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MOUNTAIN MULTIPLE LISTING

SHAVER LAKE & HUNTINGTON LAKE LISTINGS

ALL AREA OFFICES, July 24, 2014

POINT - at the lake- approximately 1 / 7 acre lots-Community water- private septic

| Office | Owner | Address | Bd. | Bth. | Sq.Ft. | Description | Price |
|----------|-------------|----------------|-----|------|--------|--|-----------|
| GU | JOHNSON | 44359 Dalton | 4 | 1.5 | 1244 | Vintage cabin with a peek of the lake | \$449,000 |
| Pinnacle | SCHLEY | 44278 Lakeview | 4 | 2 | 2040 | Great family cabin that includes a huge loft with sleeping for 12+ | \$450,000 |
| CB | PAPPANASTOS | 44292 Lakeview | 4 | 2 | 1728 | Tremendous lake views can be seen from the upper and lower deck | \$825,000 |

EAST VILLAGE - In town - approximately 1 / 5 acre lots - Community water - County sewer

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|----------|----------|-----------------------|---|------|------|-----|---|-------------|
| Pinnacle | VERBURG | 41248 Rock Rd | | | | Lot | Rare vacant land in the East Village | \$99,000 |
| RM | MELTVELT | 41923 Evergreen Rd | | | | Lot | Large vacant lot, great location to build the perfect family cabin | \$180,000 P |
| Pinnacle | WILKY | 41590 Dinkey Creek Rd | 1 | 1 | 628 | | Charming cabin with lots of potential, large flat lot with plenty of parking | \$239,000 |
| RM | LANSKY | 42009 Tollhouse Rd | 3 | 1.5 | 1392 | | Affordable village cabin that includes a garage, dining area, and breakfast bar | \$249,000 P |
| OB | EDWARDS | 41899 Dorabella Rd | 2 | 1 | 1166 | | Charming getaway, includes a sleeping loft, and knotty pine interior | \$279,900 P |
| RM | LECKIE | 41542 Dinkey Creek Rd | 4 | 1.5 | 1280 | | Cabin features knotty pine throughout, updated kitchen, and a loft | \$299,000 |
| Pinnacle | SORENSEN | 41938 Aspen Ln | 2 | 1 | 657 | | Cute, cozy, and great location, has a wrap around deck and on a level lot | \$299,000 |
| GU | LYONS | 41500 Dinkey Creek Rd | 2 | 1.5 | 1468 | | Adorable cabin that includes knotty pine throughout and large parking area | \$315,000 |
| GU | PETRON | 41594 Harmony Ln | 3 | 2 | 1336 | | Nice, cute cabin with large deck, good parking, and plenty of room | \$325,000 P |
| RM | WETHEY | 42015 Elderberry Ln | 4 | 3 | 1368 | | Large A frame cabin built in 1973, includes a large loft upstairs | \$390,000 |
| Pinnacle | ASHBROOK | 41787 Tollhouse Rd | 4 | 3 | 2176 | | Completely remodeled home with great rental potential | \$399,000 |
| RM | LAWRENCE | 41898 Dogwood Rd | 4 | 1.75 | 2210 | | Large cabin in the village, covered parking and lots of storage | \$448,000 |
| OB | | 41617 Tollhouse Rd | 2 | 2 | 1500 | | Zoned for residential/professional use, includes two separate buildings | \$549,000 |
| GU | CLOUD | 41733 Redwood | 3 | 2 | 1744 | | Cabin located on a large corner lot, includes an office, jetted tub, all the extras | \$565,000 |

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P=Sale Pending; R=Reduced; N=New

WEST VILLAGE – In town – Approximately 1/5 acre lots – Community water – County sewer

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|--------------------------|------------|-------------|---------------|--|--------------|
| C21 | RIORDAN | 42126 Foxtail Ln | | Lot | | Only small lot on the market in the village | \$149,000 P |
| RM | ELIASON | 40 Acres in west village | | Lot | | Amazing opportunity to own property with an amazing view, and walk to village | \$280,000 |
| RM | LANSKY | 42009 Tollhouse Rd | 3 | 1.5 | 1392 | Classic village cabin with a garage, priced to sell | \$276,900 |
| GU | BLOOM | 42032 Buckeye Ln | 3 | 2 | 1190 | Charming cabin ideal for entertaining, nice level driveway | \$289,000 N |
| GU | MYERS | 41938 Knobcone Ln | 2 | 1 | 884 | Newer cabin built in 2002, situated on a nice level lot | \$350,000 |
| GU | JONES | 42155 Digger Ln | 3 | 2 | 1786 | Home includes a single car garage, vaulted ceilings, and newer kitchen | \$379,000 |
| GU | HECK | 40901 Linnet Ln | 4 | 1.5 | 1738 | Well maintained home, with new heater, range, and water heater | \$379,000 R |
| RM | COLE | 41610 Harmony Ln | 3 | 2 | 1951 | Super cute and clean cabin on huge lot, includes a loft and spacious back deck | \$399,950 P |
| C21 | NUNES | 41909 Flicker Ln | 2 | 1 | 1850 | Large cabin in excellent condition, and is very clean and nicely maintained | \$435,000 |
| GU | BUTTERFIELD | 41829 Knobcone Ln | 4 | 2 | 3000 | Classic family cabin with 4 bedrooms and sleeping room for 14 | \$495,000 |
| RM | ELIASON | 42077 Toyon Ln | 4 | 1.75 | 1464 | Home on 40 acres, breath taking view! Borders US Forestry Land | \$999,900 |

ROCK HAVEN – Gated Community

MUSICK CREEK – Indian Rock Area – approximately ¼–2/3 acre lots – Community water – county sewer

MUSICK MEADOWS

| | | | | | | | |
|----|---------|------------------|---|-----|------|-----------------------------------|-------------|
| GU | JOHNSON | 41427 Kokanee Ln | 4 | 2.5 | 1888 | Roomy cabin adjacent to USFS land | \$369,900 P |
|----|---------|------------------|---|-----|------|-----------------------------------|-------------|

DINKEY/DINKEY LAKES– COURTRIGHT – PROVIDENCE – EXCHQR HTS – approximately ½ hour from Shaver

| | | | | | | | |
|-----|-----------|-------------------------|---|-----|------|--|-------------|
| C21 | BIBER | Dinkey Creek | | Lot | | 2.35 acres | \$75,000 N |
| C21 | VAN VLEET | Dinkey Creek | | Lot | | 2.3 acres, property has an untested well, level topography | \$99,000 N |
| OB | SMITH | Providence Creek | | Lot | | 20 gorgeous acres running partially along Providence Creek | \$99,000 |
| C21 | BIBER | Dinkey Creek | | Lot | | 2.44 acres, good access, nice secluded building sites | \$139,000 N |
| C21 | BIBER | Dinkey Creek | | Lot | | 5.77 acres, forked meadow creek runs through the property | \$150,000 N |
| CB | FLOTH | Dinkey Creek Rd. | | Lot | | 2.33 acre parcel near Dinkey Creek, area known for its recreational activities | \$159,900 |
| RM | KENNEDY | 72271 Nelson Rd | 1 | 1 | 707 | Charming Courtright cabin that has a huge upstairs loft | \$150,000 |
| OB | | 18 Courtright Way | 2 | 1.5 | 1007 | Cozy cabin is a comfortable retreat for the Free Spirit | \$249,500 |
| CB | MCDOWELL | 52232 Dinkey Creek Road | 3 | 2 | 1800 | Private land, very close to Dinkey Creek, located on 5 acres | \$295,000 P |

SILVERTIP VILLAGE – County water & sewer

| | | | | | | | |
|----|--------|--------------------|---|---|------|---|-------------|
| GU | BOGARD | 40705 Silvertip Ln | 3 | 2 | 1459 | Clean and comfortable cabin has all the amenities of home | \$365,000 |
| GU | DYKES | 40773 Silvertip Ln | 3 | 2 | 1459 | Clean home includes modern kitchen, Hickory floors, and pine ceilings | \$398,500 P |

MUSICK RIDGE – approximately ¼ acre lots – County water & sewer

| | | | | | | | |
|----------|----------|---------------------|--|-----|--|---|-----------|
| Pinnacle | TRUJILLO | Crest Vista Ln, #13 | | Lot | | Amazing view home site located at the end of a cul-de-sac | \$199,000 |
| GU | JENNY | 40866 Crest Vista | | Lot | | Spectacular views of Jose Basin, the valley, amazing sunsets, and city lights | \$218,500 |

SIERRA PINES CONDOMINIUMS– County water & sewer

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|-----------------------|------------|-------------|---------------|---|--------------|
| CB | MAYNARD | 40838 Village Pass Rd | 4 | 3 | 2035 | Located close to the village, this newer property could be a great investment | \$329,000 |

SHAVER WOODS CONDOMINIUMS – County water & sewer

| | | | | | | | |
|----|-----------|-----------------------|---|------|------|---|-------------|
| GU | MARGOSIAN | 40782 Village Pass Rd | 1 | 2 | 946 | Nicely maintained condo that includes a deck, wood stove, and open floor plan | \$189,000 |
| GU | ALVARA | 40814 Village Pass Rd | 2 | 1.75 | 1076 | Cozy, clean, and well-maintained mountain getaway | \$249,900 P |

GRANITE RIDGE – approximately ½ acre to ¾ acre lots – County water & sewer

| | | | | | | | |
|----------|-----------|------------------------|---|-----|------|--|---------------|
| Pinnacle | LUKIANOV | Rock Shelf, Lot 21 | | | | Large lot with seasonal creek and includes building plans and permit | \$170,000 |
| GU | BENART | Pinnacle Lane | | | | .58 acre lot with easy access to building site | \$199,000 P |
| GU | MITCHELL | Pinnacle Lane #14 | | | | Over an acre with level street access, in a cul-de-sac | \$250,000 |
| RM | KREVITT | 41996 Granite Ridge Rd | 2 | 2.5 | 2091 | Great curb appeal in this cabin with great rental history | \$595,000 |
| Pinnacle | STRAWN | 41968 Granite Ridge Rd | 4 | 2.5 | 2700 | Custom home, gourmet kitchen, 3 car garage. | \$649,000 |
| GU | MITCHELL | 42005 Gray Rock Ln | 4 | 3 | 2333 | Ultimate mountain lodge includes knotty pine throughout, and all the extras | \$729,000 |
| GU | KEIL | 41934 Gray Rock Ln | 4 | 3.5 | 3488 | Immaculately clean multi-family cabin has a large great room, spacious kitchen | \$799,000 |
| OB | RICH | 42532 Pinnacle Ln | 4 | 3.5 | 3700 | Beautiful Tim Savage custom home with all the extras | \$799,900 |
| GU | BRANTLEY | 42284 Granite Circle | 4 | 2.5 | 3110 | Stunning home includes floor to ceiling windows and dark cherry cabinets | \$809,000 |
| OB | VAN VLEET | 42162 Granite Ledge | 5 | 3 | 3439 | 2 immaculate homes on a .89 acre cul-de-sac lot, have all the extras | \$849,000 |
| OB | SILVA | 41724 Granite Ridge Rd | 3 | 4 | 2665 | Beautifully maintained, top grade construction, sold completely furnished | \$959,000 |
| GU | NIEHAUS | 42476 Granite Circle | 3 | 3.5 | 3200 | Dream home perfect for full time living or a vacation home | \$997,500 |
| C21 | SHAFFER | 42307 Granite Ridge Rd | 4 | 4.5 | 4154 | Beautiful custom home designed by Tim Savage, has all the extras | \$2,150,000 N |

TIMBER RIDGE – approximately ½ acre lots – County water & sewer

| | | | | | | | |
|-----|-----------|------------------------|---|---|------|---|-----------|
| GU | SANDER | Phase 1, Lot 6 | | | | Lot is priced to sell, and a great value | \$98,000 |
| C21 | VAN VLEET | Phase 2, Lot 11 | | | | All utilities provided to the lot corner | \$95,000 |
| C21 | SMITH | Phase 2, Lot 19 | | | | Owner willing to carry to qualified buyer with 25% down | \$124,000 |
| C21 | VAN VLEET | Timber View Ln, Lot 18 | | | | Nice lot next to a Blanco Spec. home under construction | \$115,000 |
| C21 | VAN VLEET | Phase 2, Lot 2 | | | | Gently sloping downhill topography | \$115,000 |
| C21 | VAN VLEET | Phase 2, Lot 23 | | | | Finished lot in the beautiful Shaver Lake resort area | \$115,000 |
| GU | SZCZECH | 41834 Timber View Ln | | | | Uphill lot with a gentle slope with flat building site | \$135,000 |
| C21 | VAN VLEET | Phase 3, Lot 2 | | | | Downhill slope provides for a street level garage | \$117,500 |
| C21 | VAN VLEET | Phase 2, Lot 14 | | | | All utilities provided to the lot corner | \$120,000 |
| C21 | VAN VLEET | Phase 3, Lot 16 | | | | Finished uphill lot | \$124,500 |
| GU | ARFSTEN | Timber Ridge Lot 17 | | | | Slightly uphill lot will make for an easy build | \$125,000 |
| C21 | VAN VLEET | Phase 2, Lot 15 | | | | The steepness of this lot provides a view | \$122,000 |
| C21 | VAN VLEET | Phase 3, Lot 3 | | | | Downhill slope provides for a street level garage | \$122,500 |
| C21 | VAN VLEET | Phase 3, Lot 17 | | | | Large uphill lot, school fees are prepaid | \$127,500 |
| C21 | VAN VLEET | Phase 3, Lot 8 | | | | Nice flat lot on a quiet street | \$137,500 |
| C21 | VAN VLEET | Phase 3, Lot 9 | | | | Flat lot on a Cul-de-Sac | \$135,500 |
| CB | BEAL | 41733 Timber Ridge Ln | 6 | 3 | 3300 | Brand new home is perfect for large families, or could be a vacation rental | \$785,000 |

Key:

P=Sale Pending; R=Reduced; N=New

SIERRA CEDARS- approximately 1 /3-acre lots – Community water – private septic

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|---------------------|------------|-------------|---------------|---|--------------|
| C21 | FOXBORO | Rock Ledge | | Lot | | 3.1 acre parcel with a perfectly level building site | \$86,000 |
| C21 | | Big Pine Ct. | | Lot | | Beautiful .831 acre parcel with easy level access | \$149,500 |
| C21 | | Big Pine Ct. | | Lot | | Beautiful 1.2 acre parcel with massive granite shelf in back of parcel | \$155,000 |
| OB | HACKETT | 42257 Rock Ledge Rd | 3 | 2 | 1288 | Nice price and opportunity to own in Shaver Lake | \$315,000 |
| OB | OWENS | 42191 Rock Ledge Rd | 3 | 1.75 | 1272 | Adorable cabin with new siding, paint, and metal roof. | \$349,900 |
| GU | SOUZA | 42184 Smoke Tree Ln | 3 | 2 | 1475 | Relax in this nice cabin with an open floor plan, pellet stove, and large windows | \$359,500 |
| OB | APPLETON | 42210 Rock Ledge Rd | 4 | 2 | 1904 | Cabin on a large lot, includes large deck, 2 car garage, and new roof | \$371,000 P |
| C21 | PRUETT | 42270 Rock Ledge Rd | 3 | 2 | 1830 | Open floor plan, lots of floor to ceiling windows, and new appliances | \$399,950 P |
| CB | FILIPPONI | 42401 Leisure Ln | 4 | 2.5 | 2400 | Newer custom home built in 2007, includes all the modern conveniences | \$550,000 |

QUARTZ MOUNTAIN – approx ½ acre lots – County water and sewer

| | | | | | | | |
|----------|-----------|------------------------|---|-----|------|---|-------------|
| Pinnacle | BWI | Garnet Ln, Lot #43 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$115,000 |
| Pinnacle | BWI | Rhinestone Ln, Lot #9 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$120,000 |
| Pinnacle | BWI | Rhinestone Ln, Lot #8 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$120,000 |
| Pinnacle | BWI | 43394 Garnet Ln #90 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$120,000 P |
| Pinnacle | BWI | Rhinestone Ln, Lot #1 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$120,000 |
| Pinnacle | BWI | Garnet Ln, Lot #24 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$125,000 |
| Pinnacle | BWI | Rhinestone Ln, Lot #3 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$125,000 |
| Pinnacle | BWI | Garnet Ln, Lot# 48 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$125,000 |
| Pinnacle | BWI | Garnet Ln, Lot #51 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$125,000 |
| Pinnacle | BWI | Garnet Ln, Lot #53 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$125,000 |
| Pinnacle | BWI | Rhinestone Ln, Lot #54 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$125,000 |
| Pinnacle | BWI | Rhinestone Ln, Lot #7 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$125,000 P |
| Pinnacle | BWI | Garnet Ln, Lot #47 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$130,000 |
| Pinnacle | BWI | Garnet Ln, Lot #49 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$130,000 |
| Pinnacle | BWI | Opal Ln, Lot #76 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$130,000 |
| Pinnacle | BWI | Garnet Ln, Lot #15 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$135,000 |
| Pinnacle | BWI | Garnet Ln, Lot #21 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$135,000 |
| Pinnacle | BWI | Garnet Ln, Lot #14 | | Lot | | Beautiful ½ acre homesite, all utilities to property corner | \$135,000 |
| Pinnacle | BASMAJIAN | 42757 Garnet Lane | 4 | 3.5 | 2953 | Brand new, beautiful custom home currently under construction | \$829,000 N |
| Pinnacle | BASMAJIAN | 42409 Garnet Lane | 4 | 3.5 | 3242 | Home under construction with all the extras, completion in late September | \$895,000 N |

BRETZ MOUNTAIN TOWNHOMES

| | | | | | | | |
|----|-------------|-----------------------------|--|-----|--|--|-------------|
| GU | San Jacinto | Majestic Lane, lots 15 & 16 | | Lot | | Two townhome lots with spectacular views | \$190,000 P |
|----|-------------|-----------------------------|--|-----|--|--|-------------|

BRETZ MOUNTAIN VILLAGE – approximately ½ acre lots – County water & sewer

| | | | | | | | |
|----|--------|---------------------|--|-----|--|--|-----------|
| CB | SOBAJE | 42159 Rush Creek Ln | | Lot | | Quality, level home site that is located in a cul-de-sac, with a great value | \$109,900 |
|----|--------|---------------------|--|-----|--|--|-----------|

BRETZ MOUNTAIN VILLAGE, con't.

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|-----------------------|------------|-------------|---------------|---|--------------|
| OB | HOOTEN | 42002 Bretz Camp Ln | | Lot | | Amazing property with a seasonal creek, and just 10 minutes to the lake | \$125,000 |
| GU | MATOIAN | 42671 Canyon Vista Ln | | Lot | | Magnificent homesite with unsurpassed panoramic views | \$240,000 |
| Pinnacle | KENDALL | 42440 Forest Run Ln | 4 | 3.5 | 3665 | Magnificent log home includes gourmet kitchen, beautiful master suite | \$997,000 |
| OB | CHOLEWA | 42785 Canyon Vista Ln | 3 | 2.5 | 3266 | Amazing home that is sold with 2 lots to ensure privacy | \$998,000 |
| Pinnacle | THIELE | 42396 Forest Run Ln | 5 | 3 | 3925 | 5 Bedroom/3 Bath custom home. The epitome of mountain elegance. | \$1,275,000 |
| OB | SHERWOOD | 42480 Bretz Point Ln | 4 | 3.5 | 3337 | Magnificent castle with all the extras, three decks, three fireplaces | \$1,299,000 |
| RM | SWING | 42235 Summit Creek Ln | 5 | 6 | 4000 | Exquisite mountain lodge, sold completely furnished with all the extras | \$1,350,000 |
| Pinnacle | KALLSEN | 42586 Bretz Point Ln | 4 | 3.5 | 3563 | Spectacular estate with breathtaking views and luxurious master suite | \$1,495,000 |
| GU | MAASKAMP | 42495 Canyon Vista Ln | 3 | 3 | 4028 | Outstanding view in this amazing home with all the extras | \$1,499,000 |
| GU | STEWART | 42429 Canyon Vista Ln | 6 | 6 | 4429 | Dream home with all the extras, includes 3 suites and incredible views | \$1,999,000 |

MUSICK FALLS – approximately ¼ acre lots – County water & sewer

| | | | | | | | |
|----|----------|----------------------|---|-----|------|---|-----------|
| RM | LEOS | 39484 Crest Point Ln | | Lot | | Flat, easy to build on lot in a great subdivision | \$125,000 |
| RM | GILSTRAP | Crest Point | | Lot | | Slight, downhill elevation change perfect for building your dream home | \$190,000 |
| GU | JOHNSON | 39519 Crest Point Ln | 3 | 2 | 1878 | Built in 2001, has a large unique master suite and nice open floor plan | \$479,000 |

BRETZ MILL CONDOMINIUMS – County water & sewer

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|-----|--------|--------------------|---|-----|-----|--|-----------|
| OB | ILER | 40813 Mill Run #42 | 1 | 1 | 480 | Great studio unit with a loft, new carpet and tile. Sold furnished | \$99,000 |
| C21 | REEVES | 40796 Mill Run #19 | 1 | 1.5 | 704 | Nice condo that backs up to the creek and bridge | \$177,000 |

OCKENDEN – approximately ¼ acre lots– County water & sewer

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|----------|------------|----------------------|---|-----|------|--|-------------|
| C21 | BOREN | Cold Springs Ln #5 | | Lot | | Good upslope lot with long distance view potential | \$79,000 |
| GU | HECK | Heartwood Ln #9 | | Lot | | Corner lot has a gentle sloping drive leading to a nice building area | \$99,000 |
| OB | FARRIS | Cedar Ridge Lane | | Lot | | Great lot that is level, ready to build, and utilities stubbed to lot | \$114,900 |
| RM | WBOR | 41150 Woodridge Ln | 2 | 2 | 1170 | Cabin is in move in ready condition, well kept, and sold mostly furnished | \$320,000 |
| C21 | ALEXANDER | 41016 Windwood Rd | 3 | 2 | 1788 | Nice single story home with an attached garage, and unique floor plan | \$345,000 |
| RM | GUIITERREZ | 41190 Heartwood Ln | 3 | 2 | 1587 | This home is surrounded by gorgeous cedars, and backs up to a green belt | \$356,000 |
| Pinnacle | MARTIN | 41077 Silver Pine Ln | 3 | 2 | 1742 | Great family cabin in Ockenden Ranch with nice open floor plan | \$399,000 |
| OB | WEBB | 41052 Sandridge Ln | 3 | 2.5 | 2060 | Home features massive floor to ceiling Granite fireplace with insert stove | \$449,000 |
| Pinnacle | BOUNERBA | 40998 Silver Pine Ln | 3 | 3 | 2150 | Newer home at the end of a quiet street, includes game room and large deck | \$459,000 P |
| C21 | BARNES | 41103 Windwood Rd | 3 | 3 | 1954 | Three master suites on a large wooded lot is the perfect for family gatherings | \$465,000 |
| RM | BULLARD | 41208 Silver Pine Ln | 4 | 3 | 2295 | Lovely cabin with high pine ceilings, large covered deck, and an upstairs loft | \$545,000 |
| Pinnacle | ALLEN | 41079 Windwood Rd | 4 | 3 | 3200 | Home offers everything and more; wrap around deck, 3 car garage, game room | \$589,000 |

WOODY LANE – County water – private septic

CRYSTAL CREEK – approximately 1-acre lots – County water – private septic

APPLERIDGE/MEADOWRIDGE – approximately 1–2 acre lots – County water & sewer

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|----------------|----------------------|------------|-------------|---------------|---|--------------|
| GU | WILFORD/ECKMAN | 39153 Granite Ln | | Lot | | Nearly 1 acre, nice level lot at a great value | \$129,900 |
| Pinnacle | MOODY | 39411 Pond Ln | 4 | 3 | 3100 | Large, 3100 sq/ft mountain home on .8 acre parcel | \$599,000 |
| RM | SAEPHAN | 38890 Littlefield Rd | 5 | 5 | 3680 | Large, newly remodeled home with all the extras, and sold furnished | \$1,200,000 |

LITTLERIDGE – approximately ½ acre lots – County water & sewer

| | | | | | | | |
|-----|-------------------|----------------------|---|-----|------|--|-------------|
| OB | VAN VLEET | Littleridge, Lot #7 | | Lot | | Beautiful lot with meadow frontage | \$99,000 |
| C21 | Littleridge Ptnrs | 39581 Littleridge Ln | | Lot | | Easy seller financing available to a qualified buyer | \$110,000 |
| OB | VAN VLEET | Littleridge, Lot #6 | | Lot | | Meadow frontage with great building site | \$125,000 |
| C21 | Littleridge Ptnrs | | | Lot | | Easy seller financing available to a qualified buyer | \$135,000 |
| GU | QUASCHNICK | 39601 Littleridge Rd | 3 | 3.5 | 3185 | Custom mountain home with beautiful landscaping, includes all the extras | \$1,195,000 |

RIDGETOP– approximately 1–3 acre lots – County water – private septic

| | | | | | | | |
|-----|--------|----------------|---|---|------|--|-----------|
| C21 | SILVAS | 38983 Ridge Rd | 4 | 2 | 2936 | Rare single story home on a completely level 1+ acre lot | \$575,000 |
|-----|--------|----------------|---|---|------|--|-----------|

DOGWOOD – approximately 5–acre lots – County water – private septic

| | | | | | | | |
|----------|-----------|-------------------------|---|-----|------|---|-------------|
| Pinnacle | STUMBAUGH | Lot 30 | | Lot | | 6.09 acres with great access from Hwy 168, come build your dream home | \$95,000 |
| Pinnacle | LEHRMAN | 38766 Applewine Rd | 3 | 2 | 1847 | Enjoy mountain views from every room in this charming and immaculate home | \$449,000 N |
| Pinnacle | MESPLE | 39009 Applewine Rd | 4 | 3 | 2000 | Wonderful family cabin located on 5 acres, has an open floor plan, large deck | \$454,000 |
| GU | DOREN | 39875 Little Shuteye Ln | 3 | 2 | 2160 | 4.6 acres with breathtaking views, paved driveway, all the extras | \$559,000 |
| C21 | PETERSON | 40793 Woodland Rd. | 3 | 5 | 3822 | Large home on 5.26 acres with a view! Truly unique and beautiful. | \$675,000 |

DOGWOOD AREA – approximately 5 to 40 acre lots. Private water & septic

| | | | | | | | |
|----|---------|-----------------|--|-----|--|---|----------|
| CB | GREGORY | Rouff Mill Road | | Lot | | 5.01 acres with a view, just below the Dogwood Mountain Subdivision | \$59,000 |
|----|---------|-----------------|--|-----|--|---|----------|

WILDFLOWER VILLAGE – approximately ½ acre lots – County water & sewer

| | | | | | | | |
|----------|------------------|---------------------------------|--|-----|--|--|------------|
| OB | COELER | 40655 Wild Iris Ln | | Lot | | Nice view lot priced to sell | \$40,000 P |
| TR | SPENCE | Phase I, Lot 24 | | Lot | | Beautiful .52 acre elevated lot is on a quiet cul-de-sac lane. | \$68,000 |
| Pinnacle | CASE | Phase 1, Lot 23 | | Lot | | Seller willing to carry this .523 acre lot | \$69,000 |
| C21 | HUTCHINGS | Snowflower Lane | | Lot | | | \$72,000 P |
| GU | MOE | Wild Rose Ln | | Lot | | Beautiful .8 acre lot | \$80,000 N |
| Pinnacle | DREW | Phase 1, Lot 22, Mariposa Lilly | | Lot | | Just over ½ acre lot that includes topo map, soils report, and house plans | \$85,000 |
| CB | SANTORO | 39993 Mariposa Lilly | | Lot | | Approximately .78 of an acre, with significant view potential | \$89,900 |
| CB | ACKERMAN | Phase IV, Lot 3 | | Lot | | Nice quiet area in the back of the development | \$99,000 P |
| RM | BARRON | Yellow Lupin, Lot 59 | | Lot | | Great home site with all utilities stubbed to the lot | \$99,000 |
| TR | BARRON | Yellow Lupin, Lot 58 | | Lot | | Great home site with all utilities stubbed to the lot | \$99,000 |
| GU | SANDER | 40797 Wild Iris Lane | | Lot | | Lovely wooded lot with gorgeous forest views | \$105,000 |
| RM | WEBB | Phase IV, Lot 1 | | Lot | | Affordable, nice level lot ready for you to build your dream home | \$109,900 |
| TR | DAVIS | Phase V, Lot 16 | | Lot | | Wooded lot with all utilities stubbed to the lot | \$119,000 |
| C21 | Littleridge Ptnr | | | Lot | | Rare 3.2 acre parcel just below wildflower village, with paved access | \$199,000 |

WILDFLOWER VILLAGE , con't.

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|-----------------------------|------------|-------------|---------------|---|--------------|
| TR | DAVIS | Fawn Lily Ln, Lot 44 | | Lot | | Lot backs to open space | \$219,000 |
| TR | DAVIS | Mountain Heather Ln, Lot 34 | | Lot | | Lot located on a cul-de-sac, has great views | \$239,000 |
| C21 | | 39921 Wild Rose Ln | 4 | 2.5 | 1920 | Beautiful mountain cabin, nicely appointed, and single story | \$549,000 P |
| Pinnacle | KNEBEL | 40608 Wild Rose Ln | 3 | 2 | 2078 | Beautiful home built in 2006, has all the extras you've been looking for | \$559,000 |
| GU | HARRINGTON | 40601 Wild Rose Ln | 3 | 2.5 | 1995 | This beautiful mountain is priced to sell! | \$559,000 |
| C21 | HUNTER | 40323 Mariposa Lilly | 4 | 3.5 | 2600 | Custom built in 2012, turn key ready to move in | \$575,000 |
| Pinnacle | MILE HIGH CH | 40621 Wild Iris Lane | 4 | 5 | 2889 | Beautiful custom view home with valley views | \$599,000 |
| Pinnacle | LUND | 39769 Mountain Heather | 3 | 2.5 | 2732 | Spectacular single story home with superior quality features throughout | \$599,000 P |
| Pinnacle | REINKE | 40311 Mariposa Lilly | 3 | 2.5 | 2275 | Gorgeous custom mountain home, with gourmet kitchen and large master | \$639,000 |
| Pinnacle | STOCKS | 40322 Mariposa Lilly | 4 | 3.5 | 3249 | Beautiful mountain retreat that backs open space, and has 2 master suites | \$699,000 |
| GU | SALMON | 40912 Wild Iris Ln | 3 | 2.5 | 2850 | Stunning home features 2 additional lofts/game room area, great view | \$895,000 |
| GU | HEDSTROM | 40711 Leopard Lilly | 4 | 305 | 4725 | Elegant mountain living in this beautiful home with panoramic views | \$2,150,000 |

PINE RIDGE

| | | | | | | | |
|-----|----------|---------------------|---|------|------|---|---------------|
| C21 | KONRAD | 36324 Pine Ridge Rd | 3 | 2 | 2289 | Very nice home with horse set up on 4 acres in the Pines | \$499,000 |
| CB | HOFFMAN | 44884 Auberry Rd | 5 | 2.75 | 3290 | Custom home built in 2003, it's private, modern, and has great valley views | \$699,900 |
| OB | ORTENZIO | 36322 Tollhouse Rd. | 4 | 2.5 | 4719 | Luxurious, one of a kind, mountain estate with all the extras | \$2,197,000 R |

COMMERCIAL/BUSINESS OPPORTUNITIES

| | | | | | | | |
|----------|----------|---------------------|-------|--|------|---|-------------|
| GU | PROVENCE | 40885 Shaver Forest | Com'l | | | Great investment property zoned for many uses | \$150,000 |
| RM | MYERS | 42846 Tollhouse Rd | Com'l | | 500 | Shaver Stables business is a seasonal riding stable that offers day trips | \$569,000 |
| OB | | 41617 Tollhouse Rd | Com'l | | 1500 | Zoned for residential/professional use, includes two separate buildings | \$549,000 |
| Pinnacle | ASHBROOK | 41801 Tollhouse Rd | Com'l | | 2135 | Gas station, convenience store, and 2200 square foot home | \$975,000 |
| RM | BOWMAN | 41325 Tollhouse Rd | Com'l | | 8966 | 12 room motel, 5 chalets, 2-900 square foot homes...endless potential | \$2,175,000 |

HUNTINGTON LAKE AREA PROPERTIES

HUNTINGTON LAKE CONDO'S - Community water & sewer

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|----------------------------|------------|-------------|---------------|--|--------------|
| CB | RIGGS | 62633 Hidden Spring Ln #2 | 3 | 2 | 1231 | Furnished condo with large covered deck, lots of storage, and lots of windows | \$249,500 |
| CB | TURNER | 62916 Huntington Vista#38 | 2 | 2 | 1364 | Nice unit that has been owned by same family since it was built | \$265,000 |
| CB | KUKLINSKI | 62723 Huntington Vista Ln | 2 | 2 | 1370 | Enjoy the HOA amenities: pool, Jacuzzi, sauna, and tennis courts in this condo | \$298,900 |
| CB | RAWSON | 62792 Sunny Vista Ln #32 | 2 | 2 | 1364 | Very desirable corner condo with great views and a large deck | \$307,900 |
| CB | MCSHEA | 62786 Sunny Vista Ln #29 | 2 | 2 | 1350 | Furnished, well appointed end condo includes a washer and dryer | \$314,900 R |
| CB | MILLHOUSE | 62788 Ski View Lane #94 | 2 | 2 | 1370 | Condo has a wonderful kitchen and two large decks | \$329,000 |
| CB | ROSENSTEIN | 62930 Huntington Vista #39 | 2 | 2 | 1364 | Well maintained condo shows long term pride of ownership | \$339,000 |
| CB | EMY | 63215 Huntington vista #80 | 3 | 3 | 1757 | One of the finest condo's in Huntington, has excellent views of the lake | \$565,000 |
| CB | MAXWELL | 63217 Huntington Vista#81 | 3 | 3 | 1638 | Spacious condo that includes a loft and bonus room, completely remodeled | \$625,000 N |

HUNTINGTON LAKE CABINS – Community water – private septic

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|---------------------------|------------|-------------|---------------|--|--------------|
| CB | | 58670 Shady Ln | 2 | 1 | 760 | Nice, clean cabin that includes a trex deck, possible add on opportunity | \$160,000 |
| CB | | 79 Shady Ln | 2 | 1 | 760 | Cute, secluded cabin in walking distance to the lake | \$162,000 |
| Pinnacle | | 14 Upper Line Creek | 2 | 2 | 1300 | Wonderful family cabin features sleeping quarters for 11 | \$179,500 |
| OB | | 61452 Huntington Lake Rd | 2 | 1.5 | 917 | Cabin has newly remodeled kitchen, large living room, and a brick fireplace | \$195,000 |
| C21 | | 60909 Bear Paw Ln. | 3 | 1 | 1100 | Great cabin with 2 bedrooms downstairs and sleeping room upstairs | \$199,950 |
| GU | | 60178 Old Tank Rd #16 | 2 | 1.5 | 1100 | Well maintained cozy cabin ready for you to make memories in! | \$200,000 |
| OB | SHAWL | 61049 Bear Paw Ln #79 | 2 | 1 | 700 | Owner is willing to sell half interest in the cabin | \$225,000 N |
| OB | LINLEY | 62174 Upper Deer Creek#21 | 2 | 1 | 900 | Cabin features new Trex Deck, remodeled bathroom, possible boat dock | \$225,000 |
| CB | | 60927 Bear Paw Ln. | 2 | 1.5 | 1000 | Great family cabin with knotty pine throughout, and a large master bedroom | \$229,000 |
| CB | | 58666 Dowville East #97 | 2 | 1.75 | 855 | Vintage charmer is very clean and well maintained, sold fully furnished | \$262,000 |
| CB | | 58698 Dowville East #95 | 4 | 2 | 1600 | Gem of a cabin, includes a large deck and winter water available | \$274,500 |
| OB | | 58723 Dowville East #83 | 1 | 2.5 | 1400 | Nice wrap-around trex deck, home has a modern kitchen, sleeps 14 | \$295,000 |
| C21 | FACCINTO | 62467 Potter Creek Ln | 3 | 2 | 1500 | Lake View Home with year round access, includes newer pellet stove | \$425,000 |
| C21 | | 62040 Whispering Pines #5 | 3 | 2 | 1300 | Wonderful cabin within walking distance to Lakeshore Resort, year round access | \$425,000 |
| Pinnacle | BORGES | 62535 Ollie Ln | 4 | 3 | 2500 | Hand hewn log home includes large loft, and guest quarters above garage | \$819,000 |

CAMP SIERRA–BIG CREEK

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|----|---------------|--------------------------|---|-----|------|---|-----------|
| RM | BOCHE/BRIONES | 55547 Flintridge Dr. | | Lot | | One of the few privately owned lots near Huntington Lake | \$120,000 |
| CB | | 56 Elder #56 | 3 | 1 | 890 | Priced to sell as a handyman's special, cabin needs work to make it a gem | \$85,000 |
| GU | TAYLOR | 55142 Huntington Lake Rd | 5 | 2.5 | 2316 | Spacious home that has been completely remodeled, includes large deck | \$311,000 |

REGATTA VISTA – HUNTINGTON LAKE– Community water & sewer

TAMARACK ESTATES–miscellaneous sized lots – County water & sewer

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|-----|------------|-------------------------|---|-----|------|--|-------------|
| OB | KERLAN | 55709 Cordwood Rd | | Lot | | View lot with all utilities in place | \$59,999 R |
| OB | KERLAN | 55693 Cordwood Rd | | Lot | | View lot, just minutes from China Peak and Huntington Lake | \$59,999 R |
| CB | LEA | | | Lot | | Rare opportunity to own 14.33 acres, could be split into smaller parcels | \$495,000 |
| OB | Bank Owned | 55431 Cordwood Rd | 3 | 2 | 1284 | Great cabin in the high country, close to recreation activities | \$254,900 P |
| GU | PARKER | 55443 Cordwood Rd | 2 | 1 | 1020 | Traditional A-frame cabin with great weekend rental history | \$279,000 |
| OB | QUINN | 40 acres, Willow Meadow | 3 | 1.5 | 1265 | One of a kind, beautiful property in the middle of the national forest | \$1,000,000 |
| C21 | RESSO | 55585 Flintridge Dr. | 3 | 3 | 2884 | Tyrolean-style, handcrafted Engleman Spruce log home includes all the extras | \$1,499,500 |

GROUSE CREEK – Near Huntington Lake – miscellaneous sized lots – Private water & septic

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|----|----------|---------------|---|-----|------|---|-----------|
| GU | PERRY | 57370 Hwy 168 | 2 | 2 | 1461 | Charming cabin waiting for the perfect owner | \$265,000 |
| RM | LAUGHLIN | 57380 Hwy 168 | 3 | 2.5 | 1766 | Newer cabin on 2.1 acres of private property with a creek | \$615,000 |