

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

October 22, 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> |
|---------------|--------------|-----------------|------------|-------------|---------------|--|--------------|
| GU | MAIMO | 44356 Hillcrest | 3 | 1 | 1172 | Charming home with nice living room, wood deck, and walk to the lake! | \$399,000 |
| Pinnacle | HUGHES | 44430 Lakeview | 5 | 4.5 | 2650 | Truly spectacular, fully furnished lake view home includes a boat slip | \$1,995,000 |

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

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|----------|------------|------------------------|---|------|------|--|-------------|
| OB | COPPO | 42228 Evergreen Lane | | | | Very nice lot just off of Dorabella Road, in a prime location | \$124,900 |
| Pinnacle | HUNDSON | 42258 Elderberry Ln | | | | Wonderful lot located at the end of Elderberry | \$190,000 |
| GU | CHOOJIAN | 41871 Dogwood Rd | | | | Very desirable, level lot on the corner of Robin and Dogwood | \$250,000 |
| Pinnacle | GIOVANACCI | 41939 N. Elderberry Rd | 3 | 2 | 1050 | Cute 1950s vintage cabin featuring original hardwood floors, has great potential | \$300,000 |
| Pinnacle | VAN DYKE | 41746 Aspen Rd | 3 | 2 | 1040 | Cute and charming family cabin has ample parking, and great rental history | \$359,000 P |
| OB | WILSON | 41343 Timber Dr | 3 | 2 | 1860 | Quiet, cozy cabin with large open deck, open floor plan, sleeps 9 | \$415,000 |
| Pinnacle | HILL | 41841 Robin Rd | 4 | 3 | 1472 | Great location with this cabin with updated interior, & a game room | \$468,000 |
| Pinnacle | DOW | 42025 Tollhouse Rd | 2 | 1.75 | 1700 | Cabin is great for entertaining, has multiple decks, modernized kitchen | \$510,000 |
| GU | MARTELLA | 41932 Evergreen Rd | 5 | 2.75 | 2184 | Large cabin with workshop, updated kitchen, large deck, and fire pit | \$525,000 |

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

| | | | | | | | |
|----------|-----------------|--------------------------|---|------|------|--|-------------|
| GU | ELIASON | 40 Acres in west village | | | | Amazing opportunity to own property with an amazing view, and walk to village | \$190,000 |
| GU | CROSSLAND | Buckeye | | | | 5 acres in the village with water and power, nice views of Bald Mountain | \$250,000 |
| Pinnacle | CORREIA | 42015 Jeffrey Ln | 2 | 1 | 984 | Adorable cabin with open floor plan, large kitchen, wrap-around deck | \$280,000 |
| GU | HUEBNER | 42061 Madrone Ln | 2 | 1 | 746 | Charming cabin that was recently remodeled | \$289,000 |
| 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 | 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 |
| GU | | 42300 Buckeye | 7 | 5 | 3200 | Lake views, two cabins, four parcels, 46 acres, guest cottages, amazing | \$1,400,000 |

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> |
|---------------|--------------|------------------|------------|-------------|---------------|---|--------------|
| CB | BROWNLEE | 41288 Musick Dr | 3 | 1 | 1512 | Beautifully maintained cabin | \$380,000 P |
| OB | SMITH | 41256 Musick Dr | 4 | 3 | 2606 | Cozy yet spacious home on a large lot, covered deck, and formal dining room | \$399,000 P |
| Pinnacle | MASON | 41225 Kokanee Ln | 4 | 2 | 1584 | Charming cabin is immaculate, has a nice floor plan and large back sun deck | \$449,000 |

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

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|----------|-------------|-----------------------|---|------|------|-----|---|-----------|
| Pinnacle | BIBER | Dinkey Creek | | | | Lot | 2.35 acres, property fronts Dinkey Creek Road | \$75,000 |
| CB | WEBB | 52116 Chahlip Ln | | | | Lot | One acre home site near Exchequer Heights, has county water, electric, septic | \$95,000 |
| 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 |
| GU | KNAPP | Dinkey Creek | | | | Lot | 40 acres on Grand Bluff with mountain views of Blue Canyon | \$152,000 |
| OB | | 54727 Dinkey Creek Rd | 3 | 1.75 | 1220 | | Charming cabin located on Forest Service land just north of the store | \$215,000 |
| Pinnacle | MOAT/CRANCH | 47274 Dinkey Creek Rd | 2 | 1 | 1080 | | Rare find in this private summer retreat, sold furnished and as is | \$295,000 |
| CB | MARSHALL | 52232 Dinkey Creek Rd | 3 | 2 | 1800 | | Rare opportunity to own a cabin on 5 acres with complete horse set up | \$350,000 |
| GU | QUINN | 40 Willow Meadow | 3 | 1.5 | 1265 | | Cabin on 40 pristine acres east of Shaver Lake, perfect for the outdoorsman | \$730,000 |

SILVERTIP VILLAGE - County water & sewer

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|----|--------|--------------------|---|---|------|-----|---|-----------|
| OB | WASSON | Silver Tip | | | | Lot | Vacant land with blueprints to build a home | \$75,000 |
| 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

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|----------|----------|-----------------------|---|-----|------|-----|---|-------------|
| GU | HUEBNER | Crest Vista Ln, #16 | | | | Lot | View lot in this small, desirable subdivision | \$139,500 |
| Pinnacle | TRUJILLO | Crest Vista Ln, #13 | | | | Lot | 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 | \$594,000 |
| GU | ARCHER | 40796 Crest Vista Ln | 3 | 2.5 | 2658 | | Nice custom home with unobstructed views, wrap around deck, grand master | \$699,000 P |
| Pinnacle | LUND | 40777 Sunset Vista Ln | 3 | 3 | 3037 | | Beautiful custom lodge style home with scenic views, stone floor, and wet bar | \$759,000 |

SIERRA PINES CONDOMINIUMS- County water & sewer

| | | | | | | | | |
|----------|-----------|-----------------------|---|---|------|--|--|-----------|
| Pinnacle | BARKSDALE | 40790 Village Pass Rd | 4 | 3 | 2035 | | Beautiful, free standing with luxurious master suite, lots of room to entertain! | \$349,000 |
| 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 | \$355,000 |

SHAVER WOODS CONDOMINIUMS - County water & sewer

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|----|-----------|-----------------------|---|-----|------|--|---|-------------|
| GU | MARGOSIAN | 40782 Village Pass Rd | 1 | 1.5 | 946 | | Spacious condo includes a covered back patio, a loft, and bunk room | \$184,000 |
| GU | SKATBERG | 40762 Village Pass Rd | 2 | 2 | 1297 | | Recently updated condo with a large front deck and lots of privacy | \$285,000 P |

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 | \$135,000 |
| Pinnacle | DAU | Pinnacle Lane | | Lot | | Nicely wooded and level lot at the end of Pinnacle Lane | \$139,900 |
| Pinnacle | EVANS | 42704 Granite Circle | | Lot | | Possibly the premier lot in Granite Ridge, has great views and level access | \$249,000 |
| GU | BENART | Pinacle 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 |
| Pinnacle | KAUN | 41792 Gray Rock Ln | 3 | 2 | 2228 | Lovely home that has been recently remodeled, nice kitchen, large garage | \$558,000 |
| GU | BLUM | 42478 Pinnacle Ln | 3 | 3.5 | 3044 | Unique, modern single story home with wonderful amenities | \$649,000 |
| GU | PREWETT | 41842 Granite Ridge Rd | 3 | 2.5 | 2605 | Beautiful home with a 3-car garage, hardwood floors, and gourmet kitchen | \$659,000 P |
| Pinnacle/OB | EVERT | 41758 Granite Ridge Rd | 3 | 2.5 | 2665 | Well maintained, luxurious home with great kitchen, & intricate woodwork | \$675,000 |
| GU | SEVERS | 42233 Granite Ridge Rd | 4 | 2.5 | 3072 | Mature landscaping, wet bar, slate countertops, all in the nice custom home | \$795,000 |
| Pinnacle | GREEN | 41957 Gray Rock Ln | 4 | 3 | 3400 | Spacious mountain home, perfect for entertaining, includes massive game room | \$799,000 |
| CB | CIAPESSONI | 41770 Gray Rock Ln | 6 | 4.75 | 4900 | Perfect mountain escape has 2 master suites, and a large loft | \$939,000 |
| 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 |

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

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|----------|-----------|------------------------|--|-----|--|---|-----------|
| 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 |
| 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 |
| OB | COX | 41609 Timber Ridge Ln | | Lot | | Beautiful lot with giant redwoods and minimal preparation for building required | \$175,000 |

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

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|----------|----------|---------------------|---|------|------|---|-------------|
| Pinnacle | KNAPTON | Big Pine Ct. #1 | | Lot | | 1/3 acre parcel that is nicely wooded with large granite boulders | \$79,000 |
| Pinnacle | KNAPTON | Rock Ledge Rd | | Lot | | Gorgeous level large 1.1 acre parcel on private cul-de-sac | \$99,000 |
| Pinnacle | PAVICH | Big Pine Ct. #2 | | Lot | | Gorgeous 1.25 acre parcel located on a cul-de-sac | \$112,500 |
| Pinnacle | KNAPTON | Rock Ledge Rd | | Lot | | Large lot located at the end of the road, the perfect mountain getaway! | \$119,000 |
| Pinnacle | PAVICH | Big Pine Ct. | | Lot | | Nice 3.3 acre parcel with level building site | \$139,000 |
| GU | EDWARDS | 41862 Black Oak Way | 4 | 1.5 | 1140 | Nice cabin on the top of a hill, nice cedar deck, recently updated | \$339,000 |
| GU | RADICS | 41962 Saddleback Rd | 3 | 2 | 1120 | Nestled in a cul-de-sac, home has a great breakfast bar & large counter space | \$369,000 |
| Pinnacle | SORENSEN | 42189 Smoke Tree Ln | 2 | 1.5 | 1638 | Classic A frame cabin with updated flooring, and a large loft upstairs | \$369,000 N |
| GU | THOMAS | 41945 Black Oak Way | 2 | 1.75 | 1632 | Wonderful cabin includes large deck, and a very private feeling | \$380,000 |

SIERRA CEDARS, con't.

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|---------------|--------------|----------------------|------------|-------------|---------------|--|--------------|
| GU | PLAUGHER | 42257 Rock Ledge Rd | 3 | 2 | 1288 | Great location overlooking a pond, new fireplace, includes nice open loft | \$393,000 N |
| GU | DONAHOE | 42462 Rock Ledge Rd | 3 | 2 | 1558 | Classic cabin with master bedroom on the ground floor, has lots of parking | \$398,000 |
| GU | CONIGLIO | 42128 Saddleback Rd | 3 | 2 | 1776 | Lodge style cabin that includes a sleeping loft and front and back decks | \$449,000 |
| Pinnacle | WOODY/TODD | 42164 Smoke Tree Ln | 4 | 2.5 | 2320 | Beautifully updated has a cool retro-contemporary flare, has a huge game room | \$449,500 |
| 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 | \$457,000 |
| 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 |
| Pinnacle | CASH | 41905 Black Oak Way | 5 | 3.5 | 3601 | Gorgeous home with custom log work, 2 decks, game room, exquisite finishes | \$1,150,000 |
| Pinnacle | CLEMENTS | 42404 Hanging Branch | 3 | 2 | 1872 | Amazing view on this unique 4.99 acre property, not part of Sierra Cedars | \$389,000 |

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

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|----------|-----------|------------------------|---|-----|------|---|-------------|
| 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 |
| 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

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|----------|-------------|-----------------------|---|-----|------|---|-------------|
| GU | MENDRIN | 42152 Rush Creek Ln | | Lot | | Level lot situated in a quiet cul-de-sac with amazing views | \$75,000 P |
| Pinnacle | HILL | 42739 Canyon Vista Ln | | Lot | | Large lot that is nicely wooded and amongst numerous million dollar homes | \$139,000 |
| Pinnacle | CLARK | 42654 Bretz Point Ln | | Lot | | Amazing view lot surrounded by multi-million dollar homes | \$146,000 |
| GU | MAASKAMP | 42477 Canyon Vista Ln | | Lot | | Spectacular view lot with sunrise views | \$335,000 |
| GU | NEARN | 42027 Bretz Camp Ln | 4 | 2.5 | 2531 | Deluxe mountain home has a reverse floor plan, large kitchen | \$709,000 P |
| GU | DeWITT | 42410 Canyon Vista Ln | 3 | 3.5 | 3437 | Nice luxury home has hardwood flooring, gourmet kitchen, modern finishes | \$1,095,000 |
| GU | PLUNKETT | 42235 Summit Creek Ln | 5 | 6 | 4000 | All 5 bedrooms are suites in the modern mountain lodge style home | \$1,250,000 |
| 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 | \$1,899,999 |
| 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

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|----|----------|----------------------|--|-----|--|---|-----------|
| 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

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|---------------|--------------|------------------------|------------|-------------|---------------|---|--------------|
| GU | FLY | 40927 Mill Run #54 | 1 | 1 | 645 | Added extras in this condo that's in great shape, and has hardwood floors | \$154,900 |
| GU | KARST | 40806 Mill Run #23 | 1 | 1.5 | 704 | Extra large extended deck that backs up to the creek | \$159,900 |
| GU | MCGONICAL | 40907 Mill Run #56 | 1 | 1.5 | 704 | Easily accessible unit with new appliances, and extra large deck | \$164,000 R |
| Pinnacle | RUTH | 40804 Mill Run #22 | 1 | 1.5 | 704 | Great location backing open space and a seasonal creek, sold furnished | \$165,000 R |
| CB | DEMING | 40796 Oakwoods #98 | 2 | 1.75 | 1017 | Updated condo with a sleeping loft, and hardwood floor | \$200,000 |
| GU | KOLIGIAN | 40633 Village Pass #81 | 2 | 2 | 1017 | Well maintained unit with a loft, large wood stove, custom details | \$229,000 R |
| Pinnacle | KEATING | 40743 Mill Run #49 | 3 | 2 | 1078 | Immaculate condo with easy access and great location, includes a loft | \$249,000 |

OCKENDEN – approximately ¼ acre lots– County water & sewer

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|----------|----------------|-----------------------|---|-----|------|---|-------------|
| 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 | MIRABELLI | 41089 Silverpine Ln | 4 | 3 | 1954 | Nice mountain cabin with 2 master suites, open beams & pine ceiling | \$405,000 P |
| Pinnacle | JOHNSON | 40714 Cold Springs Ln | 3 | 2 | 1999 | Nicely maintained and fully furnished, home has oversized master suite | \$499,000 R |
| OB | CAPSEW/NISBETT | 41317 Cedar Ridge Ln | 3 | 3 | 2136 | Nice over sized garage, nice decks, office, and beautiful interior features | \$515,000 |
| GU | CRAWFORD | 41142 Silverpine Ln | 3 | 2 | 2650 | Located on a quiet street, this home includes a loft, large living room | \$539,000 |
| Pinnacle | RANKIN | 41065 Silverpine Ln | 3 | 2.5 | 2163 | Perfect mountain home includes an extra large loft, deck, & garage | \$549,000 |
| GU | RUDD | 41051 Windwood Rd | 3 | 2 | 2838 | Custom built split level home backs open space, includes a family/game room | \$579,900 |
| 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 |
|----------|-------|----------------|--|-----|--|--|-----------|

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

APPLERIDGE/MEADOWRIDGE – approximately 1–2 acre lots – County water – private septic

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|----------|---------------|----------------------|---|-----|------|--|-----------|
| GU | WILFORD/EKMAN | 39153 Granite Ln | | Lot | | Nearly 1 acre, nice level lot with stunning trees, great value | \$99,000 |
| Pinnacle | JOHNSON | 39066 Littlefield Rd | | Lot | | Beautifully wooded 1.07 acre lot adjoins the community pond | \$165,000 |
| GU | MAY | 39614 Pond Ln | | Lot | | Lovely private 3.73 acre home site with wonderful views | \$179,999 |
| Pinnacle | DE LECCE | 39228 Granite Ln | 3 | 2.5 | 1812 | Nice mountain home includes interior log siding, stone & slate throughout | \$645,000 |
| Pinnacle | JOHNSON | 39018 Littlefield Rd | 3 | 3 | 2282 | Luxurious home built by Pius Construction with nice master suite, next to pond | \$697,000 |
| Pinnacle | BEALL | 39288 Granite Ln | 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

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|----------|-------------------|----------------------|---|-----|------|---|-------------|
| 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 | WILSON | Littleridge | | Lot | | Nice level wooded lot fronts a pretty meadow | \$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 P |

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

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|---------------|--------------|----------------------|------------|-------------|---------------|--|--------------|
| 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 |
| GU | JAC | 39165 N Milkhouse Ln | 4 | 3 | 2565 | Private mountain cabin on 1.6 acres with a view of the city lights | \$689,000 |

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

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|----------|-----------|-------------------------|---|-----|------|--|-----------|
| 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 | \$385,000 |
| Pinnacle | DANIEL | 38660 Woodland Rd | 4 | 3 | 2177 | Plenty of room inside and out, perfect for full time living or a vacation home | \$495,000 |
| Pinnacle | VAN DOREN | 39875 Little Shuteye Ln | 3 | 2 | 2160 | Inspiring long distance view of the Sierras, an exceptional property | \$499,000 |
| CB | HERRSHER | 39605 Woodland Rd | 4 | 3 | 2765 | Private, well-maintained home on 5+ acres, perfect for groups or families | \$585,000 |

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

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|----------|---------|------------------------|---|-----|------|--|-----------|
| CB | GREGORY | 38777 Upper Routt Mill | | Lot | | Great home site, fantastic sunset views with paved road access | \$69,000 |
| Pinnacle | KUHNER | 38281 Solitude Ln. | 3 | 2 | 1925 | Privacy, peace and quiet in the chalet-style home with magnificent views | \$517,500 |

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

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|----------|-------------------|---------------------------------------|---|-----|------|--|-------------|
| GU | MOFFITT | Mariposa Lilly | | Lot | | Beautiful uphill lot, all utilities already in place | \$65,000 |
| GU | ATKINS | 40541 Wild Rose Ln | | Lot | | Nice .58 acre lot with wonderful mountain terrain | \$65,500 |
| 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 1, Lot 23 | | Lot | | Seller willing to carry this .523 acre lot | \$69,000 |
| GU | MOE | Wild Rose Lane | | Lot | | Beautiful .8 acre lot | \$80,000 |
| CB | HOWALT | Wild Rose Lane | | Lot | | Nearly level and wooded lot & meadow on this lot | \$90,000 |
| Pinnacle | WEBB | Phase IV, Lot 1 | | Lot | | Affordable, nice level lot ready for you to build your dream home | \$94,500 |
| Pinnacle | DENNLER | Mariposa Lilly, Phase 1, Lot 35 | | Lot | | Nice lot, full of trees, level and located in a cul-de-sac. | \$95,000 |
| 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 |
| GU | FALLS | Mountain Heather Ln, Lot 35 | | Lot | | Nice view lot with gently sloping terrain | \$185,000 |
| Pinnacle | Littleridge Ptnrs | Mountain Heather (not wildflower lot) | | | | Rare 3.2 acre parcel with paved county road access | \$199,000 |
| Pinnacle | DAVIS | Mountain Heather Ln, Lot 34 | | Lot | | Lot located on a cul-de-sac, has great views | \$239,000 |
| CB | WALTON | 40300 Mariposa Lilly Ln | 3 | 2 | 2471 | Cabin sits in a cul-de-sac, has a seasonal creek, large dining area | \$535,000 |
| CB | CATZ | 39985 Yellow Lupin Ln | 4 | 2 | 1900 | Wonderful mountain home, the perfect luxury mountain getaway! | \$545,000 P |
| CB | EDE | 40820 Leopard Lilly Ln | 4 | 3 | 2690 | Beautifully finished and decorated home located at the end of a cul-de-sac | \$550,000 |
| Pinnacle | QUESNOY | 40644 Wild Rose Lane | 3 | 2.5 | 2693 | Beautiful home includes all the extras, including a luxurious master suite | \$599,000 |
| CB | HEISTAND | 40254 Snow Flower Lane | 4 | 3 | 2816 | Unique single story home with an outstanding kitchen, and luxury in every room | \$720,000 |
| GU | SAUNDERS | 40284 Mariposa Lilly | 4 | 3.5 | 3000 | Spacious mountain getaway has a lodge like feel, includes a game room/loft | \$765,000 |
| GU | HEDSTROM | 40711 Leopard Lilly | 4 | 305 | 4725 | Elegant mountain living in this beautiful home with panoramic views | \$1,999,000 |

PINE RIDGE

| <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 | HEIRENDT | 41734 Chipmunk Ln | | | | Nice lot located in Meadow Lakes, priced to sell! | \$25,000 |
| GU | COX | 41727 Chipmunk Ln | | | | Great location with cooler summers, community pond and picnic area | \$46,000 |
| CB | ALMEDA | 41880 Chipmunk Ln | | | | Large, double lot in Meadow Lakes, ready to build | \$54,500 |
| OB | ARAMBULA | Peterson Rd | | | | Amazing views with a seasonal creek, on 2.29 acres | \$55,000 |
| LP | GROTH | Beal Fire Rd | | | | 2 acres with spectacular views, power runs along the edge of the property | \$59,000 |
| Pinnacle | OWENS | Tollhouse Rd | | | | Good building site on 5.59 acres, outstanding view, power to the road | \$60,000 |
| LP | FRAZER | Shaver Springs | | | | Nearly 5 acre lot behind Shaver Springs subdivision | \$64,000 |
| Pinnacle | BROWN | Peterson Road | | | | Very private, 11.5 acre lot with a great view | \$75,000 |
| GU | HENDRIX | Cressman Rd | | | | Vacant 5 acre parcel located on Lower Cressmans Road | \$75,000 |
| CB | LAMBRECHT | Lower Cressman Rd | | | | Perfect get away on 14.85 acres bordering national forest | \$75,000 |
| Pinnacle | WILLIAMS | Glenwood Lane | | | | 10 gorgeous alpine acres with a view, build your dream cabin | \$110,000 P |
| C21 | PETTITT | Peterson Road | | | | 80 acres, private and secluded | \$118,500 P |
| CB | SMITH | Rocky Springs Rd | | | | 10 acre parcel on this private lot back off of Peterson Road | \$120,000 |
| LP | LEE | 40057 Beal Fire Rd | | | | Two or three building sites on this amazing 14.3 acre property with views | \$270,000 |
| LP | KESSLER | Auberry Road | | | | Beautiful, 125 acres, zoning is RR and can possibly be split | \$399,000 P |
| OB | Bank Owned | 42640 Pinecone Ln | 3 | 2 | 1044 | Peaceful serenity on over 2.5 acres, home has tons of potential | \$84,900 R |
| Pinnacle | McCOY | 41736 Merriman Ln | 2 | 1 | 692 | Charming, adorable vintage cabin in Meadow Lakes, includes a loft | \$99,500 |
| GU | SPERSKE | 41470 Acorn Rd | 3 | 1 | 1072 | Cozy mountain cabin on 1/3 acre | \$137,500 P |
| OB | SAENZ | 33960 Shaver Springs Rd | 3 | 2 | 1056 | Listed below appraised value, very cute family cabin with a large deck | \$144,000 P |
| GU | JEFFRIES | 41865 Merriman Ln | 2 | 1 | 1080 | Charming Meadow Lake cabin built in 1975, home shaped like a boat | \$159,900 |
| LP | MILLER | 36696 Peterson Rd | 2 | 2 | 1150 | Paved access, oversized screen porch, 2 sheds, and nice deck | \$168,000 |
| OB | PHIPPS | 37978 Auberry Rd | 3 | 2 | 1822 | Repossessed home being sold as is without warranty | \$184,500 P |
| 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 | \$189,999 |
| OB | FREEMAN | 34320 Shaver Springs Rd | 3 | 1.5 | 1414 | Charming cabin on over 5 acres, soaring wood ceiling, pellet stove, large deck | \$222,500 P |
| GU | ALVEY | 42379 Pinecone Ln | 3 | 2 | 1378 | Newly painted ranch-style home with recent upgrades, includes a workshop | \$225,000 P |
| LP | LEE | 40057 Beal Fire Rd | 1 | 1 | 625 | Gorgeous views of the valley lights, and many new features | \$249,000 |
| Pinnacle | CUNNINGHAM | 34403 Shaver Springs | 3 | 1 | 1390 | Darling cabin on 4+ acres, with a separate "bunk house", sold fully furnished | \$249,900 |
| GU | WHELLER | 42388 Liggett Ln | 2 | 1 | 944 | Very usable 5 acre parcel in Mile High with a nice cabin | \$275,000 P |
| Pinnacle | THOMAS | 41745 Auberry Rd | 3 | 2 | 1875 | Spotless home on 4.72 acres, nice knotty pine finishes, wrap around deck. | \$279,000 P |
| 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 | DENNIS | 33952 Tocaloma Rd | 3 | 3 | 2546 | Home has lg. living room, wet bar, mother-in-law suite, & nice master bedroom | \$325,000 |
| GU | GRAY | 36714 Peterson Rd | 4 | 2 | 1788 | Rare find in this nice home on nearly 5 acres, recently upgraded | \$329,000 |
| Pinnacle | LOLLAR | 42182 Cedar Springs Rd | 3 | 2 | 1852 | Beautiful long distance VIEW of the Sierras, nice home on 4.5 acres | \$349,900 |
| OB | ROSETTI | 41975 Auberry Rd | 3 | 2 | 1734 | Beautiful cabin on 3.9 landscaped acres, has open floor plan, nice deck area | \$385,000 P |
| OB | BOGLE | 40709 Acorn Rd | 3 | 2 | 1834 | Spectacular views on 15 acres, built in 2005, this home has all the extras | \$385,000 |
| OB | OWENS | 39644 Beal Fire Rd | 3 | 3.5 | 3650 | Fabulous gated custom home on 5 acres, stunning 180 degree views | \$399,000 |
| OB | MCCOOL | 38057 Auberry Rd | 3 | 3 | 3043 | Amazing view, property has 2 homes on 5 acres, nice game room | \$419,900 |
| LP | MORGAN | 42075 Acorn Rd | 3 | 2 | 2963 | Enjoy privacy in this custom home with outstanding views! | \$449,000 |
| GU | WRIGHT | 45032 Auberry Rd | 3 | 2.5 | 2041 | Single level home on the Ridge with spectacular views, trex deck, nice kitchen | \$459,000 P |
| OB | RECKAS | 39885 Auberry Rd | 4 | 3 | 3238 | Unbelievable view on this 23 acre property just below Meadow Lakes | \$872,500 |

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> |
|---------------|--------------|--------------------|------------|-------------|---------------|--|--------------|
| GU | WEIRICK | 41270 Auberry Rd | 3 | 2.5 | 2608 | Early California style home with spectacular views, pool, guest home | \$979,000 |
| OB | ORTENZIO | 36322 Tollhouse Rd | 6 | 4.5 | 8500 | One of a kind luxury home on 25 acres with amazing grounds | \$1,397,000 |

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 |
| Pinnacle | TOLLIDINK | 41359 Tollhouse Rd | Com'l | | 1053 | 1/3 acre parcel on Hwy 168 and Dinkey Creek Rd, includes a sq. block building | \$425,000 |
| OB | ELLIOTT | 42062 Tollhouse Rd | Com'l | | | Bed and Breakfast located in the heart of Shaver Lake | \$999,990 |

HUNTINGTON LAKE AREA PROPERTIES

HUNTINGTON LAKE CONDO'S - Community water & sewer

| | | | | | | | |
|----|------------|-----------------------------|---|---|------|--|-------------|
| CB | KUKLINSKI | 62723 Huntington Vista Ln | 2 | 2 | 1370 | Enjoy the HOA amenities: pool, Jacuzzi, sauna, and tennis courts in this condo | \$249,000 |
| CB | RIGGS | 62633 Hidden Spring Ln #2 | 2 | 2 | 1231 | Furnished condo includes large covered deck and lots of storage | \$249,500 |
| CB | RAWSON | 62792 Sunny Vista Ln #32 | 2 | 2 | 1364 | Very desirable corner condo with great views and a large deck | \$288,000 |
| CB | | 62705 Huntington Vista#1152 | 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 P |
| CB | FRIESEN | 62725 Sunny Vista | 2 | 2 | 1360 | Furnished end unit has a large deck and short walk to the lake | \$349,000 |
| CB | HUCKABY | 63213 Huntington Vista#79 | 2 | 2 | 1364 | Special upgraded condo that also includes a large sleeping loft | \$459,999 |
| CB | SPIVAK | 63221 Huntington Vista#83 | 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 | | 1900 | Luxurious, spacious, and meticulously maintained three story condo | \$498,000 |

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 |
| 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 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 |
| Pinnacle | POULSEN | 62152 Lower Deer Creek#412 | 1 | | 720 | Darling cabin offers tons of charm, privacy, winter access, and boat slip | \$210,000 |
| CB | | 60927 Bear Paw Ln. | 2 | 1.5 | 1000 | Great family cabin with knotty pine throughout, and a large master bedroom | \$229,000 P |
| Pinnacle | ROONEY | 60652 Upper Line #16 | 2 | 1 | 1100 | Wonderful cute cabin, very private location, includes a sleeping loft | \$269,000 |
| Pinnacle | | 60814 Upper Line #28 | 4 | 2 | 1300 | Great family cabin that has a nice large kitchen, includes a boat slip | \$369,000 |
| Pinnacle | FACCINTO | 62467 Potter Creek Ln | 3 | 2 | 1500 | Lake View Home with year round access, includes newer pellet stove | \$369,000 |
| OB | | 60947 Tanager Ln | 3 | 1 | 1364 | Wonderful cabin that was newly rebuilt in 2012, many new features | \$417,950 |
| Pinnacle | LARSON/HANSEN | 61162 Crest Line #59 | 3 | 2 | 1400 | Breathtaking view of Huntington Lake, adorable cabin, great winter access | \$449,000 N |
| OB | | 58380 Huntington Lake Rd | 2 | 2 | 1300 | Vintage cabin with an expansive deck, great for entertaining | \$645,000 |

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 | WILSON | 52224 Elder | 2 | 1.5 | 850 | Charming cabin with 2 decks, nice wood interior, newer siding | \$110,000 |
| Pinnacle | HESS | 42 Tiger Lily | 2 | 1 | 800 | Darling cabin with tons of privacy and charm galore! Sold fully furnished. | \$159,900 P |
| Pinnacle | GREGORY | 20 Redden Rd 2 | 2 | 2 | 1300 | Charming cabin close to the swimming hole & waterfall, nice new master bdrm! | \$169,000 |
| GU | SCOBAY | 55408 Point Rd | 3 | 1.5 | 1614 | New flooring and paint throughout, large kitchen, trex deck | \$219,000 |

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 | \$39,999 |
| OB | DILLARD | 55666 Cordwood Rd | | Lot | | Build your dream home on this great corner lot! | \$70,000 |
| 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 | \$699,000 |

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