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## Incline Village Real Estate Update

### MARKET UPDATE...

The recent strength in the Canadian dollar has been catalyst for an increase in real state sales in Incline Village. As long as the two currencies remain at or near par with each other, we suspect this trend will not only continue but also grow even stronger. Canadians have had a keen interest in Incline Village real estate ever since the late 70's. U.S. buyers, mostly from the Western United States fueled the last big boom which started in 1997, and peaked in early 2006. It makes perfect sense now for bargaining hunting Canadians to return as their currency has improved dramatically while at the same time prices have fallen here in Incline Village by 30 to 50%. Of course, you don't have to be Canadian to take advantage of the great deals in our market. A combination of historically low interest rates, plus a good supply of short sales and Bank owned properties (REO's), has led to one of the great buying opportunities we have seen in the last decade.

Have a wonderful week!!!! a wonderful week! ave a wonderful week!

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#### 932 Dorcey Drive

**Type:** House  
**Sales Price:** \$599,000  
**Bedrooms:** 3  
**Baths:** 2.5  
**Sq.ft:** 1832



Tools  
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**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.



### 585 Lakeshore

**Type:** House  
**Sales Price:** \$10M  
**Bedrooms:** 5  
**Baths:** 5.5  
**Sq.ft:** 6571  
**Description:** PROPERTY HAS SHARED PIER! Beautifully landscaped grounds. A water feature greets you at the main entrance to the house. Private forested setting, floor to ceiling windows & lakeviews from every room. Pool & hot tub. 132.25 feet of lake frontage



### This Week's Hot Buys

#### 847 Jeffrey St



\$750,000

4 BR, (2 master suites), 3.5 BA and 2car garage. Cathedral ceilings, a step down living and dining area. Level driveway and walkway.Forest Service on both

#### 908 Harold



\$429,000

A pleasure to show! End unit, very light & bright, central A/C, 2 car gar, nice pvt wooded views, 2 bdrms & lg loft, private enclosed hot tub, gas fireplace takes up little living

#### 594 Douglas



\$1.275

Unbelievable privacy w/views of Forest Service &green belt. Wide open living, dining & remodeled kitchen. Lg MBR w/FP on main level.Fam/game room..den or office with built-in bookshelves.Incredibledecks & landscape. Oversized 2 car garage.

sides. Great space, remod  
condition, 2large kitchen.  
decks, wonderful  
tree and mt. views..

## Incline's New Listings & Escrows:

### Condos Listed from 4/23/10 to 4/30/10

Complex	Unit	Price
Southwood	5	\$119,900
Royal Pines	92	\$356,000
McCloud	251	\$469,000

### Homes and PUDs Listed from 4/23/10 to 4/30/10

Address	Price
1325 Zurich	\$475,000
624 Tumbleweed	\$725,000
Country Club	\$829,000
962 Mercury Ct	\$1.075
860 Tyner	\$1.5875
996 4th Green Drive	\$1.850
929 Jupiter	\$2.499
1565 Vivian Lane	\$6.5
869 Lakeshore Blvd	\$15.998

### Condos Open Escrow from 4/1/10 to 4/30/10

Complex	Unit	Price	Status
Pinebrook	23	\$85,000	Pending
Incline Manor	21	\$169,000	Pending
Sierra Pine	10	\$199,000	Pending

Ski Way Ridge	273	\$240,000	Pending
699 Hogan	4	\$299,000	Pending
Woodminster	22	\$368,888	Pending
McCloud	214	\$375,000	Pending
McCloud	241	\$399,000	Pending
Royal Pines	62	\$449,000	Pending

**Homes and PUDs Open Escrow from 4/1/10 to 4/30/10**

Address	Price	Status
309 Laura Ct	\$449,900	Pending
862 Jeffrey St	\$495,000	Pending
1343 Tirol	\$500,000	Pending
559 Len Way	\$595,000	Pending
621 Tumbleweed Cir	\$649,000	Pending
1079 Flume	\$739,000	Pending
377 2nd Tee	\$750,000	Pending
361 Country Club Drive	\$1M	Pending
517 Fairway Blvd	\$4.5M	Pending

**Condos Closed Escrow from 4/1/10 to 4/30/10**

Complex	Unit	Asking Price	Sales Price
Racquet Club	52	\$199,000	\$185,000
Incline Way	302	\$229,995	\$222,500
Incline Way	301	\$229,995	\$224,700
Mtn House	3	\$249,500	\$240,000
Alpine Terrace	1	\$249,800	\$250,000
Incline Villas	6	\$379,000	\$350,000

Forest Pines	1-18	\$399,000	\$388,000
McCloud	92	\$399,000	\$395,000
McCloud	177	\$429,000	\$390,000
Forest Pines	1-23	\$429,500	\$422,000
Bitterbrush	22	\$595,000	\$530,000
Bitterbrush	166	\$600,000	\$530,000

**Homes and PUDs Closed Escrow from 4/1/10 to 4/30/10**

<b>Address</b>	<b>Asking Price</b>	<b>Sales Price</b>
1324 Tirol	\$285,000	\$270,000
803 McCourry	\$399,000	\$350,000
692 Sutro	\$410,000	\$350,000
Cedar Crest	\$464,900	\$445,000
340 State Rt 28	\$595,000	\$555,000
1442 Berne Ct	\$979,000	\$860,000
747 Pinion Pine Way	\$995,000	\$1,018,399
200 Glen Way	\$1.265	\$1.165
465 Eagle	\$2.995	\$1.275
573 Lakeshore	\$12M	\$1.020
1169 Lakeshore	\$12.5	\$1.8

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

**Sincerely,**



**Carole Madrid**

#1 Top Producing Agent

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