

Having trouble viewing this email? [Click here](#)



FEBRUARY Incline Village Real Estate Update

MARKET UPDATE...

This is the perfect economic storm, but at the same time this is the perfect buyer's market for real estate.

For example, my parents bought their first house for \$36,500. They had a 30 year fixed mortgage with an interest rate of 11.25%. In comparison, today's rates are at historic lows with rates in the low 5% range.

In addition, people are fearful of what is going on in the economy, not knowing if the stimulus plan will work. With many buyers on the fence, we are seeing some sellers doing fire sales and listing their homes at very low prices. We are also seeing more bank owned properties and short sales on the market.

Low interest rates and low home prices make it the perfect time to buy a home.

If you are looking to take advantage of our buyer's market, feel free to email us your property criteria and we'll be glad to send you some great deals.

Have a great week!

Quick Links

- [About Me](#)
- [Featured Listings](#)
- [Search Incline Listings](#)
- [Search Reno Listings](#)

Tools

- [New Listing Notification](#)
- [Your Home's Value](#)

395 Tuscarora

Type: House
Sales Price: \$1.250
Bedrooms: 3
Baths: 3.5
Sq.ft: 2713
Description: [New Listing!](#)



Custom style home in
 Crystal Bay with peak of lake and beautiful setting.
 Hardwood floors, pine ceilings, gourmet kitchen and
 much more! 3BD/ 3.5 BA = Large office & 3 car
 garage. Full IVGID privileges, including beaches. Easy
 to show.

145 Selby

Type: House
Sales Price: \$859,000
Bedrooms: 3
Baths: 2
Sq.ft: 1599



Description: [Price reduction!](#) Wonderful remodeled home in Millcreek. Gourmet kitchen with granite slab. Wood floor, Single level with open floor plan. Family room off of kitchen. Beautifully landscaped yard with pavers. Shows like a model. 5,629 impervious coverage total!

This Week's Hot Buys

McCloud #13



\$559,000

Best McCloud!! Sunny upstairs unit. Deck opens to green belt. Beautifully upgraded, new carpet, roof, taverntine tile in master bath w/ jacuzzi tub. Custom closets &

Burgandy Hill #334



\$349,000

Lake and Mountain views. Covered parking. Sunny unit in nice condition. 1 level living, great complex! Furnishings negotiable. Located in 3rd building 1st

869 Ophir Peak Rd.



\$2.495

Attention to detail abounds in this custom built home, completed in 2008, combines warmth, elegance and functionality, Spacious great room flow,

paint. Gas log frpl,
\$30K+ in upgrades.

BUY ME!

floor.

HOT BUY!

excellent location,
fenced level lot. Top
of the line throughout.

NEW LISTING!

Incline's New Listings & Escrows:

Condos Listed from 2/01/09 to 2/28/09

Complex	Unit	Price
Southwood Pines		\$219,000
High Sierra	25	\$327,500
Country Club Mall	65	\$340,000
Ski way ridge	249	\$375,000
699 Hogan Court	1	\$425,000
High Sierra	10	\$435,000
Bitterbrush	120	\$450,000
Coeur du lac	33	\$485,000
The Cedars	2	\$499,000
Forest Pines	94	\$499,950
White Pines	5	\$529,000
Bitterbrush	198	\$545,000
1088 Lucerne way		\$659,000
McCloud	122	\$735,000
Woodmere	22	\$899,000

Homes and PUDs Listed from 2/01/09 to 2/28/09

Address	Price
Incline Crest	\$399,000
788 Geraldine	\$464,000

1335 Zurich Lane	\$449,000
Incline Crest	\$449,898
573 Knotty Pine	\$595,000
644 Tyner Way	\$621,000
1088 Lucerne Way	\$659,000
605 Village Blvd.	\$699,000
1372 Tirol	\$799,000
850 So Dyer Cir	\$939,000
433 Valerie Ct.	\$949,000
1063 Mill Creek	\$1.025
Country Club Villa	\$1.047
Incline Creek Estates	\$1.2
395 Tuscarora	\$1.250
966 Agate Ct	\$1.299
1442 Berne Ct	\$1.395
485 Gonowabie	\$1,567,500
609 Doeskin	\$2.150
869 Ophir Peak	\$2.495
541 Silvertip Dr.	\$2.595

Condos Open Escrow from 2/01/09 to 2/28/09

Complex	Unit	Price	Status
Pine Brook	8	\$109,900	Pending
Incline Manor	22	\$199,900	Pending
Country Club Mall	3	\$298,000	Pending

Northwood Estates	48	\$345,000	Pending
Alpine Terrace	21	\$439,000	Pending
McCloud	256	\$489,000	Pending

Homes and PUDs Open Escrow from 2/01/09 to 2/28/09

Address	Price	Status
978 Glenrock Ct	\$359,900	Pending
954 Garen St	\$440,000	Pending
1350 Zurich Lane	\$599,000	Pending
591 Rockrose Ct	\$839,900	Pending
489 Fairview	\$1.79	Pending
620 Martis Peak	\$3.795	Pending

Condos Closed Escrow from 2/01/09 to 2/28/09

Complex	Unit	Asking Price	Sales Price
999 Lakeshore	33	\$974,000	\$850,000

Homes and PUDs Closed Escrow from 2/01/09 to 2/28/09

Address	Asking Price	Sales Price
629 Village Blvd	\$1.199	\$1.050
615 Country Club	\$1.225	\$1.065
1005 Apollo Way	\$2.1	\$1.9
460 Tuscarora Rd	\$2.950	\$2.950

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

[Forward email](#)

 **SafeUnsubscribe®**

This email was sent to carole@inclinevillagenow.com by carole@inclinevillagenow.com.
[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Email Marketing by



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