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## Incline Village Real Estate Update

### MARKET UPDATE...

This market introduction is going to be short and sweet. As you will see below, many of our properties this week are either Bank owned (REO's) or Short Sales.

If you don't see what you are looking for, please let us know as we have four other Bank owned properties that we will be listing shortly.

920 Wendy #1 was reduced to \$299,000.

Have a wonderful week !

Carole

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### McCloud #13

**Type:** Condo

**Sales Price:** \$539,000

**Bedrooms:** 2

**Baths:** 2

**Sq.ft:** 1,111

**Description:** BEST

MCLOUD!!! Sunny

upstairs unit. Deck opens

to greenbelt...Beautifully upgraded. New carpet, roof

and taverntine tile in Master bath w/ jacuzzi tub. Custom

paint, gas log fireplace, \$30K+ in upgrades!



## 706 Martis Peak Dr.

**Type:** House

**Sales Price:** \$849,000

**Bedrooms:** 4

**Baths:** 3

**Sq.ft:** 2,355

**Description:** The perfect "Tahoe Home" in the Lakeview Sub. Absolutely charming w/ 4 Bedrooms, 3 baths, family room, dining area, LARGE LIVING ROOM, beamed ceilings, large gourmet kitchen & a nice outside deck with fenced yard. Light & bright and easy to show!



## This Week's Hot Buys

### Bitterbrush #120



\$450,000

Darling end unit at Bitterbrush Fabulous Diamond Peak Ski Resort views. 2BR, 2.5BA plus loft, 2 car attached garage.

Lots of windows, vaulted ceilings. Unit is well maintained. Original owners.

### 1655 Pine Cone Circle



\$11.9

Remodeled Pine Cone Lodge! Located on the desirable Pine Cone Cir. True Tahoe residents w/ guest quarters. Lakefront deck, with fire pit, 2 buoys. 2 Masters, offered furnished with one of a kind furnishings! Common beach & pier with gate access.

### 395 Tuscarora



\$1.250

Custom style home in Crystal Bay with peak of lake and beautiful setting. Hardwood floors, pine ceilings, gourmet kitchen and much more. 3BD 3.5BA, large office, 3car garage. FULL IVGID Privileges include beaches.

## Incline's New Listings & Escrows:

**Condos Listed from 7/01/09 to 7/15/09**

<b>Complex</b>	<b>Unit</b>	<b>Price</b>
McCloud	2-41	\$375,000
852 Lichen Ct	3	\$389,900
Royal Pines	84	\$399,900
McCloud	81	\$547,900
McCloud	237	\$549,000
McCloud	66	\$569,000
Village Green	4	\$659,000
Third Creek	133	\$739,000
999 Lakeshore	8	\$949,000

**Homes and PUDs Listed from 7/01/09 to 7/15/09**

<b>Address</b>	<b>Price</b>
1034 Lucerne	\$450,000
1054 War Bonnet Way	\$450,000
692 Sutro Ct	\$499,000
418 Pat Ct	\$572,000
587 Sugarpine Dr	\$699,500
295 Tuscarora	\$629,000
660 Tumbleweed Cir	\$999,000
1421 Tirol Dr.	\$1.050
433 Amagosa Rd	\$1.125
Sierra Bouquet	\$1.195
505 Country Club Dr	\$1.395
997 Apollo Way	\$1.469

2481 Genoa AspenDr	\$1.899
860 Tyner Way	\$1.950
2137 The Back Rd	\$2.245
245 Estates Dr	\$2.495
695 Lakeview Dr.	\$2.925
545 Ponderosa Ave.	\$3.795
1346 Winding Way	\$3.995
2 Easy St	\$3.999
4045 Old US Hwy 395	\$4.250
1006 Skyland Dr	\$7.450
727 Champagne Rd	\$7.995
9041 Lupine Lane	\$10.5
1655 Pine Cone Cir	\$11.9

**Condos Open Escrow from 7/01/09 to 7/15/09**

Complex	Unit	Price	Status
801 Northwood	5	\$179,000	Pending
221 Lark Ct	3	\$250,000	Pending
861 Southwood Blvd	25	\$311,000	Pending
830 Oriole Way	40	\$459,000	Pending

**Homes and PUDs Open Escrow from 7/01/09 to 7/15/09**

Address	Price	Status
420 1st Green	\$475,000	Pending
587 Tyner Way	\$2.595	Pending
61 Somers Loop	\$24.9	Pending

**Condos Closed Escrow from 7/01/09 to 7/15/09**

Complex	Unit	Asking Price	Sales Price
696 Village Blvd	27	\$424,900	\$414,000
7580 North Lake Blvd	12	\$1.350	\$1.250
549 Lakeshore Blvd	18	\$1.650	\$1.550

**Homes and PUDs Closed Escrow from 7/01/09 to 7/15/09**

Address	Asking Price	Sales Price
508 Jensen Cir	\$499,000	\$450,500
433 Valerie	\$949,000	\$917,500
665 Martis Peak	\$1.090	\$965,000
970 Mica	\$1.620	\$1,483,600
651 Lookout Rd	\$1.998	\$1.7

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

**Sincerely,**

**Carole Madrid**

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