

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

December 3, 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

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	CHOOIJIAN	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	\$280,000
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	\$462,900
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	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
GU	BUTTERFIELD	41829 Knobcone Ln	4	2	3000	Classic family cabin with 4 bedrooms and sleeping room for 14	\$420,000 P
Pinnacle	MENDIVIL	42207 Hemlock Ln	3	2	1778	Mountain chalet style cabin with open floor plan, great rental history	\$449,000
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

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

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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
GU	KNAPP	Dinkey Creek		Lot		40 acres on Grand Bluff with mountain views of Blue Canyon	\$152,000
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

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

Pinnacle	CLARK	40657 Sunset Vista Ln		Lot		Gently sloping lot is well forested and ready for you to build your dream home	\$64,000
Pinnacle	CLARK	40673 Sunset Vista Ln		Lot		Great location on this lot for a great price!	\$79,000
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	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

GU	VALERI	40878 Village Pass Rd	4	3	2035	Lovely condominium that includes river-rock fireplace, nice exterior deck	\$329,000 N
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	\$350,000
GU	SOARES	40874 Village Pass Rd	6	4	2699	Spacious condo perfect for multiple families and entertaining	\$439,000

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 P
GU	SKATBERG	40762 Village Pass Rd	2	2	1297	Recently updated condo with a large front deck and lots of privacy	\$285,000

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

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
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	\$625,000
Pinnacle/OB	EVERT	41758 Granite Ridge Rd	3	2.5	2665	Well maintained, luxurious home with great kitchen, & intricate woodwork	\$649,000
GU	SEVERS	42233 Granite Ridge Rd	4	2.5	3072	Mature landscaping, wet bar, slate countertops, all in the nice custom home	\$795,000

GRANITE RIDGE, con't.

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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

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	Phase 2, Lot 15		Lot		The steepness of this lot provides a view	\$105,500
Pinnacle	VAN VLEET	Timber View Ln, Lot 18		Lot		Nice lot next to a Blanco Spec. home under construction	\$110,000
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 2, Lot 14		Lot		All utilities provided to the lot corner	\$115,000
Pinnacle	VAN VLEET	Phase 3, Lot 16		Lot		Finished uphill lot	\$120,500
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

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 P
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
GU	THOMAS	41945 Black Oak Way	2	1.75	1632	Wonderful cabin includes large deck, and a very private feeling	\$380,000 P
Pinnacle	CLEMENTS	42404 Hanging Branch	3	2	1872	Amazing view on this unique 4.99 acre property, not part of Sierra Cedars	\$389,000
GU	PLAUGHER	42257 Rock Ledge Rd	3	2	1288	Great location overlooking a pond, new fireplace, includes nice open loft	\$393,000
GU	CONIGLIO	42128 Saddleback Rd	3	2	1776	Lodge style cabin that includes a sleeping loft and front and back decks	\$449,000 P
Pinnacle	MARTENS	42102 Hanging Branch	5	2.75	2171	Spacious home has a wrap around deck, service elevator, & vaulted ceilings	\$457,000

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

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 P
GU	BASMAJIAN	42028 Rhinestone Ln	5	4	3463	Extensive stonework in this magnificent home with all the extras	\$1,195,000

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 P
GU	MAASKAMP	42477 Canyon Vista Ln		Lot		Spectacular view lot with sunrise views	\$335,000
Pinnacle	GRAVES	42246 Summit Creek Ln	4	3.5	3080	Stunning home includes luxurious master suite and a game room	\$839,000
GU	DeWITT	42410 Canyon Vista Ln	3	3.5	3437	Nice luxury home has hardwood flooring, gourmet kitchen, modern finishes	\$1,095,000
GU	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

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

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 P
GU	KARST	40806 Mill Run #23	1	1.5	704	Extra large extended deck that backs up to the creek	\$159,900
Pinnacle	RUTH	40804 Mill Run #22	1	1.5	704	Great location backing open space and a seasonal creek, sold furnished	\$162,000
GU	MCGONICAL	40907 Mill Run #56	1	1.5	704	Easily accessible unit with new appliances, and extra large deck	\$164,000 P
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
GU	CAPPELLINO	40798 Oakwoods #99	2	2	835	Lovely updated condo with slate mosaic tile fireplace, all new wiring	\$239,000
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

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
GU	PAULS	41203 Heartwood Ln	4	2	2220	Beautiful cabin with open floor plan, newer appliances, large family room	\$489,000
Pinnacle	JOHNSON	40714 Cold Springs Ln	3	2	1999	Nicely maintained and fully furnished, home has oversized master suite	\$499,000
OB	CAPSHAW/NISBETT	41317 Cedar Ridge Ln	3	3	2136	Nice over sized garage, nice decks, office, and beautiful interior features	\$515,000 P
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	\$569,900
GU	MARTELLA	40808 Cold Springs Ln	4	3.5	3620	Large cabin with lots of charm, fine workmanship, large game room	\$599,000
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

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

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

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	\$645,000 P
Pinnacle	BEALL	39288 Granite Ln	5	3.5	3717	Grand mountain home on large level parcel, very private, great master suite	\$699,000
GU	SAEPHAN	38890 Littlefield Rd	5	5	3680	Remodeled magnificent home with 6 car garage, entertainment area, and views	\$925,000

LITTLERIDGE – approximately ½ acre lots – County water & sewer

Pinnacle	Littleridge Ptnrs	39581 Littleridge Rd		Lot		Enjoy your own mountain meadow on this lot in a gated subdivision	\$90,000
Pinnacle	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

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
GU	JAC	39165 N Milkhouse Ln	4	3	2565	Private mountain cabin on 1.6 acres with a view of the city lights	\$629,000

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	\$379,000
GU	ROGERS	39873 Little Shuteye Ln	3	2	1316	Wonderful cabin in the woods, totally remodeled interior and huge 2 car garage	\$425,000
Pinnacle	BLT/LLC	40235 Little Thumper	4	3	2296	Cabin in a beautiful, private setting on 5 acres, with a seasonal creek!	\$475,000
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	PUCCIO	39540 Woodland Rd	4	3	2214	Enjoy 5+ acres and this beautiful single story home with incredible views	\$499,500
CB	HERRSHER	39605 Woodland Rd	4	3	2765	Private, well-maintained home on 5+ acres, perfect for groups or families	\$585,000
GU	GIST	38724 Woodland Rd	4	3	2541	Deluxe mountain home on 4.3 acres that includes a loft/game room	\$625,000

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	KUHNER	38281 Solitude Ln.	3	2	1925	Privacy, peace and quiet in the chalet-style home with magnificent views	\$517,500 P

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 I, 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
Pinnacle	MILE HIGH CH	40621 Wild Iris Lane	4	5	2889	Beautiful custom view home with valley views	\$650,000
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 P

PINE RIDGE

GU	ADAMS	34083 Natoma Rd		Lot		Nice lot that backs U.S. Forestry land, with a nice view	\$22,500 N
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
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
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
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
CB	LAMBRECHT	Lower Cressman Rd		Lot		Perfect get away on 14.85 acres bordering national forest	\$75,000
C21	PETTITT	Peterson Road		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
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

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>
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	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	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	COLEGROVE	42051 Auberry Rd	2	1	1248	Ready to move in A-Frame style cabin on useable 2+ acres	\$225,000
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
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
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
OB	OWENS	39644 Beal Fire Rd	3	3.5	3650	Fabulous gated custom home on 5 acres, stunning 180 degree views	\$399,000 P
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
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

<u>Office</u>	<u>Owner</u>	<u>Address</u>	<u>Bd.</u>	<u>Bth.</u>	<u>Sq.Ft.</u>	<u>Description</u>	<u>Price</u>
Pinnacle	PROVENCE	40885 Shaver Forest Rd		Com'l lot		C-1 property has all utilities stubbed to it and is highly visable from Hwy 168	\$99,000
OB	DUPUY/COBBS	55083 Point Rd, Big Creek		Com'l	3469	US Post Office, General Store, Restaurant, and 3bdm apt.	\$225,000
Pinnacle	TOLLDINK	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

<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	KUKLINSKI	62723 Huntington Vista Ln	2	2	1370	Enjoy the HOA amenities: pool, Jacuzzi, sauna, and tennis courts in this condo	\$249,000
CB	RAWSON	62792 Sunny Vista Ln #32	2	2	1364	Very desirable corner condo with great views and a large deck	\$265,000
CB		62705 Huntington Vista#1152	2		1372	Clean and contemporary condo, has easy access and many upgrades	\$329,000
CB	FRIESEN	62725 Sunny Vista	2	2	1360	Furnished end unit has a large deck and short walk to the lake	\$349,000
CB	WOODY	63187 Huntington Vista#76	3	3	1520	Private, updated condo with unobstructed, unparalleled views of the lake	\$449,000
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	YRACEBURU	63145 Huntington Vista #673	3		1900	Luxurious, spacious, and meticulously maintained three story condo	\$498,000
CB	WISE	63167 Huntington Vista#72	3	3	1520	Spectacular, updated, end unit with a lake view, sold completely furnished	\$610,000

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
Pinnacle	ROONEY	60652 Upper Line #16	2	1	1100	Wonderful cute cabin, very private location, includes a sleeping loft	\$269,000
OB		58919 Dowville Ln #91	2	2	1100	Cabin sits on the top of a knoll with a large sun deck, and has amazing views	\$335,000 N
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

CAMP SIERRA-BIG CREEK

GU	WILSON	52224 Elder	2	1.5	850	Charming cabin with 2 decks, nice wood interior, newer siding	\$110,000 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
OB		52236 Nibblock Ln #69	2	1.5	1760	Family friendly cabin with large screened porch, sold as is with furniture	\$250,000 N

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

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OB	KERLAN	55693 Cordwood Rd			Lot	View lot, just minutes from China Peak and Huntington Lake	\$27,500 R
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