



## Incline Village Real Estate Update

### INCLINATIONS...

Are you in town this Saturday, June 28? Go to the Star Party at Sand Harbor State Park! Space Science for Schools and UC Davis Astronomers are sponsoring a free public event and viewing, starting at 7:30pm.

Tickets are still available for the July 4th "An Evening on the Green-Reno Philharmonic/Fireworks Display". The orchestra will play a 40-minute concert before the fireworks, and food and beverages precede the concert. Tickets can be obtained through [www.laketahoe-shakespeare.com](http://www.laketahoe-shakespeare.com) <<http://www.laketahoe-shakespeare.com>> or [www.redwhiteandtahoebblue.com](http://www.redwhiteandtahoebblue.com) <<http://www.redwhiteandtahoebblue.com>> .

Incline Village knows how to celebrate Independence Day! Free brochures detailing the many events planned can be found all over town. You surely won't go hungry. Breakfast at the Firehouse is on July 2, and great food will be sold all day on the Village Green (veterans, you eat for free!), plus there is an ice cream social and hot dog party at the Village Center. On July 3 food can be purchased all day at Incline Beach, as well as the Village Green later in the day before the Sol Jibe concert that night. There is also a Wine and Cheese Tasting event from 4-6pm at Aspen Grove. On Independence Day, our local Lion's Club is doing a pancake breakfast from 8am-12 noon at Aspen Grove. There's also a boat parade, and a community picnic with a carnival atmosphere, and of course, our Red, White, and Tahoe Blue fireworks to cap off our 4th of July celebration. Believe it or not, there are even more events planned in Incline Village. Remember to pick up a brochure, and, see you there, or somewhere, celebrating around town.

### MARKET UPDATE...

There is no question that the market has changed in the last couple of years. One only has to look at the number of listings who are now offering incentives to buyers as well as bonuses to agents to help move their homes.

Below are some new listings that you may wish to consider, as the Sellers appear to be quite motivated. Please remember that it doesn't cost you any more to have someone representing you. So call us if you have an interest in any of these projects.

As you can see, there are plenty of choices available to buy . In our hot buy list below, we have featured one of the condos at mcCloud, which the seller is quite anxious to sell. They have now reduced the price to below prices of a few years ago and they may be willing to negotiate even further.

If you'd like to buy but don't think you will qualify for a new loan because your credit score is too low or you have little or no down payment, well, think again.

So long as you have sufficient documented income and you will be an owner occupant, then an FHA loan may be the answer for you. Only 3% down payment is required and that money can be gifted to you or come from the Seller via a special program that FHA is trying to close down. Credit is not a factor in qualifying for FHA loans.

This might be the perfect program for you, so act now and take advantage. FHA is only for

homes and approved condos. Call or e-mail to find out which condos are eligible and to be referred to a lender who will pre-approve you for a loan.

Have a great week.

Quick Links

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400 Tuscarora Rd.

**Type:** House

**Sales Price:**  
\$649,000

**Bedrooms:** 3

**Baths:** 3

**Sq.ft:** 2171

**Description:**

PANORAMIC LAKEVIEW CUSTOM HOME.

CONSTRUCTION TO BEGIN SUMMER '08. 3BD/3BA, ELEVATOR, PLANS IN OFFICE, FULL IVGID PRIVILEGES, INCLUDING BEACHES!!



448 2nd Tee Dr.

**Type:** House

**Sales Price:**  
\$949,000

**Bedrooms:** 3

**Baths:** 2

**Sq.ft:** 1631

**Description:**

3BD/2.5BA home, remodeled. Large street-to-street lot w/5300 +sq. ft. TRPA verified

coverg & remv of 10 trees. Seller will pay property taxes @ COE thru 12/8. Beautiful lot!! GREAT OPPORTUNITY!



This Week's Hot Buys

970 Mica



\$2.595

Big Lakeviews, even from back deck! New home is designed w/ entertaining & privacy in mind.

McCloud # 122



\$785,000

Fabulous location 1/2 block from the beach, level entry on this 3BD/2.5BA unit that

939 Jupiter Dr.



\$1.088

Surrounded by all things Tahoe! Trees, open space, year round stream, serenity. Privacy!

REDUCED \$100,000 rarely come available. NEW LISTING  
NEW LISTING

## Incline's New Listings & Escrows:

### Condos Listed from 6/20/08 to 6/27/08

Complex	Unit	Price
McCloud	190	\$475,000
The Cedars	1	\$540,000
Coeur Du Lac	13	\$585,000
Bitterbrush	218	\$625,000
McCloud	122	\$785,000
3rd Creek	89	\$868,000
3rd Creek	31	\$1.1
Bitterbrush	13	\$1.295

### Homes and PUDs Listed from 6/20/08 to 6/27/08

Address	Price
Incline Pines	\$\$230,000
1347 Zurich Lane	\$699,000
327 Woodridge Way	\$799,000
202 Wheel Rd.	\$829,000
1096 Tiller Dr.	\$985,000
939 Jupiter Dr.	\$1.088
400 Fairview Blvd. #13	\$1.295
1442 Berne Ct.	\$1.395
1026 Apollo Way	\$1.475
966 Caddie Ct.	\$1.645
737 Mays Blvd.	\$1.798
The Glenn	\$2.295
109 Slott Peak Ct.	\$2.395
601 Caddie Ct.	\$2.695
543 Knotty Pine Dr.	\$2.725
599 Eagle Dr.	\$3.850
719 Joyce Lane	\$4.1

255 Estates	\$4.495
405 Tracey Ct.	\$5.7

#### Condos Open Escrow from 6/20/08 to 6/27/08

Complex	Unit	Price	Status
Mt. Shadows	33	\$329,000	Pending
Glenrock	5	\$380,000	Pending

#### Homes and PUDs Open Escrow from 6/20/08 to 6/27/08

Address	Price	Status
643 Second Creek Drive	\$1.795	Pending
623 Tyner Way	\$2.575	Pending

#### Condos Closed Escrow from 6/20/08 to 6/27/08

Complex	Unit	Asking Price	Sales Price
McCloud	237	\$586,000	\$534,000

#### Homes and PUDs Closed Escrow from 6/20/08 to 6/27/08

Address	Asking Price	Sales Price
847 Jennifer St.	\$749,000	\$720,000
965 Jennifer St.	\$749,000	\$735,000
659 Tyner Way	\$680,000	\$689,000
1060 Oxen Rd.	\$999,000	\$985,000
1049 Apollo Way	\$1.495	\$1.2

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

**Sincerely,**



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 #1 Top Producing Agent  
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