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## Incline Village Real Estate Update

### MARKET UPDATE...

As expected and hoped for, the First Time Home Buyer Credit has been extended until April 1, 2010. Although our temperament has been and still is cautiously optimistic; we are starting to see very positive signs in the Incline Village real estate market that are leading us to be more bullish about the future.

As a reminder, we have lots of great tools available to help you search the Incline Village MLS. You can customize your own search, and save it so that you are automatically notified of any new listings matching your criteria. Try it. We know you will like this feature.

Also, in addition to Incline Village condos, most Reno condos now have active links to site maps, virtual tours, comparable sales data, floor plans, etc. This is another great tool that we are happy to make available to all of our subscribers at no charge.

We appreciate your referrals, and look forward to helping you with your next real estate transaction in Incline Village.

Have a wonderful week.

#### Quick Links

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

#### Tools

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

### 932 Dorcey Drive

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

## 594 Douglas Ct

**Type: House**

**Sales Price: \$1.275**

**Bedrooms: 3**

**Baths: 3**

**Sq.ft: 3149**

**Description:** Unbelievable privacy w/ views of Forest Service & green belt. Wide open living, dining and remodeled kitchen. Large Master Bedroom w/FP on main level. Family/Game room...den or office with built in book shelves. Incredible decks & landscaping. Oversized 2 car garage.



**NEW LISTING!!!!!!**

## This Week's Hot Buys

### McCloud #81



\$485,000

Priced to sell!!  
Beautiful remodel with Granite & Alder Cabinets kitchen & dining areas, Gas range, Stainless appliances, Hardwood floors,

### Bitterbrush 111



\$415,000

Nicely furnished end unit with great Lake & MT. Views! Garage + Carport + Extra parking in front of condo. Spacious great room w/ lots of

### Crystal Shores Villas \$1.020



Water front complex Pano lake view. Darling remodel 2BR/2BA end unit. Deeded boat slip, pvt. beach & marina, manicured grounds. 2nd BR= craft room, owner will restore if

Shutters. Extra large deck backs to greenbelt, privacy setting.

natural light. Best value in Bitterbrush. Excellent rental history!

requested. Two additional storage areas.

## Incline's New Listings & Escrows:

### Condos Listed from 10/15/09 to 11/01/09

Complex	Unit	Price
915 Incline Way	303	\$239,995
915 Incline Way	304	\$239,995
Woodstock	14	\$268,000
Mt. Shadows	135	\$275,000
Royal Pines	57	\$297,000
Alpine Terrace	15	\$367,500
White Pines	19	\$389,000
McCloud	243	\$427,500
McCloud	214	\$435,000
Country Club Mall	30	\$545,000
Northshore Estates	9	\$629,000
Creekside East	7	\$458,000

### Homes and PUDs Listed from 10/15/09 to 11/01/09

Address	Price
634 Village Blvd	\$439,900
191 Lakeshore Blvd #15	\$499,000
120 Country Club Dr	\$545,000
1066 Flume Rd	\$810,000
Country Club Villas	\$839,000

649 Alpine View	\$899,900
Incline Creek Estates	\$995,000
594 Douglas Ct	\$1.275
1000 Apollo Way	\$1.299
32200 Cantlon Dr	\$1.649
2137 The Back Road	\$2.245
771 Burgundy Rd	\$2.8
590 Pinto	\$2.940
691 David Way	\$2.995
533 Eagle Dr	\$4.595
456 Ponderosa Ave	\$11.499
181 Yellow Jacket Rd	\$18.750

**Condos Open Escrow from 10/15/09 to 11/01/09**

<b>Complex</b>	<b>Unit</b>	<b>Price</b>	<b>Status</b>
Pinebrook	1	\$110,000	Pending
Pinebrook	42	\$115,000	Pending
Southwood Ct	6	\$154,900	Pending
Raquet Club	89	\$225,000	Pending
Southwood Pines	13	\$229,000	Pending
915 Incline Way	201	\$229,995	Pending
915 Incline Way	102	\$229,995	Pending
915 Incline Way	101	\$229,995	Pending
Mt. Shadows	39	\$289,000	Pending
Northwood Estates	50	\$298,500	Pending
Tahoe Sierra Pines	10	\$299,000	Pending

Alpine Terrace	1	\$299,800	Pending
Tahoe Sierra Pines	24	\$315,000	Pending
Coeur Du Lac	47	\$315,400	Pending
Forest Pines	1-3	\$395,000	Pending
Coeur Du Lac	33	\$450,000	Pending
Royal Pines	73	\$475,000	Pending
Alta Village	6	\$619,000	Pending
Third Creek	130	\$699,000	Pending

**Homes and PUDs Open Escrow from 10/15/09 to 11/01/09**

<b>Address</b>	<b>Price</b>	<b>Status</b>
1324 Tirol	\$285,000	Pending
634 Village Blvd	\$439,900	Pending
1046 Lucerne	\$450,000	Pending
962 Jennifer	\$499,000	Pending
783 Freels Peak	\$795,000	Pending
751 Tyner Way	\$850,000	Pending
581 Knotty Pine	\$950,000	Pending
Incline cReek Estates	\$1M	Pending
1011 Apollo Way	\$1.095	Pending
907 Tyner Way	\$1.250	Pending
240 Estates Dr	\$2.799	Pending

**Condos Closed Escrow from 10/15/09 to 11/01/09**

<b>Complex</b>	<b>Unit</b>	<b>Asking Price</b>	<b>Sales Price</b>
Incline Manor	28	\$225,000	\$225,000
Mountain Shadows	181	\$350,000	\$350,000

Mt Clair	35	\$499,000	\$437,500
Bitterbrush	211	\$499,000	\$430,000
McCloud	53	\$595,000	\$570,000
Third Creek	63	\$810,000	\$775,000
Stillwater Cove	6	\$1.1	\$975,000
Stillwater Cove	47	\$3.850	\$3.550

**Homes and PUDs Closed Escrow from 10/15/09 to 11/01/09**

Address	Asking Price	Sales Price
202 Wheel Rd	\$450,000	\$375,000
Montclair	\$409,000	\$390,000
Montclair	\$409,000	\$390,000
Country Club Villas	\$899,000	\$864,000
1014 Apollo Way	\$950,000	\$940,000
864 Lakeshore Blvd	\$1.699	\$1.350

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

Sincerely,



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