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Incline Village Real Estate Update

MARKET UPDATE...

During recent Newsletters, we have chronicled the recovery in the residential real estate markets throughout the U.S.

Since August 1st we have seen an AMAZING increase in sales in Incline Village. Hopefully, this is the beginning of our home prices stabilizing. It is still a buyers market and there are some wonderful homes and condos available. Please call, or e-mail me @ carole@inclinevillagenow.com if you would like information on specific properties.

I am always here to assist you. My cell # is 775.848.6242. Call me anytime.

Have a wonderful week !

Carole

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650 Village Blvd

Type: House
Sales Price: \$1.349
Bedrooms: 4
Baths: 3.5
Sq.ft: 3147
Description: Beautiful custom home on a large



private lot. Wonderful gourmet kitchen w/ breakfast nook, Family room, Dining area & living room, beamed ceilings and a beautiful outside deck w/ fenced yard. Designer decoraged, offered furnished, turn key!

567 Eagle Drive

Type: House

Sales Price: \$1.895

Bedrooms: 5

Baths: 3.5

Sq.ft: 3406

Description: Panoramic

Lakeview home with privacy. Granite counters in

kitchen. Marble counters in bathrooms. F.P. in Living room & Master Br. Lake view from Master Br. Wet bar in F.R. Deck off Great Room, F.R., & Master Br. Hardwood floors in entry and kitchen.



This Week's Hot Buys

418 Pat Ct



\$572,000

Large level landscaped corner lot close to town. Single level home w/ expansive kitchen. Fireplace in dining & living room, upgraded baths, and sun room or office. Extra coverage to expand.

706 Martis Peak



\$849,000

The perfect "Tahoe Home" in Lakeview subdivision. Absolutely charming w/ 4 bedrooms, 3 baths, family room, dining area, LARGE LIVING ROOM, beamed ceilings, large gourmet kitchen

Crystal Shores East



\$1.650

Crystal Shores East Lakefront. Stunning views!!!! Open kitchen, living room and dining room with direct access to the spacious deck. The third bedroom does not have a window. Artwork and dining

Attached garage. & a nice outside deck table with chairs
 Great location close with fenced yard. excluded.
 to schools, lake \$ Light and bright and
 shopping. easy to show!

**OWNER WANTS
OFFER!!**

Incline's New Listings & Escrows:

Condos Listed from 8/01/09 to 8/15/09

Complex	Unit	Price
Coeur Du Lac	46	\$359,000
928 Wendy Lane	3	\$365,000
213 Lark Ct	2	\$499,000
Third Creek	119	\$855,000
898 Peepsight Ct	898	\$875,000
Crystal Shores East	16	\$1.650

Homes and PUDs Listed from 8/01/09 to 8/15/09

Address	Price
833 Modesto Ave	\$300,000
634 Village Blvd	\$479,900
899 Jennifer St	\$525,000
962 Jennifer St	\$559,000
230 Pine Cone Rd	\$699,000
624 Tumbleweed Cir	\$749,000
25 Gazelle	\$839,000
542 Spencer Way	\$869,000
824 Geraldine Dr	\$885,000

631 Martis Peak Dr	\$915,000
Country Club Villas	\$940,000
939 Jupiter Dr	\$949,000
Incline Creek	\$995,000
Incline Creek	\$995,000
Incline Creek	\$995,000
1 Tirol Dr	\$1.195
993 Galaxy Way	\$1.245
1349 Valais Way	\$1.599
6765 De Chardin Ln	\$1.799
5905 Lausanne Dr	\$1.880
671 14th Green	\$1.995
996 Wedge Ct	\$1.996
789 Tyner Way	\$3.675
549 Ponderosa Ave	\$4.299

Condos Open Escrow from 8/01/09 to 8/15/09

Complex	Unit	Price	Status
3885 Leonesio Dr	C-1	\$30,000	Pending
1265 Redwood Circle	1	\$55,800	Pending
801 Northwood Blvd	19	\$199,000	Pending
Crystal Bay Cove	19	\$1,945,000	Pending
321 Ski Way	39	\$289,000	Pending
861 Southwood Blvd	25	\$311,000	Pending

759 Mays Blvd	15	\$375,000	Pending
335 Ski Way	348	\$495,000	Pending
908 Harold Dr	34	\$575,000	Pending

Homes and PUDs Open Escrow from 8/01/09 to 8/15/09

Address	Price	Status
613 Roos Rd	\$183,000	Pending
1346 Tirol Dr	\$299,000	Pending
1034 Lucerne	\$395,000	Pending
977 Dorcey Dr	\$525,000	Pending
929 Dorcey Dr	\$550,000	Pending
1052 Lucerne Way	\$625,000	Pending
490 Wassou Rd	\$865,000	Pending
198 Country Club Dr.	\$899,000	Pending
773 Golfers Pass	\$1.0	Pending
567 Valley Dr	\$1.149	Pending
644 Alpine View Dr	\$1.795	Pending
411 Valerie Ct	\$1.874	Pending
543 Knotty Pine	\$1.950	Pending
701 Mays Blvd	\$2,545,688	Pending
517 Fairview Blvd	\$4.5	Pending

Condos Closed Escrow from 8/01/09 to 8/15/09

Complex	Unit	Asking Price	Sales Price
989 Tahoe Blvd	6	\$190,000	\$180,000
221 Lark Ct	3	\$250,000	\$245,000
929 Northwood Blvd	182	\$600,000	\$600,000

Homes and PUDs Closed Escrow from 8/01/09 to 8/15/09

Address	Asking Price	Sales Price
1335 Zurich Ln	\$424,900	\$402,000
947 Dorcey Dr	\$729,000	\$685,000
850 South Dyer Cir	\$869,000	\$805,000
275 Deer Ct	\$900,000	\$900,000
797 Rosewood Cir	\$999,000	\$993,064
873 Northwood Blvd	\$1.195	\$1.243
565 Alden Ln	\$1.450	\$1.3
587 Tyner	\$2.595	\$2.299
1087 Oxen Rd	\$2.695	\$2.450
392 Terrace View	\$3.3	\$2.750
1796 Hwy 50	\$5.275	\$3.450
1950 Glenbrook Rd	\$6.950	\$5.8

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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