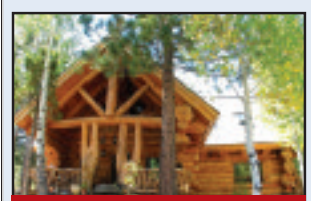

**Extensive Wine & Beer collection**, Catering, Specialty Groceries, cooking tools, books, DELI, CATERING, SPECIAL OCCASION CAKES & much MORE! Christmas Season is the top income producer of the year & there's time for you to get trained & up to speed now! OWNER WILL FINANCE & Great Lease! A Tahoe LANDMARK for 40 YEARS now listed for-sale exclusively with Davey Paiva. Please call/text/email for details. **\$492,000**



**3 BDRMS., 3 BATHS + 2 FAMILY** or office rooms & large Solarium entryway (2227 s.f. + OVERSIZE GARAGE). CUSTOM home w/many special features on .23 ACRE landscaped & fenced lot in CHRISTMAS VLY. Downstairs living w/ Dining room that opens to fenced & landscaped side yard and large deck. Many custom wood-wrapped windows/lots of natural light, wood & tile floors, newer appliances. **\$548,000**



**NEW LISTING** ACROSS FROM TRUCKEE RIVER MEADOW w/Mountain & Meadow views. 3 Bedroom chalet solidly built & well maintained & used only for family vacations @ **\$335,000**  
Adjacent lot @ rear now pending sale **\$70,000**



**STORY-BOOK** custom 2500 s.f. LOG HOME with Great Mountain, River & Valley views. SECOND BUILDING SITE amongst gorgeous Granite Boulders, Old-Growth Pines, Junipers & Aspens. Off-Grid & includes snow vehicles. Secluded, yet MINUTES to Kirkwood Ski Area, Lake Tahoe & Carson City. **NOW \$2,450,000**



Downstairs features TWO LARGE LIVING AREAS w/room for table tennis or pool table. Very large kitchen w/Granite & Custom cabinets; TWO dining areas, TWO fireplaces. Upstairs large master suite w/jetted tub & shower, 3 more bedrooms w/ vaulted ceilings & ceiling fans. Lots of natural light & windows w/custom coverings. Granite, Over-size garage & extra wide paver-stone driveway w/lots of off-street parking. DECKS on 3 sides, pond & paver stone patio, wrought-iron & wood fenced yards. **NOW \$656,500**



**3-PLEX on SKI RUN BLVD**  
3 blocks to the lake! Well maintained & good income. Mixed and Commercial use allowed. **\$435,000!**

**INCOME & LAND LISTINGS**

Well Established Alterations business, great lease, priced to sell ..... **\$60,000**

2.36 ACRES on Echo Summit w/Hwy 50 access ..... **\$70,000**

1/2 ACRE COMM'L LOT w/MULTIPLE USES & huge coverage on Hwy 89 EMERALD BAY RD. .... **\$299,000**

**THINKING OF SELLING?**  
**PLEASE CALL ME!**  
Year-to-Date 12 successful listings sold for 96% to 100.36% of listed price!

**"Make My Experience Work For You!"**

**(530) 318-8660 • daveyp@laketahoe4sale.com**  
**VIEW ALL MLS LISTINGS @ www.laketahoe4sale.com**

# HOME

## Holiday guests due to arrive

**Talie Jane**  
Special to the Tribune

Your house guests are coming. With the holidays around the corner, friends and family will be arriving soon. Rather than consider this an added stress, embrace your visitors and provide them with a warm, comfortable and luxurious home-away-from-home. Here are some tips to prepare for their arrival.

In order to transform your guest bedroom, home office, or spare room into a relaxing, recharging haven, consider some of your favorite hotel items and bring them to life in your guest's room. A selection of soaps, a soft robe and scented candles are a luxury. A luggage rack, spare hangers, drawer space and a hand-written

welcome note will go a long way to making your guests feel welcome. This is also true for sheets, towels and rugs. Splurge on high thread-count sheets and extra-soft bath towels. Place an oversized, soft rug next to or underneath the bed, too. Your guests will feel pampered as they wake up and dig their toes into a plush carpet. If you have more time to prepare, consider investing in accent furniture and accessories. Make the most of a small space by adding mirrors and scaled-down, furniture pieces. Try furniture that works double duty, like an ottoman or a bench. Be sure to include a side table and bedside lighting. A swing-arm wall sconce saves space and provides great light for reading in bed. Be sure to provide ample storage. If your guest room lacks a closet and

doesn't have space for a wardrobe or armoire, consider adding decorative hooks with fabric hangers. Another option is to create built-in shelving around the headboard. Even if your guest space is small, don't be afraid to maximize the decor. Create a wallpapered focal wall; hang matching draperies; or boost a light-filled room with white-painted walls and a light-deprived room with darker, more dramatic paint. It seems counter-intuitive, but both options will enhance the current ambiance. Enjoy your time with friends and family!

*Talie Jane is the owner and principal designer of Talie Jane Interiors. Call 855-TALIEJANE (855-825-4352) or visit TalieJaneInteriors.com to transform your spare room into a welcoming respite for your guests.*

### HOME OF THE WEEK | 10 ASTER CT.



## Luxurious 3-story custom home

Submitted to the Tribune

Luxurious three-story custom home built by original owners in prestigious East Meadows. A prime location on the meadow offers serenity and privacy. The spacious great room has soaring vaulted ceilings highlighting the masterful floor-to-ceiling rock fireplace; it welcomes the outdoors through expansive walls of glass onto open views. This well-planned design is perfect for large family gatherings. It's comfortably furnished to sleep 14 with a master suite, two guest bedrooms plus a family room with built-in double bunk beds. It's truly one of a kind.



**\$1,840,000**  
**4 Bed, 4Bath, 3,120 sq. feet**

**For more information:**  
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Kirkwood Real Estate  
Office: 209-258-7777