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Incline Village Real Estate Update

MARKET UPDATE...

When is the right time to buy? We get asked that question more than any other one.

There is no one answer that fits everyone and in every situation; however, in general, here is how we feel. If you are buying for the long term, i.e. 5 years or more, we believe that you'll be very happy that you took the plunge some time within the next 12 to 18 months.

We are not saying to jump in to just anything, but be prepared to act quickly when the right deal comes along.

Of course, we can't guaranty you'll be buying at the very bottom of the market; however, we do know from past experience that those who try to time market bottoms often ended up missing the big ride that follows after deep cyclical downturns.

Here is a partial list of properties that we feel might be bought at substantial discounts.

Incline Creek Estates

Country Club Villas

McCloud

What do you think? Are you looking to buy real estate in Incline Village in the next 6 months, or are you waiting for prices to drop further? We would love to hear from you.

Have a wonderful week.

Carole

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706 Martis Peak Drive

Type: House

Sales Price: \$849,000



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Bedrooms: 4

Baths: 3

Sq.ft: 2355

Description: The perfect "Tahoe Home" in

Lakeview Sub. Absolutely charming w/ 4BR/3BA, family room, dining area, LARGE LIVING ROOM, beamed ceilings, large gourmet kitchen. Nice outside deck with fenced yard. Light bright and easy to show!



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 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

Alta Village



\$599,000

Low Elevation location, short distance to beach, Hyatt, shopping &

Third Creek



\$799,000

Sunny south facing town home with private location. Open

932 Dorcey Drive



\$599,000

Beautiful home nestled on a pretty lot in Upper Tyner. Custom detailed & Open home features vaulted

schools. Open floor plan, granite counters, slate floors, extra lighting & vaulted ceilings. Large fenced, landscaped shared backyard.

living, dining, kitchen area w/ spacious deck. Complex has swimming pool, tennis courts, clubhouse and more. A must see ready to move in unit!

ceilings, custom painting, gourmet kitchen with top of the line appliances. Living room, family room and large open kitchen.

Incline's New Listings & Escrows:

Condos Listed from 9/15/09 to 9/30/09

Complex	Unit	Price
915 Incline Way	201	\$229,995
Northwood Estates	26	\$320,000
McCloud	125	\$379,900
688 Wilson Way	4	\$399,000
Bitterbrush	134	\$440,000
Bitterbrush	64	\$699,000
Lakeshore Terrace	56	\$1.1

Homes and PUDs Listed from 9/15/09 to 9/30/09

Address	Price
Alpine Terrace	\$367,500
520 Sugarpine Dr	\$719,000
1362 Zurich Lane	\$849,000
Incline Creek Estates	\$970,000
1092 Lucerne Way	\$995,000
4475 Starwood Ct	\$1.275
451 Country Club Dr	\$1.299
996 3rd Green Ct	\$1.499

835 Freels Peak	\$1.585
15174 N Timberline Dr	\$1.750
630 Woodridge	\$1.750
5905 Lausanne Dr	\$1.880

Condos Open Escrow from 9/15/09 to 9/30/09

Complex	Unit	Price	Status
915 Incline Way	101	\$229,995	Pending
Tahoe Sierra Pines	10	\$299,000	Pending
Bitterbrush	218	\$440,000	Pending
Coeur Du Lac	33	\$450,000	Pending
Third Creek	63	\$810,000	Pending
Stillwater Cove	6	\$1.1	Pending

Homes and PUDs Open Escrow from 9/15/09 to 9/30/09

Address	Price	Status
Incline Manor #18	\$225,000	Pending
949 Harold Dr	\$409,000	Pending
962 Jennifer	\$499,000	Pending
851 S. Dyer	\$599,500	Pending
841 Tanager St	\$649,000	Pending
581 Sugarpine Dr	\$698,000	Pending
547 Cole Cir	\$699,000	Pending
621 Tumbleweed Cir	\$749,000	Pending
377 2nd Tee	\$799,000	Pending
660 Tumbleweed Cir	\$899,000	Pending
631 Martis Peak	\$915,000	Pending

1014 Apollo Way	\$950,000	Pending
416 Country Club Dr	\$999,000	Pending
869 Rosewood Cir	\$1.190	Pending
907 Tyner	\$1.250	Pending
864 Lakeshore Blvd	\$1.699	Pending
1081 Tiller	\$2.395	Pending
5099 Nestle Ct	\$2.495	Pending
1046 Tiller	\$2.695	Pending

Condos Closed Escrow from 9/15/09 to 9/30/09

Complex	Unit	Asking Price	Sales Price
Incline Manor	4	\$175,000	\$160,000
Ski Way Ridge	249	\$349,500	\$329,000
McCloud	170	\$439,000	\$435,000
941 Divot Dr	1	\$550,900	\$530,000
Fairway Pines	34	\$575,000	\$505,000

Homes and PUDs Closed Escrow from 9/15/09 to 9/30/09

Address	Asking Price	Sales Price
Incline Crest	\$310,000	\$295,000
804 Geraldine	\$439,000	\$399,700
490 Wassou Rd	\$865,000	\$695,000
564 Matchless Ct	\$1.150	\$1M
732 Lakeshore	\$4.4	\$3.9

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

Sincerely,



Carole Madrid
#1 Top Producing Agent



Lakeshore Realty
954 Lakeshore Blvd.
Incline Village, NV 89451
(775) 848-6242
Carole@InclineVillageNow.com

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Lakeshore Realty | 954 Lakeshore Blvd. | Incline Village | NV | 89451