

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

October 14, 2017

POINT - at the lake- approximately 1 / 7 acre lots-Community water- private septic

| Office | Owner | Address | Bd. | Bth. | Sq.Ft. | Description | Price |
|----------|-------------|----------------|-----|------|--------|---|-------------|
| Pinnacle | BAGDASARIAN | 44269 Lakeview | 3 | 3 | 2500 | Classic 3 level cabin close to the lake, has a game room, & boat slip available | \$589,000 P |
| OB | Bank Owned | 44360 Lakeview | 3 | 2 | 2103 | Gorgeous cabin that sits on two lots, game room, and loft | \$589,900 R |
| CB | ADAIR | 44390 Lakeview | 3 | 2 | 1752 | Peek-a-boo views of the lake, large master bedroom, and a game room | \$599,000 |
| GU | DAVIS | 44397 Lakeview | 4 | 2 | 1300 | Vintage cabin has views of the lake, a small sleeping loft, and 2 car garage | \$649,000 |

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

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|----|---------------|-----------------------|---|---|------|--|-------------|
| OB | CANTU | 41621 Dinkey Creek Rd | 2 | 1 | 686 | Tiny cabin with loft on a large lot. | \$199,000 P |
| GU | WATERS/TIPTON | 41929 Tollhouse Rd | 4 | 2 | 2176 | Large cabin with great rental record, includes a loft and covered deck | \$495,000 |
| CB | WASSON | 42054 Elderberry Ln | 4 | 4 | 2496 | Stunning log style cabin, perfect for entertaining | \$585,000 P |

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

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|----------|---------------|---------------------|---|-----|------|---|-----------|
| OB | MUNRO | 42028 Foxtail Ln | | | | Rare opportunity to own a vacant lot in the West Village | \$90,000 |
| GU | SHEPERD | 42114 Chickadee | | | | Great location with easy access, views of Stevenson Mountain | \$99,999 |
| GU | CROSSLAND | Buckeye | | | | 5 acres in the village with water and power, nice views of Bald Mountain | \$150,000 |
| CB | Red Cabin LLC | 42156 Digger Ln | | | | Gently sloping lot in the west village | \$199,000 |
| 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 | \$299,000 |
| OB | DEPRIMA | 41937 Foxtail Ln | 2 | 1 | 1144 | Great location, large covered deck, beautiful brick fireplace | \$323,950 |
| OB | HERZOG | 41918 Nuthatch Ln | 1 | 2 | 800 | Nicely remodeled cabin with a large upstairs loft that sleeps 10+ | \$339,000 |
| Pinnacle | ICARDO | 42134 Madrone Ln | 3 | 2 | 1024 | Charming cabin with mature cedars and pines, free standing wood stove | \$345,000 |
| CB | Red Cabin LLC | 42186 Digger Ln | 3 | 2 | 1355 | Classic vintage cabin with a garage, large deck, paved driveway | \$348,000 |
| GU | SHEPHERD | 42113 Nutmeg Ln | 4 | 2 | 1109 | Classic cabin with knotty pine interior, exterior completely redone | \$399,999 |
| Pinnacle | MENDIVIL | 42207 Hemlock Ln | 3 | 2 | 1728 | Nice chalet style cabin with privacy in the back, and great rental history | \$405,000 |
| 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 | CROSSLAND | 42300 Buckeye (A&B) | 2 | 1 | 1200 | Lake views on 10 acres, includes two other smaller cabins | \$425,000 |
| GU | BRIDGES | 42088 Digger Ln | 4 | 2 | 1448 | Charm and character in this cabin that includes an outside bunk house | \$459,000 |
| GU | GIFFEN | 42191 Limber Ln | 3 | 2 | 1729 | Built in 1997, this newer cabin has a loft, open floor plan, and vaulted ceilings | \$465,000 |
| GU | CROSSLAND | 42300 Buckeye (C&D) | 4 | 2.5 | 1200 | Lake view on 10 acres, sold with 16.81 acre vacant parcel | \$675,000 |

ROCK HAVEN – Gated Community

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

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|---------------|--------------|-----------------------|------------|-------------|---------------|--|--------------|
| CB | GADBOIS | 41568 Musick Creek Rd | 2 | 2 | 1088 | Close to town, but still private location for this rustic cabin with 2 decks | \$320,000 |

MUSICK MEADOWS

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|----------|--------|------------------|---|---|------|--|-------------|
| OB | WILSON | 41343 Timber Dr | 3 | 2 | 1860 | Reasonably priced home comes completely furnished | \$389,900 |
| Pinnacle | MASON | 41225 Kokanee Ln | 4 | 2 | 1584 | Charming cabin is immaculate with nice brick fireplace, large back deck | \$399,900 P |
| OB | WINGO | 41404 Kokanee Ln | 4 | 2 | 1750 | Cozy cabin with updated master bathroom, newer roof, & many other upgrades | \$449,500 P |

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

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|----------|--------------|-----------------------|---|------|------|---|-------------|
| GU | DAHLE | 38 Courtright Village | | | Lot | Nice lot in a gated community, has community water and sewer | \$39,000 P |
| Pinnacle | BIBER | Dinkey Creek | | | Lot | 2.35 acres, property fronts Dinkey Creek Road | \$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 | \$132,000 P |
| 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 P |
| CB | MECKEL/ROSEN | Providence Creek Rd | 2 | 1 | 904 | Cozy cabin retreat will need some finish work, sold furnished | \$130,000 P |
| OB | | 54727 Dinkey Creek Rd | 3 | 1.75 | 1220 | Charming cabin on Forest Service land near Dinkey Creek | \$174,900 |
| CB | | 54841 Dinkey Creek Rd | 2 | 1 | 1100 | Rare cabin location on the creek side of Dinkey Creek, very well maintained | \$192,500 |
| 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 | Nice cabin on 5 acres close to Dinkey Creek, has a brand new well | \$329,000 |
| GU | GOLDSMITH | 52163 Chahlip Ln | 3 | 2 | 1945 | Completely refurbished cabin located in Exchequer Heights | \$520,000 |

SILVERTIP VILLAGE – County water & sewer

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|----|-----------|--------------------|---|---|------|---|-------------|
| CB | HASKINS | 40727 Silvertip Ln | 2 | 2 | 1100 | Charming cabin has a spacious great room, vaulted ceilings, & a nice deck | \$370,000 |
| CB | ROSENFELD | 40711 Silvertip Ln | 3 | 2 | 1600 | Newly remodeled condo is close to town and has easy winter access | \$395,000 P |

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

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|----------|---------|-----------------------|--|--|-----|--|-----------|
| 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 | \$119,000 |

SIERRA PINES CONDOMINIUMS– County water & sewer

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|----|-------|-----------------------|---|---|------|---|-------------|
| CB | BOOZE | 40838 Village Pass Rd | 4 | 3 | 2035 | Nice freestanding condo is the ideal, low maintenance second home or rental | \$324,900 P |
|----|-------|-----------------------|---|---|------|---|-------------|

SHAVER WOODS CONDOMINIUMS – County water & sewer

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

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|---------------|--------------|------------------------|------------|-------------|---------------|---|--------------|
| Pinnacle | DAU | Pinnacle Lane | | Lot | | Nicely wooded and level lot at the end of Pinnacle Lane | \$139,900 |
| GU | BENART | Pinacle Lane | | Lot | | Relatively flat lot amongst Shaver’s most beautiful homes | \$168,000 |
| Pinnacle | ARCHER | 42007 Rock Shelf Ln | 3 | 2 | 1700 | Lovely cabin with wood floors, floor to ceiling windows, and knotty pine ceilings | \$499,900 P |
| Pinnacle | KAUN | 41792 Gray Rock Ln | 3 | 2 | 2228 | Lovely home that has been recently remodeled, nice kitchen, large garage | \$515,000 P |
| Pinnacle | HOGUE | 41892 Rock Shelf Ln | 3 | 2.5 | 1868 | Well-maintained single story home with knotty pine ceiling, large back deck | \$569,000 |
| Pinnacle | SEVERS | 42233 Granite Ridge Rd | 4 | 2.5 | 3075 | Mature landscaping, wet bar, slate countertops, all in this nice custom home | \$749,000 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

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

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|----------|------------------|----------------------|---|-----|------|--|-------------|
| 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 | \$129,000 |
| 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 | \$295,000 P |
| GU | PLAUGHER | 42257 Rock Ledge Rd | 3 | 2 | 1288 | Great location overlooking a large pond, includes a loft and large deck | \$362,000 |
| CB | ARRICIVITA | 41945 Black Oak Way | 2 | 2 | 1632 | Private feel with a open floor plan, dining for 12, and a bunk/game area | \$435,000 |
| GU | WATHEN/CASTANOS | 41286 Hanging Branch | 4 | 2 | 1883 | Beautiful cabin with vaulted ceiling, huge deck, and lots of parking | \$450,000 |
| 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 P |

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

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|----------|---------|----------------------------|--|-----|--|--|-----------|
| OB | BWI | 41959 Rhinestone Ln, Lot 1 | | Lot | | Nice lots close to the village, ready to build your dream home | \$120,000 |
| Pinnacle | MAXWELL | 42162 Rhinestone Ln | | Lot | | Gorgeous large residential lot sits high on the corner, giving a nice view | \$129,000 |
| OB | IMIRIAN | 42811 Garnet Ln #23 | | Lot | | Very level lot to build your getaway vacation home | \$132,000 |
| OB | BWI | 42036 Tourmaline, Lot 103 | | Lot | | Nice lots close to the village, ready to build your dream home | \$135,000 |
| OB | BWI | 42101 Tourmaline, Lot 79 | | Lot | | Nice lots close to the village, ready to build your dream home | \$135,000 |
| OB | BWI | 42203 Tourmaline, Lot 81 | | Lot | | Nice lots close to the village, ready to build your dream home | \$135,000 |
| Pinnacle | ANDERS | Garnet Ln, Lot #45 | | Lot | | .47 acre lot, nicely wooded lot with level access driveway roughed in | \$139,000 |
| Pinnacle | ANDERS | Tourmaline Ln, Lot #78 | | Lot | | .52 acre lot with great level access | \$139,000 |

QUARTZ MOUNTAIN, con't.

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|---------------|--------------|-----------------------------|------------|-------------|---------------|---|--------------|
| OB | BWI | 42352 Opal Ln, Lot 71 | | Lot | | Nice lots close to the village, ready to build your dream home | \$140,000 |
| OB | BWI | 42177 Opal Ln, Lot 55 | | Lot | | Nice lots close to the village, ready to build your dream home | \$140,000 |
| OB | BWI | 43327 Garnet Ln, Lot 32 | | Lot | | Nice lots close to the village, ready to build your dream home | \$140,000 |
| OB | BWI | 42394 Tourmaline Ln, Lot 95 | | Lot | | Nice lots close to the village, ready to build your dream home | \$140,000 |
| OB | BWI | 42435 Garnet Ln, Lot 14 | | Lot | | Nice lots close to the village, ready to build your dream home | \$145,000 |
| GU | BYRNES | 42348 Tourmaline Ln, Lot 96 | | Lot | | Lot has plans, permits, and the grading is completed and ready to build | \$179,000 |
| OB | BASMAJIAN | 42312 Garnet Ln | 4 | 3.5 | 2902 | Plans are ready for this new home | \$769,000 |
| 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 | \$1,149,000 |

BRETZ MOUNTAIN TOWNHOMES

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|----------|----------|-------------------|---|-----|------|--|-----------|
| Pinnacle | BRISTOL | 42164 Majestic Ln | 3 | 2.5 | 1901 | Enjoy majestic views, the finest exterior and interior finishes, & open floor plan | \$499,000 |
| 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

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|----------|-------------|-----------------------|---|-----|------|--|---------------|
| OB | LEWIS | 42471 Bretz Point Ln | | Lot | | Beautiful view lot with mature pine and cedar trees | \$120,000 |
| Pinnacle | CLARK | 42654 Bretz Point Ln | | Lot | | Amazing view lot surrounded by multi-million dollar homes | \$139,900 P |
| OB | ELROD | 42141 Rush Creek Ln | | Lot | | Nice large lot, all utilities are at the property | \$150,000 |
| GU | MAASKAMP | 42477 Canyon Vista Ln | | Lot | | Spectacular view lot with sunrise views | \$295,000 |
| CB | ROSENFELD | 42152 Rush Creek Ln | 4 | 3 | 2628 | Now under construction, home includes a loft, plus a bonus room | \$950,000 |
| 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 P |
| 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 P |

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

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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 | 39 Crest Point Ln | | Lot | | 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 |

BRETZ MILL CONDOMINIUMS – County water & sewer

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|---------------|--------------|-----------------------|------------|-------------|---------------|--|--------------|
| CB | BROCK | 40813 Mill Run #42 | 1 | 1 | 450 | | \$110,000 P |
| GU | VASQUEZ | 40617 Village Pass Ln | 1 | 1.5 | 713 | Condo is sold furnished, has a large deck and locked storage area | \$165,000 P |
| OB | WELLS | 40814 Mill Run | 2 | 1 | 835 | This unit has a large deck, located next to the pool and easy access | \$189,000 P |
| GU | DOYLE | 40930 Mill Run #64 | 3 | 1.75 | 1178 | Largest unit has knotty pine ceilings, tile hearth, newer appliances | \$229,000 P |
| CB | PRINZ | 40920 Mill Run #61 | 2 | 2 | 1104 | Condo has an expanded deck, vaulted ceilings, and indoor laundry | \$237,500 P |

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! | \$62,000 |
| OB | ALBERTSON | 41240 Heartwood Ln | | Lot | | Located on a quiet street, water, power, and sewer are at the edge of the lot | \$75,000 |
| OB | GIBSON | Cedar Ridge Ln | | Lot | | Level lot ready to build! Located near the top of Cedar Ridge Ln | \$89,900 |
| Pinnacle | LERNO | Cedar Ridge #26 | | Lot | | Great, level, beautiful corner lot that has already been readied for construction | \$99,000 |
| Pinnacle | BALDWIN | 41358 Cedar Ridge Ln | 4 | 4.5 | 3225 | Perfect for entertaining, home has all the extras and a game room! | \$710,000 |

WOODY LANE – County water – private septic

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

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|----|----------|------------------------|---|---|------|--|-------------|
| OB | MANSER | 39688 Crystal Creek Ln | 4 | 2 | 1800 | Huge deck, large bedrooms, and a loft, sold completely furnished | \$467,000 P |
| OB | MOZZETTI | 39707 Crystal Creek Ln | 3 | 2 | 2010 | Custom woodwork throughout, custom shop, amazing custom features | \$679,000 |

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

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

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 | WILSON | Littleridge | | Lot | | Nice level wooded lot fronts a pretty meadow | \$110,000 |
| CB | JOHNSON | 39435 Littleridge Rd | 5 | 3.5 | 3625 | Magnificent home with a wrap-around deck, luxurious master suite, and a loft | \$965,000 |

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

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|----|------------|-------------------|---|-----|------|--|-----------|
| 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 | \$520,000 |
| OB | MATHYS | 38848 Ridge Rd | 4 | 2 | 1952 | Completely remodeled and upgraded, this home also has a wrap around deck | \$529,900 |
| OB | KALKOWSKI | 38405 Ridge Rd | 4 | 2.5 | 2650 | Beautiful contemporary home with completely remodeled kitchen | \$875,000 |

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 |
| CB | ABRAMSON | 39472 Woodland Rd #65 | | Lot | | Desirable 5 acre lot ideal for full time living or a vacation home | \$149,000 |
| GU | ROGERS | 39873 Little Shuteye Ln | 3 | 2 | 1316 | Remodeled interior and a large deck that is great for entertaining | \$375,000 |
| Pinnacle | DANIEL | 38660 Woodland Rd | 4 | 3 | 2177 | Plenty of room inside and out, perfect for full time living or a vacation home | \$485,000 |
| CB | LOWERY/JEAN | 39002 Woodland Rd | 3 | 2.5 | 2634 | Spectacular distant mountain views, home includes gourmet kitchen, huge shop | \$625,000 |

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

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

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|----------|-------------------|---------------------------------------|---|-----|------|--|-------------|
| 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 | VIZCARRA | Wild Rose Ln, Lot 51 | | Lot | | Great opportunity on this fantastic .60 acre lot in Wildflower Village | \$72,500 |
| Pinnacle | MILLAR | Wild Iris Ln Lot 5 | | Lot | | Beautiful view lot with nice level building site, and plenty of pines and cedars | \$75,000 |
| 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 | \$79,000 |
| 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 |
| GU | VANDERLINDEN | 25 Foxglove Ln | | Lot | | Lovely .45 acre lot sits in the back of a private cul-de-sac | \$99,000 P |
| Pinnacle | WHITFORD | Mountain Heather | | Lot | | Nice flat lot on a quiet street with lots of winter sun | \$119,000 |
| Pinnacle | ANDERS | Sierra Violet Ln, Lot 4 | | Lot | | .63 acre premium corner lot is perfectly situated | \$139,900 |
| CB | JONES | Fawn Lily Ln, Lot 44 | | Lot | | 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 | | 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 |
| CB | GALATS | 40236 Snow Flower Ln | 3 | 3 | 2400 | Nice single level cabin with large bonus room, located in a cul-de-sac | \$549,000 |
| Pinnacle | FREELAND | 40745 Leopard Lilly Ln | 4 | 3.5 | 2255 | Luxurious mountain home with open floor plan, custom cabinetry, and a loft | \$580,000 |
| Pinnacle | MCKAY | 39988 Mariposa Lilly Ln | 3 | 2.5 | 2172 | Beautiful, contemporary VIEW home located in a quiet cul-de-sac | \$592,500 R |
| Pinnacle | Blue Bell Prop. | 40323 Mariposa Lilly Ln | 4 | 3.5 | 2637 | Custom built in 2012 by Rob Hunter, home includes all the extras | \$595,000 P |

PINE RIDGE

| | | | | | | | |
|----------|------------|-------------------------|--|-----|--|---|------------|
| LP | HEIRENDT | 41734 Chipmunk Ln | | Lot | | Nice lot in Meadow Lakes that is priced to sell | \$22,000 |
| GU | ADAMS | 34083 Natoma Rd | | Lot | | Nice lot that backs U.S. Forestry land, with a nice view | \$22,500 |
| GU | HINTERGARD | 34182 Natoma Rd | | Lot | | Beautiful elevated corner lot in Shaver Springs | \$23,000 |
| Pinnacle | PIEPER | 38802 Shaver Springs Rd | | Lot | | Relatively flat lot that will make for an easy build | \$25,000 |
| GU | SANDERS | Sugarloaf Rd | | Lot | | 4+ acre lot at 4700 elevation, roughed in driveway, and small pad | \$29,000 P |
| LP | STOWELL | Sugarloaf Rd | | Lot | | Tree lined lot has nice sunset views and rolling to flat terrain | \$29,900 |
| OB | ARAMBULA | Peterson Rd | | Lot | | Amazing views with a seasonal creek, on 2.29 acres | \$49,999 |
| Pinnacle | ROSS | 37 Auberry Rd | | Lot | | 1.61 acre parcel close to Pine Ridge School | \$59,000 |
| OB | ALMEDA | 41880 Chipmunk Ln | | Lot | | Electricity and water hookup on the property, includes two lots in the sale | \$59,500 |
| Pinnacle | OWENS | Tollhouse Rd | | Lot | | Good building site on 5.59 acres, outstanding view, power to the road | \$60,000 |

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 | BROWN | Peterson Road | | Lot | | Very private, 11.5 acre lot with a great view | \$62,500 |
| OB | GLEICHWEIT | 42112 Cedar Springs Rd | | Lot | | Beautiful views from 2.16 acres with a well and electrical panel | \$74,900 |
| GU | HENDRIX | Cressman Rd | | Lot | | Vacant 5 acre parcel located on Lower Cressmans Road | \$75,000 |
| CB | MONTELONGO | 42337 Bald Mountain Rd | | Lot | | Great corner, .93 acres in Mile High | \$75,000 |
| C21 | PETTITT | Peterson Road | | Lot | | 80 acres, private and secluded | \$118,500 P |
| LP | KAYSER | 38541 Peterson Rd | | Lot | | 40 acres with a pond at 4000 ft. elevation, includes an apple orchard | \$189,000 |
| OB | BENNETT | Taylor Spur | | Lot | | 80 acres offers incredible views and unlimited recreational opportunities | \$199,000 |
| LP | LEE | 40057 Beal Fire Rd | | Lot | | Two or three building sites on this amazing 14.3 acre property with views | \$270,000 |
| CB | MELIKA | Auberry Rd | | Lot | | Rare 27.9 acre parcel has amazing views, gated private road, and a well | \$300,000 |
| OB | LINDSEY | Auberry Rd | | Lot | | Beautiful views of the valley, 3 total lots with wells and power | \$330,000 |
| Pinnacle | BOSS | Snow Rd | | Lot | | Amazing 100 acre property just west of Mile High subdivision | \$599,000 |
| Pinnacle | GEORGESON | 37378 Pinewood Ln | 3 | 2 | 1574 | Privacy and serenity for this home on 4 acres, nice spacious master suite | \$349,000 |
| CB | FRITZ | 41684 Merriman Ln | 2 | 1 | 772 | Charming home in Meadow Lakes, nice wood paneling | \$105,000 |
| OB | DEMIRCHYAN | 41498 Acorn Rd | 2 | 1 | 768 | Recently remodeled in 2012, sold completely furnished | \$120,000 P |
| OB | BIRD/CALBREATH | 43617 Alder Springs | 2 | 1 | 600 | Secluded mountain cabin, sold furnished, private well and septic | \$130,000 |
| GU | MEJIA | 43467 Auberry Rd | 2 | 1.5 | 800 | Perfect home for family get-aways, nice open floor plan, and amazing views | \$150,000 P |
| OB | ESTRADA | 41404 Meadow Ln | 2 | 1 | 1511 | Great buy in Meadow Lakes, home has a nice large front porch | \$165,000 P |
| OB | MILLER | 36696 Peterson Rd | 2 | 2 | 1150 | All paved access to this home with custom kitchen, over sized porch | \$168,000 |
| OB | LSF | 38205 Peterson Rd | 4 | 2 | 1730 | Private location on over 4 acres, includes detached garage | \$169,900 P |
| Pinnacle | WEAVER | 41660 Merriman Ln | 3 | 1 | 1337 | Custom wood cabin featured hardwood floors, large deck, and a spa | \$215,000 |
| GU | COLEMAN | 41852 Meadow Ln | 3 | 1.75 | 1634 | Lovely, well taken care of cabin with lots of pine trees, great for family | \$219,500 |
| Pinnacle | KOCHEISER | 35936 Auberry Rd | 3 | 2 | 1432 | Great home with amazing views of the canyon, lots of charm, open floor plan | \$222,460 |
| Pinnacle | POWELL | 33927 Tocaloma Rd | 3 | 2 | 1530 | Recently updated with new paint, carpet, and wood flooring | \$229,500 |
| OB | Bank Owned | 40864 Auberry Rd | 3 | 2 | 1456 | Nice home on 2.7 acres with loft/office, and large garage/bonus room | \$232,500 |
| OB | FREEMAN | 42640 Pinecone Ln | 4 | 1.75 | 1800 | Charming home on 2.54 acres has been updated and ready to move in | \$239,800 P |
| OB | BONNEMA | 36739 Peterson Rd | 3 | 2 | 1376 | Cozy A-Frame cabin on 3 acres, has new interior paint, new carpet | \$299,500 |
| Pinnacle | SANDERS | 34831 Auberry Rd | 4 | 2 | 1600 | Incredible view, amazing 44 acre parcel with seasonal pond | \$299,900 |
| OB | FOWLER | 41865 Chipmunk Ln | 3 | 2 | 2269 | Stunning custom home with gourmet kitchen, master suite, and all the extras | \$329,000 |
| GU | PATTERSON | 36722 Peterson Rd | 3 | 2 | 1879 | Nice custom kitchen, amazing views on this private 3 acre property | \$335,000 |
| Pinnacle | GILBERT | 36105 Cressman Rd | 3 | 2 | 1850 | Amazing valley view on this private, 8.32 acre parcel with manufactured home | \$339,000 |
| OB | SCHUYLER | 42361 Bald Mountain Rd | 5 | 3 | 2847 | Custom home in Mile High with open floor plan, new deck, and new septic | \$459,000 |
| OB | LLOYD | 35073 Auberry Rd | 4 | 3 | 2727 | Amazing home with private gate, large front porch, all on 4.5 acres | \$459,950 R |
| 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 | \$775,000 |

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 |
| GU | AGATE | 41203 Tollhouse Rd | Com'l | 3124 | | Freestanding restaurant (The Sawmill), sale includes the building and land | \$475,000 |

HUNTINGTON LAKE AREA PROPERTIES

HUNTINGTON LAKE CONDO'S - Community water & sewer

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|---------------------------|------------|-------------|---------------|--|--------------|
| GU | FOURCHY | 62788 Sunny Vista Ln #31 | 2 | 2 | 1396 | Nice private location with beautiful views and great parking | \$244,000 |
| 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 P |
| 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 | \$275,000 |
| 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 | PHILIPS | 62588 Meadowview Ln #109 | 2 | 2 | 1364 | Beautiful turn key condo, includes a major remodel in 2013 | \$327,500 |
| 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 | HUCKABY | 63213 Huntington Vista#79 | 2 | 2 | 1364 | Special upgraded condo that also includes a large sleeping loft | \$399,999 |
| CB | LARES | 62687 Huntington Vista114 | 2 | 2 | 1370 | Completely updated top to bottom, and great views of China Peak | \$449,000 |
| CB | SIBBACH | 63165 Huntington Vista#71 | 3 | 3 | 1900 | Great lake and mountain views, spacious and completely furnished | \$475,000 |
| CB | KLEPPER | 62776 Ski View Ln #99 | 3 | 3 | 1678 | Well maintained condo has two decks, comes partially furnished | \$480,000 |
| 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 |
| CB | CAROTA | Ollie Lane #15 | | | Lot | Beautiful, level lot with easy access in both the winter and summer | \$299,000 |
| OB | FOLLANSBEE | 62622 Old College Ln | | | Lot | One of the last empty lots in Old College Tract, easily accessible nice corner lot | \$310,000 |
| OB | | 60963 Bear Paw Ln #84 | 3 | 1 | 1300 | Unique cabin with a large loft area, lots of parking, located in Lower Line Tract | \$185,000 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 |
| Pinnacle | POULSEN | 62152 Lower Deer Creek#412 | 1 | | 720 | Darling cabin offers tons of charm, privacy, winter access, and boat slip | \$199,000 |
| Pinnacle | RUSSELL | 59120 Idlewilde | 2 | 2 | 1250 | Darling cabin with a lake view, boat dock, and just steps to Billy Creek | \$229,000 |
| CB | | 18 Huckleberry | 2 | 1 | 782 | Completely rebuilt in 2012, sold completely furnished and turn key | \$250,000 P |
| CB | | 60814 Upper Line #28 | 4 | 2 | 1300 | Great family cabin that has a nice large kitchen, includes a boat slip | \$299,000 P |
| CB | | 60940 Umpqua Ln | 3 | 1 | 760 | Delightful cabin with spacious decks, and close to a creek | \$309,000 |
| Pinnacle | FACCINTO | 62467 Potter Creek Ln | 3 | 2 | 1500 | Lake View Home with year round access, includes newer pellet stove | \$369,000 |
| 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 | \$399,950 |
| Pinnacle | | 58492 Huntington Lake Rd | 2 | 1 | 950 | Amazing lake view cabin located in the Dowville Tract | \$425,000 |
| OB | | 60947 Tanager Ln | 3 | 1 | 1364 | Newly rebuilt in 2012 to current code specifications, lots of privacy | \$432,000 |
| GU | MCLAUGHLIN | 57380 Hwy. 168 | 3 | 2.5 | 1766 | Newer log cabin built in 2005, has a covered deck, gourmet kitchen | \$549,000 |
| OB | | 58380 Huntington Lake Rd | 2 | 2 | 1300 | Charming vintage cabin with incredible views of the lake | \$599,000 |
| CB | LEE | 62536 Ollie Ln | 4 | 3.5 | 2550 | Exceptional mountain home is perfect for year round recreation | \$1,475,000 |

CAMP SIERRA-BIG CREEK

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|-----------------------|------------|-------------|---------------|---|--------------|
| CB | | 5 Huntington Lake Rd | 1 | 1 | 400 | Great opportunity to own a cabin in the woods for \$69,900 | \$69,900 |
| 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 | Vintage cabin with many updates with plenty of room to enjoy with family | \$120,000 |
| OB | | 52236 Nibblock Ln #69 | 2 | 1.5 | 1760 | Large cabin with screened in porch, roomy kitchen, sold as is and furnished | \$195,000 |
| 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 P |

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

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|----|-----------|------------------------|---|---|------|---|-------------|
| OB | OSSENBERG | 63134 Regatta Vista Ln | 5 | 4 | 4680 | Breathtaking views with this multi-level, outstanding home! | \$2,295,000 |
|----|-----------|------------------------|---|---|------|---|-------------|

TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

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|----|-------|----------------------|---|---|------|--|-------------|
| OB | RESSO | 55585 Flintridge Dr. | 3 | 3 | 2884 | Tyrolean-style, handcrafted Engleman Spruce log home includes all the extras | \$625,000 P |
|----|-------|----------------------|---|---|------|--|-------------|

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