

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

January 18, 2016

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

Office	Owner	Address	Bd.	Bth.	Sq.Ft.	Description	Price
Pinnacle	WILKINS	44261 Shaver Lake Rd	3	2	1587	Darling and immaculately maintained, features vaulted ceilings, wall of windows	\$425,000
Pinnacle	JOHNSON	44330 Lakeview	4	3	2000	Great family cabin has a rustic, spacious great room, and a mother-in-law set up	\$525,000
CB	JOHNSON	44381 Hillcrest	3	2	1733	Easy walk to the lake from this recently renovated custom home	\$539,900
Pinnacle	GILLETTE	44360 Lakeview	3	1.5	2103	Woodsy pine cabin located on a double lot with custom rock and wood details	\$695,000
Pinnacle	HOWE	44422 Dalton	3	2	1416	Charming cabin with a peek-a-boo of the lake & a boat slip, sold furnished	\$696,000
Pinnacle	VICTORIA	44378 Lakeview	4	4.5	2905	Stunning home with lake views, no detail has been forgotten!	\$2,500,000

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

OB	COPPO	42228 Evergreen Lane		Lot		Very nice lot just off of Dorabella Road, in a prime location	\$149,900
RM	JIMENEZ	41687 Aspen Rd	3	1	1054	Cute cabin sold mostly furnished, great for entertaining	\$313,000 P
CB	FREITAS	41651 Harmony Ln	4	2	1536	Super location in the village, over-sized deck, 4 bdms. plus office sized room	\$359,900 P
Pinnacle	VAN DYKE	41746 Aspen Rd	3	2	1040	Cute and charming family cabin has ample parking, and great rental history	\$385,500

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

RM	ELIASON	40 Acres in west village		Lot		Amazing opportunity to own property with an amazing view, and walk to village	\$280,000
Pinnacle	WAIT	41998 Hemlock Ln	2	1	756	Adorable cabin nestled amongst large pines, has new flooring and updates	\$259,000
GU	HUEBNER	42061 Madrone Ln	2	1	746	Charming recently remodeled cabin that includes 2 decks	\$275,000 R
CB	WRIGHT	41938 Nuthatch Ln	2	2	800	Super cute, tastefully and completely renovated cabin with a large deck	\$289,900
RM	VON BEVERFOERDE	41930 Buckeye Lane	4	4	3980	Great opportunity for an income property	\$420,000
Pinnacle	MENDIVIL	42207 Hemlock Ln	3	2	1778	Mountain chalet style cabin with open floor plan, great rental history	\$449,000
GU	BUTTERFIELD	41829 Knobcone Ln	4	2	3000	Classic family cabin with 4 bedrooms and sleeping room for 14	\$485,000
RM	ELIASON	42077 Toyon Ln	4	1.75	1464	Home on 40 acres, breath taking view! Borders US Forestry Land	\$680,000

ROCK HAVEN - Gated Community

Pinnacle	WARNER	46301 Rock Haven #6	3	2	1235	Ideal summer getaway awaits in this historic cabin with separate sleeping cabin	\$305,000
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MUSICK CREEK - Indian Rock Area - approximately 1/4-2/3 acre lots - Community water - county sewer

MUSICK MEADOWS

<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>
RM	SMITH	41256 Musick Dr	3	2.75	2036	Comfortable mountain home with a family friendly floor plan	\$475,000

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

Pinnacle	BIBER	Dinkey Creek		Lot		2.35 acres	\$75,000
Pinnacle	ELY/STIER	Dinkey Creek Rd		Lot		5.08 acres on Dinkey Creek Rd in the Bulls Eye Rock area	\$120,000
Pinnacle	BIBER	Dinkey Creek		Lot		2.44 acres, good access, nice secluded building sites	\$139,000
Pinnacle	BIBER	Dinkey Creek		Lot		5.77 acres, forked meadow creek runs through the property	\$150,000
OB	ELMING	Dinkey Lakes Area		Lot		5.16 acres ready for you to develop	\$110,000
OB	ELMING	Dinkey Lakes Area		Lot		7.8 acres ready for you to develop	\$120,000
OB	ELMING	Dinkey Lakes Area		Lot		10.20 acres ready for you to develop	\$150,000
RM		5 Dinkey Creek Bluffs	1	1	300	One of the original cabins in Dinkey Creek, needs a little work	\$110,000 P
OB	Bank Owned	52186 Exchequer Dr	2	2	2080	Nice deck area for entertaining with a remote location for privacy	\$329,900 R
CB	MARSHALL	52232 Dinkey Creek Rd	3	2	1800	5 acres with a complete horse set-up very close to Dinkey Creek	\$350,000

SILVERTIP VILLAGE - County water & sewer

GU	WASSON	Silvertip Ln #12		Lot		Last of 24 lots available, has community water and utilities at site	\$79,000
RM	WALKER	40830 Silvertip Ln	2	2	1371	This Silvertip cabin has a large sleeping loft, great room, and tile floors	\$335,000
GU	CROOKS	40711 Silvertip Ln	3	2	1600	Clean PUD features level access, vaulted ceilings, open floor plan	\$349,000

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

GU	HUEBNER	Crest Vista Ln, #16		Lot		View lot in this small, desirable subdivision	\$159,000
Pinnacle	TRUJILLO	Crest Vista Ln, #13		Lot		Amazing view home site located at the end of a cul-de-sac	\$199,000
GU	NEVES	40815 Crest Vista Ln	4	3	2243	Wonderful views of Jose Basin in this amazing home with soaring windows	\$599,000
Pinnacle	GREGORY	40770 Crest Vista Ln	3	2.5	2720	Amazing view in this home with pine log accents, vaulted ceiling, and a loft	\$599,000

SIERRA PINES CONDOMINIUMS- County water & sewer

OB		40844 Village Pass Rd	3	3	2171	Like new, mostly furnished condo includes granite counter tops & all the extras	\$349,900
OB	HIRATA	40870 Village Pass Rd	4	3	2074	Magnificent condo has knotty alder cabinets, stainless steel appliances, deck	\$385,000 R
Pinnacle	PLUNKETT	40842 Village Pass Rd	6	4	2699	Beautiful, free-standing condominium has a game room and nice finishes	\$399,000 N
OB	Owner of Record	40722 Village Pass Rd	6	4	2699	Well maintained retreat with perfect blend of contemporary and traditional	\$465,000

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	\$184,000
OB	DICKEN	40818 Village Pass Rd	2	1.75	1079	Very well maintained condo with nice back deck and gas fireplace	\$239,500
OB	SHRUM	40820 Village Pass Rd	2	1.75	1076	Nice 2 story condo with open living room and vaulted ceilings	\$269,000
GU	SKATBERG	40762 Village Pass Rd	2	2	1297	Recently updated condo with a large front deck and lots of privacy	\$289,000

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

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Pinnacle	LUKIANOV	Rock Shelf, Lot 21		Lot		Large lot with seasonal creek and includes building plans and permit	\$155,000
GU	NOLAN	Rock Shelf		Lot		Nice private lot with lots of pine trees	\$155,000 N
Pinnacle	MANRO	42014 Rock Shelf Ln	3	3	1974	Swedish chalet includes hard wood floors and vaulted knotty pine ceilings	\$499,000
GU	PREWETT	41842 Granite Ridge Rd	3	2.5	2605	Beautiful home with a 3-car garage, hardwood floors, and gourmet kitchen	\$659,000
Pinnacle	NICHOLS	41981 Gray Rock Ln	4	3	2905	Beautiful custom home includes a large loft and is nicely landscaped	\$679,000
GU	BRANTLEY	42284 Granite Circle	4	2.5	3110	Nice, level access with a beautiful custom kitchen, and master suite on mail level	\$799,000 P
GU	SEVERS	42233 Granite Ridge Rd	4	2.5	3072	Mature landscaping, wet bar, slate countertops, all in the nice custom home	\$839,000
Pinnacle	GREEN	41957 Gray Rock Ln	4	3	3400	Spacious mountain home, perfect for entertaining, includes massive game room	\$869,000
CB	CIAPESSONI	41770 Gray Rock Ln	6	4.75	4900	Perfect mountain escape has 2 master suites, and a large loft	\$960,000
Pinnacle	OVIATT	42120 Granite Ridge Rd	4	3	3277	Wonderful cabin that is great for entertaining family and friends	\$999,000
GU	TROESH	42371 Granite Circle	5	3	3418	Luxurious amenities in this Pius Construction home, includes a game room	\$1,150,000
CB	JONES	42371 Pinnacle Ln	5	7	4594	Majestic views in the luxurious mountain lodge, includes a game room	\$1,239,900
Pinnacle	FRANCO	42449 Pinnacle Ln	4	3.5	3567	Gorgeous lodge style mountain retreat with beautiful views	\$1,250,000
GU	SHAFFER	42307 Granite Ridge Rd	4	4.5	4154	Beautiful custom home designed by Tim Savage, has all the extras	\$1,545,000

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

Pinnacle	VAN VLEET	Phase 2, Lot 11		Lot		All utilities provided to the lot corner	\$95,000
Pinnacle	VAN VLEET	Timber View Ln, Lot 18		Lot		Nice lot next to a Blanco Spec. home under construction	\$115,000
Pinnacle	VAN VLEET	Phase 2, Lot 2		Lot		Gently sloping downhill topography	\$115,000
Pinnacle	VAN VLEET	Phase 2, Lot 23		Lot		Finished lot in the beautiful Shaver Lake resort area	\$115,000
Pinnacle	VAN VLEET	Phase 3, Lot 2		Lot		Downhill slope provides for a street level garage	\$117,500
Pinnacle	SMITH	Timber Ridge Ln, Lot 19		Lot		Owner willing to carry on this beautiful .45 acre lot	\$117,500
RM	DUNLEAVY	21 Timber Ridge		Lot		Build your dream home in this premier subdivision	\$118,000
Pinnacle	VAN VLEET	Phase 2, Lot 14		Lot		All utilities provided to the lot corner	\$120,000
Pinnacle	VAN VLEET	Phase 2, Lot 15		Lot		The steepness of this lot provides a view	\$122,000
Pinnacle	VAN VLEET	Phase 3, Lot 16		Lot		Finished uphill lot	\$124,500
OB	LAWTON	Timber Ridge #20		Lot		Nice and quiet on a secluded cul-de-sac, perfect for your dream home	\$125,000
Pinnacle	VAN VLEET	Phase 3, Lot 17		Lot		Large uphill lot, school fees are prepaid	\$127,500
OB	COX	41609 Timber Ridge Ln		Lot		Beautiful lot with giant redwoods and minimal preparation for building required	\$175,000
Pinnacle	BEAL	41733 Timber Ridge Ln	6	3	3300	Great investment in this brand new home, great for entertaining	\$644,000
Pinnacle	WILCOX	41567 Timber Ridge Rd	4	3.5	3147	Stunning mountain home was built by master craftsman Gordon Bone	\$995,000

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

Pinnacle	KNAPTON	Rock Ledge Rd		Lot		Large lot located at the end of the road, the perfect mountain getaway!	\$124,000
Pinnacle	PAVICH	Big Pine Ct. #2		Lot		1.25 acre parcel with a massive granite shelf in the back of the parcel	\$129,000
GU	SALVADOR	42312 Hanging Branch	2	1.5	960	A-Frame cabin has an updated kitchen, vaulted ceilings, and a loft area	\$309,000
GU	RADICS	41962 Saddleback Rd	3	2	1120	Nestled in a cul-de-sac, home has a great breakfast bar & large counter space	\$384,900
RM	THOMAS	41945 Black Oak Way	2	1.75	1632	Wonderful cabin includes large deck, and a very private feeling	\$385,000
GU	JANSSEN	41990 Saddleback Rd	3	2	1697	Nice home includes a spacious master suite with an updated bathroom	\$439,000

SIERRA CEDARS, con't.

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Pinnacle	MARTENS	42101 Hanging Branch	5	2.75	1905	Spacious home has a wrap around deck, service elevator, & vaulted ceilings	\$489,000
RM	CONIGLIO	42128 Saddleback Rd	3	2	1776	Lodge style cabin that includes a sleeping loft and front and back decks	\$499,000
CB	FILIPPONI	42401 Leisure Ln	4	2.5	2400	Built in 2007, this custom home has all the modern amenities, and rental history	\$535,000

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

CB	BARKSDALE	42649 Garnet Ln		Lot		Nice level half acre lot, ready to build on!	\$99,900 P
GU	BWI	42554 Tourmaline Ln		Lot			\$100,000
GU	BWI	42297 Tourmaline Ln		Lot			\$120,000
GU	BWI	42243 Rhinestone Ln		Lot			\$120,000
GU	BWI	41959 Rhinestone Ln		Lot			\$120,000
GU	BWI	42642 Garnet Ln		Lot			\$130,000
GU	BWI	42177 Opal Ln		Lot			\$135,000
GU	BWI	42352 Opal Ln		Lot			\$140,000
GU	BWI	42884 Garnet Ln		Lot			\$140,000
GU	BWI	42571 Opal Ln		Lot			\$140,000
GU	BWI	42432 Tourmaline Ln		Lot			\$140,000
GU	BWI	42196 Tourmaline Ln		Lot			\$140,000
GU	BWI	42243 Opal Ln		Lot			\$145,000
GU	BWI	42479 Garnet Ln		Lot			\$145,000
Pinnacle	ANDERS	Garnet Ln, Lot #45		Lot		.47 acre lot, nicely wooded lot with level access driveway roughed in	\$189,900
Pinnacle	ANDERS	Tourmaline Ln, Lot #78		Lot		.52 acre lot with great level access	\$189,900
GU	BASMAJIAN	42757 Garnet Lane	4	3.5	2953	Brand new, beautiful custom home currently under construction	\$779,000
GU	BASMAJIAN	42409 Garnet Lane	4	3.5	3242	Home under construction with all the extras, completion in late September	\$849,000

BRETZ MOUNTAIN TOWNHOMES

Pinnacle	SALINAS	42164 Majestic Ln	3	2.5	1901	Enjoy majestic mountain views in this nice townhome with all the extras!	\$469,000 P
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BRETZ MOUNTAIN VILLAGE – approximately ½ acre lots – County water & sewer

GU	MENDRIN	42152 Rush Creek Ln		Lot		Level lot situated in a quiet cul-de-sac with amazing views	\$99,000
GU	MENDRIN	42140 Rush Creek Ln		Lot		Beautiful level corner lot ready for you to build your dream home	\$210,000
OB	ELROD	42141 Rush Creek Ln		Lot		Build your dream home on this beautiful corner lot	\$250,000
CB	CHOLEWA	42785 Canyon Vista Ln	3	2.5	3266	Luxurious single level home includes large game room, gorgeous kitchen	\$950,000
GU	MAASKAMP	42495 Canyon Vista Ln	3	3	4028	Outstanding view in this amazing home with all the extras	\$1,250,000
Pinnacle	KALLSEN	42586 Bretz Point Ln	4	3.5	3563	Spectacular estate with breathtaking views and luxurious master suite	\$1,295,000 P
GU	REYNOLDS	42373 Canyon Vista Ln	3	4	3000	Asian style design in this custom home with beautiful views	\$1,295,000
OB	STOCKBRIDGE	42534 Bretz Point Ln	7	5	5307	Unobstructed views of the valley and mountains, nice three level home	\$1,999,999
Pinnacle	ROGERS	42555 Bretz Point Ln	6	6	7000	Extraordinary mountain estate with breathtaking 360 degree views	\$2,795,000

SUNROCK – approximately 1 / 8 acre lots – County water & sewer

MUSICK FALLS – approximately ¼ 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>
Pinnacle	SILVA	Musick Falls, Lot #18		Lot		Wonderful location close to town, includes rough plans by Warren Thompson	\$115,000 P
RM	LEOS	39484 Crest Point Ln		Lot		Flat, easy to build on lot in a great subdivision	\$120,000
RM	GILSTRAP	Crest Point Ln		Lot		One of the last available lots in Musick Falls, has a slight down hill slope	\$175,000

BRETZ MILL CONDOMINIUMS – County water & sewer

CB	HADDEN	40699 Mill Run #65	1	1	645	Single level, end unit is in a quiet location, and includes a loft	\$159,000
Pinnacle	KARST	40806 Mill Run #23	1	2	704	Extra large extended deck that backs up to the creek, great location	\$169,900
RM	BERG	40802 Oakwoods Ln #101	1	1.5	713	Cabin is move in ready, with an extended deck and sold fully furnished	\$169,999
GU	HACKER/ELLIS	40810 Oakwoods Ln #105	1	1.5	713	Newer wood stove, updated bath and new tile floors	\$171,200
CB	BARNER	40792 Mill Run #17	1	1	645	Completely renovated condo located down by the creek	\$175,000
RM	DOYLE	40930 Mill Run	3	1.75	1178	Largest unit in the complex, all knotty pine ceilings, newer appliances	\$249,000
GU	FLOYD	40928 Mill Run #63	3	2	1178	Located at the back of the complex, enjoy a view of the forest!	\$264,000
GU	HANSEN	40810 Mill Run	3	2	1178	Nice private end unit sold fully furnished, recently remodeled	\$289,000

OCKENDEN – approximately ¼ acre lots– County water & sewer

Pinnacle	SILIZNOFF	40707 Cold Springs Ln	3	2	1467	Lovely home sold fully furnished, has a large wrap-around deck	\$399,000
RM	KORSGARDEN	41116 Woodridge Ln	3	2	1492	Superb one level cabin is in move in condition, spacious, lots of storage	\$399,000
OB	BARNES	41103 Windwood Rd	3	3	1954	Three master suites on a large wooded lot is the perfect for family gatherings	\$439,000
Pinnacle	MIRABELLI	41089 Silver Pine Ln	4	3	1954	Nice mountain cabin with 2 master suites, open beams & pine ceiling	\$449,000
Pinnacle	TUCKNESS	40967 Cold Springs Ln	2	2.5	1768	Alpine chalet style home features an open floor plan with soaring pine ceilings	\$459,000
Pinnacle	ASHJIAN	40946 Windwood Rd	4	2	2319	Great mountain home on a corner lot in Ockenden Ranch	\$529,000

WOODY LANE – County water – private septic

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

Pinnacle	LERMA	Crystal Creek		Lot		Beautiful 1.08 acre wooded lot in Crystal creek, one of the last available lots	\$145,000
RM	MATSON	39554 Crystal Creek	3	1.75	1717	Beautiful log cabin on 1.3 acres, includes a large bunk room	\$449,500

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

GU	WILFORD	39153 Granite Ln		Lot		Nearly an acre, nice level lot that's ready to build	\$99,000
RM	MAY	39614 Pond Ln		Lot		Lovely private 3.73 acre home site with wonderful views	\$179,999
Pinnacle	BEALL	39288 Granite Lane	5	3.5	3717	Grand mountain home on large level parcel, very private, great master suite	\$699,000

LITTLERIDGE – approximately ½ acre lots – County water & sewer

Pinnacle	Littleridge Ptnrs	39581 Littleridge Rd		Lot		Enjoy your own mountain meadow on this lot in a gated subdivision	\$90,000
Pinnacle	Littleridge Ptnrs	Littleridge		Lot		Easy seller financing to a qualified buyer, nice private lot	\$110,000
CB	AMOS	Littleridge, Lot 14		Lot		Beautiful oversized corner lot includes large mature trees	\$129,900

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

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OB	PARLAVECCHIO	38511 Ridge Rd	5	3	2020	Completely remodeled cabin with gorgeous custom work in every detail	\$524,900 P
GU	ANDREW	39095 Ridge Rd	6	4	3400	Tri-level cabin with three decks, home can sleep up to 20 people	\$572,000
Pinnacle	MARKOVITZ	38425 Highcountry Ln	3	3	2520	Ultimate privacy in this beautiful home in a gated community	\$649,000
GU	REYNOLDS	39145 Checkerbloom Ln	5	3	3800	The perfect large family cabin with beautiful views and ready to move in	\$729,000

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
CB	GROSSMAN	40094 Big Shuteye Ln	1	1	1225	Quiet and rustic cabin hidden away on 5 acres	\$295,000 P
OB	Bank Owned	39046 Woodland Rd	5	4	3350	Nice cabin with city light views, 2 master suites, & extra large game room	\$540,000
Pinnacle	PUCCIO	39540 Woodland Rd	4	3	2214	Enjoy 5+ acres and this beautiful single story home with incredible views	\$585,000
Pinnacle	PETERSON	40793 Woodland Rd.	3	5	3822	Large home on 5.26 acres with a view! Truly unique and beautiful.	\$599,000

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

Pinnacle	STRAHM	Solitude Lane		Lot		19.7 acre parcel, absolutely perfect for the person who wants space	\$150,000
Pinnacle	STRAHM	Solitude Lane		Lot		19.7 acre parcel, great potential for views, paved roads to the property	\$175,000
GU	BISHOP	Wild Rose Ln		Lot		Nice view on this downward sloping lot	\$59,000
Pinnacle	WILDER	Phase I, Lot 24		Lot		Beautiful .52 acre elevated lot is on a quiet cul-de-sac lane.	\$68,000

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

RM	MOFFITT	Mariposa Lilly		Lot		Wonderful uphill lot in a great subdivision	\$65,000
Pinnacle	CASE	Phase 1, Lot 23		Lot		Seller willing to carry this .523 acre lot	\$69,000
Pinnacle	SHAVER FOREST DEV	Phase V, Lot 32, Mtn. Heather		Lot		Nicely wooded ½ acre lot with all utilities stubbed to property corner	\$69,000
Pinnacle	MATOIAN	40667 Wild Iris Ln		Lot		Amazing VIEW lot that overlooks the central valley, breathtaking city light views	\$69,000
C21	HUTCHINGS	Snowflower Lane		Lot			\$72,000 P
Pinnacle	SHAVER FOREST DEV	Phase V, Lot 11, Fawn Lily		Lot		Nicely wooded ½ acre lot with all utilities stubbed to property corner	\$74,000
Pinnacle	SHAVER FOREST DEV	Phase V, Lot 12, Fawn Lily		Lot		Nicely wooded ½ acre lot with all utilities stubbed to property corner	\$74,000
Pinnacle	VON FELTON	40647 Wild Rose Ln		Lot		Nicely wooded corner lot is ready for you to build your dream cabin	\$83,000
GU	MOE	Wild Rose Lane		Lot		Beautiful .8 acre lot	\$80,000
CB	DANE	Wild Rose Ln		Lot		Beautiful .51 acre lot	\$90,000
Pinnacle	WEBB	Phase IV, Lot 1		Lot		Affordable, nice level lot ready for you to build your dream home	\$94,500
CB	ACKERMAN	Phase IV, Lot 3		Lot		Nice quiet area in the back of the development	\$99,000 P
Pinnacle	BARRON	Yellow Lupin, Lot 59		Lot		Great home site with all utilities stubbed to the lot	\$99,000
Pinnacle	BARRON	Yellow Lupin, Lot 58		Lot		Great home site with all utilities stubbed to the lot	\$99,000
Pinnacle	DAVIS	Phase V, Lot 16		Lot		Wooded lot with all utilities stubbed to the lot	\$115,000
Pinnacle	Littleridge Ptnrs	Mountain Heather (not wildflower lot)		Lot		Rare 3.2 acre parcel with paved county road access	\$199,000
Pinnacle	DAVIS	Fawn Lily Ln, Lot 44		Lot		Lot backs to open space	\$219,000 P
Pinnacle	DAVIS	Mountain Heather Ln, Lot 34		Lot		Lot located on a cul-de-sac, has great views	\$239,000
GU	ASHFORD	40144 Mariposa Lilly	3	2	1820	Single story home with a large master suite and a wrap around covered deck	\$449,000 P
GU	OSMONDSON	40841 Wild Iris Ln	3	2.5	2080	Beautiful single level home built in 2006 exemplifies quality and comfort	\$549,000
OB	WALTON	40300 Mariposa Lilly	3	2	2471	Nice mountain retreat with vaulted ceiling, game room, and lots of storage	\$559,333

WILDFLOWER VILLAGE, con't.

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Pinnacle	PIEPER	40879 Wild Iris Ln	4	2.5	2305	Brand new construction is the definition of craftsmanship!	\$639,000
Pinnacle	MILE HIGH CH	40621 Wild Iris Lane	4	5	2889	Beautiful custom view home with valley views	\$650,000 N
Pinnacle	QUESNOY	40644 Wild Rose Lane	3	2.5	2693	Beautiful home includes all the extras, including a luxurious master suite	\$679,000
Pinnacle	HEISTAND	40254 Snow Flower Lane	4	3	2816	Unique single story home with an outstanding kitchen, and luxury in every room	\$727,000
Pinnacle	BIRNBAUM	40542 Wild Iris Ln	3	3	2752	Log cabin with a nice valley view, home is turn-key and includes a game room	\$769,000
GU	HEDSTROM	40711 Leopard Lilly	4	305	4725	Elegant mountain living in this beautiful home with panoramic views	\$1,999,000

PINE RIDGE

GU	HINTERGARD	34182 Natoma Rd				Beautiful corner lot located in the back of Shaver Springs subdivision	\$19,999
CB	ALMEDA	41880 Chipmunk Ln				Large, double lot in Meadow Lakes, ready to build	\$54,500 N
Pinnacle	BROWN	Peterson Road				Very private, 11.5 acre lot with a great view	\$75,000
RM	HENDRIX	Cressman Rd				Vacant 5 acre parcel located on Lower Cressmans Road	\$75,000
C21	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
LP	KESSLER	Auberry Road				Beautiful, 125 acres, zoning is RR and can possibly be split	\$399,000
OB	FISKE	Auberry, CA				Listing is for 9 separate parcels, totaling 33.7 acres	\$480,000
OB	YBARRA	41778 Muskrat	1	1	791	Great get away, ready for you to make it your own	\$90,000
OB	Bank Owned	34227 Elk Ln	3	1	1008	Two story home needs some TLC	\$129,600
GU	COOK	41439 Corlew Ln	3	1	1000	Beautiful cabin with knotty pine walls, brand new carpet and flooring	\$139,900
OB	SPERSKE	41470 Acorn Rd	3	1	1072	Cute and cozy cabin on 1/3 acre, has new carpet, flooring, and interior paint	\$139,999
OB	SAENZ	33960 Shaver Springs Rd	3	2	1056	Listed below appraised value, very cute family cabin with a large deck	\$149,000
GU	RIBERIO	41890 Meadow Ln	2	1	1100	Great location for this 1930s vintage cabin, close to Meadow Lakes	\$169,900 N
GU	GILCRIEST	41849 Merriman Ln	3	1	1110	Open floor plan, remodeled kitchen & bath, all on a corner lot	\$199,000
OB	FREEMAN	34320 Shaver Springs Rd	3	1.5	1414	Charming cabin on over 5 acres, includes granite counter tops, large deck	\$225,000
OB	COLEMAN	41852 Meadow Ln	2	1.75	1634	Lovely, well taken care of cabin, has many great features	\$227,500
GU	RAY	34145 Natoma Road	3	2	1692	Stylish 2 story home with updated kitchen and large master suite	\$240,000
OB	CONTE	41930 Meadow Ln	4	2	1872	Beautiful home with an in-law setup, faces the meadow	\$269,000 P
OB	FISKE	43948 Schubert Rd	4	2	1736	Home below Alder Springs is on 4.69 acres, includes an expansive deck	\$270,000
OB	SANDERS	41745 Auberry Rd	3	2	1875	Pristine home perfect for entertaining w/ a loft and knotty pine throughout	\$284,900
OB	CLARK	33572 Tollhouse Rd	2	2	1927	Magnificent home with custom kitchen, covered deck, & spectacular views	\$299,000
OB	MOOK	30922 Auberry Rd	3	2	2212	Magnificent home on 6.3 acres, seasonal creek, loft, pretty country views	\$325,000
GU	WINKENBACH	35356 Dragon Fly Rd	3	2	2480	Nice home with a home theatre and two offices	\$379,000 P
Pinnacle	ARAMBULA	35185 Peterson Road	4	3	2052	Genuine log home on 2.33 acres, knotty pine throughout, recently remodeled	\$399,000
RM	ROSETTE	41975 Auberry Rd	2	1.75	1734	Located on a private 3 acre wooded parcel, located at 4200 foot elevation	\$425,000
OB	OWENS	39644 Beal Fire Rd	3	3.5	3650	Fabulous gated custom home on 5 acres, stunning 180 degree views	\$499,000
OB	HERRICK	35827 Cressman Rd	4	2	3040	Gorgeous mountain home on 5 acres w/ a gourmet kitchen & radiant flooring	\$519,000 R
OB	RECKAS	39885 Auberry Rd	4	3	3238	Unbelievable view on this 23 acre property just below Meadow Lakes	\$875,000
OB	ORTENZIO	36322 Tollhouse Rd	6	4.5	8500	One of a kind luxury home on 25 acres with amazing grounds	\$1,797,000

COMMERCIAL/BUSINESS OPPORTUNITIES

<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>
Pinnacle	PROVENCE	40885 Shaver Forest Rd			Com'l lot	C-1 property has all utilities stubbed to it and is highly visable from Hwy 168	\$99,000
Pinnacle	PROVENCE	40667 Shaver Forest Rd			Com'l lot	C-1 property is ready to build on, next to the local post office	\$199,000
Pinnacle	ASHBROOK	41579 Dinkey Creek Rd			Business	Eagle Towing & Transport, also includes the sale of business vehicles/equipment	\$345,000
RM	ELIASON	42136 Tollhouse Rd	Com'l		3937	Former restaurant, great business opportunity, includes living area	\$780,000
GU	SARGENTINI	41781 Tollhouse Rd	Com'l		2620	Retail strip center with three current tenants in the heart of town	\$925,000

HUNTINGTON LAKE AREA PROPERTIES

HUNTINGTON LAKE CONDO'S - Community water & sewer

CB	RIGGS	62633 Hidden Spring Ln #2	2	2	1231	Furnished condo includes large covered deck and lots of storage	\$249,500
CB	TURNER	62916 Huntington Vist #38	2	2	1364	End unit that hasn't been a rental and owned by same family since it was built	\$270,000
CB		62635 Hidden Springs Ln#3	3	3	1184	Special condo includes a sleeping loft, high ceilings, and great view	\$280,000
CB	KUKLINSKI	62723 Huntington Vista Ln	2	2	1370	Enjoy the HOA amenities: pool, Jacuzzi, sauna, and tennis courts in this condo	\$288,000
CB	RAWSON	62792 Sunny Vista Ln #32	2	2	1364	Very desirable corner condo with great views and a large deck	\$288,000
CB	BRUCE	62663 Hidden Springs Ln	2	2	1364	Lovely, furnished condo has a large deck off the living room	\$299,000
CB	MILLHOUSE	62788 Ski View Lane #94	2	2	1370	Condo has a wonderful kitchen and two large decks	\$329,000
CB		62705 Huntington Vista1	15	2	1372	Clean and contemporary condo, has easy access and many upgrades	\$329,000
CB	ROSENSTEIN	62930 Huntington Vista #39	2	2	1364	Well maintained condo shows long term pride of ownership	\$339,000
CB	SPIVAK	63221 Huntington Vista	2	2	1364	Delightful, furnished condo is equipped with an elevator to access the loft	\$475,000
CB	WOODY	63187 Huntington Vista#76	3	3	1520	Private, updated condo with unobstructed, unparalleled views of the lake	\$495,000
CB	HUCKABY	63213 Huntington Vista#79	2	2	1364	Special upgraded condo that also includes a large sleeping loft	\$499,900

HUNTINGTON LAKE CABINS - Community water - private septic

CB		79 Shady Ln	2	1	760	Cute, secluded cabin in walking distance to the lake	\$162,000
OB	SHAWL	61049 Bear Paw Ln #79	2	1	825	Located in the lower line tract, sold fully furnished and priced to sell	\$175,000
Pinnacle		60644 Upper Line #14	1	1	1100	Cabin is priced to sell and includes a huge sleeping loft upstairs	\$175,000
OB	LINLEY	62174 Upper Deer Creek#21	2	1	900	Cabin features new Trex Deck, remodeled bathroom, possible boat dock	\$199,900
Pinnacle	McCLOUD	58698 Dowville East #95	4	2	1300	Large family cabin includes nice rock fireplace, large living room	\$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
Pinnacle	FACCINTO	62467 Potter Creek Ln	3	2	1500	Lake View Home with year round access, includes newer pellet stove	\$395,000
Pinnacle		62338 Upper Deer Creek#43	4	2	1300	Great cabin with year round access, and a large private sundeck	\$399,950
Pinnacle		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	\$795,000

CAMP SIERRA-BIG CREEK

<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	SPIERS	5222 Niblock #66	1	1	500	Located in Camp Sierra, is an affordable little getaway	\$115,000
Pinnacle	ROENAU	52258 Camp Sierra #38	3	1	800	Just four miles from the Sierra Marina, cabin is adorable and affordable	\$169,000
Pinnacle	GUDINO	52358 Elder Lane	2	1	800	Knotty pine throughout and hard wood floors give this cabin lots of charm	\$175,000
Pinnacle	SCOBAY	55408 Point Rd	3	1.5	1614	New flooring and paint throughout, large kitchen, trex deck	\$199,000

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

OB	KERLAN	55693 Cordwood Rd		Lot		View lot, just minutes from China Peak and Huntington Lake	\$34,999
OB	KERLAN	55709 Cordwood Rd		Lot		View lot with all utilities in place	\$34,999
CB	BOCHE	55547 Flintridge Dr.		Lot		Mostly level lot makes it very desirable and easily buildable	\$110,000
CB	LEA			Lot		Rare opportunity to own 14.33 acres, could be split into smaller parcels	\$399,000
OB		55540 Flintridge Dr.	3	2	2000	Great for entertaining with a pool table and wet bar, and nice deck	\$489,000
Pinnacle	RESSO	55585 Flintridge Dr.	3	3	2884	Tyrolean-style, handcrafted Engleman Spruce log home includes all the extras	\$749,950

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