



Legal: **MCCLLOUD CONDO LT 160**

120 Village Blvd ,Unit #160, Incline Village, NV 89451

ML #:	1019130	List Price:	\$750,000
Status:	Active	Prop Type:	Condominium
TRPA:	Single Family	Short Sale:	
View:	Mountain, Trees		
Zoning:		APN:	127-076-15
Area:	Central South of Hwy 28	Year Built:	1994
County:	Washoe County	SQFT Total:	797
Beds:	1 M/O BD: 1/	Plans SqFt:	
Baths:	1 F/H BTH: 1/0	Obtained SqFt:	Assessor Obtained
Stories:	One	Inv On File:	
Bldg Cond:	Previously Owned	Assoc Assess:	No
IVGID:	All Privileges	Assum Loan:	
Shared Int (TIC):		Taxes:	\$4,541
Possession:	Close Of Escrow, Tenant Rights	Tax per Share (TIC):	
Occupied:	Occupied	Bonds:	
Complex:	Mccloud	Furnished:	Yes
Phase:		HOA Y/N:	Yes
Garage:	One Car Garage, Detached Garage, Door Opener, Entry-Front	Rent Rstrc Y/N:	No

Building Cond:	Previously Owned	Laundry Loc:	Bathroom, Main Level
Main On Entry:	Yes	Master On M:	Yes
Heat/Cool:	Baseboard Heat, Hydronic Heat, Natural Gas Heat	Wood Stove:	
Topo:	Level Lot	Unit Style:	
Lot Desc:		Warranty:	No
Fireplace:	One, Living Room, Log Lighter, Wood Burning		
Floors:	Partial Carpet		
Kitchen:	Galley Type, Granite/Marble Counters		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Electric Range, Microwave, Refrigerator		
Exterior:	Deck		
Amenities:	Common Sauna, Common Spa		
HOA Fees Inc:	Common Area Maintenance, Common Insurance, Exterior Maintenance, Landscaping, Parking, Sewer Fees, Snow Removal, Trash Collection		
HOA Mgt Company:	Incine Property Managemen	HOA Mgt Phone:	775-832-0284
HOA Mgt Contact:	Zoe Davidson	HOA Fee:	\$973
HOA Setup Fee:	\$290	HOA Trans Fee:	\$500
BMP With Cert:	Yes	HOA Freq:	Monthly
		BMP Src Cntl Cert:	
		BMP Evaluation:	

Public Remarks: **Location, Location, Location! This penthouse McCloud unit is in the last cluster closest to the Lake near the corner of Village and Lakeshore Boulevards. This one bedroom penthouse unit has a river rock fireplace in the living room, a nice sized primary bedroom, a conveniently located kitchen and a large main bathroom. There are 2 decks connected with multiple seating areas, one with direct pine tree views. The one car garage is connected to the building with a private staircase providing access to the garage.**

Conf. Remarks: **Tenant Occupied and Rented Long Term until May 2027. Minimum 24 hour notice required. Subject to tenant's rights. Accompanied Showings only. Use Showing Time for showings. Information provided as accurately as possible, Buyer and Buyer's agent to verify any/all information to their satisfaction.**

Show Instruct:	Appointment Only, Call Listing Agent, 24 hours notice required, Agent Must Accompany, Do Not Disturb Tenant, Use Showing Time	Lockbox Loc:	
Access Instruct:	See Agent		

Finance Terms:	Cash, Conventional	Orig LP:	\$750,000	DOM/CDOM:	2/2
Entered Where:		Price/SqFt:	\$941	List Date:	08/15/2026
Listing Type:	Exclusive Right			Expire Date:	02/12/2027
Owner Name:	Davidson Marianne				

List Agent:	stockned111 / Ned Stock	Phone:	775-842-0820	Cell:	775-842-0820
Co-List Agt:	chambmic111 / Michael Chamberlain	Agt Email:	ned.stock@cbselectre.com		
List Office:	CBIVRA / Coldwell Banker Select	Phone:	775-691-9990	Cell:	775-691-9990
		Off Phone:	775-831-1515		

Unbranded Virtual Tour:

Prepared By: Ned Stock , Coldwell Banker Select

Tuesday, August 18, 2026 1:23 PM