



**CHASE**  
INTERNATIONAL

Media Contacts: Katie Shaffer or Ann Lindemann  
Switchback PR + Marketing, Inc.  
530-550-2252  
[katie@switchbackpr.com](mailto:katie@switchbackpr.com)  
[ann@switchbackpr.com](mailto:ann@switchbackpr.com)

*For Immediate Release*

## **Prolific Inventor's Stunning Incline Village Estate Offered For Sale**

**Lake Tahoe, Nev. (July 3, 2009)** – Like the impressive, water-loving raptor that inspires its name, the Osprey Estate, perched on the north shore of Lake Tahoe, is both rare and distinctive. This remarkable estate is offered exclusively by Chase International for \$34 million.

The estate's design genius is due in no small part to the owners -- a renowned inventor and his wife, an accomplished interior designer -- who collaborated with the architects in the creation of this lakeside masterpiece.

“Osprey, the Incline Village estate, is a hidden jewel in one of the nation's most desirable places to live,” notes Shari Chase, president and CEO of Chase International. “Situated on two parcels that encompass eight acres, the estate is the epitome of understated elegance. With magnificent landscaping and a wide sandy beach, Osprey is the essence of privacy and serenity.”

Fine art connoisseurs, the owners sought to create museum-like interiors that showcase the family's notable contemporary art collection. This artistic acumen resonates throughout the property where striking outdoor sculptures enhance a natural canvas resplendent with Lake Tahoe's cobalt blue water and lush garden areas featuring pathways and inviting junctures for contemplation.

This creative vision is reflected throughout the estate that includes a main residence, guesthouse and conference center. The owners worked closely with architects Eric Thiele and Rod Ashley influencing the estate's construction and contemporary design. Additionally, well-known Portland landscape architect Bob Murase clearly understood how to enhance and compliment the property's natural topography.

The terrain gently slopes down to the water, leveling off at midpoint where the estate's three separate structures all overlook Lake Tahoe. Flanking the main residence, two

seasonal creeks offer a peaceful natural cadence as rushing water cascades over huge granite boulders.

The 7,100-square-foot main residence offers countless expansive windows and skylights that offer an abundance of natural light and stellar views of Lake Tahoe. Bathing the rooms in the delicate pink of a Lake Tahoe sunrise or the vibrant hues of sunset alpenglow on the Sierra, natural light is a featured performer in each and every structure on the Osprey property.

Reminiscent of a Frank Lloyd Wright residence with its exterior natural limestone and clean geometric lines, the home exudes an air of timeless elegance. The functional floor plan includes eight bedrooms, seven full baths and three half baths. The home is enhanced with classic contemporary touches such as white sycamore hardwood flooring, European and Indiana limestone throughout the kitchen and bathrooms, and custom Lord Adams V'Soske rugs.

A spacious entertaining deck and an infinity-like indoor pool are both oriented toward the south to capture glorious Sierra vistas. Additionally, there is a radiant-heated outdoor stone patio located off the second floor living area. The main residence is surrounded by gardens and stately cedars that shield it from blustery winter weather and also provide shade and privacy during summer months.

“Osprey is tucked back from the water, surrounded by mature trees, gardens and lovely pathways that meander across the two creeks and down to the lake,” explains Kerry Donovan, Chase International broker and listing agent. “It’s a rare offering with uncommon terrain for Incline Village.”

One such path leads to the property’s 1,000 square-foot guesthouse. This building is a study in rich mahogany and polished stone aggregate. Echoing the estate’s main residence, the guesthouse features walls of windows, which take in views of Lake Tahoe and the distinctive sculpture garden.

Almost symmetrical to the guesthouse, the conference center is reached by a meditative mahogany plank, aspen-lined walkway. This route takes one past the estate’s sculpture garden and a sculpture fountain. This executive meeting space features a boardroom, kitchen and full bath, which are complimented by the estate’s signature lake views and abundant natural light. Talented architect Rod Ashley is responsible for the design of both the guesthouse and the conference center.

“This estate captures one’s inner spirit! It is not very often you feel that a property has it all – and, Osprey has it all.” Shari Chase adds.

For more information or to arrange a private viewing of the property, contact Shari Chase, 866. 233.7111 or Kerry Donovan 866.831.8999, [kdonovan@chaseinternational.com](mailto:kdonovan@chaseinternational.com).

Headquartered in Lake Tahoe, Nevada since 1986, with eight offices in the region (Zephyr Cove, Glenbrook, Incline Village, Tahoe City, Squaw Valley, Truckee, South Lake Tahoe and Reno) and one in London, England, Chase International and its exclusive affiliations handles a large share of the country's property. A recognized leader in the world of real estate, Chase International has once again taken the reins of cutting edge technology by launching [www.ChaseNation.com](http://www.ChaseNation.com), the first interactive social networking website created by a real estate brokerage as a vehicle for direct interaction with consumers online.

With more than 160 professional Realtors® boasting an array of industry certifications and the highest volume per sales agent in the area, Chase International successfully represents homes at all price levels. For more information about Chase International visit [www.chaseinternational.com](http://www.chaseinternational.com).

###

# ARCHITECTURAL DIGEST

---

YOUR HOME ON THE WEB

---

## Homes

### A Natural Dialogue

#### On Lake Tahoe, a Modern Guesthouse and Library Strike a Balance with Their Setting

Architecture by Roderick Ashley, AIA/Landscape Architecture by Murase Associates

Text by Therese Bissell/Photography by Mary E. Nichols Published October 2009



The Tahoe Regional Planning Agency imposes uncommonly stringent environmental and design restrictions on new construction—a fact that has contributed to the preservation of one of the country’s marquee lake districts and to no small degree of hand-wringing among architects. Roderick Ashley, for one, was told that the modest bipartite building he envisioned for an Incline Village, Nevada, lakefront site would take at least a year and most likely several trips back to the drawing board to gain approval.

But that didn’t happen. “We sailed right through,” says Ashley, a principal of TVA Architects in Portland, Oregon, “because, while the design is so non-Tahoe, the construction so non-Tahoe, the scale is right. Our intention was

right. We weren't pushing the boundaries or asking for concessions—we took a minimal approach in differentiating the building from the landscape, which in the end is what everyone wants to protect.”

The graveled garden is a stunning allée lined with Swedish aspens and bridged by a slatted-wood boardwalk, the compound's connective spine.

A retreat consisting of two mirror-image structures housing a guest residence and a studio/library, and mediated by a graveled sculpture garden, the project was commissioned by a philanthropist to honor her late husband. An “inward” composition of 4,500 square feet of enclosed space designed to foster thought and reflection (“The conversation,” Ashley says, “is back and forth between the two buildings”), it nevertheless embraces its forested site and the fabled Sierra Nevada-ringed, cobalt-blue lake it overlooks.

The north shore is a high-premium alpine region where steel-and-concrete construction is an anomaly, as are flat roofs (even though the snow load is less than in other parts of the area). Barely visible from the water or the street, the small compound exists as Lake Tahoe's secret pocket of modernism—a combination of rigor, understatement and transparency that might well have been a model for this climate had modern technology and sensibilities been factors in past eras.

The two buildings are primarily board-formed (a nod to rusticity), poured-in-place concrete, which appears as an extension of the decomposed-granite soil. Mahogany siding clads the nonbearing walls. Roofs are mahogany-and-steel-faced concrete slabs supported by exposed-steel columns on the interior and a single steel column at each exterior (echoing the verticality of the pines). Floor-to-ceiling glass walls establish the overall, and defining, indoor-outdoor character.

Essentially one room for entertaining and sleeping—with custom furnishings designed by the owner—the guest residence contains as well a kitchen, a bath and a walk-in closet/dressing area. Completing the plan are a garage and storage for groundskeeping equipment. A Howard Hodgkin monotype commands the main living space as it visually balances, when seen from the graveled garden, the similarly scaled artworks outside.

Across the long stretch of gravel lie the library and the studio, which doubles as a conference room and is adjoined by a butler's pantry and a powder room. A walkway leads down to the sandy beach. With both buildings, concrete encases the more utilitarian parts not requiring natural light or view exposure, while the glazed rooms extend, seemingly suspended, toward the lake. Deep roof overhangs protect from sun and snow.

Flooring is a concrete aggregate (except in the minor spaces, where it is black granite) from the nearby Truckee River, buffed on the interiors and left rough for the terraces. “The play of concrete is very subtle,” Ashley observes. “It goes from polished and refined inside to a fractured aggregate as it marches out to the garden.”

The landscaping was one of the last projects by the late Robert Murase, a noted Portland landscape architect who, having studied with Isamu Noguchi, honored the ancient Japanese tradition of positioning stones within nature. Carved stone works by Murase and his son Scott, along with their centrally placed arrangement of rusted steel and white marble, are prominent. Lee Kelly's site-specific works add to the collection, predominantly his Cor-Ten steel sculpture that gives the east side, says Ashley, “both a functional barrier and an abstracted opening to the view.”

The elder Murase's graveled garden is a stunning allée lined with Swedish aspens and bridged by a slatted-wood boardwalk, the compound's connective spine. An essential aspect of the architectural dynamic, the garden is luxuriously spare; however, only three trees were removed from the property and more than 150 new ones planted upon completion of construction. Native plants have been reestablished and left to intrude into the gravel, a ground cover that minimizes soil erosion in the wet months. (Other sustainable elements include the disposal of storm water on-site, radiant-heated floors and a high level of insulation.)

“In order to remain a national treasure, the visual quality of the built environment and the way it fits into the natural setting becomes critical,” reads the Tahoe Regional Planning Agency's design standards and guidelines—as if to foretell the addition of this smart, simple building, so light on the land and rich in contextual detail.

