



## Incline Village Real Estate Update

### INCLINATIONS...

Amusement Musings-this, that, and the other!

- Regional artists are providing a free self-guided tour of 35 studios from 105 daily July 11-13 and July 18-20. Get an ARTour map at [www.northtahoearts.com](http://www.northtahoearts.com).
- Monday through Friday, the Championship Golf Course in Incline offers a Bucket O' Balls and lunch special. Visit [www.golfincline.com](http://www.golfincline.com) for details.
- Every Monday night at 7pm during the summer, Incline's ghost of Mark Twain, McAvoy Lane, will host a night of Mark Twain. Reserve your spot by calling 775/831-3301.
- Every Tuesday from 6-8pm it's Retro Skate Night in the Village at Northstar. Cash prize for best retro dressed skater!

### MARKET UPDATE...

Existing home sales reversed their downward trend in May with sales increasing over April. It is too early to confirm that a market rebound is in progress; however, it is encouraging to see buyers getting off the fence to take advantage of lower prices. In fact, many distressed properties are receiving multiple bids.

Below we have featured some outstanding properties with asking prices at or below market value. In particular, we would like to call your attention to the listing at 1005 Apollo Way. This beautiful custom home with outstanding views had a price reduction of over 20% today making it our top home buy of the week. If you are more interested in finding a vacation condo, please don't overlook #25 McCloud, priced @ \$549,000. Please call or e-mail for our "Condo Best Buy List". E-mail Carole @ [carole@inclinevillagenow.com](mailto:carole@inclinevillagenow.com) or her cell # is 775.848.6242.

Have a wonderful week.

#### Quick Links

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#### Tools

- [New Listing Notification](#)
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#### 1075 Flume Rd.

**Type:** House  
**Sales Price:** \$899,000  
**Bedrooms:** 3  
**Baths:** 2  
**Sq.ft:** 1963  
**Description:**  
 Lovely home situated on a pretty lot in Millcreek



Subdivision. This ranch style home features 3 bedrooms, 2 bathrooms and a large sunny kitchen! Great lot...room to expand.

OPEN HOUSE SATURDAY 7/5 1-4PM

### Northwood Estates

**Type:** Condo  
**Sales Price:** \$449,000  
**Bedrooms:** 3  
**Baths:** 2  
**Sq.ft:** 1628  
**Description:** Quiet back-row location. Nice floorplan with living open to kitchen. Wonderful back-yard with pavers and privacy. Carport. Offered furnished turn-key.



### This Week's Hot Buys

**1005 Apollo Way**



\$2.0

Reduced 20% Great mountain style furnished home remodeled from the ground up 2000. Good lake & Mt. views, next to creek.

**Country Club Villa**



\$1.195

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

**McCloud #25**



\$549,000

Great location. Southern exposure. Lower unit. Hardwood and travertine flooring thru out. All newer stainless steel appliances.

### Incline's New Listings & Escrows:

**Condos Listed from 6/27/08 to 7/04/08**

Complex	Unit	Price
Mt. Shadows	92	\$360,000
High Sierra	38	\$425,000
Northwood Estates	34	\$449,000
941 Miners Ridge	3	\$469,000
White Pines	21	\$578,000
McCloud	161	\$777,000
685 Wilson Way	4	\$1.099

**Homes and PUDs Listed from 6/27/08 to 7/04/08**

<b>Address</b>	<b>Price</b>
521 Sugarpine Drive	\$599,000
418 Pat Ct.	\$670,000
844 O'Neil	\$799,000
821 Donna Drive	\$888,000
609 Woodridge Cir.	\$999,000
546 Spencer Way	\$1.249
951 Garen St.	\$1.250
945 Miners Ridge Ct.	\$1.295
808 Toni Ct.	\$1.4
115 Tramway	\$1.499
538 Dale Dr.	\$1.595
194 Tramway	\$1.695
970 Fairway Blvd.	\$1.950
796 Tyner	\$2.2
1458 Glarus Ct.	\$2.5
473 Eagle Dr.	\$2.795
30 Somers Loop	\$3.0
467 Driver Way	\$3.75
920 Lakeshore Blvd.	\$4.395

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

**Sincerely,**



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