



Incline Village Real Estate Update

MARKET UPDATE...

Now is the time where cool heads must prevail. It is not the time to panic.

We are confident that some form of the Troubled Assets Relief Plan (TARP) will be voted in to law.

We certainly hope that happens sooner rather than later; since the consequences of failing to do so may be economically disastrous.

We continue to have confidence in the Incline Village real estate market. In 5 to 10 years, we believe that people will look back on these times, and either be very glad they bought or have many regrets.

You should not expect to see a quick rebound; however, over time pent up demand coupled with the extraordinary climate and lifestyle in Incline Village cause prices to increase in the future.

Have a wonderful week.

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400 Tuscarora Road

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. Buyer can still make choices. Full IVGID Priviledges Incl. Beaches!!



932 Dorcey Drive

Type: House

Sales Price:

\$759,000

Bedrooms: 3

Baths: 2.5

Sq.ft: 1,832

Description:



Beautiful home nestled on a pretty lot in Upper Tyner. Custom detailed & home features vaulted ceilings, custom painting, gourmet kitchen with top of the line appliances. Living room, family room, and large open kitchen.



This Week's Hot Buys

Coeur Du Lac



\$379,000

889 Tyner Way



\$889,000

Lakeshore Blvd.



\$974,000

Walk to the beach! Fully furnished. Great location within complex. Steps to the pool & rec. room w/ hot tub & sauna. New gas FP. \$15,000+ inter & exter upgrades. Owner Agent.

Beautifully remodeled home on large corner lot. Gourmet kitchen w/ Wolf range, granite counter tops and knotty alder cabinets. Filtered lake view from decks. Master retreat has separate office. Oversized 3 car garage.

Best location, gated condo dev next to Hyatt beach. Private HOA sandy beach/ buoys, unit is 3 rows back. Remodeled interior, granite in baths and kitchen. Furnished, two decks, and a sleeping loft.

Incline's New Listings & Escrows:

Condos Listed from 9/26/08 to 10/3/08

Complex	Unit	Price
Coeur Du Lac	46	\$379,000
Mt. Shadows	243	\$475,000

Homes and PUDs Listed from 9/26/08 to 10/03/08

Address	Price
552 Lantern Ct.	\$799,000
416 Country Club Dr.	\$1.09
665 Martis Peak Dr.	\$1.25
967 Cinnabar Ct.	\$1.365
968 Mica Ct.	\$1.995
606 Lakeshore Blvd.	\$1.995
928 Lakeshore Blvd.	\$3.65
551 Silvertip Dr.	\$4.395

Homes and PUDs Open Escrow from 9/26/08 to 10/03/08

Address	Price	Status
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915 Jennifer Street	\$850,000	Pending
821 Donna Dr.	\$888,000	Pending
834 Ophir Peak Rd.	\$1.495	Pending
898 Tyner Way	\$1.795	Pending
615 Country Club Drive	\$1.799	Pending
920 Tyner Way	\$1.799	Pending
924 Lakeshore Blvd	\$2.950	Pending

Condos Closed Escrow from 9/26/08 to 10/03/08

Complex	Unit	Asking Price	Sales Price
136 Juanita Dr.	13	\$545,000	\$535,000
321 Ski Way	171	\$599,000	\$520,000
120 Country Club	55	\$895,000	\$775,000

Homes and PUDs Closed Escrow from 9/26/08 to 10/03/08

Address	Asking Price	Sales Price
566 Ponderosa	\$599,000	\$550,000
842 Ophir Peak Rd.	\$560,000	\$560,000
845 Donna Drive	\$1.490	\$1.400

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

Sincerely,



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