

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



Incline Village Real Estate Update

Market Update!

There are many opportunities for purchasing property in Incline Village in the Year ahead.

One thing we witnessed this past year was a considerable increase in sales volume of both single family homes and condominiums in Incline Village.

Yes, prices declined during this period, but even more significant, sales activity and resulting volume has been on the rise.

There are some excellent opportunities to get in the game and grab your own piece of Incline Village in 2011. We would love to hear from you. Give us a call @ 775-848-6242 or send an e-mail to Carole@inclinevillagenow.com

Have a great week!

Quick Links

[About Me](#)

[Featured Listings](#)

[Search Incline](#)

[Listings](#)

[Search Reno](#)

[Listings](#)

Tools

[New Listing](#)

[Notification
Your Home's
Value](#)

Tools
[Mortgage
Calculator](#)
[Apply for Loan
Your Homes
Value](#)

L'Ermitage #11

Type: Condo-HOT BUY !!
Sales Price: \$399,000
Bedrooms: 2
Baths: 2.1
Sq. Ft: 1504
Description: Wonderful unit in gated complex. Centrally located. 2 bedroom, 2.5 bath, designer decorated. offered furnished turn-key!



693 David

Type: House
Sales Price: \$1,695,000
Bedrooms: 4
Baths: 4.1
Sq.ft: 3,795
Description: Fabulous lakeviews from this low elevation remodeled home. Master bedroom on main living level, open floor plan. Game room, family room and more. Chef's delight kitchen with top of the line appliances, all bedrooms are suites and large decks.



This Week's Hot Buys

595 Knotty Pine



\$1,179,000

Large home with wonderful lake & mtn. views. Main house is 3369 sq. ft., & guest area is 688 sq. ft., all situated on .74 acres. Master bedroom on main living level with his & her bathrooms & closets. Huge deck perfect for entertaining or relaxing

929 Fairview Blvd.



\$1,145,000

Beautiful, very well maintained home located in the Easternslope Subdivision. Filtered lakeview, wonderful forest & mountain views. Open floorplan perfect for entertaining. Family/Game room, cooks delight kitchen w/center island & cooktop. 2 decks

945 Harold



\$199,000

Walk to Champ Course! You can't beat this price. Open floor plan. Measures approx 1,500-1,600 SF +/-! ONE lvl living. End unit-2nd floor- No one above you! Furnished. Lg BBQ deck. 3 storage rooms. GAS heat-GAS FP & GAS cooking! BUYER TO

VERIFY SQ FT.

Incline's New Listings & Escrows:

New Listing Condos 2/1/11 to 2/28/11

Complex	Unit	Price
Southwood Ct.	6	\$139,900
Mt. Shadows	3	\$259,900
Creekside East	30	\$300,000
Woodminster	11	\$349,000
McCloud	85	\$388,000

2 New Listing Homes and PUDs Listed from 2/1/11 to 2/28/11

Address	Price
1110 Lucerene	\$329,000
957 Dorcy	\$429,000
215 Robin	\$599,000
209 Nadine Ct.	\$795,000
Incline Creek Estates	\$949,000
568 Valley Dr.	\$995,000
915 Fairview Blvd.	\$998,000
208 Rifle Peak Ct.	\$998,888
567 Alpine	\$1,075,000
1079 Millcreek Rd.	\$1,150,000
573 Tyner	\$1,350,000
990 Trap Ct.	\$1,499,999
762 Lakeshore Blvd.	\$3,275,000

**Condo's Open Escrow from
2/1/2011 to 2/28/2011**

			Status
--	--	--	---------------

Complex	Unit	Price	
209 Robin	6	\$214,000	Pending
Royal Pines	89	\$329,000	Pending
Bitterbrush	218	\$399,000	Pending
Third Creek	43	\$500,000	Pending

Homes and PUDs Open Escrow from 2/1/11 to 2/28/11

Address	Price	Status
967 Granite	\$439,000	Pending
1066 Flume Rd.	\$499,000	Pending
917 Michael Ct.	\$635,000	Pending
567 Silvertip	\$849,000	Pending
1013 Galaxy Way	\$945,000	Pending
1264 Tamarack	\$2,595,000	pending
155 Pine Cone Cir	\$3,475,000	Pending
908 Lakeshore Blvd.	\$3,795,000	Pending
951 Divot Dr.	\$5,750,000	Pending

Condos Closed Escrow from 2/1/11 to 2/28/11

Complex	Unit	Asking Price	Sales Price
Pinebrook	17	\$84,900	\$84,900
Tahoe Raquet Club	17	\$214,000	\$205,000
928 Wendy	9	\$280,000	\$275,000

Third Creek	2	\$725,000	\$710,000
Crystal Bay Cove	24	\$2,650,000	\$2,250,000

Homes and PUDs Closed Escrow from 2/1/11 to 2/28/11

Address	Asking Price	Sales Price
1308 Tirol	\$349,000	\$331,500
198 Country Club	\$779,000	\$755,000
578 Valley	\$825,000	\$760,000
995 Lunar	\$950,000	\$900,000
811 Snead Ct.	\$1,100,000	\$900,000
2137 The Back Road	\$1,850,000	\$1,585,000
928 Lakeshore Blvd.	\$2,499,000	\$1,950,000
935 Lakeshore	\$11,500,000	\$9,050,000

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](#)



Try it FREE today.

This email was sent to carole@inclinevillagenow.com by carole@inclinevillagenow.com | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Lakeshore Realty | 954 Lakeshore Blvd. | Incline Village | NV | 89451