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Incline Village Real Estate Update - DECEMBER

MARKET UPDATE...

This will be our first market update for 2009. Last year has certainly been a memorable year.... one that we are sure will go down in the history books. We have seen a severe stock market correction, and housing prices have plummeted across much of the nation.

Incline Village has not been immune to the economic strife facing the rest of the nation and the world. With sharp declines in our two major industries, tourism and construction, our state economy has taken a significant hit.

We do believe, however, that 2009 will show some improvement; although probably not until the middle of the year.

We want to thank all of our present, past, and future clients for your continued support.

Wishing you Health, Happiness, and Prosperity in the New Year.

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706 Martis Peak Drive

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



145 Selby

Type: House
Sales Price: \$949,000
Bedrooms: 3
Baths: 2
Sq.ft: 1599
Description: Wonderful remodeled home in



Millcreek. Gourmet kitchen with granite slab. Wood floor, single level with open floor plan. Family room off of kitchen. -Beautiful landscaped yard with pavers. Shows like a model! 5,629 impervious coverage total!

This Week's Hot Buys

Incline Creek Estates \$999,999



650 Village Blvd



\$1.495

Bitterbrush



\$489,000

The following units are reduced. We will sell 1 of these units for \$999,999 on a first come first serve basis.

Rosewood Circle

#832, Lot 13

Rosewood model

#826, Lot 14 Manzanita model

#814, Lot 16,

Manzanita model

#808, Lot 17,

Rosewood model

#797, Lot 41, Pinion pine split

#809, Lot 43, Pinion pine split

Priced at \$1.2

Beautiful custom home on a large private lot.

Wonderful gourmet kitchen w/ breakfast nook, family room, dining area, and living room, beamed ceilings and a beautiful outside deck with a fenced yard. Designer decoraged, offered furnished turn-key!!

Bitterbrush unit with views of Diamond Peak and Lake Tahoe, unit has a two car garage, gas log fireplace. Motivated seller, make offer. Offered by CBIVR

Incline's New Listings & Escrows:

Condos Listed from 12/01/08 to 12/31/08

Complex	Unit	Price
Southwood Ct.	7	\$229,900
989 Tahoe Blvd.	6	\$290,000
209 Robin Dr.	7	\$299,000
333 Ski Way	254	\$299,000
702 College Dr.	76	\$389,900
333 Ski Way	270	\$399,000
330 Ski Way	15	\$399,500
928 Wendy Ln	3	\$406,700
400 Fairview Blvd.	113	\$489,000
924 Wendy Ln	A	\$539,000

400 Fairview Blvd.	99	\$599,000
1000 Lakeshore	24	\$649,000
7580 North Lake Blvd.	12	\$1.595
933 Northwood Blvd.	14	\$1.659
475 Lakeshore	32	\$2.087
455 Lakeshore	4	\$3.495

Homes and PUDs Listed from 12/01/08 to 12/31/08

Address	Price
599 Crest Ln	\$379,000
978 Glenrock Ct	\$420,000
580 Sugarpine	\$439,900
1336 Tirol Dr.	\$459,900
638 N. Martin Dr.	\$549,900
930 Fairway Park	\$569,000
635 Lookout Rd.	\$574,900
1350 Zurich Ln	\$599,000
579 Douglas Ct.	\$699,000
937 Jennifer St.	\$699,900
1396 Tirol Dr	\$775,000
289 Deer Ct.	\$1.169
615 Country Club Dr	\$1.225
996 Tyner Way	\$1.24
114 Vue Ct.	\$1.349
538 Dale Dr.	\$1.444
648 Martis Peak Dr.	\$1.625
489 Fairview	\$2.087
200 Glen Way	\$2.45
794 Tyner Way	\$3.295
748 Lakeshore Blvd.	\$3.999
1535 Debra Ln	\$4.6

Condos Open Escrow from 12/01/08 to 12/31/08

Complex	Unit	Price	Status
Mountain Shadows	10	\$384,500	Pending
McCloud	25	\$489,000	Pending

Royal Pines	90	\$555,000	Pending
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Homes and PUDs Open Escrow from 12/01/08 to 12/31/08

Address	Price	Status
928 Dorcey Dr	\$595,000	Pending
521 Sugarpine Dr	\$599,000	Pending
600 Village Blvd	\$800,000	Pending
121 Rubicon Peak	\$1.495	Pending
6545 Legend Vista	\$1.888	Pending
1005 Apollo Way	\$2.1	Pending
88 Shoreline Circle	\$2.695	Pending
460 Tuscarora Rd	\$2.95	Pending
527 Sugarpine	\$3.495	Pending
600 Tyner Way	\$3.995	Pending

Condos Closed Escrow from 12/01/08 to 12/31/08

Complex	Unit	Asking Price	Sales Price
872 Tanager	48	\$150,000	\$150,000
Northwood Estates	4	\$319,000	\$250,000
1354 Zurich Lane		\$399,000	\$378,000
144 Village	88	\$549,000	\$530,000
824 Northwood		\$725,000	\$675,000

Homes and PUDs Closed Escrow from 12/01/08 to 12/31/08

Address	Asking Price	Sales Price
223 Robin Dr.	\$549,000	\$525,000
521 Sugarpine Dr.	\$599,000	\$530,000
960 Garen St.	\$698,000	\$590,000
600 Village Blvd	\$800,000	\$760,000
121 Rubicon Peak	\$1.495	\$1.4
573 Poco Ct.	\$1.795	\$1.44

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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