



Incline Village Real Estate Update

INCLINATIONS...

Incline Lake is turning public!!! Atop the forested ridge between Lake Tahoe and Reno, the scenic alpine lake and private enclave overlooking Lake Tahoe should be in the public's hands this summer. Since 1939, when the property was privately acquired from George Whittell, Incline Lake has generally been off-limits to the public. The scenic property should transfer to the Forest Service sometime in June. The lake will remain closed to the public until next year while all improvements, including buildings, foundations, water tanks and utilities, are removed. (Jeff DeLong · Reno Gazette-Journal · May 21, 2008) Speaking of George Whittell, have you ever visited his magical, multi-building Thunderbird Lodge, a National Historic Registered District, nestled between pine forests and granite boulders on the pristine east shore of Lake Tahoe? The Thunderbird Lodge Preservation Society has received a \$10-million gift, but must raise \$5-million by June, 2008. "We are grateful for contributions in any amount. Given the large amount we have to raise in such a short time however, the Society is soliciting larger gifts from a few donors committed to saving Whittell's Thunderbird Lodge. Failure to make the deadline could have disastrous consequences for Nevada's only house museum estate National Historic District at Lake Tahoe.", says Bill Watson, Manager and Curator for the Preservation Society. For more information about this incredible property, and how you can help save Thunderbird Lodge, visit <http://www.thunderbirdlodge.org/>.

MARKET UPDATE...

As Steve Cochrane of Moody's Economy.com noted recently, "According to the National Association of Realtors, home sales have leveled off in the West and Northeast. The importance of this first stage of the housing cycle is that it adds some certainty to the broader economic environment. Mortgage lending and other services related to housing also will stabilize, lending some support to regional labor markets. With greater clarity as to the time needed to sell their homes, sellers can better plan their finances, even if the time needed to sell remains extended and prices are still negotiable."

So yes, the real estate market has begun to bottom in several market areas. In some, it is even improving

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808
Randall
Type:





House

Sales Price: \$549,000**Bedrooms:** 3**Baths:** 2**Sq.ft:** 1,952

Description: Tahoe Cabin in Jennifer area. 3 bedroom, 2 bath, with beamed ceilings. Darling home in great area! Lot next door is also available for sale.

706
Martis
Peak

Type:
House

**Sales Price:** \$1.099**Bedrooms:** 4**Baths:** 3**Sq.ft:** 2,355

Description: Perfect Tahoe Home in Lakeview subdivision. Absolutely charming! Large living room, beamed ceilings, large gourmet kitchen, nice outside deck w/ fenced yard.

This Week's Best Buys

**Burgundy
Hill**



\$399,000

Great lakeview! Like new condition. Upgraded carpet, granite counter tops, steam shower, stone fireplace and much more!

**CC
Villas**



\$1.195

Beautiful model w/ loft & partially furnished in lodge style, granite counter tops, log railing, river rock fireplace. Good location!

**998 3rd Green
CT** \$5.995



Golf course home sits on large .664 acre lot in park-like setting. Many trees create maximum privacy!

Incline's New Listings & Escrows:

Condos Listed from 05/23/08 to 05/30/08

Complex	Unit	Price
Burgundy Hill	334	\$439,000
Ski Way	288	\$525,000
Fairway Pines	19	\$615,000
White Pines	2	\$625,000
Bitterbrush	99	\$675,000
Third Creek	38	\$739,000
The Point	3	\$1.595
The Point	4	\$1.695

Homes and PUDs Listed from 05/23/08 to 05/30/08

Address	Price
949 Harold Drive	\$460,000
1325 Zurich Lane	\$629,000
610 2nd Creek	\$629,000
1350 Zurich Lane	\$679,000
830 Southwood Blvd.	\$705,000
1396 Tirol Drive	\$869,000
824 Geraldine Drive	\$975,000
632 Woodridge Circle	\$1.139
968 Granite Court	\$1.385
859 Golfers Pass Road	\$1.395
967 Cinnabar Court	\$1.445
101 Red Cedar Rd.	\$1.325
981 Fairway Blvd.	\$1.825
755 Burgundy Road	\$7.550

Homes and PUDs Open Escrow from 05/23/08 to 05/30/08

Address	Price	Status
965 Jennifer Street	\$749,000	Pending
705 Cristina Drive	\$1.238	Pending
1049 Apollo Way	\$1.495	Pending
918 Tyner Way	\$1.975	Pending

Condos Closed Escrow from 05/23/08 to 05/30/08

Complex	Unit	Asking Price	Sales Price
Mt. Shadows	22	\$329,500	\$334,500
Bitterbrush	4	\$579,00	\$539,000
Village at Incline	50	\$699,000	\$685,000

Homes and PUDs Closed Escrow from 05/23/08 to 05/30/08

Address	Asking Price	Sales Price
1511 Tirol Drive	\$599,000	\$525,000
956 Garen	\$1.345	\$1.218
612 Fourteenth Green	\$1.575	\$1.370

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

Sincerely,



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