



2288 MAIN STREET * GENOA, NV 89411

www.carsonvalleyhomefinder.com



JANUARY 1, 2009- JULY 1, 2009 HOMES SOLD

18 Homes were reported through the MLS as sold in the Genoa/Foothill area from January 1 through July 1, 2009. 12 of the 18 homes sold were located at Genoa Lakes Golf Course & Genoa Lakes Golf Resort.

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Sq. Ft</u>	<u>Lot Size</u>	<u>Br/ Bth</u>
945 Bollen	\$267,900	\$268,100	2048	.48	4 3
830 Foothill	\$286,500	\$287,000	2036	1.00	4 3
2874 Voight Canyon	\$449,000	\$429,000	2928	.24	4 3
2437 Genoa Meadows	\$485,000	\$433,000	2579	.21	3 2
2446 Genoa Meadows	\$483,333	\$460,000	2226	.21	3 2
2868 Cloudburst	\$469,000	\$465,000	3213	.26	4 2
2856 Voight Canyon	\$499,000	\$475,000	3213	.25	4 2
2552 Genoa Aspen	\$574,900	\$490,000	2836	.76	4 2
2854 Voight Canyon	\$589,000	\$520,000	3939	.26	5 4
2857 Cloudburst	\$579,000	\$529,900	3893	.30	5 3
2419 Genoa Meadows	\$655,000	\$535,000	2579	.19	2 2
2900 Cloudburst	\$600,490	\$550,490	2792	.50	3 3
2457 Genoa Aspen	\$850,000	\$700,000	4333	.40	3 4
2897 Cloudburst	\$682,490	\$701,845	3252	.50	3 3
225 Sierra Country Crcl	\$879,000	\$800,000	5174	1.77	4 4
213 Sierra Country Crcl	\$1,290,000	\$1,200,000	4909	1.56	4 3
693 Foothill	\$2,750,000	\$1,522,000	7614	4.60	5 3
595 North Forty Rd	\$2,750,000	\$2,500,000	5648	40.00	4 3

Average Price per Foot = \$186.00

JAN. 1 – JULY 1, 2009 GENOA/ FOOHILL SOLD PARCELS

4 Parcels of vacant land were reported through the MLS as sold in the Genoa Foothill area. The average sold price for the 4 parcels was \$152,650. The lowest price was \$135,800 and the highest price was \$180,000.

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>Lot Size</u>	<u>Days On Market</u>
2942 James Canyon Loop	\$150,000	\$135,800	2.28	30
314 James Canyon Loop	\$150,000	\$135,800	2.80	22
334 James Canyon Loop	\$159,000	\$159,000	2.76	43
2551 Eagle Ridge Rd	\$189,000	\$180,000	3.09	428

CURRENT PROPERTIES FOR SALE:

HOMES:

There are currently 90 homes for sale in the Genoa/Foothill area of which 11 properties have accepted offers. There are currently 8 bank owned/ short sale properties for sale. Homes for sale range from \$249,900 to \$3,699,500. The current properties have been for sale for an average of 165 days.

LAND:

There are currently 72 parcels for sale in the Genoa/Foothill area of which 2 properties have accepted offers and 2 properties are short sales. Parcels for sale range from \$150,000 to \$2,500,000. Parcels differ in size from .31 to 70 acres. The current parcels have been for sale for an average of 407 days

Residential Properties for Sale in Genoa



The "Pink House" in Genoa- great opportunity to own a Historical treasure! Property is zoned neighborhood/commercial- endless possibilities. Built in 1856 property includes 2726 sq. ft, .39 acres, highly visible location, separate apartment above house. **\$750,000**



This custom built home at Genoa Lakes Golf Course has over 3600 sq. ft, 5 beds, 3.5 baths plus game room w/ full bar, beautiful views of the 7th tee & mountains, custom rock fireplace, Master suite w/ spa like bathroom. **\$699,000- short sale subject to bank approval**



Watch the deer roam through town from one of the most beautiful properties that Genoa has to offer. Custom Victorian with over 4600 sq ft, 6 large suites, 6.5 baths, large kitchen w/ nook, 2 fireplaces, guest quarters above garage, Horses allowed. This would make a perfect Family Retreat! **\$1,499,000**



Must See.... **SHORT SALE ALERT**- Premium 5.81 acre lot in Genoa ready to build. For only \$299,000! Well drilled, sewer, electricity & telephone at site, plus 1 engineered building pad. Unobstructed views of the valley, golf course & Jobs Peak. Bring your horses **\$299,000**



Super deal on Carson Street. 3 separate parcels available totaling 3.88 acres backing to Forest land for **\$885,000**...or purchase the Custom house 2796 sq ft w/ guest house on 1.23 acres for **\$595,000**, 2228 Valley View 1.5 acres **\$175,000**, 2230 Valley View 1.15 acres **\$150,000**.

COMMERCIAL PROPERTIES AVAILABLE FOR SALE & LEASE

www.COMMERCIALREALESTATENV.com Call Chad Coons, CCIM for info:



North Sails Facility:
2379 Heybourne Rd, Minden
FOR SALE
\$6,500,000
CAP: 7%
79,006 sf, 5.09 acres
1st year NOI: \$454,980



2542 & 2548 Business Parkway, Minden
FOR LEASE, \$0.50/ ft monthly NNN
2542 Business Pkwy 24,128 sq ft
2548 Business Pkwy 22,500 sq ft
Total available: 46,628 sf, divisible to 9,000 sf
Warehouse distribution, Food grade
manufacturing space-FDA approved

CHAD & GINA COONS ARE EXCITED TO ANNOUNCE THAT WITH EVERY REAL ESTATE TRANSACTION THEY CLOSE IN THE GENOA/FOOTHILL AREA THEY WILL DONATE \$500 TOWARD THE "TOWN OF GENOA BEAUTIFICATION PROJECT"

Check out our website www.CARSONVALLEYHOMEFINDER.com to search the entire multiple listing service for Northern NV!



We would be glad to help you with any of your real estate needs. If you would like any additional information please contact us:

Chad Coons, CCIM (775) 720-2115 chadcoons@gmail.com

Gina Gillmor Coons (775) 721-3988 ginagillmor@aol.com

Gillmor Coons Real Estate Group Office: (775) 782-3434

Note: This representation is based in whole or in part on data supplied by the Sierra Nevada Board of Realtors multiple listing services. The information we show is only on properties that have been available for sale through the Sierra Nevada Board of Realtors multiple listing service.