



Incline Village Real Estate Update

INCLINATIONS...

Are you familiar with Stillwater Cove? If not, you should be! Stillwater Cove is tiny spot on the shore of Lake Tahoe, in Crystal Bay, Nevada. This beautiful and peaceful condominium development was originally conceived to be an exclusive resort where the only people allowed to live there had to have the "proper background" and an "appropriate" level of wealth. Developed to be a place where kings and presidents would be comfortable, owners were hand-picked. These days, you can pick yourself to be a lucky Stillwater Cove resident. Today it is still a world-class, full-scale resort where your every need is taken care of while you enjoy panoramic lake views, entertaining, or relaxing.

If you want active involvement rather than lounging, join the Tahoe Rim Trail Association and other organizations and agencies for the Third Annual Trail Building and Crew Leadership Training May 16-18. Learn how to design, build, and maintain trails, while making friends! For more information, contact the Tahoe Rim Trail Association at 775/298-0239.

MARKET UPDATE...

We received exciting news this week for those looking for a panoramic lakeview home. 400 Tuscarora Road is going to begin construction soon and is being offered at \$1.599 for those taking advantage of special pre-construction pricing. If you would like to learn more about this outstanding property, please let us know.

If you are looking for some upbeat news, "

[Signs of Life in a Down Market](#)" by Glenn Roberts, Jr. is a good read. As we have remarked lately, it may be too early to predict a major turnaround for the Incline Village real estate market; however, recent purchases in the \$2 million an up range, are certainly a good sign.

Have a wonderful week.

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448 2nd
Tee Drive

Type:
House
Sales
Price:
\$989,000





Bedrooms: 3

Baths: 2

Sq.ft: 1631

Description: 3 bedroom

2.5 bath home, remodeled, Large street-to-street lot w/ 5300 +sq. ft. TRPA verified coverg & removal of 10 trees. Seller will pay property taxes @COE thru 12/08. Beautiful lot!!

400



Tuscarora

Type: House

Sales Price: \$1.599

Bedrooms: 3

Baths: 3

Sq.ft: 2,171

Description: Panoramic Lakeview Custom Home.

Construction to begin summer '08. 3BD/3BA, Elevator, plans in office. Pre-construction price. Buyer can still make choices.

This Week's HOT BUYS

Stillwater Cove



\$1.990

Stunning Pano Lake Views. Luxery Lakefront. Dramatic remodel throughout. Gated, Marina, Pool, Tennis, and Beach!

Lakeshore Terrace



\$3.598

Reduced \$397,000! Finest Luxury condo in Incline lakefront complex. A truly spectacular offering! 1 assigned buoy & private pier access.

1075 Flume Road

\$899,000



Hot Deal! Lovely home on a pretty Millcreek lot. Ranch style home, large sunny kitchen. Great lot...Room to expand!

Incline's New Listings & Escrows:

Condos Listed from 5/02/08 to 5/09/08

Complex	Unit	Price	Status
807 Alder	55	\$369,000	Pending
321 Ski Way	65	\$549,000	Pending
875 Southwood Blvd.	8	\$575,000	Pending
4 Calaneva Drive	5	\$619,000	Pending
192 Village Blvd.	2	\$839,000	Pending
892 Palmer Court	2	\$949,000	Pending
105 Village Blvd.	8	\$1.35	Pending

Homes and PUDs Listed from 5/02/08 to 5/09/08

Address	Price
837 Southwood Blvd.	\$425,000
949 Dana Court	\$619,000
813 O'Neil Way	\$699,000
446 First Green Drive	\$899,000
585 Dyer Circle	\$975,000
931 Wendy Lane	\$1.15
225 Pine Cone Road	\$1.219
705 Cristina Drive	\$1.238
952 Fairway Park Drive	\$1.399
574 Chico Court	\$1.399
1119 Altdorf Terrace	\$1.499
794 Golfers Pass Road	\$1.995
632 Lariat Circle	\$1.995
260 Estates Drive	\$2.195
990 Trap Court	\$2.199
777 Joyce Lane	\$2.599
587 Fallen Leaf Way	\$4.995

Condos Open Escrow from 5/02/08 to 5/09/08

Complex	Unit	Price
120 Country Club Drive	50	\$699,000

Homes and PUDs Open Escrow from 5/02/08 to 5/09/08

Address	Price	Status
610 2nd Creek	\$649,000	Pending
648 Fourteenth Green	\$1.895	Pending
650 Lakeshore Blvd.	\$4.495	Pending

Homes and PUDs Closed Escrow from 5/02/08 to 5/09/08

Address	Asking Price	Sales Price
376 Country Club Drive	\$975,000	\$935,000
910 Tyner Way	\$1.95	\$1.95
22 Somers Drive	\$3.675	\$3.5

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

Sincerely,



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