



Incline Village Real Estate Update

INCLINATIONS...

Hiking season has begun at lower elevations, although you may still encounter a snow bank or two along the way. At lake level, it's quiet, but the lady is awakening. Just below the surface of the crystalline water lies beautiful rippled sand, sculpted by winter waves. A bald eagle was spotted at Skunk Harbor. The crocuses and trees are bursting forth. Beauty abounds.

If you're a hardy soul, look into to doing this summer's Tahoe Rim Trail 165-mile segment hike. There will be a Friday group, and a Saturday group for the eight week program. Call 775/298-0012 for more information. Other hardy souls may appreciate having a mountain bike season pass for Northstar at Tahoe. Ride the lifts up, and mountain bike down on new runs and improved terrain for downhillers of all levels.

Another thing worth looking into for ALL souls is the 5th Annual Reno River Festival-a celebration of whitewater on the Truckee River-taking place in the heart of Reno May 9-11. Check out www.tahoeworld.com for advance coverage.

MARKET UPDATE...

Do you have a specific property that you are looking for? Perhaps you are looking for a 2 bedroom lake view condo in Incline Village between \$800K and \$1 Million, or maybe a 3 bedroom 2 bath home for under \$700K.

Whatever it is that you are interested in, you have a couple of ways for being kept up to date about new listings.

The easiest way is to go to our website www.inclinevillagenow.com and click on "Search Incline Village Listings". Enter your criteria and you will get the results immediately. For more complex searches, please e-mail us and we'll be happy to set up the Auto-Notification for you. By doing so, you will be automatically notified via e-mail whenever a new listing comes up as a match. Check out our Deal of the Week - Motivated seller has priced this condo way below recent sales and over \$50K below the next lowest priced listing.

Have a wonderful week.

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#278



Type: Condo
Price: \$382,500
Bedrooms: 1
Baths: 2
Sq.ft: 1,062

Sales Price:

Description: Great unit with 1 bedroom and 2 baths, underground garage for parking w/ elevator. Close to Diamond Peak. Nice forest view!

1314 St.
 Gallen
 Ct.



Type:
 Condo
Sales

Price: \$999,000
Bedrooms: 4
Baths: 3
Sq.ft: 2,856

Description: Gourmet kitchen-slab granite and alder cabinets. Pano Diamond Peak view, minutes from Lake Tahoe. Cathedral beamed ceiling w/ 6ft. frpl in LR Custom Townhouse-furnished.

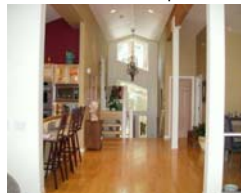
This Week's Best Buys

**Coeur Du
 Lac** \$549,000



Deal of the week.
 Priced \$50K below
 the next lowest price

**915 Jennifer
 Street** \$1.170



Just reduced \$200K.
 Gourmet kitchen
 w/stainless appliances

1565 Vivian Lane



\$7.5

This

listing. Great Coeur Du Lac Unit! Furnished turnkey. New hardwood floors dwnstrs. 4th br converted to family room.	& subzero fridg. 5th bdr or office, 20ft ceilings in entry. Large sunny deck, lots of storage , level driveway.	Cox & Kromytis designed home is under construction. Will be complete early summer. Sunny level lot, Desired location in town. White sand beach, pier and buoy complete lakefront style..
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Incline's New Listings & Escrows:

Condos Listed from 04/11/08 to 04/18/08

Complex	Unit	Price
Incline Manor	45	\$299,000
865 Peepsight Ct.	2	\$479,900
Forest Pines	1-43	\$585,999
Woodmere	17	\$768,000
Third Creek	63	\$972,000

Homes and PUDs Listed from 04/11/08 to 04/18/08

Address	Price
1354 Zurich Lane	\$476,000
847 Jennifer Street	\$749,000
Country Club Villa	\$1.095
2805 Old Ranch Road	\$1.285
962 Mercury Court	\$1.325
28 Somers Loop	\$2.8
5680 N. Lake Blvd.	\$3.750
740 Lincoln Highway	\$5.195
9420 Brockway Springs	\$6.5
4160 Ferguson	\$6.975
850 W. Lake Blvd.	\$7.995
1780 N. Lake Blvd.	\$11.995
869 Lakeshore Blvd.	\$15.995
585 Lakeshore Blvd.	\$47.0

Condos Open Escrow from 04/11/08 to 04/18/08

Complex	Unit	Price	Status
Mountain Shadows	163	\$420,000	Pending

Homes and PUDs Open Escrow from 04/11/08 to 04/18/08

Address	Price	Status
1511 Tirol Drive	\$599,000	Pending
502 Jensen Circle	\$699,000	Pending
578 Knotty Pine Drive	\$785,000	Pending
521 Sugarpine Drive	\$799,000	Pending
956 Garen	\$1.345	Pending
880 Freels Peak	\$1.349	Pending
Incline Creek Estates	\$1.365	Pending
746 Mays Blvd	\$1.550	Pending
345 Country Club Drive	\$2.55	Pending

Condos PUD's and Homes Closed Escrow from 04/11/08 to 04/18/08

Complex	Unit	Asking Price	Sales Price
Pinebrook	27	\$199,900	\$197,000
869 Ophir Peak		\$1.250	\$1.2
Incline Creek Estates		\$1.4	\$1.4
Incline Creek Estates		\$1.4	\$1.4
Incline Creek Estates		\$1.495	\$1.4
Village Highlands		\$1.499	\$1.450

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

Sincerely,



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