



Incline Village Real Estate Update

MARKET UPDATE...

In regards to the market, conditions are still quite unfavorable for most Sellers as Inventories continue rising and sales are quite slow. Tourism numbers are way down, and the crunch is being felt quite severely throughout the industry with numerous layoffs being reported. Despite this fact, there are always going to be very motivated Sellers whose prices have been discounted to levels that make them very attractive bargains.

In this Newsletter, we have selected a few of the best buys we found this week. If you are ready to buy now, but can't seem to find what you are looking for, please allow us to help you. Sometimes we know of properties that are not yet listed that might be a perfect match for you. If there is nothing that seems to fit at this time, we can set you up with Auto-Notification to be alerted whenever a property matches your criteria.

Have a wonderful week.

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McCloud #166

Type: Condo

Sales Price:

\$549,000

Bedrooms: 2

Baths: 2

Sq.ft: 1088

Description:

WONDERFUL

lower McCloud.

Nice & light,

remodeled with

granite slab counters, new appliances & wood floors. Private

location with lots of trees and sheltered f/ Incline Way. A MUST

SEE



NEW LISTING!!!!!!!!!!!!

145 Selby

Type: House

Sales Price:

\$970,000

Bedrooms: 3

Baths: 2

Sq.ft: 1599



Description:

Wonderful remodeled home in Millcreek. Gourmet kitchen with Granite slab. Wood floor -Single level with open floorplan. Family room off of kitchen. Beautiful landscaped yard with pavers. Shows like a model! 5,629 impervios coverage total!



This Week's Hot Buys

Burgundy Hill



\$389,000

Lake & Mountain views. Covered parking. Sunny unit in nice condition. 1 level living Great complex!

Furnishings negotiable. Located in 3rd building, 1st floor.

\$40,000 Price Reduction

Third Creek



\$869,000

Delightful unit in a cul -de-sac location w/ deck overlooking greenbelt.

Offered by Coldwell Banker.

Third Creek Hot Buy!!

Village Highlands



\$1.195

Cathedral wood beamed ceilings, wood walls, new carpet, new paint. Two master suites each w/ fireplace. Open living, dining, kitchen.

Offered by Coldwell Banker

Village Highland Hot Buy!!

Incline's New Listings & Escrows:

Condos Listed from 8/22/08 to 8/29/08

Complex	Unit	Price
Pinebrook	49	\$229,500
Ski Way Ridge	259	\$329,000
Mt. Shadows	29	\$499,000
McCloud	166	\$549,000
215 Lark Ct.	3	\$579,000
Northshore Estates	3	\$739,000
Third Creek	127	\$869,000
Bitterbrush	69	\$1.045

Homes and PUDs Listed from 8/22/08 to 8/29/08

Address	Price
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929 Dorcey Dr.	\$797,000
433 Winding Way	\$799,000
Country Club Villa	\$1.140
864 Ophir Peak Dr.	\$1.150
547 Lantern Ct.	\$1.3
821 Golfers Pass Rd.	\$1.395
Incline Creek Estates	\$1.529
1089 Oxen Rd.	\$1.995
721 Cristina Dr.	\$2.950

Condos Open Escrow from 8/22/08 to 8/29/08

Complex	Unit	Price	Status
White Pines	18	\$449,000	Pending
Couer De Lac	44	\$549,000	Pending
Mt. Shadows	71	\$599,000	Pending
Third Creek	48	\$664,900	Pending
Village at Incline	55	\$895,000	Pending
Village Highlands	19	\$1.125	Pending

Homes and PUDs Open Escrow from 8/22/08 to 8/29/08

Address	Price	Status
832 Rosewood Cir	\$1.285	Pending
809 Rosewood Cir	\$1.295	Pending
324 Wassou Rd	\$1.295	Pending
541 Skylake Ct	\$1.350	Pending
439 Driver	\$3.499	Pending

Condos Closed Escrow from 8/22/08 to 8/29/08

Complex	Unit	Asking Price	Sales Price
210 Lark Ct	B	\$325,000	\$300,000
121 Juanita Dr	2-38	\$549,000	\$539,000
120 State Route 28	41	\$1.790	\$1.6

Homes and PUDs Closed Escrow from 8/22/08 to 8/29/08

Address	Asking Price	Sales Price
1390 Tirol Dr	\$599,500	\$590,000
253 Deer Ct	\$1.295	\$1.225
240 Northlake Dr	\$3.350	\$3.157

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

Sincerely,



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