

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



## Incline Village Real Estate Update

### MARKET UPDATE...

Market is definitely heating up. February was the strongest month for our Company in 3 years. In fact, this is the first month since 2007 that we have had this many new Escrows in a single month. The drop in inventories over the last 6 months coupled with increases in the number of sales is a precursor towards market appreciation. We haven't seen that happen yet, but mark our words, it is around the corner.

Smart investors realize that it is impossible to time market bottoms exactly; and if you try, you often end up missing a significant rise in prices. The time to act is now while interest rates are still low, and inventory is still available at bargain basement prices.

Have a wonderful week!

#### Quick Links

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

#### Tools

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

### 587 Lakeshore

**Type:** House  
**Sales Price:** \$9M  
**Bedrooms:** 5  
**Baths:** 5  
**Sq.ft:** 6077  
**Description:** PROPERTY HAS SHARED PIER!



130.64 feet of lake frontage. Open and flowing floor plan with floor to ceiling windows. A separate live-in quarters or game room suite is situated over the garage with private entrance. Relax and enjoy the Lake Tahoe Life.

## Coeur Du Lac

**Type: Condo**

**Sales Price: \$299,000**

**Bedrooms: 1**

**Baths: 1**

**Sq.ft: 753**

**Description:** Great rental unit. Desirable complex near beach. Complex pool, hot tub, sauna. Upgraded interior, new siding, windows, gas FP insert. Rustic Tahoe decor. Lower level. Sleeps four, has extra half bath. Owner-agent



## This Week's Hot Buys

### 847 Jeffrey Street



\$750,000

4BR, 2 master suites, 3.5BA and 2 car garage. Cathedral ceilings, a step down living and dining area. Level driveway and walkway. Forest service on both sides. Great condition, 2 large decks,

### 808 Randall



\$549,000

Tahoe cabin in Jennifer area. 3br/2ba w/beamed ceilings. Lot nextdoor is also available for sale. Lot line adjustment to be complete - existing entrance/driveway to be relocated.

### 938 Jennifer



\$409,000

"Cabin in the Woods" -the perfect tahoe cabin. Charming with 3 bedrooms and 2 bath, beamed ceilings and large sunny deck. Offered furnished turn key. Including hot tub and pool table. Good rental history.

wonderful tree and  
Mt. views.

Contact.agent for  
details.

## Incline's New Listings & Escrows:

### Condos Listed from 2/1/10 to 2/28/10

| Complex           | Unit | Price     |
|-------------------|------|-----------|
| Incline Manor     | 21   | \$189,000 |
| 915 Incline Way   | 203  | \$239,995 |
| Northwood Estates | 26   | \$275,000 |
| 1000 Lakeshore    | 22   | \$389,000 |
| Mt. Shadows       | 163  | \$399,000 |

### Homes and PUDs Listed from 2/1/10 to 2/28/10

| Address                | Price     |
|------------------------|-----------|
| 562 Antler Ct          | \$499,000 |
| 828 Park Ave.          | \$1.695   |
| 547 Silvertip          | \$1.739   |
| 545 Country Club Drive | \$2.795   |
| 515 Gonowabie          | \$3M      |
| 1665 Pine Cone         | \$6.5     |
| 1655 Pine cone         | \$8.790   |

### Condos Open Escrow from 2/1/10 to 2/28/10

| Complex         | Unit | Price     | Status  |
|-----------------|------|-----------|---------|
| 915 Incline Way | 202  | \$229,995 | Pending |
| Creekside       | 4    | \$238,000 | Pending |
| 699 Hogan Ct    | 4    | \$299,000 | Pending |
| Woodminster     | 22   | \$368,888 | Pending |
| McCloud         | 243  | \$399,000 | Pending |

|              |      |           |         |
|--------------|------|-----------|---------|
| Forest Pines | 1-23 | \$429,500 | Pending |
| Bitterbrush  | 173  | \$435,000 | Pending |
| McCloud      | 81   | \$439,000 | Pending |
| McCloud      | 194  | \$529,000 | Pending |

**Homes and PUDs Open Escrow from 2/1/10 to 2/28/10**

| Address            | Price     | Status  |
|--------------------|-----------|---------|
| 788 Geraldine      | \$394,000 | Pending |
| 803 McCourry       | \$450,000 | Pending |
| 340 State Route 28 | \$595,000 | Pending |
| 840 Jennifer St.   | \$899,000 | Pending |
| 835 Freels Peak Dr | \$1.585   | Pending |
| 465 Eagle          | \$2.995   | Pending |

**Condos Closed Escrow from 2/1/10 to 2/28/10**

| Complex          | Unit | Asking Price | Sales Price |
|------------------|------|--------------|-------------|
| 915 Incline Way  | 202  | \$229,995    | \$229,995   |
| Mountain Shadows | 19   | \$250,000    | \$235,000   |
| Mountain Shadows | 117  | \$399,999    | \$375,000   |
| Third Creek      | 119  | \$725,000    | \$650,000   |

**Homes and PUDs Closed Escrow from 2/1/10 to 2/28/10**

| Address                | Asking Price | Sales Price |
|------------------------|--------------|-------------|
| 1046 Lucerne           | \$450,000    | \$400,000   |
| 977 Dorcey             | \$525,000    | \$500,000   |
| 1084 Lucerne           | \$668,900    | \$657,000   |
| 581 Sugarpine          | \$698,000    | \$612,500   |
| 416 Country Club Drive | \$899,000    | \$775,000   |

|                    |           |           |
|--------------------|-----------|-----------|
| 101 Red Cedar Rd   | \$979,000 | \$917,000 |
| 101 Red Cedar Dr   | \$1.295   | \$960,000 |
| 300 Glen Way #4    | \$1.295   | \$1.020   |
| 112 Steam Cir      | \$1.649   | \$1.3     |
| 996 Wedge Ct       | \$1.9     | \$1.861   |
| 451 Jill Ct        | \$2.250   | \$2M      |
| 936 Lakeshore Blvd | \$3.1     | \$2.750   |

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](mailto: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