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## Incline Village Real Estate Update August 15-31 2009

### MARKET UPDATE...

As we look around, there are certainly reasons why one might feel less than optimistic.

For example, Building Permits are down and the dollar value took another drop.

Not to diminish the stress this is causing many of our unemployed construction workers, but the slowdown is actually A Blessing in Disguise, in our opinion. As new home and condo construction dries up, the supply is lessened.

HOWEVER, Incline Village homes are selling. The sales for August are amazing.

Since Incline has not lost its luster as a World Class Destination, the demand side of the equation should rebound nicely once the economy turns around. The inevitable outcome from lower supply and increasing demand will be a return to a more stable real estate market.

As an additional positive benefit, the slowdown has made Incline Village homes more affordable than they have been for a long time. Who would have thought two years ago that one would be able to buy a home in Incline Village at today's amazing prices !!

Have a wonderful week!

### Quick Links

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**932 Dorcey Drive**

**Type:** House



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**Sales Price:** \$650,000  
**Bedrooms:** 3  
**Baths:** 2.5  
**Sq.ft:** 1832  
**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!



### 1655 Pine Cone Circle

**Type:** House  
**Sales Price:** \$9.9  
**Bedrooms:** 4  
**Baths:** 4  
**Sq.ft:** 3493  
**Description:** Remodeled Pine Cone Lodge!! Square footage is 3086 for the main house & 407 sq. ft. for the guest quarters & loft. Lakefront deck, with fire pit & 2 buoys. Common beach & pier with gate access \$1000 a year. A must see!! Very private setting.



### This Week's Hot Buys

**808 Randall**



\$550,000

Tahoe cabin in Jennifer area. 3br/2ba w/ beamed ceilings. Lot next door is also available for

**687 Cristina Drive**



\$1.850

Fabulous lakeviews Desirable eastern slope location. Perfect home for retreats, 10br, 10ba

**1034 Tomahawk**



\$254,750

Sunny location and level access Street-to-street lot, Preliminary plans, buyer to transfer

sale. Lot line  
adjustment to be  
completed -existing  
entrance w/ driveway  
to be relocated.  
Contact agent for  
details.

oversized two car  
garage, 8475 sq. ft.  
of living space. Tons  
of deck space, great  
home for entertaining.  
Family rm & separate  
pool table rm.

covg. survey  
complete. Owner will  
consider carrying  
@6% for 3 years.  
Call listing office for  
details. PRICED TO  
SELL!

**LOWEST PRICE  
LOT!**

## Incline's New Listings & Escrows:

### Condos Listed from 8/15/09 to 8/31/09

Complex	Unit	Price
Woodstock	53	\$220,000
Burgandy Hill	317	\$324,900
Creekside East	6	\$369,000
Mt. Shadows	117	\$399,999
Woodminster	7	\$449,000
McCloud	92	\$475,000
Third Creek	130	\$729,000
Lakeshore Terrace	15	\$1.795
Stillwater Cove	22	\$2.1

### Homes and PUDs Listed from 8/15/09 to 8/31/09

Address	Price
Alpine Terrace	\$675,000
547 Cole Cir	\$699,000
621 Tumbleweed Cir	\$799,000
590 Lucille Dr	\$879,000
Red Cedar Rd	\$924,900

Incline Creek	\$1.095
751 Tyner Way	\$1.1
250 Wassou Rd	\$1.3
890 Tyner	\$1.349
1081 Mill Creek Rd	\$1.450
361 Country Club Dr	\$1.495
110 Sawbuck Rd	\$1.499
455 Jill Ct	\$1.680
221 Cedar Ridge Dr	\$1.695
6545 Legend Vista	\$1.785
606 Lakeshore Blvd	\$1.899
306 Pheasant Ln	\$1.950
519 Ponderosa Ave	\$2.599
626 Lakeshore Blvd	\$2.6
209 Nue Ct	\$3.295
1322 Winding Way	\$3.3
4045 Old US Hwy 395	\$3.999
171 Mason	\$5.250
1169 Lakeshore	\$12.5

**Condos Open Escrow from 8/15/09 to 8/31/09**

<b>Complex</b>	<b>Unit</b>	<b>Price</b>	<b>Status</b>
Southwood Pines	8s	\$169,900	Pending
Crystal Bay Cove	19	\$1,945,000	Pending
Woodstock	52	\$239,900	Pending

Northwood Estates	50	\$298,500	Pending
Mt. Shadows	132	\$299,000	Pending
L'Ermitage	4	\$459,000	Pending
The Cedars	28	\$469,500	Pending
Bitterbrush	211	\$499,000	Pending
Burgandy Hill	353	\$575,000	Pending
The point	20	\$1.495	Pending
Stillwater Cove	47	\$3.850	Pending

#### Homes and PUDs Open Escrow from 8/15/09 to 8/31/09

Address	Price	Status
804 Geraldine	\$439,000	Pending
962 Jennifer St	\$529,000	Pending
108 Steam Cir	\$629,000	Pending
939 Jupiter Dr	\$949,000	Pending
Incline creek	\$1.1	Pending
1119 Altdorf Ter	\$1.149	Pending
553 Silvertip Dr	\$1.599	Pending
968 Mica Ct	\$1.695	Pending
330 Abies Rd	\$1.699	Pending
996 Wedge Ct	\$1.996	Pending
701 Mays Blvd	\$2,545,688	Pending
1046 Tiller	\$2.695	Pending
510 Gonowabie Rd	\$3.990	Pending
454 Reno Dr	\$4.950	Pending

**Condos Closed Escrow from 8/15/09 to 8/31/09**

Complex	Unit	Asking Price	Sales Price
801 Northwood Blvd	5	\$179,000	\$175,000
The Cedars	15	\$375,000	\$350,000
Fairway Pines	19	\$449,000	\$425,000

**Homes and PUDs Closed Escrow from 8/15/09 to 8/31/09**

Address	Asking Price	Sales Price
613 Roos Rd	\$183,000	\$181,000
535 Lucille Dr	\$425,000	\$420,000
327 Woodridge Way	\$595,000	\$565,000
867 Tyner Way	\$649,000	\$620,000
644 Alpine View Dr	\$1.795	\$1.480
992 Trap Ct	\$3.295	\$2.750

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

Sincerely,



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