



Incline Village Real Estate Update

MARKET UPDATE...

No one knows for certain what the future will hold; however, here are a few statements that we feel are either true or will come to pass.

1. Change and volatility are the name of the game.
2. There is consolidation going on in the financial industry and the players who survive will be stronger and have less competition.
3. Incline Village will remain one of the top destinations in the world. Incline, in particular, will rank at or near the top of Nevada locations.
4. When the dust settles, a lot of money will have been made by those who astutely took advantage of some of the incredible opportunities available today.

Below, you will find some new listings and price reductions on properties that we felt were worthy of calling to your attention. The ones that have an asterisk in front of their description will need lender approval as these are Short Sales. For a more complete list, either e-mail us with your criteria or do your own search on our website.

Have a wonderful week.

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140 Tramway

Type: House
Sales Price:
 \$779,000
Bedrooms: 4
Baths: 2
Sq.ft: 1596
Description: Mill creek best buy! 4 bedroom/2baths /garage!! Great family home or vacation home. Low elevation close to casinos and beaches. Nice sunny lot! Offered furnished turn-key!



L'Ermitage

Type: Condo



Sales Price:

\$549,000

Bedrooms: 2

Baths: 2.5

Sq.ft: 1540

Description:

Great condo in gated community in heart of town.

Cathedral ceilings, fireplace, large kitchen, sunny deck, and garage. Offerd furnished. Owner will carry @ 4% for 3 years with 25% down!!



This Week's Hot Buys

823 Ophir Peak Rd.



\$1.250

Lakeview Sub. Single level remodeled home on a large lot. Live comfortably now or tear down and build your dream home. Large wrap around deck.

Listed by Intero

***223 Robin Drive**



\$549,000

This is the NEW TAHOE home you would be glad to call yours. Extensive use of natural materials, including: natural stone, slate, granite, and hardwood.

***SHORT SALE**

510 Gonowabie



\$750,000

Designer lakefront. Steel pier, hoist, 2 buoys, swim platform. 158sqft. extra coverg., hickory floors, 3 decks, alder cabinets & doors, rocky mt. hardware, granite, furnished.

Listed by Ann Nichols

Incline's New Listings & Escrows:

Condos Listed from 9/12/08 to 9/19/08

Complex	Unit	Price
Pinebrook	57	\$138,000
Tahoe Racquet Club	25	\$379,900
Tahoe Racquet Club	53	\$389,900

Homes and PUDs Listed from 9/12/08 to 9/19/08

Address	Price
826 Southwood Blvd.	\$695,000
996 Tyner Way	\$1.240
823 Freels Peak Dr.	\$1.750
716 Bunker Ct.	\$1.9
118 Rubicon Peak Ln.	\$3.5
992 Trap Ct.	\$3.595

880 Freels Peak Dr.	\$3.7
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Condos Open Escrow from 9/12/08 to 9/19/08

Complex	Unit	Price	Status
854 Lichen Ct.	7	\$284,900	Pending
1306 Moritz Ct.	1306	\$369,000	Pending
Mt. Shadows	171	\$599,000	Pending

Homes and PUDs Open Escrow from 9/12/08 to 9/19/08

Address	Price	Status
Incline Crest	\$419,995	Pending
566 Ponderosa	\$599,000	Pending
824 Northwood	\$725,000	Pending
490 Wassou	\$899,000	Pending
Red Cedar Rd.	\$999,000	Pending
Incline Crest Estates	\$1.285	Pending
920 Lakeshore Blvd.	\$3.995	Pending

Condos Closed Escrow from 9/12/08 to 9/19/08

Complex	Unit	Asking Price	Sales Price
Village Highlands	19	\$1.125	\$1.125

Homes and PUDs Closed Escrow from 9/12/08 to 9/19/08

Address	Asking Price	Sales Price
1075 Flume Rd.	\$789,000	\$970,000
130 Mayhew Circle	\$975,000	\$925,000
Red Cedar Rd	\$1.195	\$1.050
906 Ace Ct	\$1.625	\$1.575
617 Lariat Circle	\$1.950	\$1.900
659 Cristina Dr	\$2.495	\$2.200

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

Sincerely,



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