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## Incline Village Real Estate Update

### MARKET UPDATE...

The past two weeks have been remarkable in our own financial markets, as this update attempts to explain and describe. It was as if the markets rose up and reminded us that things are not as dire as we've been making them out to be.

In the meantime, conforming interest rates continue to be very low: 4.5% with no points for a highly qualified buyer (primary or secondary residence). 7/1 Jumbo ARMS are as low as 4.125% with no points (up to \$850,000 of loan amount) for a highly qualified buyer (Primary residence).

Have a wonderful week !

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### 825 O'Neil Way

**Type:** House  
**Sales Price:** \$698,000  
**Bedrooms:** 4  
**Baths:** 3  
**Sq.ft:** 1776  
**Description:** GREAT home in low elevation neighborhood. Single level and Sunny lot with nice decks and yard. 1671 square feet of additional coverage.



### 860 Susan Ct

**Type:** House  
**Sales Price:** \$798,000  
**Bedrooms:** 4  
**Baths:** 3  
**Sq.ft:** 2290  
**Description:** Great home in Jennifer Area



### This Week's Hot Buys

**917 Michael Ct.**



**\$725,000**

Great start to "green home" New eco-friendly carpet & paint. Liv/DR w/hickory floors, vaulted ceilings, river rock FP. Kit. w/granite counters, sub-zero, wood flr. 2 big decks, lrg fam rm, 3 gas firepl, hot tub. Spacious Master w/FP. 2 FS lots below.

**587 Lakeshore \$9.0**



**PROPERTY HAS SHARED PIER!**

130.64 feet of lake frontage. Open and flowing floor plan with floor to ceiling windows. A separate live-in quarters or game room suite is situated over the garage with private entrance. Relax & enjoy the Lake Tahoe life.

**616 Woodridge**



**\$749,000**

Property is situated on .9 acre creekside parcel. Large office and laundry room, spacious kitchen and bedrooms. Perfect family home, private backyard setting, great location, easy access to Mt. Rose Highway. BMP certified!!

### Incline's New Listings & Escrows:

#### Condos Listed July

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Complex	Unit	Price
Chateau	4	\$239,000
Raquet Club	3	\$249,000
Village Green	13	\$275,000
Chateau	18	\$319,000
Ski Way Ridge	264	\$375,000
1483 Tirol Drive		\$530,000
Third Creek	82	\$685,000
Third Creek	133	\$695,000
1136 Altdorf Terrace		\$697,000
943 Divot Drive		\$749,000
999 Lakeshore	5	\$800,000

#### Homes and PUDs Listed July

Address	Price
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862 Jeffrey St	\$480,000
575 Sugarpine	\$579,000
183 Beverly	\$549,900
772 Geraldine	\$649,000
806 McCourry	\$839,000
712 James	\$848,000
1362 Zurich	\$849,000
582 Rockrose	\$895,000
1073 Sawmill Rd	\$948,888
980 Cart Ct	\$985,000
633 Village	\$1.075
995 Galaxy	\$1.095
842 McCourry	\$1.1
929 Fairway Blvd	\$1.195
971 Dana Drive	\$1.295
455 Jill	\$1.395
1045 Apollo	\$1.890
845 Donna	\$2.495
988 Tyner Way	\$3.050
545 Ponderosa	\$3.795
446 State	\$10.5

### Condos Open Escrow July

Complex	Unit	Price	Status
Pinebrook	23	\$85,000	Pending
Pinebrook	34	\$95,000	Pending
Pinebrook	1	\$97,000	Pending
Sierra Pines	10	\$149,000	Pending
All Seasons	27	\$159,900	Pending
Incline Manor	21	\$169,000	Pending
All Seasons	51	\$187,000	Pending
Racquet Club	71	\$189,900	Pending
All Seasons	5	\$209,900	Pending
McCloud	304	\$239,995	Pending

333 Ski Way	273	\$240,000	Pending
837 Southwood Blvd	19	\$248,000	Pending
928 Wendy	1	\$259,900	Pending
837 Southwood Blvd	11	\$259,995	Pending
948 Harold Dr	13	\$275,000	Pending
928 Wendy	9	\$280,000	Pending
900 Golfers Pass	3	\$299,000	Pending
699 Hogan Ct	4	\$299,000	Pending
900 Golfers Pass	2	\$329,000	Pending
Mt Shadows	15	\$329,900	Pending
820 Oriole	58	\$349,000	Pending
136 Juanita Dr	4	\$359,000	Pending
696 Village	21	\$365,000	Pending
939 Incline Way	214	\$375,000	Pending
1000 Lakeshore	22	\$379,000	Pending
939 Incline Way	206	\$399,000	Pending
931 Incline	241	\$399,000	Pending
120 Village	134	\$399,000	Pending
908 Harold	15	\$424,000	Pending
Bitterbrush	198	\$430,000	Pending
820 Oriole	62	\$449,000	Pending
136 Juanita	49	\$449,000	Pending
1000 Lakeshore	14	\$624,900	Pending
Village at Incline	56	\$669,000	Pending
501 lakeshore	56	\$899,000	Pending
933 Northwood	14	\$1.325	Pending
933 Northwood	24	\$1.8	Pending
455 Lakeshore	F	\$2.650	Pending

#### Homes and PUDs Open Escrow July

Address	Price	Status
803 Jennifer	\$375,000	Pending
730 Betty	\$399,000	Pending

562 Antler Ct	\$440,000	Pending
759 Geraldine	\$469,900	Pending
433 Winding	\$480,000	Pending
569 Silvertip	\$495,000	Pending
579 Douglas	\$499,500	Pending
929 Dorcey	\$510,000	Pending
520 Sugarpine	\$569,000	Pending
864 Donna	\$569,000	Pending
500 Pahute	\$575,000	Pending
610 2nd Creek	\$599,000	Pending
772 Geraldine	\$649,000	Pending
621 Tumbleweed Cir	\$649,000	Pending
649 Alpine View	\$669,900	Pending
657 Tyner	\$700,000	Pending
731 Martis	\$879,000	Pending
678 14th Green	\$879,500	Pending
859 Golfers Pass	\$939,000	Pending
1073 Sawmill Rd	\$948,888	Pending
451 Country Club	\$959,000	Pending
652 Crystal Peak	\$1.095	Pending
966 Agate	\$1.1	Pending
839 Jennifer	\$1.295	Pending
695 Cristina	\$1.295	Pending
796 Tyner	\$1.450	Pending
1050 lakeshore	\$1.595	Pending
950 Apollo	\$1.675	Pending
822 Ellen Ct	\$1.9	Pending
514 Gonowabie	\$1.9	Pending
920 Lakeshore	\$3.095	Pending
1200 Holcomb Ranch	\$4.750	Pending
755 Burgandy Hill	\$5.950	Pending
585 Lakeshore	\$10M	Pending

**Condos Closed Escrow July**

Complex	Unit	Asking Price	Sales Price
Alpine Terrace	3	\$250,000	\$236,000
Glenrock	28	\$319,000	\$310,000
Alpine Terrace	15	\$329,900	\$278,000
908 Harold	48	\$429,000	\$416,000
Bitterbrush	198	\$430,000	\$397,500
Royal Pines	62	\$449,000	\$355,000
Coeur Du Lac	49	\$449,000	\$429,000
213 Lark	2	\$460,000	\$425,000
215 Lark	3	\$519,000	\$460,000
501 Lakeshore Blvd	56	\$899,000	\$879,000
455 Lakeshore Blvd	F	\$2.650	\$2.4

#### Homes and PUDs Closed Escrow July


Address	Asking Price	Sales Price
562 Antler Ct	\$440,000	\$420,000
560 Antler Ct	\$569,000	\$555,000
61002nd Creek	\$599,000	\$525,000
621 Tumbleweed Cir	\$649,000	\$649,000
520 Pahute	\$668,000	\$640,000
1079 Flume Rd	\$739,000	\$655,000
377 2nd Tee Dr	\$750,000	\$700,000
269 Tramway	\$750,000	\$690,000
859 Golfers Pass Rd	\$939,000	\$850,000
1039 Apollo Way	\$995,000	\$965,000
538 Dale Dr	\$1.349	\$1.250
260 Estates Dr	\$1.5	\$1.3
220 Glen Way	\$1.850	\$1.7
650 Lakeshore Blvd	\$3.850	\$3.2

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

Sincerely,



**Carole Madrid**  
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