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Incline Village Real Estate Update -NOVEMBER 2008

MARKET UPDATE...

With all of the doom and gloom in the news lately, we thought you might enjoy the following poem titled "Be Thankful", Author Unknown.

Be thankful that you don't already have everything you desire.

If you did, what would there be to look forward to?

Be thankful when you don't know something,
for it gives you the opportunity to learn.

Be thankful for the difficult times.

During those times you grow.

Be thankful for your limitations,
because they give you opportunities for improvement.

Be thankful for each new challenge,
because it will build your strength and character.

Be thankful for your mistakes. They will teach you valuable lessons.

Be thankful when you're tired and weary,
because it means you've made a difference.

It's easy to be thankful for the good things.

A life of rich fulfillment comes to those who
are also thankful for the setbacks.

Gratitude can turn a negative into a positive.

Find a way to be thankful for your troubles,
and they can become your blessings.

On a positive note, the 30 year fixed rate mortgage dropped to 5.5% with zero points on Monday. Please call or e-mail us if you'd like to find out about refinancing or getting pre-approved for a purchase.

As always, we are ready to help you with all of your real estate needs.

Have a wonderful week.

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448 2nd Tee Drive

Type: House
Sales Price:
\$749,000



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Bedrooms: 3
Baths: 2.5
Sq.ft: 1631
Description: 3 Br,
 2.5 ba home,
 remodeled, Large street to street lot w/ 5300+ sqft. TRPA
 verified coverg and 10 trees tagged to be removed. Beautiful
 lot!! Best buy!! Owner will carry @4% for 3 years with 25%
 down.

**HOT BUY 4% OWNER FINANCING!!**706 Martis
Peak

Type: House
Sales Price:
 \$899,900
Bedrooms: 4
Baths: 3
Sq.ft: 2355
Description: The
 perfect "Tahoe
 Home" in the
 Lakeview Sub.



Absolutely charming w/ 4 bedrooms, 3 baths, family room, dining
 area, LARGE LIVING ROOM, beamed ceilings, large gourmet
 kitchen, nice outside deck with fenced yard. Light and bright and
 easy to show.

HOT BUY!! LAKEVIEW SUBDIVISION

This Week's Hot Buys

650 Village Blvd.

\$1.495

Beautiful custom
 home on a large
 private lot. Wonderful
 gourmet kitchen w/
 breakfast nook, family
 room, dining area &
 living room. Beamed
 ceiling & a beautiful
 outside deck w/
 fenced yard. Designer
 decorged.

McCloud #25

\$489,000

Best value at
 McCloud! Beautifuly
 upgraded with hickory
 and stone floors
 throughout. Newer hi
 -end stainless
 appliances. Lower
 unit, short walk to
 lake, spacious deck
 with view of open
 space.

275 Deer Ct.

\$1.195

FABULOUS Deer
 Creek! Best location
 in complex.. Private
 setting with beautiful
 zen yard w/ ponds &
 hot tub. Over 50K in
 upgrades....custom
 faux painting and
 designer upgrades
 throughout. Shows
 like a model!!

Incline's New Listings & Escrows:

Condos Listed from 11/01/08 to 12/01/08

Complex	Unit	Price
Incline Manor	22	\$224,900
Incline Manor	4	\$275,000
Ski Way Ridge	262	\$349,000
McCloud	96	\$459,000
Bitterbrush	21	\$599,000
Burgandy Hill	348	\$599,000
Third Creek	9	\$845,000
Third Creek	104	\$849,000
Lakeshore Terrace	56	\$999,000

Homes and PUDs Listed from 11/01/08 to 12/01/08

Address	Price
Glenrock Ct.	\$510,000
844 O'Neil Way	\$699,000
1264 Lincoln Circle	\$975,000
590 McDonald	\$1.175
960 Apollo Way	\$1.195
554 Valley Drive	\$1.795
1079 Tiller Drive	\$1.825
453 Seminole	\$2.495
451 Jill Ct.	\$2.950

Condos Open Escrow from 11/01/08 to 12/01/08

Complex	Unit	Price	Status
Woodstock	40	\$260,000	Pending
827 Robin Drive	5	\$289,000	Pending
Northwood Estates	4	\$319,000	Pending
330 Ski Way	10	\$384,500	Pending
680 Wilson Way	4	\$459,000	Pending
McCloud	88	\$549,000	Pending
Royal Pines	90	\$555,000	Pending

Homes and PUDs Open Escrow from 11/01/08 to 12/01/08

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Address	Price	Status
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Incline Crest	\$337,000	Pending
1354 Zurich Lane	\$399,000	Pending
223 Robin Dr.	\$549,000	Pending
960 Garen St.	\$698,000	Pending
202 Wheel Rd.	\$699,000	Pending
Northwood Village.	\$725,000	Pending
1447 Berne Ct.	\$799,000	Pending
Northwood Village	\$1.195	Pending
Incline Creek Estates	\$1,260,935	Pending
Incline Creek Estates	\$1.465	Pending
573 Poco Ct.	\$1.795	Pending
970 Mica	\$1.999	Pending
527 Sugarpine Dr.	\$3.495	Pending

Condos Closed Escrow from 11/01/08 to 12/01/08

Complex	Unit	Asking Price	Sales Price
830 Oriole	43	\$529,000	\$515,000
Bitterbrush	12	\$1.245	\$1.1

Homes and PUDs Closed Escrow from 11/01/08 to 12/01/08

Address	Asking Price	Sales Price
1347 Zurich Lane	\$675,000	\$635,000
Sierra Bouquet	\$1.170	\$1.170
838 Ophir Peak Rd.	\$3.0	\$2.55

Call or email me to set up a viewing or to learn more about these listings.

Sincerely,



Carole Madrid
 #1 Top Producing Agent
 Lakeshore Realty
 954 Lakeshore Blvd.
 Incline Village, NV 89451
 (775) 848-6242
Carole@InclineVillageNow.com

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