



Incline Village Real Estate Update

INCLINATIONS...

More golf news-The Incline Village Mountain Course is now OPEN for play!

Golf Range Magazine has recognized the Incline Village Mountain Golf Course as one of the "Top Short Courses in America". The Incline Village Mountain Golf Course has also been nominated for many years as "Best in Tahoe Golf" by Tahoe locals in the North Shore and Truckee Action, and has been recognized for customer loyalty by the National Golf Foundation. To put another feather in their cap, Audubon International has designated the Mountain Golf Course a "Certified Audubon Cooperative Sanctuary." The Mountain Course is the third golf course in Nevada and 498th in the world to receive the honor. To reach certification, a course must maintain a high degree of environmental quality in environmental planning, wildlife & habitat management, outreach and education, chemical use reduction and safety, water conservation and water quality management. YOU could live alongside an Audubon Sanctuary. Quick grab the binoculars, or your putter!

MARKET UPDATE...

Once in awhile, someone hits the nail right on the head. In his article, [The Housing Crisis is Over](#), Cyril Moule-Berteaux, writing for the Wall Street Journal's May 6, 2008 online edition, does just that. Please be sure to read this article, as it may give you a new perspective on the current state of the market and what is in store for us in the future.

It is certainly not all doom and gloom, as many in the media would like you to think. Remember, bad news sells more papers than good news.

Now this doesn't mean that we will see an immediate rebound in housing prices. In fact, we may still see further declines in some markets; however, based on statistical data, it appears that the worst may be over.

Please check out some of our Hot Buys this week and let us know if something might be of interest to you. For a more complete list of Hot Buys, please e-mail me and I will send it to you

. It is still a Buyer's market, so don't be afraid to make an offer. You just might be happily surprised at the results.

Have a wonderful week.

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Deer
Creek
#253



Type:PUD
Sales Price:\$1.495
Bedrooms:3 **Baths:** 3
Sq.ft: 2,752
Description: Former model for Deer Creek. Private & gated community. Beautiful unit with many upgrades & private setting. Offered furnished. Turn key.

1314 St.
Gallen
Ct.



Type: Condo
Sales Price: \$999,000
Bedrooms: 4
Baths: 3
Sq.ft: 2,856
Description: Gourmet kitchen-slab granite & alder cabinets. Pano Diamond Peak view, minutes from Lake Tahoe. Cathedral beamed ceiling w/6ft. fireplace in LR. Custom townhouse, furnished!

This Week's Best Buys

965 Jennifer St.	592 Tyner	824 Northwood
\$749,000	Way	Blvd.
	\$3.099	\$759,000





Wonderful mountain home, quiet location. Living, dining, & master all on one level. Landscaped, conforming gas wood stove insert!



Shows like new! Super private 1.16 acre. Great lake views from almost every room, expansive living areas.



Beautiful Freestanding condo, great location. Upper level living area open & spacious. Cathedral ceilings, kitchen w/ breakfast bar.

Incline's New Listings & Escrows:

Condos Listed from 5/09/08 to 5/16/08

Complex	Unit	Price
Mt. Shadows	33	\$329,000
Alpine Terrace	10	\$394,500
Creekside West	13	\$425,000
Creekside West	18	\$469,500
McCloud	231	\$550,000
924 Wendy Lane	A	\$559,000

Homes and PUDs Listed from 5/09/08 to 05/16/08

Address	Price
599 Crest Lane	\$398,000
804 Geraldine	\$622,638
1329 Thurgau Ct.	\$639,000
824 Northwood Blvd.	\$759,000
776 Joyce Lane	\$1.15
476 Country Club Drive	\$1.259
811 Jeffrey Court	\$1.5
615 Alpine View	\$1.575
1079 Tiller Drive	\$2.395
592 Tyner Way	\$3.099
467 Driver Way	\$3.75

Homes and PUDs Open Escrow from 5/09/08 to 05/16/08

Address	Price	Status
688 Tumbleweed Circle	\$639,000	Pending
1060 Oxen	\$999,000	Pending

650 Lakeshore	\$4.495	Pending
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Homes and PUDs Closed Escrow from 5/09/08 to 05/16/08

Address	Asking Price	Sales Price
McCloud	\$575,000	\$555,000
578 Knotty Pine Drive	\$785,000	\$750,000
755 Judith Court	\$978,000	\$925,000

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

Sincerely,



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