

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

July 22, 2017

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>
OB	BAGDASARIAN	44269 Lakeview	3	3	2500	Classic cabin that can sleep 17 people, sold furnished, boat slip available	\$635,950
OB	Bank Owned	44360 Lakeview	3	2	2103	Gorgeous cabin that sits on two lots, game room, and loft	\$639,000 R
CB	ADAIR	44390 Lakeview	3	2	1752	Peek-a-boo views of the lake, large master bedroom, and a game room	\$650,000
GU	BURR	44355 Hillcrest	4	3	1848	Completely remodeled kitchen, nice open floor plan, and trex deck	\$736,000 P
GU	MARTELL	44309 Lakeview	4	2	1744	Rare opportunity to own a water front cabin at the Point!	\$1,699,000

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

OB	CANTU	41621 Dinkey Creek Rd	2	1	686	Tiny cabin with loft on a large lot.	\$199,000
Pinnacle	HILL	41841 Robin Rd	4	3	1472	Great location with this cabin with updated interior, & a game room	\$475,000 P
GU	WATERS/TIPTON	41929 Tollhouse Rd	4	2	2176	Large cabin with great rental record, includes a loft and covered deck	\$495,000
Pinnacle	MCCARTHY	41616 Elderberry Rd	3	2.5	1762	High vaulted ceiling with plank cedar floors, lovely master suite, large deck	\$499,000 P
CB	WASSON	42054 Elderberry Ln	4	4	2496	Stunning log style cabin, perfect for entertaining	\$619,000
Pinnacle	BIK	41898 Dogwood Rd	5	3	2210	Gorgeous, completely remodeled cabin will take your breath away!	\$649,000

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

OB	MUNRO	42028 Foxtail Ln				Lot	Rare opportunity to own a vacant lot in the West Village	\$90,000
GU	SHEPERD	42114 Chickadee				Lot	Great location with easy access, views of Stevenson Mountain	\$129,000
OB	PRATT	42126 Foxtail Ln				Lot	Easy walking distance to stores and restaurants from corner lot	\$139,900
GU	CROSSLAND	Buckeye				Lot	5 acres in the village with water and power, nice views of Bald Mountain	\$200,000
GU	HUEBNER	42061 Madrone Ln	2	1	746		Recently remodeled cabin with two decks, fresh paint, and new flooring	\$279,000
CB	PUSATERI-MULLINS	41863 Toyon Ln	2	2	820		Adorable cabin recently gutted and ready for you TLC	\$295,000
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
OB	HERZOG	41918 Nuthatch Ln	1	2	800		Nicely remodeled cabin with a large upstairs loft that sleeps 10+	\$339,000
GU	WILLIAMS	41894 Knobcone Ln	3	2.5	940		Adorable cabin on large lot and easy walk to town	\$399,900
CB	CLEM	41965 Nuthatch Ln	2	2	1600		Chalet style cabin in a quiet location with a large deck, has a newer roof	\$410,000
GU	SHEPHERD	42113 Nutmeg Ln	4	2	1109		Classic cabin with knotty pine interior, exterior completely redone	\$439,000
GU	BRIDGES	42088 Digger Ln	4	2	1448		Charm and character in this cabin that includes an outside bunk house	\$459,000
GU	CROSSLAND	42300 Buckeye (A&B)	2	1	1200		Lake views on 10 acres, includes two other smaller cabins	\$475,000

Key:

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

WEST VILLAGE, con't.

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GU	CROSSLAND	42300 Buckeye (C&D)	4	2.5	1200	Lake view on 10 acres, sold with 16.81 acre vacant parcel	\$725,000
OB	ELLIOTT	42062 Tollhouse Rd	5	5	2143	Charming home transformed into a 5 suite Bed and Breakfast	\$997,490

ROCK HAVEN - Gated Community

MUSICK CREEK - Indian Rock Area - approximately 1/4-2/3 acre lots - Community water - county sewer

MUSICK MEADOWS

OB	WILSON	41343 Timber Dr	3	2	1860	Reasonably priced home comes completely furnished	\$395,000
Pinnacle	MASON	41225 Kokanee Ln	4	2	1584	Charming cabin is immaculate with nice brick fireplace, large back deck	\$429,000

DINKEY/DINKEY LAKES- COURTRIGHT - PROVIDENCE - EXCHQR HTS - approximately 1/2 hour from Shaver

GU	DAHLE	38 Courtright Village				Lot	Located in Courtright Village, lot has community water and sewer	\$39,000
GU	BURRIS	Dinkey Creek Rd				Lot	5 acres in the Providence Creek area, easy access and well in place	\$75,000
Pinnacle	ELY/STIER	Dinkey Creek Rd				Lot	5.08 acres on Dinkey Creek Rd in the Bulls Eye Rock area	\$110,000
GU	KNAPP	Dinkey Creek				Lot	40 acres on Grand Bluff with mountain views of Blue Canyon	\$152,000
CB	MECKEL/ROSEN	Providence Creek Rd	2	1	904		Cozy cabin retreat will need some finish work, sold furnished	\$130,000
OB		54727 Dinkey Creek Rd	3	1.75	1220		Charming cabin on Forest Service land near Dinkey Creek	\$199,900
Pinnacle	MOAT/CRANCH	47274 Dinkey Creek Rd	2	1	1080		Rare find in this private summer retreat, sold furnished and as is	\$295,000
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

MUSICK RIDGE - approximately 1/4 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	\$129,000
Pinnacle	MILLER	40887 Crest Vista Ln	3	3.5	2275		Located in a cul-de-sac, this gorgeous mountain home is perfectly designed	\$579,000

SIERRA PINES CONDOMINIUMS- County water & sewer

CB	BOOZE	40838 Village Pass Rd	4	3	2035		Nice freestanding condo is the ideal, low maintenance second home or rental	\$324,900
OB	HIRATA	40870 Village Pass Rd	4	3	2074		Magnificent condo has knotty alder cabinets, stainless steel appliances, deck	\$325,000 P
Pinnacle	BARKSDALE	40790 Village Pass Rd	4	3	2035		Beautiful, free standing with luxurious master suite, lots of room to entertain!	\$329,000

SHAVER WOODS CONDOMINIUMS - County water & sewer

Pinnacle	DICKEN	40818 Village Pass Rd	2	1.5	1079		Well maintained condo with an partially covered extended deck and loft	\$225,000
GU	SKATBERG	40762 Village Pass Rd	2	2	1297		Recently updated condo with a large front deck and lots of privacy	\$249,900

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

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GU	BENART	Pinacle Lane		Lot		Relatively flat lot amongst Shaver’s most beautiful homes	\$168,000
Pinnacle	KAUN	41792 Gray Rock Ln	3	2	2228	Lovely home that has been recently remodeled, nice kitchen, large garage	\$515,000 P
GU	BLUM	42478 Pinnacle Ln	3	3.5	3044	Unique, modern single story home with wonderful amenities	\$599,900
Pinnacle	GREEN	41957 Gray Rock Ln	4	3	3400	Spacious mountain home, perfect for entertaining, includes massive game room	\$799,000 P
GU	DRAKES	42266 Granite Circle	5	4.5	3353	Fantastic cabin features unique mining décor, includes a guest cabin also	\$950,000
GU	GARRETT	42509 Pinnacle Ln	4	2.5	3586	Wonderful home with nice views, huge loft, large open floor plan	\$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 14		Lot		All utilities provided to the lot corner	\$115,000
OB	LAWTON	20 Timber Ridge		Lot		Lot is nestled toward the end of a quiet, secluded cul-de-sac	\$119,000
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	\$69,000
Pinnacle	KNAPTON	Rock Ledge Rd		Lot		Large lot located at the end of the road, the perfect mountain getaway!	\$110,000
Pinnacle	PAVICH	Big Pine Ct. #2		Lot		Gorgeous 1.25 acre parcel located on a cul-de-sac	\$112,500
Pinnacle	PAVICH	Big Pine Ct.		Lot		Nice 3.3 acre parcel with level building site	\$139,000
OB	Madera Creek LLC			Lot		3.08 acres located adjacent to Sierra Cedars	\$190,000
OB	Madera Creek LLC			Lot		3.26 acres located adjacent to Sierra Cedars	\$199,000
OB	SALVADOR	42312 Hanging Branch	2	1.5	960	Cozy A-frame cabin on a wooded lot, recently updated kitchen	\$298,000
GU	MCBRIDE	41904 Black Oak Way	3	2	1308	Post and beam construction with multiple vaulted design, nice deck	\$337,000
Pinnacle	SORENSEN	42189 Smoke Tree Ln	2	1.5	1638	Classic A frame cabin with updated flooring, and a large loft upstairs	\$361,000
GU	WOODWARD	42184 Smoke Tree Ln	3	2	1475	Lots of amenities including a large loft, wrap-around deck, and large windows	\$369,000 P
Pinnacle	DONAHOE	42462 Rock Ledge Rd	3	2	1558	Darling cabin with open beam wood ceiling, spacious kitchen, newer deck	\$375,000
GU	PLAUGHER	42257 Rock Ledge Rd	3	2	1288	Great location overlooking a large pond, includes a loft and large deck	\$383,000
Pinnacle	CLEMENTS	42404 Hanging Branch	3	2	1872	Amazing view on this unique 4.99 acre property, not part of Sierra Cedars	\$389,000
CB	BURKE	42492 Rock Ledge Rd	3	2	1443	Classic home with cathedral windows, stone fireplace, metal roof, easy access	\$390,000 P
GU	LORENZETTI	41943 Saddleback Rd	3	2	2341	Large, open, airy cabin on a flat lot, lots of privacy	\$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
Pinnacle	MARTENS	42102 Hanging Branch	5	2.75	2171	Spacious home has a wrap around deck, service elevator, & vaulted ceilings	\$457,000
GU	MILLER	42464 Rock Ledge Rd	3	2	1446	Nice large deck, garage with shop, and nice open floor plan	\$457,500
OB	VAN BEURDEN	42011 Black Oak Way	4	3	2228	Fully furnished, private cabin recently remodeled, nice master suite	\$465,000
Pinnacle	SCANLAN	42325 Blue Meadow Ln	4	2.5	2124	Large cabin includes a garage, game room, and a built in dining booth	\$465,000
CB	FILIPPONI	42401 Leisure Ln	4	2.5	2400	Built in 2007, this custom home has all the modern amenities, and rental history	\$514,000

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

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OB	BWI	41959 Rhinestone Ln, Lot 1				Nice lots close to the village, ready to build your dream home	\$120,000
Pinnacle	MAXWELL	42162 Rhinestone Ln				Gorgeous large residential lot sits high on the corner, giving a nice view	\$129,000
OB	BWI	42642 Garnet Ln, Lot 43				Nice lots close to the village, ready to build your dream home	\$135,000
OB	BWI	42036 Tourmaline, Lot 103				Nice lots close to the village, ready to build your dream home	\$135,000
OB	BWI	42101 Tourmaline, Lot 79				Nice lots close to the village, ready to build your dream home	\$135,000
OB	BWI	42203 Tourmaline, Lot 81				Nice lots close to the village, ready to build your dream home	\$135,000
OB	IMIRIAN	42811 Garnet Ln #23				Very level lot to build your getaway vacation home	\$138,500
Pinnacle	ANDERS	Garnet Ln, Lot #45				.47 acre lot, nicely wooded lot with level access driveway roughed in	\$139,000
Pinnacle	ANDERS	Tourmaline Ln, Lot #78				.52 acre lot with great level access	\$139,000
OB	BWI	42352 Opal Ln, Lot 71				Nice lots close to the village, ready to build your dream home	\$140,000
OB	BWI	42177 Opal Ln, Lot 55				Nice lots close to the village, ready to build your dream home	\$140,000
OB	BWI	43327 Garnet Ln, Lot 32				Nice lots close to the village, ready to build your dream home	\$140,000
OB	BWI	42394 Tourmaline Ln, Lot 95				Nice lots close to the village, ready to build your dream home	\$140,000
OB	BWI	42435 Garnet Ln, Lot 14				Nice lots close to the village, ready to build your dream home	\$145,000
GU	BYRNES	42348 Tourmaline Ln, Lot 96				Lot has plans, permits, and the grading is completed and ready to build	\$179,000
GU	WEISS	42985 Garnet Ln				Lot 29 has a very private setting and nice level access, plans are complete	\$254,900
OB	BASMAJIAN	42596 Garnet Ln	3	2.5	2540	Large open great room, hardwood floors, and vaulted ceiling in this new home	\$674,900
GU	TRENHAILE	Quartz Lane, #96	5	4.5	3607	Plans, permits and grading are completed for this soon to be built home	\$950,000
OB	BASMAJIAN	42028 Rhinestone Ln	5	4	3463	Extensive stonework in this magnificent home with all the extras	\$1,169,000

BRETZ MOUNTAIN TOWNHOMES

OB	MULLIGAN	42210 Majestic Ln	4	3.5	2405	Beautifully crafted, nice open floor plan, large master suite	\$599,000
OB	ARORA	42292 Majestic Ln	3	3.5	2367	Brand new condo offers stunning views and top of the line finishes	\$599,000
OB	ARORA	42298 Majestic Ln	3	2.5	2367	Brand new condo offers stunning views and top of the line finishes	\$609,000

BRETZ MOUNTAIN VILLAGE – approximately ½ acre lots – County water & sewer

OB	LEWIS	42471 Bretz Point Ln				Beautiful view lot with mature pine and cedar trees	\$120,000
Pinnacle	CLARK	42654 Bretz Point Ln				Amazing view lot surrounded by multi-million dollar homes	\$139,900
OB	ELROD	42141 Rush Creek Ln				Nice large lot, all utilities are at the property	\$175,000
GU	MAASKAMP	42477 Canyon Vista Ln				Spectacular view lot with sunrise views	\$335,000
GU	SWEET	42555 Canyon Vista Ln	3	2.5	2643	Amazing unobstructed views, large loft, Cypress wood floors, all the extras!	\$995,000
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
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	\$1,899,999
Pinnacle	ROGERS	42555 Bretz Point Ln	6	6	7000	Extraordinary mountain estate with breathtaking 360 degree views	\$2,650,000

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

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OB	Shaver Forest Dev.	39499 Weldon Corral	3	2	1611	New construction, single level luxury cabin with all the extras	\$494,600
GU	ZEKIAN	39522 Weldon Corral	4	3.5	2375	Stunning mountain home with impressive finishes, alarm system, and a loft	\$725,000

MUSICK FALLS – approximately ¼ acre lots – County water & sewer

GU	LEOS	39484 Crest Point Ln				Beautiful wooded lot that is flat, easy to build on, and wonderful location	\$95,000
GU	GILSTRAP	39 Crest Point Ln				Wonderful view lot with a slight downhill elevation change	\$120,000
Pinnacle	MURRAY	39527 Waterfall Ln	3	2	1980	Nice home with high vaulted pine ceilings, loft, and a large kitchen	\$449,000
Pinnacle	WHEATLEY	39566 Musick Falls Ln	3	2.5	2046	Home includes a nice spacious loft, nice floor plan, and nice views	\$459,000 P
OB	ELLER	39673 Crest Point Ln	3	2.75	2494	Amazing view from this home that includes a loft and a wet bar	\$675,000

BRETZ MILL CONDOMINIUMS – County water & sewer

GU	VASQUEZ	40617 Village Pass Ln	1	1.5	713	Condo is sold furnished, has a large deck and locked storage area	\$165,000
OB	ZUMWALT	40794 Mill Run #18	2	1.5	704	New kitchen appliances, extended deck, and a nice pellet stove	\$169,000
OB	WELLS	40814 Mill Run	2	1	835	This unit has a large deck, located next to the pool and easy access	\$189,000 R
GU	DOYLE	40930 Mill Run #64	3	1.75	1178	Largest unit has knotty pine ceilings, tile hearth, newer appliances	\$229,000

OCKENDEN – approximately ¼ acre lots– County water & sewer

Pinnacle	METZGER	40796 Cold Springs Ln				Great value on one of the few remaining lots in Ockenden Ranch!	\$62,000
OB	ALBERTSON	41240 Heartwood Ln				Located on a quiet street, water, power, and sewer are at the edge of the lot	\$75,000
Pinnacle	LERNO	Cedar Ridge #26				Great, level, beautiful corner lot that has already been readied for construction	\$99,000
Pinnacle	IMOTO	41204 Heartwood Ln	3	2.5	1936	Great location with a loft, game room, and great rental history	\$435,000
Pinnacle	ASHBROOK	41103 Windwood Rd	3	3	1954	Beautifully remodeled cabin with 3 master suites and a large open floor plan	\$445,000
Pinnacle	GARABEDIAN	40714 Cold Springs Ln	3	2	1999	Nicely maintained and fully furnished, home has oversized master suite	\$449,900
Pinnacle	RITCHEE	41068 Woodbridge Ln	4	2	2534	Spacious cabin with cozy living room, loft/game area, and lots of sleeping space	\$485,000
GU	RUDD	41051 Windwood Rd	3	2	2838	Custom built split level home backs open space, includes a family/game room	\$549,000 P
GU	MARTELLA	40808 Cold Springs Ln	4	3.5	3620	Large cabin with lots of charm, fine workmanship, large game room	\$625,000 P
Pinnacle	BALDWIN	41358 Cedar Ridge Ln	4	4.5	3225	Perfect for entertaining, home has all the extras and a game room!	\$710,000 R

WOODY LANE – County water – private septic

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

GU	ROBINSON	Crystal Creek				This 1.27 acre lot is ready to build your dream cabin	\$149,900
OB	MANSER	39688 Crystal Creek Ln	4	2	1800	Huge deck, large bedrooms, and a loft, sold completely furnished	\$487,000
Pinnacle	MORGAN	39579 Crystal Creek Ln	4	2.75	2559	Spacious mountain cabin includes a game room, open floor plan, nice large lot	\$590,000 P
OB	MOZZETTI	39707 Crystal Creek Ln	3	2	2010	Custom woodwork throughout, custom shop, amazing custom features	\$679,000 N

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

GU	WILFORD/EKMAN	39153 Granite Ln				Nearly 1 acre, nice level lot with stunning trees, great value	\$89,950
GU	MAY	39614 Pond Ln				Lovely private 3.73 acre home site with wonderful views	\$179,999

APPLERIDGE/MEADOWRIDGE, con't.

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Pinnacle	DE LECCE	39228 Granite Ln	3	2.5	1812	Nice mountain home includes interior log siding, stone & slate throughout	\$615,000
GU	SAEPHAN	38890 Littlefield Rd	5	5	3680	Remodeled magnificent home with 6 car garage, entertainment area, and views	\$899,000
Pinnacle	GELARDI	39071 Littlefield Rd	5	3.75	3450	Exquisitely built custom home built in 2013, over 1200 feet of elevated decks	\$934,500

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	AMOS	Littleridge, #14		Lot		Beautiful estate size lot in a gated community, nice quiet corner lot	\$134,000

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

GU	WILLIAMS	38631 Ridge Rd.		Lot		Small seasonal creek on this huge, 2 acre lot with a great level building site	\$149,000
GU	CORTOPASSI	38568 Red Leaf Ln	3	2	2232	Great family cabin, nice sunset views, large garage, nice trex decking	\$549,000

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

Pinnacle	STUMBAUGH	Lot 30		Lot		6.09 acres with great access from Hwy 168, come build your dream home	\$95,000
CB	ABRAMSON	39472 Woodland Rd #65		Lot		Desirable 5 acre lot ideal for full time living or a vacation home	\$165,000
GU	HUEBNER	40094 Big Shuteye Ln	2	1.5	1400	Completely remodeled cabin that sits on 5+ acres with views	\$364,000
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	BETTENCOURT	39831 Little Shuteye Ln	3	2.5	1677	Beautiful single story cabin with attached 3 car garage, plus a shop	\$599,000
CB	LOWERY/JEAN	39002 Woodland Rd	3	2.5	2634	Spectacular distant mountain views, home includes gourmet kitchen, huge shop	\$719,900

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

Pinnacle	STRAHM	Solitude Ln		Lot		19.7 acre parcel has paved roads, parcel has not yet been recorded	\$150,000
Pinnacle	STRAHM	Solitude Ln		Lot		19.7 acre parcel has paved roads to the property, and potential for views	\$175,000

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

OB	BISHOP	Wild Rose Lane		Lot		Great deal on this down sloping lot with a seasonal creek	\$64,900
GU	ATKINS	40541 Wild Rose Ln		Lot		Nice .58 acre lot with wonderful mountain terrain	\$65,000
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
Pinnacle	DENNLER	Mariposa Lilly Ln		Lot		Nice lot with lots of trees in a cul-de-sac, owner may carry	\$75,000
Pinnacle	PIEPER	Wild Iris Ln, Lot 4		Lot		Wooded lot with a cleared building pad, and conceptualized floor plan	\$84,000
CB	HOWALT	Wild Rose Lane		Lot		Nearly level and wooded lot & meadow on this lot	\$88,500
Pinnacle	WEBB	Wild Iris Ln, Lot 1		Lot		Fairly level terrain and easy access to this nice lot	\$94,500
OB	PLATT	Mountain Heather Lot 32		Lot		Beautiful, level lot ready for you to build your dream home	\$98,000
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
CB	PERRY	39839 Mountain Heather Ln		Lot		Great value in phase 5, all underground utilities	\$106,900
GU	VANDERLINDEN	25 Foxglove Ln		Lot		Lovely .45 acre lot sits in the back of a private cul-de-sac	\$109,000

WILDFLOWER VILLAGE, con't.

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Pinnacle	ANDERS	Sierra Violet Ln, Lot 4				.63 acre premium corner lot is perfectly situated	\$139,900
Pinnacle	ELLENBERGER	Leopard Lily, Lot 14				Amazing VIEW lot located on a quiet cul de sac, just bring your plans	\$150,000
CB	JONES	Fawn Lily Ln, Lot 44				Large, .63 acre lot has great access and backs undeveloped open space	\$169,000
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 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	\$525,000
Pinnacle	HUNGER	40323 Mariposa Lilly Ln	4	3.5	2637	Custom built in 2012 by Rob Hunter, home includes all the extras	\$595,000
CB	GALATS	40236 Snow Flower Ln	3	3	2400	Nice single level cabin with large bonus room, located in a cul-de-sac	\$599,000
Pinnacle	FREELAND	40745 Leopard Lilly Ln	4	3.5	2255	Luxurious mountain home with open floor plan, custom cabinetry, and a loft	\$610,000

PINE RIDGE

LP	HEIRENDT	41734 Chipmunk Ln				Nice lot in Meadow Lakes that is priced to sell	\$22,000
GU	ADAMS	34083 Natoma Rd				Nice lot that backs U.S. Forestry land, with a nice view	\$22,500
GU	HINTERGARD	34182 Natoma Rd				Beautiful elevated corner lot in Shaver Springs	\$23,000
Pinnacle	PIEPER	38802 Shaver Springs Rd				Relatively flat lot that will make for an easy build	\$25,000
GU	COX	41727 Chipmunk Ln				Great location with cooler summers, community pond and picnic area	\$25,000
LP	STOWELL	Sugarloaf Rd				Tree lined lot has nice sunset views and rolling to flat terrain	\$29,900
LP	FRAZER	Shaver Springs				Nearly 5 acre lot behind Shaver Springs subdivision	\$45,000
OB	ARAMBULA	Peterson Rd				Amazing views with a seasonal creek, on 2.29 acres	\$49,999 R
GU	SANDERS	Sugarloaf Rd				4+ acre lot at 4700 elevation, roughed in driveway, and small pad	\$59,000
Pinnacle	ROSS	37 Auberry Rd				1.61 acre parcel close to Pine Ridge School	\$59,000
OB	ALMEDA	41880 Chipmunk Ln				Electricity and water hookup on the property, includes two lots in the sale	\$59,500
Pinnacle	OWENS	Tollhouse Rd				Good building site on 5.59 acres, outstanding view, power to the road	\$60,000
Pinnacle	BROWN	Peterson Road				Very private, 11.5 acre lot with a great view	\$62,500
Pinnacle	KAYSER	Lower Cressman Rd				Beautifully wooded 20 acre parcel features 2 seasonal creeks and valley views	\$65,000 N
CB	LAMBRECHT	Lower Cressman Rd				Perfect get away on 14.85 acres bordering national forest	\$69,950
GU	HENDRIX	Cressman Rd				Vacant 5 acre parcel located on Lower Cressmans Road	\$75,000
CB	MONTELONGO	42337 Bald Mountain Rd				Great corner, .93 acres in Mile High	\$75,000
C21	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
GU	GOBEL	Auberry Rd				15 total acres, nice views at 4000 ft elevation, power to the property	\$129,000
OB	SMITH	Auberry Rd				Home pad already complete on this 19+ acre property with a valley view	\$180,000
LP	KAYSER	38541 Peterson Rd				40 acres with a pond at 4000 ft. elevation, includes an apple orchard	\$189,000
OB	BENNETT	Taylor Spur				80 acres offers incredible views and unlimited recreational opportunities	\$199,000
LP	LEE	40057 Beal Fire Rd				Two or three building sites on this amazing 14.3 acre property with views	\$270,000
CB	MELIKA	Auberry Rd				Rare 27.9 acre parcel has amazing views, gated private road, and a well	\$300,000
OB	LINDSEY	Auberry Rd				Beautiful views of the valley, 3 total lots with wells and power	\$330,000 N
Pinnacle	BOSS	Snow Rd				Amazing 100 acre property just west of Mile High subdivision	\$599,000
CB	FRITZ	41684 Merriman Ln	2	1	772	Charming home in Meadow Lakes, nice wood paneling	\$105,000 N
OB	HARDER	41917 Corlew Ln	2	1	635	Cozy cabin with a large covered porch, good parking, and remodeled kitchen	\$109,900 P
OB	BIRD/CALBREATH	43617 Alder Springs	2	1	600	Secluded mountain cabin, sold furnished, private well and septic	\$135,000
GU	JEFFRIES	41865 Merriman Ln	2	1	1080	Charming Meadow Lake cabin built in 1975, home shaped like a boat	\$154,900

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	DEMIRCHYAN	41498 Acorn Rd	2	1	768	Recently remodeled in 2012, sold completely furnished	\$164,900 N
OB	LSF	38205 Peterson Rd	4	2	1730	Private location on over 4 acres, includes detached garage	\$184,900
GU	MATHIS	33891 Shaver Springs Rd	3	2	1428	Move-in ready home with a covered porch, screened in patio, nice floor plan	\$199,900
Pinnacle	SWIERKOWSKI	41117 Sugarloaf	3	1	1100	Beautiful land with some fantastic views, property includes a pond	\$200,000 P
Pinnacle	WEAVER	41660 Merriman Ln	3	1	1337	Custom wood cabin featured hardwood floors, large deck, and a spa	\$220,000
GU	COLEMAN	41852 Meadow Ln	3	1.75	1634	Lovely, well taken care of cabin with lots of pine trees, great for family	\$229,000
OB	FREEMAN	42640 Pinecone Ln	4	1.75	1800	Charming home on 2.54 acres has been updated and ready to move in	\$249,900
Pinnacle	COBB	36199 Cressman Rd	2	2	1377	Nice view, includes an upstairs loft, large deck, all on 17.72 acres	\$260,000
GU	MATSON	36053 Cressman Rd	2	1	1140	Custom built home on 7.32 acres, knotty pine interior, nice open floor plan	\$290,000
GU	MCLAREN	42234 Manley Ave	3	3	2560	Located in Mile High, large split level home on corner lot	\$299,000 P
CB	LOCKARD	45025 Auberry Rd	3	1.75	1485	Amazing views in the nice home with large Trex deck, detached garage	\$299,900 P
Pinnacle	SANDERS	34831 Auberry Rd	4	2	1600	Incredible view, amazing 44 acre parcel with seasonal pond	\$314,900 P
GU	GRAY	36714 Peterson Rd	4	2	1788	Rare find in this nice home on nearly 5 acres, recently upgraded	\$329,000
GU	PATTERSON	36722 Peterson Rd	3	2	1879	Nice custom kitchen, amazing views on this private 3 acre property	\$335,000
GU	TORNELL/LEACH	42008 Auberry Rd	2	2	2560	Spacious 3 story chalet style mountain home has a large loft	\$339,000
GU	GILLETT	43863 N Schubert	3	2	3056	Beautiful home in Alder Springs with nice wood finishes, and stunning views	\$349,900 P
Pinnacle	HOGUE	42550 Bald Mountain Rd	3	2	1456	Impeccably maintained log home with views in Mile High, includes a shop	\$399,000
OB	FURRER	42147 Bald Mountain Rd	3	2	1579	Incredible property, stunning views, and recently remodeled	\$449,000 N
OB	BARTLETT	41984 Radio Ln	3	4	3000	Modern design located on 72 acres, nice valley view, great redwood deck	\$599,900
LP	RECKAS	39885 Auberry Rd	4	3	3238	Custom build on 23 acres, amazing views, game room, indoor pool	\$799,000 R
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

GU	VON BEVEFOERDE	41930 Buckeye Ln	Com'l		3980	Large 1328 sq. ft. retail area with a live in apartment	\$375,000
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
Pinnacle	DICK	41738 Tollhouse Rd	Com'l		3840	Includes the Deli building, Tackle Shop building, and 4 one bedroom apmts.	\$675,000
OB	ELLIOTT	42062 Tollhouse Rd	Com'l		2143	Home transformed into a 5 suite Bed & Breakfast with great success	\$997,490

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	HIGGINGBOTHAM	62768 Sunny Vista Ln #25	2	2	1380	Very desirable condo with large deck, updated fireplace	\$239,500 P
GU	FOURCHY	62788 Sunny Vista Ln #31	2	2	1396	Nice private location with beautiful views and great parking	\$249,000
GU	FOURCHY	62788 Sunny Vista Ln #30	2	2	1396	Well maintained end unit has a large deck, beautiful view	\$259,000
CB	RAWSON	62792 Sunny Vista Ln #32	2	2	1364	Very desirable corner condo with great views and a large deck	\$265,000
CB	COSTA	62760 Ski View Ln #102	2	2	1372	Lovely, furnished condo with a large deck in a desirable location	\$269,500
CB	TURNER	62916 Huntington Vista#38	2	2	1364	This unit has never been a rental unit and always owned by the same family	\$295,000
CB	GLADDING	62774 Ski View Ln #100	2	2	1360	End unit that is well maintained, and located on a quiet cul-de-sac	\$315,000
CB	FRIESEN	62725 Sunny Vista	2	2	1360	Furnished end unit has a large deck and short walk to the lake	\$349,000 P
CB	LOUGHRAN/YANEZ	62665 Hidden Springs #10	3	3	1979	Updated condo with many custom features, lavishly furnished	\$401,500 N
CB	HUCKABY	63213 Huntington Vista#79	2	2	1364	Special upgraded condo that also includes a large sleeping loft	\$429,000
CB	LARES	62687 Huntington Vista114	2	2	1370	Completely updated top to bottom, and great views of China Peak	\$449,000
CB	WOODY	63187 Huntington Vista#76	3	3	1520	Private, updated condo with unobstructed, unparalleled views of the lake	\$449,000 P
CB	YRACEBURU	63145 Huntington Vista #673	3	3	1900	Luxurious, spacious, and meticulously maintained three story condo	\$454,000 R
CB	KLEPPER	62776 Ski View Ln #99	3	3	1678	Well maintained condo has two decks, comes partially furnished	\$480,000
CB	SIBBACH	63165 Huntington Vista#71	3	3	1900	Great lake and mountain views, spacious and completely furnished	\$485,000
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	WALTER	4 Old College Tract #4		Lot		Rare opportunity to own a lot in Huntington, winter accessible	\$250,000 P
OB	FOLLANSBEE	62622 Old College Ln		Lot		One of the last empty lots in Old College Tract, easily accessible nice corner lot	\$310,000
GU	PERRY	26 Upper Deer Creek	1	1	600	Cozy cabin with sleeping loft, boat dock, storage shed, close to restaurant	\$184,900 P
GU	FORD	61452 Huntington Lake Rd	2	1.5	917	Located in the Bear Creek tract, just a short walk to the lake	\$195,000
CB		58666 Dowville #97	2	1.75	855	Charming cabin is clean and well maintained, includes a boat slip	\$198,000
Pinnacle	POULSEN	62152 Lower Deer Creek#412	1		720	Darling cabin offers tons of charm, privacy, winter access, and boat slip	\$199,000
Pinnacle	MOONEY	60052 Upper Line Creek	3	1	1100	Adorable cabin with knotty pine walls, log beams, large patio	\$249,900
CB		18 Huckleberry	2	1	782	Completely rebuilt in 2012, sold completely furnished and turn key	\$250,000
CB		10 Deer Creek	2	2	950	Sparkling water views with easy walk to your own boat slip, sold furnished	\$295,000 P
Pinnacle	RUSSELL	59120 Idlewilde	2	2	1250	Darling cabin with a lake view, boat dock, and just steps to Billy Creek	\$298,000
CB		60814 Upper Line #28	4	2	1300	Great family cabin that has a nice large kitchen, includes a boat slip	\$325,000
Pinnacle	FACCINTO	62467 Potter Creek Ln	3	2	1500	Lake View Home with year round access, includes newer pellet stove	\$369,000
CB		57 Blueberry Ln	3	2.5	1600	Well maintained cabin with a sleeping loft, double pane windows, wood floors	\$398,500
CB		34 Upper Line	3	1.75	936	Delightful cabin is well furnished, has a one car garage, nice relaxing deck	\$399,500
Pinnacle		62040 Whispering Pines #5	3	2	1300	Wonderful cabin within walking distance to Lakeshore Resort, year round access	\$425,000
OB		60947 Tanager Ln	3	1	1364	Newly rebuilt in 2012 to current code specifications, lots of privacy	\$432,000
CB		60383 Huckleberry #103	5	3.5	1300	Lakefront cabin sold furnished, includes a boat slip	\$435,000
Pinnacle	DRAPER	34 Spring Creek Tract	2	1.5	1400	Unique A-frame cabin with a private setting, large loft and huge basement	\$439,000

HUNTINGTON LAKE CABINS, con't.

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CB		61306 Crest Line #66	5	2	2000	Large family cabin with a lake view, close to Lakeshore Village	\$499,500
GU	MCLAUGHLIN	57380 Hwy. 168	3	2.5	1766	Newer log cabin built in 2005, has a covered deck, gourmet kitchen	\$549,000

CAMP SIERRA-BIG CREEK

CB		5 Huntington Lake Rd	1	1	800	Cute little cabin across from the power plant, has a newer roof, pellet stove	\$79,000
GU		52267 Camp Sierra Rd	1	1	500	Cozy cabin w/ a large deck, sleeping loft, and year round access in Camp Sierra	\$89,000
GU		52347 Elder Rd #56	3	1	1260	Gem in Camp Sierra, recently updated, includes a basement and spa	\$139,000
Pinnacle		2 Snow Slide #2	3	2	1300	Wonderful views and recently updated, very well maintained and easy access	\$199,950
GU	SCOBAY	55408 Point Rd	3	1.5	1614	New flooring and paint throughout, large kitchen, trex deck	\$230,000
OB		52236 Nibblock Ln #69	2	1.5	1760	Large cabin with screened in porch, roomy kitchen, sold as is and furnished	\$240,000 R

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

OB	OSSEBERG	63134 Regatta Vista Ln	5	4	4680	Breathtaking views with this multi-level, outstanding home!	\$2,295,000
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TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

CB	BOCHE	55547 Flintridge Dr.		Lot		Mostly level lot makes it very desirable and easily buildable	\$110,000 P
CB	KERRIDGE	55509 Flintridge Dr	4	2.5	1728	Well-maintained cabin with central heat and a pellet stove	\$399,900
OB	RESSO	55585 Flintridge Dr.	3	3	2884	Tyrolean-style, handcrafted Engleman Spruce log home includes all the extras	\$625,000

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

CB		60659 Grouse Ln #12	2	2	1000	Well maintained and furnished USFS cabin has a newer deck, nice level access	\$245,000
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