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Incline Village Real Estate Update

MARKET UPDATE...

One of the things that we love about Incline Village is its great diversity.

You can choose what area is your comfort zone and best suits your needs and desires. For example, if you imagine yourself living with a panoramic lakeview then the Eastern Slope might be the perfect place for you.

If you want to live in a low elevation area close to restaurants and shopping, then Millcreek Subdivision or Lakeview Subdivision areas would be ideal.

Or perhaps you prefer warm sunny days with cooler evenings and dramatic views -- then lakefront might be the perfect location.

Of course, your decision might also involve other lifestyle choices, such as access to golf, waterspouts, snowshoeing, skiing, restaurants, cultural events and night life. Incline Village has it all. We would like to help you dial in on your ideal location. Please call or e-mail us, and we'd be happy to assist you in finding your home in paradise.

Have a wonderful week!

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

808 Randall

Type: House



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

Sales Price: \$549,000
Bedrooms: 3
Baths: 2
Sq.ft: 1952
Description: Tahoe cabin in Jennifer area. 3BR/2BA beamed ceilings. Lot next door is also available for sale. Lot line adjustment to be complete-existing entrance/ driveway to be relocated. Contact agent for details.



810 Randall

Type: Lot & Land
Sales Price: \$399,000
Bedrooms:
Baths:
Sq.ft:
Description:
 DEVELOPEMENT OPPORTUNITY!! Call listing office for survey and details. TRPA coverage is verified and all TRPA approvals! See MLS listing #936180 Home next door is also ava verified coverage by TRPA -ready to build.



This Week's Hot Buys

Coeur Du Lac



\$299,000

Great rental unit. Desireable complex near beach. Complex pool, hot

Coeur Du Lac



\$490,000

Excellent location within wonderful complex. Close to beach. Immaculate!!!

Bitterbrush

\$369,000



NOT A BANK OWNED OR SHORT SALE. Bargain price! 2BR/2.5BA Hot tub may stay. Nice lake

tub, sauna. Upgraded interior, new siding, windows, gas FP insert. Rustic Tahoe decor. Lower lvl. Sleeps 4, has extra bath. Owner-agent.

Siding assessment paid. Owner wants out! MOTIVATED!!!

view from deck, awesome views of Diamond Peak ski runs! Easy to show and sell! Call agent for all showings.

Incline's New Listings & Escrows:

Condos Listed

Complex	Unit	Price
Southwood Pines	1	\$154,900
Racquet Club	52	\$199,000
High Sierra	30	\$284,000
Fairway Blvd	7	\$509,000

Homes and PUDs Listed

Address	Price
2080 Honey Ridge Drive	\$315,000
Incline Pines	\$575,000
7513 Center Dr	\$599,000
1447 Berne Ct	\$729,000
1069 Mill Creek Rd	\$739,900
1132 Altdorf Ter	\$995,000
250 Wassou Rd	\$1.150
464 Eagle Drive	\$1.350
615 Country Club Drive	\$1.389
671 14th Green	\$1.625
1085 Mill Creek Rd	\$2.3
794 Tyner Way	\$2.785

Condos Open Escrow

Complex	Unit	Price	Status
Pinebrook	23	\$81,000	Pending
Pinebrook	1	\$90,000	Pending
Southwood Ct	6	\$154,900	Pending
Racquet Club	52	\$199,000	Pending
Incline Way Condominium	202	\$229,995	Pending
Incline Way Condominium	201	\$229,995	Pending
Incline Way Condominium	101	\$229,995	Pending
Apline Terrace		\$249,800	Pending
Mt. Shadows	19	\$250,000	Pending
Mt.Shadows	115	\$275,000	Pending
Southwood Glen	7	\$299,900	Pending
688 Wilson Way	4	\$329,000	Pending
Mt Shadows	4	\$349,000	Pending
McCloud	13	\$369,000	Pending

Homes and PUDs Open Escrow

Address	Price	Status
Tyrolian Village	\$285,000	Pending
1346 Tirol	\$299,000	Pending
Glenrock	\$359,000	Pending
Tyrol Village	\$500,000	Pending
929 Dorcey	\$510,000	Pending
340 State Route 28	\$595,000	Pending

610 2nd Creek	\$599,000	Pending
504 Jensen	\$599,000	Pending
621 Tumbleweed	\$649,000	Pending
1084 Lucerne Way	\$668,900	Pending
581 Sugarpine	\$698,000	Pending
660 Tumbleweed Cir	\$729,000	Pending
377 2nd Tee Dr	\$750,000	Pending
649 Alpine View	\$799,900	Pending
807 Snead Ct	\$829,000	Pending
416 Country Club Dr	\$899,000	Pending
Red Cedar #10	\$979,000	Pending
Incline Creek Estates #1	\$990,000	Pending
Incline Creek Estates #50	\$995,000	Pending
361 Country Club	\$1M	Pending
835 Freels Peak	\$1.585	Pending
112 Steam Cir	\$1.649	Pending
996 Wedge	\$1.9	Pending
451 Jill Ct	\$2.250	Pending
1081 Tiller	\$2.395	Pending
936 Lakeshore Blvd	\$3.1	Pending
517 Fairview Blvd	\$4.5	Pending

Condos Closed Escrow

Complex	Unit	Asking Price	Sales Price
Couer Du Lac	136	\$235,000	\$225,000
Southwood Ct	14	\$238,000	\$215,250

Bitterbrush	221	\$306,405	\$317,000
The Village at Incline	58	\$319,900	\$319,900
924 Wendy Lane	A	\$399,000	\$370,000
Crystal Shores	54	\$1.998	\$1.850

Homes and PUDs Closed Escrow

Address	Asking Price	Sales Price
Tyrol	\$299,000	\$290,000
Glenrock	\$359,000	\$321,000
961 Fairway Park Dr	\$499,000	\$410,000
Tyrol #13	\$649,900	\$595,000
682 Ralston Ct.	\$599,00	\$615,000
547 Cole Cir	\$699,000	\$653,000
591 Tyner Way	\$1.388	\$1.075
996 3rd Green Ct	\$1.399	\$1.250
973 Fairway Blvd	\$1.595	\$1.4
531 Silvertip Dr	\$4.7	\$3.750

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

Sincerely,



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