

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

July 24, 2016

POINT - at the lake- approximately 1 / 7 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>
Pinnacle	JOHNSON	44330 Lakeview	4	3	2000	Great family cabin has a rustic, spacious great room, and a mother-in-law set up	\$469,000
CB	JOHNSON	44381 Hillcrest	3	2	1733	Easy walk to the lake from this recently renovated custom home	\$539,900
Pinnacle	REID	44369 Hillcrest	6	4	2755	Quaint and rustic cabin includes a large deck, game room, lots of parking	\$559,500 P

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	\$129,900 R
GU	CHOOIJIAN	41871 Dogwood Rd			Lot	Very desirable, level lot on the corner of Robin and Dogwood	\$250,000
GU	LECKIE	41542 Dinkey Creek Rd	4	1.5	1280	Charm, warmth, and so much potential in this nice cabin	\$279,000 P
Pinnacle	GIOVANACCI	41939 N. Elderberry Rd	3	2	1050	Cute 1950s vintage cabin featuring original hardwood floors, has great potential	\$300,000
Pinnacle	ASHBROOK	41787 Tollhouse Rd	4	3	2176	Completely remodeled home with great rental potential	\$335,000
Pinnacle	MEDINA	41289 Timber Dr	4	3	2232	Great property includes the main cabin plus separate studio above garage	\$339,000 R
Pinnacle	VAN DYKE	41746 Aspen Rd	3	2	1040	Cute and charming family cabin has ample parking, and great rental history	\$385,500
OB	WILSON	41343 Timber Dr	3	2	1860	Quiet, cozy cabin with large open deck, open floor plan, sleeps 9	\$429,000
Pinnacle	HILL	41841 Robin Rd	4	3	1472	Great location with this cabin with updated interior, & a game room	\$475,000
Pinnacle	DOW	42025 Tollhouse Rd	2	1.75	1700	Cabin is great for entertaining, has multiple decks, modernized kitchen	\$510,000

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

GU	ELIASON	40 Acres in west village			Lot	Amazing opportunity to own property with an amazing view, and walk to village	\$190,000
GU	ROSE	41876 Linnet Ln	2	1	760	Cabin is priced to sell, on a nice lot, includes a work shop and lots of parking	\$325,000
Pinnacle	CORREIA	42015 Jeffrey Ln	2	1	984	Adorable cabin with open floor plan, large kitchen, wrap-around deck	\$325,000 N
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	\$465,000
GU	North Park Dev.	41950 Buckeye Ln	4	2	1619	Great opportunity to own a large parcel of land in the village	\$625,000
GU	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

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>
Pinnacle	BLACKHURST	41290 Kokanee Ln				Build your dream home at the most affordable price!!	\$45,000
OB	SMITH	41256 Musick Dr	4	3	2606	Cozy yet spacious home on a large lot, covered deck, and formal dining room	\$429,900
GU	MACKENZIE	41375 Musick Dr	3	1.5	1440	Recently rebuilt in 2014 after a fire, cabin has a brand many new features	\$449,000 P
Pinnacle	MASON	41225 Kokanee Ln	4	2	1584	Charming cabin is immaculate, has a nice floor plan and large back sun deck	\$459,000

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

Pinnacle	BIBER	Dinkey Creek				2.35 acres, property fronts Dinkey Creek Road	\$75,000
OB	ODOM	74 Dusy Rd.				Fee simple ownership with this .23 acre lot at Courtright Lake	\$83,500
Pinnacle	ELY/STIER	Dinkey Creek Rd				5.08 acres on Dinkey Creek Rd in the Bulls Eye Rock area	\$120,000
Pinnacle	BIBER	Dinkey Creek				2.44 acres, good access, nice secluded building sites	\$139,000
Pinnacle	BIBER	Dinkey Creek				5.77 acres, forked meadow creek runs through the property	\$150,000
GU	KENNEDY	72271 Nelson Rd	1	1	707	Little gem of a cabin includes a sleeping loft upstairs	\$150,000 P
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

OB	WASSON	Silver Tip				Vacant land with blueprints to build a home	\$150,326
GU	CROOKS	40711 Silvertip Ln	3	2	1600	Clean, comfortable, and convenient condo. has level access and great floor plan	\$340,000

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

GU	HUEBNER	Crest Vista Ln, #16				View lot in this small, desirable subdivision	\$139,500
Pinnacle	TRUJILLO	Crest Vista Ln, #13				Amazing view home site located at the end of a cul-de-sac	\$199,000 P
Pinnacle	MILLER	40887 Crest Vista Ln	3	3.5	2275	Located in a cul de sac, this gorgeous mountain home is perfectly designed	\$599,000
GU	ARCHER	40796 Crest Vista Ln	3	2.5	2658	Nice custom home with unobstructed views, wrap around deck, grand master	\$699,000
Pinnacle	LUND	40777 Sunset Vista Ln	3	3	3037	Beautiful custom lodge style home with scenic views, stone floor, and wet bar	\$785,000

SIERRA PINES CONDOMINIUMS- County water & sewer

CB	ECKSTEIN	40836 Village Pass Rd	4	3	2035	Very nice free-standing condo with granite counter, knotty pine cabinetry	\$335,000
Pinnacle	BARKSDALE	40790 Village Pass Rd	4	3	2035	Beautiful, free standing with luxurious master suite, lots of room to entertain!	\$349,000 N
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	\$359,700
OB	Bank Owned	40722 Village Pass Rd	6	4	2699	Impeccably maintained retreat, perfect blend of contemporary and traditional	\$455,000

SHAVER WOODS CONDOMINIUMS - County water & sewer

GU	MARGOSIAN	40782 Village Pass Rd	1	1.5	946	Spacious condo includes a covered back patio, a loft, and bunk room	\$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
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	DAU	Pinnacle Lane		Lot		Nicely wooded and level lot at the end of Pinnacle Lane	\$139,900
Pinnacle	LUKIANOV	Rock Shelf, Lot 21		Lot		Large lot with seasonal creek and includes building plans and permit	\$155,000
Pinnacle	EVANS	42704 Granite Circle		Lot		Possibly the premier lot in Granite Ridge, has great views and level access	\$249,000
GU	BENART	Pinancle Lane		Lot		Relatively flat lot amongst Shaver’s most beautiful homes	\$249,000
Pinnacle	MANRO	42014 Rock Shelf Ln	3	3	1974	Swedish chalet includes hard wood floors and vaulted knotty pine ceilings	\$499,000
GU	KAHN	41792 Gray Rock Ln	3	2	2228	Home has recent kitchen and living room upgrades, on a beautiful lot	\$568,500
CB	VAN GRONINGEN	42067 Granite Ridge Rd	4	3	2110	Welcoming home with vaulted pine ceilings, large windows, and a game room	\$629,000
GU	BLUM	42478 Pinnacle Ln	3	3.5	3044	Unique, modern single story home with wonderful amenities	\$649,000 N
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/OB	EVERT	41758 Granite Ridge Rd	3	2.5	2665	Well maintained, luxurious home with great kitchen, & intricate woodwork	\$699,900
GU	SEVERS	42233 Granite Ridge Rd	4	2.5	3072	Mature landscaping, wet bar, slate countertops, all in the nice custom home	\$795,000
GU	LOVEGREN	41977 Granite Ridge Rd	3	3	2564	Stunning home has nice open living area, sun room, and jetted tub	\$799,000
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	\$947,000
GU	DRAKES	42266 Granite Circle	5	4.5	3353	Fantastic cabin features unique mining décor, includes a guest cabin also	\$999,999
Pinnacle	FRANCO	42449 Pinnacle Ln	4	3.5	3567	Gorgeous lodge style mountain retreat with beautiful views	\$1,199,000
CB	JONES	42371 Pinnacle Ln	5	7	4594	Majestic views in the luxurious mountain lodge, includes a game room	\$1,299,000
GU	REHAK	42603 Granite Circle	6	4	4800	Newly constructed in 2016, has a covered deck, and all the extras!	\$1,375,000
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 P
GU	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	20 Timber Ridge		Lot		Lot is nestled toward the end of a quiet, secluded cul-de-sac	\$125,000
Pinnacle	VAN VLEET	Phase 3, Lot 17		Lot		Large uphill lot, school fees are prepaid	\$127,500 P
OB	COX	41609 Timber Ridge Ln		Lot		Beautiful lot with giant redwoods and minimal preparation for building required	\$175,000
Pinnacle	WILCOX	41567 Timber Ridge Rd	4	3.5	3147	Stunning mountain home was built by master craftsman Gordon Bone	\$995,000 P

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

Pinnacle	PAVICH	Big Pine Ct. #2		Lot		1.25 acre parcel with a massive granite shelf in the back of the parcel	\$112,500
Pinnacle	KNAPTON	Rock Ledge Rd		Lot		Large lot located at the end of the road, the perfect mountain getaway!	\$124,000
OB	WILLIAMS	41885 Saddleback Rd	2	1.5	930	Fantastic construction with vaulted ceilings, spacious great room, deck	\$290,000 N

SIERRA CEDARS, con't.

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GU	SALVADOR	42312 Hanging Branch	2	1.5	960	A-Frame cabin has an updated kitchen, vaulted ceilings, and a loft area	\$299,000
GU	EDWARDS	41862 Black Oak Way	4	1.5	1140	Nice cabin on the top of a hill, nice cedar deck, recently updated	\$349,000
GU	THOMAS	41945 Black Oak Way	2	1.75	1632	Wonderful cabin includes large deck, and a very private feeling	\$380,000
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
GU	DONAHOE	42462 Rock Ledge Rd	3	2	1558	Classic cabin with master bedroom on the ground floor, has lots of parking	\$419,000
Pinnacle	JANSSEN	41990 Saddleback Rd	3	2	1697	Recently remodeled mountain home includes a huge deck and large loft	\$419,000
CB	ROSENFELD	42268 Blue Meadow Ln	5	2	1500	Recently remodeled and updated, new redwood deck, has old cabin charm!	\$445,000 P
OB	LIANG	42005 Saddleback Rd	3	3	2700	Perfect mountain getaway located in a cul de sac, has knotty pine ceilings	\$450,000
Pinnacle	MARTENS	42102 Hanging Branch	5	2.75	2171	Spacious home has a wrap around deck, service elevator, & vaulted ceilings	\$459,000
Pinnacle	WOODY/TODD	42164 Smoke Tree Ln	4	2.5	2320	Beautifully updated has a cool retro-contemporary flare, has a huge game room	\$469,000
GU	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	\$525,000

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

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
Pinnacle	ANDERS	Garnet Ln, Lot #45				Lot	.47 acre lot, nicely wooded lot with level access driveway roughed in \$139,000
Pinnacle	ANDERS	Tourmaline Ln, Lot #78				Lot	.52 acre lot with great level access \$139,000
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
OB	IMIRIAN	42811 Garnet Ln #23				Lot	Very level lot to build your getaway vacation home \$159,999
GU	BASMAJIAN	42757 Garnet Lane	4	3.5	2953		Brand new, beautiful custom home currently under construction \$769,000
GU	BASMAJIAN	42028 Rhinestone Ln	5	4	3463		Extensive stonework in this magnificent home with all the extras \$1,295,000

BRETZ MOUNTAIN TOWNHOMES

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 \$95,000
Pinnacle	CLARK	42654 Bretz Point Ln				Lot	Amazing view lot surrounded by multi-million dollar homes \$155,000
OB	ELROD	42141 Rush Creek Ln				Lot	Build your dream home on this beautiful corner lot \$250,000

BRETZ MOUNTAIN, con't.

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GU	MAASKAMP	42477 Canyon Vista Ln				Lot	Spectacular view lot with sunrise views	\$335,000
GU	NELSON	42444 Canyon Vista Ln	3	3	2047		Beautiful cabin has vaulted ceilings, large windows, nice master suite	\$729,000
GU	DeWITT	42410 Canyon Vista Ln	3	3.5	3437		Nice luxury home has hardwood flooring, gourmet kitchen, modern finishes	\$1,095,000
GU	REYNOLDS	42373 Canyon Vista Ln	3	4	3000		Asian style design in this custom home with beautiful views	\$1,295,000
Pinnacle	BAKKE	42539 Canyon Vista Ln	4	4	3982		Amazing views in this beautifully designed modern home	\$1,800,000
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

GU	LEOS	39484 Crest Point Ln				Lot	Beautiful wooded lot that is flat, easy to build on, and wonderful location	\$95,000
GU	GILSTRAP	Crest Point #39				Lot	One of the last available lots in Musick Falls, wonderful view lot	\$130,000

BRETZ MILL CONDOMINIUMS – County water & sewer

CB	FRISBY	40767 Mill Run #47	1	1	480		Cute and quaint condo with updated kitchen, comes with queen Murphy bed	\$125,000 P
CB	HADDEN	40699 Mill Run #65	1	1	645		Single level, end unit is in a quiet location, and includes a loft	\$159,000 P
GU	BERG	40802 Oakwoods Ln #101	1	1.5	713		Cabin is move in ready, with an extended deck and sold fully furnished	\$159,999 P
GU	HACKER/ELLIS	40810 Oakwoods Ln #105	1	1.5	713		Newer wood stove, updated bath and new tile floors	\$167,500
GU	MCGONICAL	40907 Mill Run #56	1	1.5	704		Easily accessible unit with new appliances, and extra large deck	\$169,000
Pinnacle	KARST	40806 Mill Run #23	1	2	704		Extra large extended deck that backs up to the creek, great location	\$169,900
Pinnacle	RUTH	40804 Mill Run #22	1	1.5	704		Great location backing open space and a seasonal creek, sold furnished	\$169,900
CB	BARNER	40792 Mill Run #17	1	1	645		Completely renovated condo located down by the creek	\$175,000 P
GU	KOLIGIAN	40633 Village Pass Ln	2	2	1017		Well maintained unit with a loft, large wood stove, custom details	\$239,900
GU	FLOYD	40928 Mill Run #63	3	2	1178		Located at the back of the complex, enjoy a view of the forest!	\$249,000
Pinnacle	KEATING	40743 Mill Run #49	3	2	1078		Immaculate condo with easy access and great location, includes a loft	\$264,000

OCKENDEN – approximately ¼ acre lots– County water & sewer

Pinnacle	METZGER	40796 Cold Springs Ln				Lot	Great value on one of the few remaining lots in Ockenden Ranch!	\$69,500
OB	ALBERTSON	41240 Heartwood Ln				Lot	Located on a quiet street, water, power, and sewer are at the edge of the lot	\$75,000
Pinnacle	BARNES	41103 Windwood Rd	3	3	1954		Three master suites on a large wooded lot is the perfect for family gatherings	\$409,000
Pinnacle	MIRABELLI	41089 Silver Pine Ln	4	3	1954		Nice mountain cabin with 2 master suites, open beams & pine ceiling	\$429,000
Pinnacle	TUCKNESS	40967 Cold Springs Ln	2	2.5	1768		Alpine chalet style home features an open floor plan with soaring pine ceilings	\$449,000 P
GU	RUDD	41051 Windwood Rd	3	2	2838		Custom built split level home backs open space, includes a family/game room	\$579,900
Pinnacle	RANKIN	41065 Silverpine Ln	3	2.5	2163		Perfect mountain home includes an extra large loft, deck, & garage	\$589,000
GU	BALDWIN	41358 Cedar Ridge	4	4.5	3225		Quality of workmanship is very evident in this cabin that was built in 1999	\$840,000

WOODY LANE – County water – private septic

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Pinnacle	PRICE	39857 Woody Ln				Lot	Build your mountain dream home on this beautiful, private wooded lot \$110,000 N
Pinnacle	NELSON	39893 Woody Ln	3	2	2229		Quiet, private and peaceful with a large deck, luxurious master, and a loft \$569,000 P

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

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

GU	MAY	39614 Pond Ln				Lot	Lovely private 3.73 acre home site with wonderful views \$179,999
Pinnacle	KERAN	39411 Pond Ln	4	3	3100		Stunning home remodeled from top to bottom; new roof, paint, floor, and more \$759,000 P

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
Pinnacle	QUASCHNICK	39601 Littleridge Rd	3	3.5	3185		Stunning custom home has a luxurious master suite, gourmet kitchen, & wet bar \$995,000

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

Pinnacle	GREEN	38585 Ridge Rd				Lot	Rare opportunity to own a lot in Ridgetop, nice 2 acre parcel \$159,000
Pinnacle	MAIN	38962 Ridge Rd	3	2.5	1869		Nice single story home on a 1.3 acre lot with a massive shop/garage \$449,000
Pinnacle	CORTOPOSSI	38568 Red Leaf Ln	3	2	2232		Charming, recently remodeled cabin on a 1+ acre lot, has large game room \$549,000
Pinnacle	MARKOVITZ	38425 Highcountry Ln	3	3	2520		Ultimate privacy in this beautiful home in a gated community \$599,000
GU	JAC	39165 N Milkhouse Ln	4	3	2565		Private mountain cabin on 1.6 acres with a view of the city lights \$699,000

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
GU	HUEBNER	40094 Big Shuteye Ln	2	1.5	1400		Completely remodeled cabin that sits on 5+ acres with views \$399,000
Pinnacle	VAN DOREN	39875 Little Shuteye Ln	3	2	2160		Inspiring long distance view of the Sierras, an exceptional property \$499,000
Pinnacle	PUCCIO	39540 Woodland Rd	4	3	2214		Enjoy 5+ acres and this beautiful single story home with incredible views \$534,000
GU	GIST	38724 Woodland Rd	4	3	2541		Deluxe mountain home on 4.3 acres that includes a loft/game room \$625,000 N
Pinnacle	MCCAULEY	38175 Woodland Rd.	5	3	2953		Spacious 3–story family cabin on 4.49 acres has several decks, recently updated \$649,000
CB	HERSCHER	39605 Woodland Rd.	4	2.75	2765		Private, well–maintained home has an open floor plan, and is on 5+ acres \$655,000
GU	BRANDT	38888 Woodland Rd	4	3	3422		Beautiful single story cabin with 4 car garage, shop, & amazing views \$659,000

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

CB	GREGORY	38777 Upper Routt Mill				Lot	Great home site, fantastic sunset views with paved road access \$69,000
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	CARLSON	40123 Solitude Ln	3	2.5	2307		Spectacular mountain views from this home that includes a loft \$499,000
Pinnacle	KUHNER	38281 Solitude Ln.	3	2	1925		Privacy, peace and quiet in the chalet–style home with magnificent views \$599,000

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

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Pinnacle	MATOIAN	40667 Wild Iris Ln		Lot		Amazing VIEW lot that overlooks the central valley, breathtaking city light views	\$49,750
GU	MOFFITT	Mariposa Lilly		Lot		Wonderful uphill lot in a great subdivision	\$65,000
GU	ATKINS	40541 Wild Rose Ln		Lot		Nice .58 acre lot with wonderful mountain terrain	\$65,500 N
Pinnacle	WILDER	Phase I, Lot 24		Lot		Beautiful .52 acre elevated lot is on a quiet cul-de-sac lane.	\$68,000
Pinnacle	CASE	Phase I, 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 Lane		Lot		Beautiful .8 acre lot	\$80,000
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	ANDERS	Sierra Violet Ln, Lot 4		Lot		.63 acre premium corner lot is perfectly situated	\$139,900
Pinnacle	Littleridge Ptnrs	Mountain Heather (not wildflower lot)		Lot		Rare 3.2 acre parcel with paved county road access	\$199,000
GU	FALLS	Mountain Heather Ln, Lot 35		Lot		Nice view lot with gently sloping terrain	\$199,000
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	Nice single level home built in 2006, sits on a nice level lot, lots of privacy	\$549,000
CB	CATZ	39985 Yellow Lupin Ln	4	2	1900	Wonderful mountain home, the perfect luxury mountain getaway!	\$549,000
CB	WALTON	40300 Mariposa Lilly Ln	3	2	2471	Cabin sits in a cul-de-sac, has a seasonal creek, large dining area	\$549,000
Pinnacle	ROGERS	40761 Leopard Lilly Ln	3	2.5	2203	Luxurious home built by Pius Construction in 2004, includes all the extras!	\$629,000 R
Pinnacle	QUESNOY	40644 Wild Rose Lane	3	2.5	2693	Beautiful home includes all the extras, including a luxurious master suite	\$639,000
CB	EDE	40820 Leopard Lilly Ln	4	3	2690	Beautifully finished and decorated home located at the end of a cul-de-sac	\$669,000
Pinnacle	HEISTAND	40254 Snow Flower Lane	4	3	2816	Unique single story home with an outstanding kitchen, and luxury in every room	\$699,000
GU	HEDSTROM	40711 Leopard Lilly	4	305	4725	Elegant mountain living in this beautiful home with panoramic views	\$1,999,000

PINE RIDGE

OB	HEIRENDT	41734 Chipmunk Ln		Lot		Nice lot located in Meadow Lakes, priced to sell!	\$25,000
CB	ALMEDA	41880 Chipmunk Ln		Lot		Large, double lot in Meadow Lakes, ready to build	\$54,500
OB	ARAMBULA	Peterson Rd		Lot		Amazing views with a seasonal creek, on 2.29 acres	\$55,000 N
LP	GROTH	Beal Fire Rd		Lot		2 acres with spectacular views, power runs along the edge of the property	\$59,000
Pinnacle	BROWN	Peterson Road		Lot		Very private, 11.5 acre lot with a great view	\$75,000
GU	HENDRIX	Cressman Rd		Lot		Vacant 5 acre parcel located on Lower Cressmans Road	\$75,000
C21	PETTITT	Peterson Road		Lot		80 acres, private and secluded	\$118,500 P
Pinnacle	WILLIAMS	Glenwood Lane		Lot		10 gorgeous alpine acres with a view, build your dream cabin	\$125,000
LP	LEE	40057 Beal Fire Rd		Lot		Two or three building sites on this amazing 14.3 acre property with views	\$270,000
LP	KESSLER	Auberry Road		Lot		Beautiful, 125 acres, zoning is RR and can possibly be split	\$399,000 P
OB	FISKE	Auberry, CA		Lots		Listing is for 9 separate parcels, totaling 33.7 acres	\$480,000
OB	Bank Owned	36637 Peterson Rd	3	2	1825	HUD home includes custom kitchen cabinets, laminated wood flooring, & view	\$118,073 P
GU	COOK	41439 Corlew Ln	3	1	1000	Beautiful cabin with knotty pine walls, brand new carpet and flooring	\$139,900
GU	SPERSKE	41470 Acorn Rd	3	1	1072	Cozy mountain cabin on 1/3 acre	\$139,999

Key:

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

PINE RIDGE, 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	SAENZ	33960 Shaver Springs Rd	3	2	1056	Listed below appraised value, very cute family cabin with a large deck	\$144,000
OB	Bank Owned	33973 Shaver Springs Rd	3	2	1560	Bank owned home to be sold as is, built in 1994	\$151,000 N
GU	SCHREDNITZ	41467 Acorn Rd	2	1	960	Adorable upgraded cabin on one acre, includes a pasture	\$189,000
OB	WOOD	41540 Corlew Ln	3	2	1500	Recently updated home with tons of privacy in Meadow Lakes	\$199,000 P
OB	PHIPPS	37978 Auberry Rd	3	2	1822	Repossessed home being sold as is without warranty	\$199,000
GU	COLEMAN	41852 Meadow Ln	2	1.75	1634	Lovely, well taken care of cabin, has many great features	\$216,500 R
OB	Bank Owned	42380 Bald Mountain Rd	4	3	1958	Fresh paint and floor coverings, includes a storage shed	\$216,800 P
OB	FREEMAN	34320 Shaver Springs Rd	3	1.5	1414	Charming cabin on over 5 acres, includes granite counter tops, large deck	\$222,500 R
GU	RAY	34145 Natoma Road	3	2	1692	Stylish 2 story home with updated kitchen and large master suite	\$240,000
LP	LEE	40057 Beal Fire Rd	1	1	625	Gorgeous views of the valley lights, and many new features	\$249,000 N
OB	FISKE	43948 Schubert Rd	4	2	1736	Home below Alder Springs is on 4.69 acres, includes an expansive deck	\$270,000
GU	WHELLER	42388 Liggett Ln	2	1	944	Very usable 5 acre parcel in Mile High with a nice cabin	\$275,000
CB	LOCKARD	45025 Auberry Rd	3	1.75	1485	Amazing Minarets views on the 2 story, reverse floor plan home on the ridge	\$319,900
GU	GRAY	36714 Peterson Rd	4	2	1788	Rare find in this nice home on nearly 5 acres, recently upgraded	\$329,000 N
Pinnacle	LOLLAR	42182 Cedar Springs Rd	3	2	1852	Beautiful long distance VIEW of the Sierras, nice home on 4.5 acres	\$359,000
Pinnacle		42428 Bald Mountain Rd	4	1.75	1926	Beautifully updated, Mile High home with a game room and nice master suite	\$369,000 P
Pinnacle	HANSEN	45089 Auberry Rd	4	3	2430	Spectacular View in the home on Pine Ridge just 7 miles below Shaver Lake	\$375,000 P
GU	WINKENBACH	35356 Dragon Fly Rd	3	2	2480	Nice home with a home theatre and two offices	\$379,000 P
OB	ROSETTI	41975 Auberry Rd	3	2	1734	Beautiful cabin on 3.9 landscaped acres, has open floor plan, nice deck area	\$385,000 R
OB	BOGLE	40709 Acorn Rd	3	2	1834	Spectacular views on 15 acres, built in 2005, this home has all the extras	\$389,000
OB	OWENS	39644 Beal Fire Rd	3	3.5	3650	Fabulous gated custom home on 5 acres, stunning 180 degree views	\$459,000
Pinnacle	MCCOOL	38057 Auberry Rd	3	3	3043	Amazing view, property has 2 homes on 5 acres, nice game room	\$464,000
LP	MORGAN	42075 Acorn Rd	3	2	2963	Enjoy privacy in this custom home with outstanding views!	\$489,000
Pinnacle	HERRICK	35827 Cressman Rd	3	2	3040	Elegant family home has a gourmet kitchen, heated flooring, and spa tub	\$475,000
OB	RECKAS	39885 Auberry Rd	4	3	3238	Unbelievable view on this 23 acre property just below Meadow Lakes	\$872,500
GU	WEIRICK	41270 Auberry Rd	3	2.5	2608	Early California style home with spectacular views, pool, guest home	\$979,000 N
OB	ORTENZIO	36322 Tollhouse Rd	6	4.5	8500	One of a kind luxury home on 25 acres with amazing grounds	\$1,597,000

COMMERCIAL/BUSINESS OPPORTUNITIES

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
OB	DUPUY/COBBS	55083 Point Rd, Big Creek	Com'l		3469	US Post Office, General Store, Restaurant, and 3bdrm apt.	\$225,000
GU	VON BEVEFOERDE	41930 Buckeye Ln	Com'l		3980	Large 1328 sq. ft. retail area with a live in apartment	\$389,000
GU	SARGENTINI	41781 Tollhouse Rd	Com'l		2620	Retail strip center with three current tenants in the heart of town	\$750,000

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	2	2	1231	Furnished condo includes large covered deck and lots of storage	\$249,500
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	\$299,500
CB		62705 Huntington Vista115	2	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
OB		60947 Tanger Ln	3	2	1364	Recently rebuilt in 2012, cabin has a new deck, roof, and electrical	\$417,950
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	YRACEBURU	63145 Huntington Vista #673	3	3	1900	Luxurious, spacious, and meticulously maintained three story condo	\$498,000
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

OB	FOLLANSBEE	62622 Old College Ln		Lot		One of the last empty lots in Old College Tract, accessible year round!	\$310,000
CB		79 Shady Ln	2	1	760	Cute, secluded cabin in walking distance to the lake	\$162,000
CB		21 Upper Line	1	1.75	650	Well built cabin is one of a kind, has a large redwood deck, great location	\$165,000
Pinnacle		60644 Upper Line #14	1	1	1100	Cabin is priced to sell and includes a huge sleeping loft upstairs	\$175,000 P
OB		61452 Huntington Lake Rd	2	1.5	917	Wonderful family cabin in Bear Creek Tract, next to a creek and close to the lake	\$195,000 N
Pinnacle	POULSEN	62152 Lower Deer Creek#412	1	1	720	Darling cabin offers tons of charm, privacy, winter access, and boat slip	\$210,000 R
Pinnacle	McCLOUD	58698 Dowville East #95	4	2	1300	Large family cabin includes nice rock fireplace, large living room	\$225,000 P
CB		58666 Dowville E, #97	2	1.75	855	Vintage charmer includes a boat slip, new exterior paint, and newer wood floor	\$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		60659 Grouse Ln	2	2	1000	Single level, well maintained and furnished USFS cabin with great features	\$245,000
OB		62204 Upper Deer Creek#233	1	1	1100	Amazing cabin that's been recently remodeled, nice decks for entertaining	\$250,000
Pinnacle	ROONEY	60652 Upper Line #16	2	1	1100	Wonderful cute cabin, very private location, includes a sleeping loft	\$269,000
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#434	2	2	1300	Great cabin with year round access, and a large private sundeck	\$399,950
OB		60947 Tanger Ln	3	1	1364	Wonderful cabin that was newly rebuilt in 2012, many new features	\$417,950 N
Pinnacle		62040 Whispering Pines #5	3	2	1300	Wonderful cabin within walking distance to Lakeshore Resort, year round access	\$425,000
CB		61306 Crest Line #66	5	2	2000	Large five bedroom family cabin on quiet lake view lot	\$499,500 N
Pinnacle	BORGES	62535 Ollie Ln	4	3	2500	Hand hewn log home includes large loft, and guest quarters above garage	\$795,000 P
Pinnacle	JOHNSON	62660 Old College Ln	3	2.5	2072	Amazing view and short walk to the lake in this beautiful custom home!	\$959,000

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>
CB		5 Huntington Lake	1	1	800	Cute little US Forest Service cabin in Big Creek, across from the power plant	\$99,900
CB	WILLSON	52224 Elder Lane	2	1.5	850	Nice wood interior, newer siding, and metal roof on the Camp Sierra cabin	\$130,000
Pinnacle	GUDINO	52358 Elder Lane	2	1	800	Knotty pine throughout and hard wood floors give this cabin lots of charm	\$169,000
GU	SCOBAY	55408 Point Rd	3	1.5	1614	New flooring and paint throughout, large kitchen, trex deck	\$199,000 P
Pinnacle	GREGORY	20 Redden Rd 2	2	2	1300	Charming cabin close to the swimming hole & waterfall, nice new master bdrm!	\$210,000

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	\$29,999
OB	DILLARD	55666 Cordwood Rd		Lot		Build your dream home on this great corner lot!	\$80,000
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
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