

# PINNACLE

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R E A L E S T A T E

## FOOTHILL MULTIPLE LISTING

December 4, 2016

### AUBERRY

<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	ADAMS	34083 Natoma Rd		Lot		Nice lot that backs U.S. Forestry land, with a nice view	\$22,500 N
LP	STOLLER	Rockhill Ln, Lot 43		Lot		Property adjoins 39 acre parcel currently on the market	\$24,000
OB	HEIRENDT	41734 Chipmunk Ln		Lot		Nice lot located in Meadow Lakes, priced to sell!	\$25,000
GU	HINTERGARD	34182 Natoma Rd		Lot		Beautiful elevated corner lot in Shaver Springs	\$28,000
OB	BELDEN	31869 Auberry Rd		Lot		Wonderful 2.3 acre vacant lot with great views, well on property	\$42,900 P
GU	COX	41727 Chipmunk Ln		Lot		Great location with cooler summers, community pond and picnic area	\$46,000
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
LP	GROTH	Beal Fire Rd		Lot		2 acres with spectacular views, power runs along the edge of the property	\$59,000
OB	Bank Owned	Cottontail Rd		Lot		Gorgeous 5.23 acre parcel with lots of trees and level ground to build	\$59,900
Pinnacle	OWENS	Tollhouse Rd		Lot		Good building site on 5.59 acres, outstanding view, power to the road	\$60,000
LP	FRAZER	Shaver Springs		Lot		Nearly 5 acre lot behind Shaver Springs subdivision	\$64,000
LP	PHILLIPS	32778 Frazier Rd		Lot		10+ acres of spectacular rolling hills with a perfect home site	\$74,000
CB	LAMBRECHT	Lower Cressman Rd		Lot		Perfect get away on 14.85 acres bordering national forest	\$75,000
RM	BROWNE	Peterson Rd		Lot		Private 11.5 acres at 4100 elevation, has great views	\$75,000
LP	STACY	32230 Knob Knoll Ln		Lot		Lovely wooded lot in Pitchwood Downs near Auberry, Well and Electrical in place	\$75,000
LP	PRATHER	Aunt Julia Ln, Lot D		Lot		41.5 acres with easy access, utilities nearby	\$99,000
OB	ELMING	Cressmans Area		Lot		5.16 acres ready for you to develop	\$110,000
OB	PETITE	Peterson Rd		Lot		80 acres, private and secluded	\$118,500 P
CB	SMITH	Rocky Springs Rd		Lot		10 acre parcel on this private lot back off of Peterson Road	\$120,000
OB	ELMING	Cressman Area		Lot		7.8 acres ready for you to develop	\$120,000
GU	RAYPHOLTZ	31644 Lodge Rd		Lot		Gorgeous 5 acre parcel, has a 10 GPM well with 5,000 gallon storage tank	\$125,000 P
OB	ELMING	Cressman Area		Lot		10.20 acres ready for you to develop	\$150,000
LP	PRATHER	Aunt Julia Lane		Lot		2 legal parcels of choice ag land, fabulous views overlooking Auberry	\$194,000
LP	CEYALA	Aunt Julia Lane		Lot		Amazing 80+ acres, with many potential building sites	\$211,000 R
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 Rd		Lot		125 acres, beautiful usable acreage. Zoning is RR & can be split	\$399,000 P
OB	JONES	32970 Auberry Rd		Com'l.		1200 square foot metal building in central Auberry, good storage	\$224,000
OB	Bank Owned	32177 Auberry Rd		Com'l.		Two parcels totaling 4.6 acres, has potential for many uses, has a great well	\$350,000 P
LP	DOW	Auberry		Com'l.		Heavy industrial with special designation for mills, storage	\$995,000

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OB	BURNHAM	34725 Wilson Rd	2	1	912	Cute mountain cottage is nestled where the Oaks meet the Pines	\$79,000 P
Pinnacle	SPAIN	43473 Auberry Rd	2	1	800	Great views of the Minarets from this charming vintage cabin in Alder Springs	\$89,000 P
OB	Bank Owned	34643 Wilson Rd	3	2	1482	Great investment property, make the dream come true!	\$94,900 N
Pinnacle	LANDERS	33908 Powerhouse Rd	3	2	1464	Adorable manufactured home on 2.69 acres, secluded location	\$115,000 P
OB	SOBAJE	34795 Wilson Rd	2	1	956	Adorable home with upgrades, newer comp roof, tile flooring	\$119,900 P
GU	SAENZ	33960 Shaver Springs Rd	3	2	1056	Very cute home that is listed below the appraised value	\$144,000 P
OB	Bank Owned	33699 SJ&E Rd	4	2	1716	Property on a beautiful, large lot	\$144,900 P
GU	JEFFRIES	41865 Merriman Ln	2	1	1080	Charming Meadow Lake cabin built in 1975, home shaped like a boat	\$159,900
LP	HOVDE	33261 Frazier Rd	2	2	1440	Major remodel on this home on property that includes great well, large septic	\$174,000 N
OB	SANCHEZ	33931 Frazier Rd	3	2	1948	Open floor plan with kitchen open to living room, on 6 acres	\$179,000 P
OB	WOOD	41540 Corlew Ln	3	2	1500	Recently updated home with tons of privacy in Meadow Lakes	\$188,900 R
GU	SCHREDNITZ	41467 Acorn Rd	2	1	960	Adorable upgraded cabin on one acre, includes a pasture	\$189,000
OB	Bank Owned	33973 Shaver Springs Rd	3	2	1560	Nice open floor plan with granite counter-tops, fresh paint, and new flooring	\$199,900 N
OB	LOOMAN	39193 Jose Basin Rd	3	1	1359	Gorgeous views, value is in the land as home needs some TLC	\$220,000 N
OB	COLEGROVE	42051 Auberry Rd	2	1	1248	Ready to move in A-Frame style cabin on useable 2+ acres	\$225,000 N
Pinnacle	STRANGE	33275 Hoskins Ln	3	2	1596	Cute and comfortable, includes hardwood floors, covered patio, hot tub	\$230,000 R
GU	MASSEY	33339 Frazier Rd	3	2	1331	This 2004 home has 2+ useable acres, and includes many upgrades	\$236,500 P
GU	MATHIS	33891 Shaver Springs Rd	3	2	1428	Move-in ready home with a covered porch, screened in patio, nice floor plan	\$239,000
GU	KALICH	40864 Auberry Rd	3	2	1900	Lovely sunsets from this custom home on 2.7 acres with a pond	\$240,000
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 P
OB	NYGREN	33927 Old River Rd	3	2	1647	Popular Bricker home with a bright, open floor plan on 5.2 acres	\$317,000 N
LP	BALLARD	33172 Longhorn Ln	4	2	1967	Ranch style home sits on a picturesque knoll overlooking the valley and mtns	\$319,000 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
OB	Bank Owned	34133 Medford Rd	3	2.5	2458	Fabulous foothill property with vaulted ceiling, bonus room, oversized windows	\$324,900 R
GU	APPLING	34512 Shaver Springs Rd	3	2	1581	Home at the end of Shaver Springs Rd. has a covered porch and wood floors	\$339,999
LP	HILL	36682 Powerhouse Rd	4	3.5	3166	Immaculately maintained custom home with guest quarters, large kitchen	\$364,000
Pinnacle	OLIVER	31475 Lodge Rd	3	2.5	2157	Spacious mountain home on 5 acres, includes a loft, and a large master	\$369,000 P
GU	CARDOZA	34701 Rockview Ln	3	2	2200	Home on 10+ acres and located about a mile from the Shaver Springs subdiv.	\$399,000
OB	OWENS	39644 Beal Fire Rd	3	3.5	3650	Fabulous gated 2 story custom built by Ron Matteson on 5 acres	\$399,000 P
LP	FONTANA	31491 Old Ranch Park	3	2	2149	Nice ranch style home with secluded master suite, nice patio	\$410,000 N
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 P
GU	WRIGHT	45032 Auberry Rd	3	2.5	2041	Single level home on the Ridge with spectacular views, trex deck, nice kitchen	\$459,000
Pinnacle	HANSEN	34014 Old River Rd	3	2.75	2400	Impressive home of over 5 acres, with a large shop, covered patio	\$539,950
GU	WEIRICK	41270 Auberry Rd	3	2.5	2608	Early California style home with spectacular views, pool, guest home	\$979,000

## TOLLHOUSE

<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	PIVAC	Sycamore		Lot		Could be a gem for someone willing to do the work	\$12,000 P
GU	REYNOLDS	30294 Seminole Rd		Lot		4.6 acres with awesome views, easy access with paved roads	\$14,900 P
Pinnacle	SHELTON	29163 Teresa Springs Ln		Lot		8.2 acres located at the end of Teresa Springs, lots of great views	\$35,000
GU	SCHROEDER	28422 Burrough Valley N		Lot		2.4 acres, Beautiful mountain views with almost all usable acreage	\$37,000
GU	JACOBIE	Buckeye Saddle		Lot		40 acre parcel in a gated community of Green Mountain Estates	\$39,000
GU	KREISSIG	30233 Seminole Rd		Lot		4.4 acres, paved road, close to power, adjoining property for sale also	\$50,000
GU	GILBERT	Burrough North Rd		Lot		All usable 5.05 acre parcel loaded with beautiful Oaks	\$59,000
GU	GILBERT	Burrough North Rd		Lot		5.35 acre parcel with huge majestic Oak trees	\$59,000
LP	HOLMES	29012 Cassandra		Lot		5.8 acres, Well is drilled with 50 gallons per minute per seller, owner will carry	\$60,000
GU	MAXWELL	Buckeye Saddle		Lot		40 acres, Great building site amongst rolling hills, plenty of room for cattle	\$64,500
GU	KNEE	Buckeye Saddle		Lot		Breathtaking panoramic views, privacy, and quiet serenity abound!	\$65,333
LP	VELASQUEZ	Sycamore and Trails End		Lot		10 acres, has a large pad that's ready to build on	\$75,000
Pinnacle	OWENS	Sycamore		Lot		10 acres of rolling hills with an abundance of pines, lots of privacy	\$80,000
GU	BOSWELL	Buckeye Saddle		Lot		40 acres, great building site, in the Williamson Act	\$84,500
OB	EDSALL	Tollhouse		Lot		48.6 acres, your dream piece of property with stunning views, power	\$96,000
OB	STUBBLEFIELD	29206 Bonnyview Rd		Lot		Stunning views on this 14.6 acre parcel at the end of a cul-de-sac	\$110,000 N
C21	HERNDON	Big Creek Rd #22		Lot		80 acres of forested range land with springs and creeks	\$280,000
OB	BARELA	Tollhouse		Lot		Property is being sold with APN# 140-081-49, well on property	\$350,000
C21	HERNDON	Big Creek Rd. #20		Lot		240 acres of forested range land with mineral rights, grazing rights	\$840,000
Pinnacle	PARKER	29238 Watercress Rd	3	2	1440	2.3 acres of gentle rolling hills, fenced for livestock, small mobile home	\$50,000 P
GU	PAGE	27875 Burrough North Rd	3	2	900	Nice property, but house needing a little TLC, perfect starter for the right price	\$125,000
GU	SACKETT	26540 Fallen Oak Rd	3	2	1380	Quiet country living with all usable 4.85 acres, ready for your growing family	\$194,500 P
GU	MELCHOR	29160 Watts Valley Rd	2	2	1080	Manufactured home on 40 acres of beautiful, usable land with rolling hills	\$219,000
OB	ARMENTA	35904 Oak Springs Rd	3	2	2540	Large dome home with all the extras, lots of privacy	\$222,000
GU	KUDDDES	30645 Seminole Rd	3	2	1633	Newer, move-in ready home with paved road frontage, new flooring	\$239,000 N
GU	SMITH	29785 Oak Meadow Rd	3	2	1786	Main home and second home on one property, perfect multi-family set up	\$250,000
OB	WEST	30878 Seminole Rd	3	2	1720	Two-story home on 5+ acres, large kitchen, loft, and unique cabin feel	\$319,000
LP	VINCENT	35878 Oak Springs Rd	3	2	1874	All usable 20 acres with plenty of room for arenas and a barn, move in ready	\$329,000 N
GU	BELL	35811 Lodge Rd	3	2.75	1910	2 homes on all usable 5.5 acres near Sierra High School	\$379,000 P
OB	BURTON	28548 Hitching Post Rd	5	3	3973	One of a kind custom home with detached guest house, seasonal pond	\$434,900
GU	COLOPY	28988 Tollhouse Rd	4	2	2560	Two homes on this 50 acre ranch property, terrain is absolutely beautiful!	\$449,000 P
OB	MELCHOR	29190 Watts Valley Rd	2	1	740	Fantastic pasture and rolling hills with creek, and fantastic well	\$562,500 P
OB	BANKSTON	25084 Tollhouse Rd	4	2.5	3778	Custom built home with a game room, large master, custom finishes	\$627,400 N

## PRATHER

GU	ROTH	16301 Vineyard Ln		Lot		Great 5 acre parcel with great views, good trees, and cut house pad	\$60,000
GU	GOODALL	Pennyroyal		Lot		Rolling 5+ acre parcel with large granite rock outcroppings	\$79,900 N
OB	MASRI	Sky Ridge Ln		Lot		Spectacular views on the 9.85 acre buildable property, close to power	\$79,900
OB	FUSSEL	14642 Canvas Back Ln		Lot		5 acre lot in Mallard Meadows, prime corner location	\$99,000 N
GU	HUNTER	Morgan Canyon		Lot		19.7 acres, secluded foothill property ready to build your dream home	\$99,950
PV	BRATTON	29323 Auberry Rd		Lot		Great potential with this residential lot right next to downtown Prather	\$120,000

Key:

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

## PRATHER, 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	MARTIN	14525 Canvas Back Ln		Lot		4.2 acres, nice views of Black mountain, and lake from your back yard	\$125,000
LP	BRATTON	29323 Auberry Rd		Lot		Lots of potential on this 1.49 acre lot with well and power next to Prather	\$130,000 N
GU	TULLIS	Morgan Canyon		Lot		Easy access off of Morgan Canyon/Coyote Hills, 20 acres	\$169,000 P
OB	JONES	14652 Blue Drake Ln		Lot		Beautifully prepared building pad on a wonderful site in Mallard Meadows	\$175,000
LP	SMITH	17020 Wildflower		Lot		City light views from this great 19.6 acre property	\$195,000
GU	PAGE	29645 Auberry Rd		Lot		8 acres currently zoned RR, but in the process of being re-zoned to C-6	\$499,999 N
GU	PAGE	Auberry Rd		Lot		Property zoned C-4, Frontage on Hwy 168	\$599,999 N
Pinnacle	ASHBROOK	29424 Auberry Rd		Com'l.		Yo Town Frozen Yogurt is for sale! This turnkey business is ready for you!	\$115,000
OB	Bank Owned	15605 Morgan Canyon Rd	3	2.5	1898	Home sits on a little over 8 acres, right off Hwy 168 for easy access	\$146,900 P
GU	BRINLEY	30275 Gooseberry Ln	3	2	1429	Nice view from this custom home with breakfast bar, large windows	\$239,000 P
OB	Bank Owned	30461 Thimbleberry Ln	3	2	1800	Ranch style home has a large great room, on 20 acres and set up for horses	\$256,900 P
OB	Bank Owned	30420 Chinquapin Ln	3	2	1650	Move-in ready, 2.9 acre parcel with nice open kitchen, 2 car garage	\$263,500 N
GU	HAGAR	14963 Buggy Whip Ln	1	1	929	Quality studio home, perfect to live in while building your new home	\$265,900
OB	ASTONE	17336 Morgan Canyon Rd.	3	2	2228	Nice home on over 150 acres, great hilltop views, great horse property	\$299,000 R
OB	WOLFE	15605 Morgan Canyon Rd	3	2.5	1898	Extensively updated and upgraded on approximately 8 acres	\$299,900 P
OB	Bank Owned	15183 Stony Oaks Ln	3	2.5	2133	Lovely home on 7+ acres, large kitchen, oversized garage, shed, large master	\$339,900
Pinnacle	EDWARDS	29717 Morgan Canyon Rd	3	3	2235	Spacious country home on 4.6 acres with hardwood floors, sun room, nice views	\$339,950 N
OB	SECUNDINO	28718 Auberry Rd	4	3	2719	Spacious two story colonial style home on 2 acres, private entry	\$349,500
OB	LITTLE	31000 Lynx Ln	4	3	3400	Custom home on 19.54 acres has a 3 car garage, nice views, large rooms	\$439,000 N
GU	ROSE	15281 Morgan Canyon Rd.	4	2.5	2640	Perfect lower foothills home with fenced areas, views, paved driveway, pool	\$479,000
OB	RHODUS	14510 Canvas Back Ln	3	3	3147	Beautiful colonial style home in Mallard Meadows with a pond	\$500,000
OB	COLLINS	14681 Feather Wood Ln	5	5	5030	Amazing home on 5 acres is priced to sell	\$685,800 P

## CLOVIS

LP	LAURY	Indian Camp		Lot		Beautiful views, all paved, just off Hwy 168 where Tollhouse turns to Millerton	\$75,000
Pinnacle	STORY	27126 Red Hawk Ln		Lot		Beautiful 5.14 acres, completely usable, ready to build	\$200,000
Pinnacle	HOOKER	Corlew Mountain Rd		Lot		Wonderful views with a large barn and horse setup, all on 20 acres	\$297,500
Pinnacle	GREER	27805 Canal Rd		Lot		61.23 acres with power, water, shop, and a pond	\$425,000 P
OB	MORI	Friant Rd		Lot		Rolling hills, with million dollar homesites, partial bluff property, 79.72 acres	\$15,000,000
OB	STANFIELD	25527 Auberry Rd		Com'l		Marshall station building with beautiful fireplace, built in bar	\$320,000 N
OB	MARGOSIAN	18804 Auberry Rd	2	1	736	Great views and great location, cottage style home on 2.8 acres	\$119,600 N
GU	WOOD	26314 Dry Pond Rd	2	1	1100	Amazing views, well and septic already in, single wide mobile sold as-is	\$130,000
GU	DARBY	23443 Boulder Ln	3	2	1344	Nice wooded 5+ rolling acres, older manufactured home, fenced area	\$165,000
LP	SLATER	18994 Auberry Rd	3	1	1550	Just across the street from Ventana Hills, value is in the location of the property	\$199,000 R
GU	SHICK	22630 Stagecoach Ln	4	2	1736	Fantastic home on 5+ acres, new paint and carpet, covered patio, & creek	\$263,000 P
GU	SCHMIDT	26297 Redhawk Ln	3	2	1623	Move in ready and gorgeous home, new paint, new flooring	\$275,000 P
PB	EVERETT	27152 Twin Ponds Rd	3	2	1944	Nice split level home on 2 acres with a huge deck, remodeled kitchen	\$314,500 P
GU	PAREDES	23452 Boulder Ln	3	2	1950	Move in ready home with vaulted ceiling, hot tub, on 4.9 acres	\$327,000
OB	INGUITO	18440 Tollhouse Rd	3	2	2042	Charming, immaculate home on 4.4 acres with amazing views	\$363,750 P
OB	CURRY	27984 Rimrock Ln	4	3	2171	Amazing views, privacy, large open floor plan, playroom, improvements	\$374,500

## CLOVIS , con't.

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OB	EHRREICH	26808 Rye Meadow Ln	4	2.5	2734	Hilltop home with wrap around porch, nice kitchen, 3 car garage	\$479,000 N
OB	FIELDING	21219 Tollhouse Rd	2	3	2924	Spacious home includes an office and bonus room, large deck, 2 garages	\$499,900
GU	PFIEFFER	21595 Tollhouse Rd	3	2.5	2238	Private, peaceful paradise on nearly 42 acres, fenced for livestock, paved drive	\$549,000
OB	DRILLING	16745 Sample Rd	3	3.5	2630	Beautiful custom home in an amazing country setting	\$588,000 P
OB	ASIRE	17136 Coyote Pass Ln	3	2	2831	One of a kind custom home on 20 acres in the Quail Oaks subdivision	\$649,900 P
OB	DALZELL	14353 Oak Ridge Ln	4	4	3988	Amazing view from one of the highest points in gated Academy Oaks	\$774,000 R
OB	TORRENCE	12527 Auberry Rd	5	4	6000	Outstanding custom home featuring a small lake, large shop, & all the extras	\$2,875,000 R
OB		17681 Tollhouse Rd	6	7	9528	Situated on a private ranch/resort boasting unparalleled mtn. & city views	\$10,500,000

## PINNACLE LISTINGS (Clovis, Fresno, Coarsegold, Sanger, Madera)

Pinnacle	MANNON	6475 N. Harrison (Fresno)	3	2	1754	Custom home with nice landscaping, pool, gas fire pit, RV parking	\$325,000
Pinnacle	GUNN	9399 N. Valley Green (Fresno)	3	2.5	2120	Nice corner location across from 2 parks, professionally landscaped	\$529,999 R