

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

November 10, 2018

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> |
|---------------|--------------|----------------|------------|-------------|---------------|--|--------------|
| Pinnacle | SWAN | 44385 Dalton | | Lot | | Rare opportunity to own a lot at the Point with a peek-a-boo view of the lake! | \$249,000 |
| KW | ADAIR | 44390 Lakeview | 4 | 2 | 1752 | Great views from this cabin with a large bonus room, and large deck | \$525,000 P |

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

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|----------|------------|---------------------|---|-----|------|---|-------------|
| OB | SWADLEY | 42264 Elderberry Rd | 4 | 1 | 1276 | Charming 2 story cabin with a nice kitchen, has beamed ceilings | \$335,000 P |
| Pinnacle | WATE/RAPER | 41585 Elderberry Rd | 2 | 1.5 | 896 | Cute cabin on a large 13,500 sf lot, attic has been transformed into bedrooms | \$349,000 |
| OB | PETERSON | 41856 Elderberry | 1 | 2 | 1296 | Fully furnished cozy cabin with new decking, roof, and windows | \$410,000 |
| RM | GREEN | 42129 Evergreen Rd | 4 | 2 | 1600 | Great cabin with an excellent location backing open space | \$415,000 |

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 |
| CB | HERMAN | 42061 Limber Ln | 2 | 1 | 890 | Cute cabin that includes a loft newer deck, and log siding | \$249,900 |
| OB | HERZOG | 41918 Nuthatch Ln | 1 | 2 | 800 | Nicely remodeled cabin with a large upstairs loft that sleeps 10+ | \$269,900 |
| OB | DEPRIMA | 41937 Foxtail Ln | 2 | 1 | 1144 | Great location, large covered deck, beautiful brick fireplace | \$298,000 |
| Pinnacle | SHANNON | 41950 Foxtail Ln | 3 | 1 | 850 | Cute cabin with three bedrooms and a quaint loft, great rental potential | \$299,000 P |
| GU | RAMSAYER | 41957 Foxtail Ln | 2 | 1 | 1212 | Adorable cabin with dining room and wet bar, gorgeous stone gas fireplace | \$325,000 |
| CB | Red Cabin LLC | 42186 Digger Ln | 3 | 2 | 1355 | Classic vintage cabin with a garage, large deck, paved driveway | \$330,000 |
| OB | BAKER | 42043 Nutmeg Ln | 4 | 2 | 1560 | Classic and charming, has a updated bathroom, lg. living room, indoor laundry | \$360,000 |
| GU | FAIRLESS | 42025 Ouzel Ln | 3 | 2 | 1528 | Comfy cabin has a great mix of modern comforts and warm, rustic accents | \$429,900 |

ROCK HAVEN - Gated Community

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

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|----------|---------|----------------------|---|---|------|--|-----------|
| Pinnacle | LEONARD | 41505 Sunset Rock Rd | 3 | 3 | 3052 | Exceptional property on the creek, home recently remodeled in 2015 | \$819,000 |
|----------|---------|----------------------|---|---|------|--|-----------|

MUSICK MEADOWS

| <u>Office</u> | <u>Owner</u> | <u>Address</u> | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u> | <u>Price</u> |
|---------------|--------------|-----------------|------------|-------------|---------------|--------------------|--|
| GU | BROWN | 41248 Rock Rd | | | | Lot | Over half an acre on a private cul-de-sac, all within walking distance to town \$119,000 |
| RM | CLARK | 41231 Timber Dr | 6 | 3 | 2800 | | Great rental history income in this large home near town, recently updated \$575,000 P |

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

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|----------|----------------|-----------------------|---|---|------|-----|--|
| Pinnacle | BIBER | Dinkey Creek | | | | Lot | 2.35 acres, property fronts Dinkey Creek Road \$75,000 |
| Pinnacle | ELY/STIER | Dinkey Creek Rd | | | | Lot | 5.08 acres on Dinkey Creek Rd in the Bulls Eye Rock area \$110,000 |
| Pinnacle | MARSHALL/DAVIS | 52232 Dinkey Creek Rd | 3 | 2 | 1800 | | Private cabin on 5 acres, home is very well maintained and move in ready \$280,000 P |
| KW | CLARK | 41621 Dinkey Creek Rd | 2 | 1 | 1028 | | Delightful little cabin that sleeps 8-10, includes a detached play house \$375,000 N |
| OB | GOLDSMITH | 52163 Chahlip Ln | 3 | 2 | 1945 | | Nice remodeled cabin in Exchequer Heights, sold completely furnished \$449,000 |

SILVERTIP VILLAGE - County water & sewer

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|----------|-------------|--------------------|---|-----|------|-----|---|
| KW | SHARDLOW | 40757 Silvertip Ln | | | | Lot | Great lot with all the public utilities, plans and permits are included \$89,000 |
| KW | HASKINS | 40727 Silvertip Ln | 2 | 2 | 1100 | | Charming cabin has a spacious great room, vaulted ceilings, and a nice deck \$330,000 P |
| Pinnacle | McGILLIVRAY | 40663 Silvertip Ln | 2 | 1.5 | 1206 | | Immaculate townhome is sold fully furnished, includes vaulted ceilings \$334,000 |

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

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|----------|------------|---------------------------|---|-----|------|-----|--|
| Pinnacle | STRAHM | Sunset Vista Ln #4 | | | | Lot | Uphill wooded lot with gorgeous big boulders, school fees are prepaid \$115,000 |
| Pinnacle | STRAHM | Sunset Vista Ln #1 | | | | Lot | Nice location for this great lot, school fees are prepaid \$120,000 |
| Pinnacle | STRAHM | Sunset Vista Ln #3 | | | | Lot | Uphill lot affords a view from a nice building site, school fees are prepaid \$129,000 |
| Pinnacle | STRAHM | Sunset Vista Ln #2 | | | | Lot | Uphill wooded lot, nice building site, school fees are prepaid \$129,000 |
| CB | SALOMONSON | 40903 Crest Vista Ln | | | | Lot | Spacious, nearly level cul-de-sac lot awaits your custom dream home \$84,900 |
| GU | HUEBNER | 40884 Crest Vista Ln, #16 | | | | Lot | View lot in this small, desirable subdivision \$109,000 |
| RM | BERNARD | 40773 Crest Vista Ln | 3 | 3 | 2204 | | Turn key home that includes a bonus room, vaulted ceilings \$514,900 |
| OB | SOBAJE | 40887 Crest Vista Ln | 4 | 4 | 2275 | | Majestic views with two separate living quarters, knotty pine ceilings \$599,900 |
| Pinnacle | NORTH CO. | 40850 Crest Vista Ln | 3 | 2.5 | 2470 | | Enjoy awesome sunsets in this fully furnished home with floor to ceiling windows \$759,000 |

SIERRA PINES CONDOMINIUMS- County water & sewer

| | | | | | | | |
|----|----------|-----------------------|---|---|------|-----|---|
| GU | BAUTISTA | 40738 Village Pass Ln | | | | Lot | Great opportunity to build a brand new condo \$43,000 |
| GU | BAUTISTA | 40730 Village Pass Ln | | | | Lot | Perimeter foundation and slab have already been poured \$43,000 |
| GU | EARNEST | 40846 Village Pass Ln | 4 | 3 | 2035 | | Best parking with level driveway, can accommodate up to 12 guests \$350,000 P |

SHAVER WOODS CONDOMINIUMS - County water & sewer

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

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|----------|----------|--------------------|---|-----|------|-----|--|
| Pinnacle | LUKIANOV | Rock Shelf, Lot 21 | | | | Lot | Large lot with seasonal creek and includes building plans and permit \$137,500 |
| Pinnacle | BROWN | 41829 Gray Rock Rd | 3 | 2 | 2032 | | Great mountain cabin with lots of wood, floor to ceiling windows, chefs' kitchen \$549,500 P |
| OB | FRANCO | 42449 Pinnacle Ln | 4 | 3.5 | 3567 | | Gorgeous lodge style mountain retreat with beautiful views \$1,199,000 |
| GU | GARRETT | 42509 Pinnacle Ln | 4 | 2.5 | 3586 | | Custom home with fantastic views, open floor plan, all the extras \$1,299,000 |
| GU | JONES | 42371 Pinnacle Ln | 5 | 7 | 4594 | | Fantastic mountain lodge perfect for your large family and entertaining \$1,399,000 |
| GU | WARNER | 42342 Granite Rim | 4 | 3 | 3538 | | Spectacular single level home with newer Trex deck, 3 car garage \$1,499,000 |

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 | \$75,000 |
| Pinnacle | VAN VLEET | Phase 2, Lot 15 | | Lot | | The steepness of this lot provides a view | \$90,500 |
| Pinnacle | VAN VLEET | Phase 2, Lot 2 | | Lot | | Gently sloping downhill topography | \$110,000 |
| Pinnacle | ROBINSON | Phase 2, Lot 23 | | Lot | | Beautiful up-sloping lot that is nicely wooded | \$115,000 |
| OB | LAWTON | 20 Timber Ridge | | Lot | | Lot is nestled toward the end of a quiet, secluded cul-de-sac | \$119,000 |
| Pinnacle | BIG CREEK Sc | Timber Ridge Lot #7 | | Lot | | Gently sloping lot with mature pine and cedar trees | \$120,000 |
| OB | COX | 41609 Timber Ridge Ln | | Lot | | Beautiful lot with minimal preparation for building | \$150,000 |
| Pinnacle | BLANCO | 41813 Timber View Ln | 3 | 3.5 | 2200 | Gorgeous brand new cabin with massive great room, large deck | \$699,000 |
| OB | BILTZ | 41768 Timber Ridge Ln | 4 | 3 | 3121 | Incredible split-level mountain retreat with 2 master suites and 3 fireplaces | \$949,000 |
| GU | NORCROSS | 41679 Timber Ridge Ln | 4 | 3 | 3444 | Spectacular home built in 2015, includes every extra feature imaginable | \$1,125,000 |

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

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|----------|------------|---------------------|---|-----|------|---|------------|
| Pinnacle | KNAPTON | Big Pine Ct. #1 | | Lot | | 1/3 acre parcel that is nicely wooded with large granite boulders | \$69,000 P |
| GU | KLEIM | 41726 Saddleback Rd | | Lot | | Nice flat lot with mature trees, mostly cleared at the building site | \$72,000 |
| 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 | \$129,000 |
| Pinnacle | QUINN | 42396 Rock Ledge Rd | 4 | 2 | 1524 | Completely furnished home in a private cul-de-sac, nice large attached garage | \$375,000 |
| KW | 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 | WOODY/TODD | 42164 Smoke Tree Ln | 4 | 2.5 | 2320 | Beautifully updated has a cool retro-contemporary flare, w? a huge game room | \$429,000 |

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

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|----------|--------|-----------------------------|---|-----|------|---|---------------|
| OB | BWI | 42568 Opal Ln, Lot 67 | | Lot | | Nice lots close to the village, ready to build your dream home | \$99,000 |
| Pinnacle | ANDERS | Tourmaline Ln, Lot #78 | | Lot | | .52 acre lot with great level access | \$105,000 P |
| OB | NEARN | 42518 Tourmaline Ln | | Lot | | Nice pine and cedar trees on gentle sloping terrain | \$120,000 |
| OB | BWI | 42431 Opal Ln, Lot 62 | | Lot | | Nice lots close to the village, ready to build your dream home | \$130,000 P |
| OB | BWI | 41959 Rhinestone Ln, Lot 1 | | Lot | | Nice lots close to the village, ready to build your dream home | \$130,000 |
| OB | BWI | 42297 Tourmaline | | Lot | | Nice lots close to the village, ready to build your dream home | \$135,000 P |
| OB | BWI | 42473 Opal Ln, Lot 63 | | Lot | | Nice lots close to the village, ready to build your dream home | \$155,000 |
| OB | BWI | 43312 Garnet Ln, Lot 89 | | Lot | | Nice lots close to the village, ready to build your dream home | \$155,000 |
| OB | BWI | 42137 Tourmaline Ln, Lot 80 | | Lot | | Nice lots close to the village, ready to build your dream home | \$160,000 |
| OB | BWI | 42436 Garnet Ln, Lot 48 | | Lot | | Nice lots close to the village, ready to build your dream home | \$162,000 |
| OB | BWI | 43006 Garnet Ln, Lot 36 | | Lot | | Nice lots close to the village, ready to build your dream home | \$162,000 |
| OB | BWI | 42264 Garnet Ln, Lot 53 | | Lot | | Nice lots close to the village, ready to build your dream home | \$195,000 |
| OB | BWI | 42265 Rhinestone Ln, Lot 9 | | Lot | | Nice lots close to the village, ready to build your dream home | \$205,000 |
| OB | BWI | 42435 Garnet Ln, Lot 14 | | Lot | | Nice lots close to the village, ready to build your dream home | \$210,000 |
| Pinnacle | HIX | 42470 Tourmaline Ln | 3 | 2.5 | 3017 | Elegant, stunning home with breathtaking great room, and all the extras | \$995,000 |
| OB | BYRNES | 42688 Garnet Ln | 4 | 4 | 3600 | Custom home with exquisite finishes and plenty of room for entertaining | \$1,180,000 P |

BRETZ MOUNTAIN TOWNHOMES

| <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 | ARORA | 42298 Majestic Ln | 3 | 2.5 | 2367 | Brand new condo offers stunning views and top of the line finishes | \$599,000 |

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

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|----------|----------|-----------------------|---|-----|------|---|-------------|
| Pinnacle | FLEMING | 21 Slick Rock Ln | | | Lot | Beautiful lush forested lot, ready to build, school fees are prepaid | \$129,500 |
| OB | ELROD | 42141 Rush Creek Ln | | | Lot | Nice large lot, all utilities are at the property | \$150,000 |
| GU | REYNOLDS | 42373 Canyon Vista Ln | 3 | 4 | 3000 | Asian style design in this custom home with beautiful views | \$1,100,000 |
| OB | LION | 42632 Bretz Point Ln | 4 | 3.5 | 4652 | Mountain contemporary at its finest with breathtaking views, sold furnished | \$1,999,700 |

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 |
| OB | Shaver Forest Dev. | 39494 Weldon Corral | 4 | 3.5 | 2375 | Nice open floor plan, soaring knotty cedar ceilings, side deck, and a loft | \$626,350 |

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

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|----------|---------|--------------------|---|-----|------|---|-----------|
| OB | ATWAL | 39537 Musick Falls | 3 | 3 | 2052 | Nice open floor plan, home includes and large game room | \$499,888 |
| GU | REINKE | 39490 Musick Falls | 3 | 2 | 1930 | Home has a nice blend of modern conveniences, spacious master bedroom | \$575,000 |
| Pinnacle | MOCSARY | 39519 Musick Falls | 3 | 2.5 | 2930 | Beautiful, well-kept home with large 986 sq ft game room | \$620,000 |

BRETZ MILL CONDOMINIUMS – County water & sewer

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|----|-----------|------------------------|---|------|------|--|-------------|
| GU | KEMP | 40804 Mill Run #22 | 1 | 1.5 | 704 | Great location backing open space near a creek, has an extended deck | \$179,000 N |
| GU | REVILLA | 40788 Oakwoods Ln | 1 | 1.5 | 713 | This condo is “turn key”, had recent propane upgrade, nice back deck | \$189,900 |
| GU | KOCHERGEN | 40808 Oakwoods Ln #104 | 1 | 1.5 | 713 | Many upgrades and sold fully furnished, includes a Murphy Bed upstairs | \$194,500 |
| CB | BURCHAK | 40754 Bretz Mill Ln #7 | 2 | 1.75 | 1004 | Enjoy the expanded deck on this updated and furnished end unit | \$259,000 P |
| GU | EMERY | 40865 Mill Run Ln | 2 | 1.75 | 1004 | Just steps from the pool, also has a expanded wrap around deck | \$257,000 N |

OCKENDEN – approximately ¼ acre lots– County water & sewer

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|----------|---------|-----------------------|---|------|------|--|-------------|
| GU | METZGER | 40796 Cold Springs Ln | | | Lot | Great value on one of the few remaining lots in Ockenden Ranch! | \$49,000 |
| GU | HECK | Heartwood Ln, Lot #9 | | | Lot | Rare opportunity on this corner lot, nice building area | \$69,000 |
| KW | REVELS | Cedar Ridge | | | Lot | Level lot ready to build, plans included | \$89,000 |
| CB | RYNO | 40873 Cold Springs Ln | 3 | 2.75 | 1682 | Nice cabin with three levels, offers privacy and nice large decks for entertaining | \$349,900 P |
| CB | MARTIN | 40836 Cold Springs Ln | 3 | 2 | 2001 | Warm and cozy cabin with large great room, hardwood floors | \$425,000 |
| Pinnacle | WATKINS | 41092 Woodridge Ln | 3 | 3 | 2139 | Open, airy, and elegant home with a nice wrap around deck, remodeled kitchen | \$549,000 |
| OB | BARNETT | 41235 Heartwood Ln | 3 | 2 | 3024 | Captivating split level cabin, has soaring wood ceilings, large kitchen | \$720,000 |

WOODY LANE – County water – private septic

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

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

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|---------------|--------------|------------------|------------|-------------|---------------|--|--------------|
| GU | WILFORD | 39153 Granite Ln | | Lot | | Beautiful lot with stunning trees and shrubs | \$89,950 |
| OB | CUNNINGHAM | 39291 Granite Ln | 3 | 2.5 | 2040 | Custom home with open floor plan, large oversized garage, lots of extras | \$569,000 |

LITTLERIDGE – approximately ½ acre lots – County water & sewer

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|----------|-------------------|----------------------|---|-----|------|--|-----------|
| Pinnacle | Littleridge Ptnrs | 39581 Littleridge Rd | | Lot | | Enjoy your own mountain meadow on this lot in a gated subdivision | \$90,000 |
| Pinnacle | Littleridge Ptnrs | Littleridge, Lot 6 | | Lot | | Nice level wooded lot fronts a pretty meadow | \$110,000 |
| KW | JOHNSON | 39435 Littleridge Rd | 5 | 3.5 | 3625 | Magnificent home with a wrap-around deck, luxurious master suite, and a loft | \$899,000 |

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

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|----------|------------|-----------------------|---|-----|------|--|-------------|
| GU | WILLIAMS | 38631 Ridge Rd | | Lot | | Seasonal creek on this secluded, wooded lot that's almost 2 acres | \$149,000 |
| GU | CORTOPASSI | 38568 Red Leaf Ln | 3 | 2 | 2232 | Great family cabin, nice sunset views, large garage, nice trex decking | \$475,000 |
| Pinnacle | CORNELSON | 39165 N. Milkhouse Ln | 4 | 3 | 2714 | Enjoy spectacular sunsets and valley lights on over 1.5 acres | \$629,000 P |
| 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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|----|----------|-------------------|---|-----|------|---|-----------|
| GU | ABRAMSON | 39472 Woodland Rd | | Lot | | Gently sloping 5 acre parcel with privacy, space, and quiet peaceful forest | \$149,000 |
| GU | MCKELLAR | 39443 Woodland Rd | 3 | 2 | 1596 | Private setting, large deck with big views, dual pane windows | \$399,000 |
| GU | EMMERSON | 39547 Woodland Rd | 3 | 2 | 1872 | Immaculate cabin with large wood deck, nice kitchen, and priced right | \$439,900 |
| RM | HARRELL | 38766 Applewine | 3 | 1.5 | 1847 | Nice split level, immaculate home with beautiful views | \$505,000 |

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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|----------|----------------|---------------------------|--|-----|--|---|----------|
| Pinnacle | PIEPER | Wild Iris Ln, Lot 4 | | Lot | | Wooded lot with a cleared building pad, and conceptualized floor plan | \$58,900 |
| RM | REHAK | 40834 Wild Iris Ln | | Lot | | Peace and serenity, paved roads, and perfect for building your dream home | \$59,000 |
| Pinnacle | WILDER | Mariposa Lilly Ln, Lot 24 | | Lot | | Beautiful .52 acre elevated lot is on a quiet cul-de-sac lane. | \$59,000 |
| Pinnacle | MILLAR | Wild Iris Ln Lot 5 | | Lot | | Beautiful view lot with nice level building site, and plenty of pines and cedars | \$55,000 |
| GU | ATKINS | 40541 Wild Rose Ln | | Lot | | Priced to sell, this lot is on .58 acres with paved streets and wonderful terrain | \$65,000 |
| CB | LOWERY | Mariposa Lilly | | Lot | | Nice .57 acre parcel on a semi-private driveway, has filtered views | \$65,000 |
| Pinnacle | DENNLAR | Mariposa Lilly | | Lot | | Nicely wooded and fairly level, located in a cul-de-sac | \$69,000 |
| OB | Shaver Lk Inv. | Fawn Lily Ln, Lot 11 | | Lot | | Buildable lot is ready for your dream home! | \$79,500 |
| Pinnacle | Wildflower LLC | Wild Rose Lane | | Lot | | Nice level corner lot, ideal location for a residence or your second home | \$85,000 |
| Pinnacle | GARZA | Foxglove Lane, Lot 27 | | Lot | | Great opportunity to own a beautiful cul-de-sac lot in Phase 5 | \$89,500 |
| Pinnacle | Wildflower LLC | Leopard Lilly | | Lot | | Wonderful level lot with a view, and located on a quiet cul-de-sac | \$95,000 |
| OB | Shaver Lk Inv. | Fawn Lily Ln, Lot 12 | | Lot | | Buildable lot is ready for your dream home! | \$96,000 |
| 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 |

WILDFLOWER VILLAGE, con't.

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|---------------|-------------------|---------------------------------------|------------|-------------|---------------|--------------------|---|-------------|
| Pinnacle | BLANCO | 40709 Wild Iris Ln | | | | Lot | Amazing valley view that backs open area for lots of privacy | \$99,000 |
| Pinnacle | PIEPER | Fawn Lilly | | | | Lot | Beautiful lot in Phase 5, nice flat lot will make for an easy build | \$110,000 |
| KW | DIXON | Wild Iris Ln | | | | Lot | Slightly sloped lot is near hiking trails and has potential views | \$115,000 |
| GU | JONES | Fawn Lily Ln, Lot 44 | | | | Lot | Large, .63 acre lot has great access and backs undeveloped open space | \$130,000 |
| Pinnacle | WHITFIELD | 40686 Leopard Lilly Ln | | | | Lot | One of the largest lot in Wildflower, located in a quiet cul-de-sac | \$139,000 |
| GU | REINKE | Foxglove Ln | | | | Lot | Nice easy build on this level lot with healthy pines, firs, and oak trees | \$139,000 |
| 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 |
| KW | GALATS | 40236 Snow Flower Ln | 3 | 3 | 2400 | | Nice single level cabin with large bonus room, located in a cul-de-sac | \$549,000 |
| GU | HARRIS | 39937 Wild Rose Ln | 4 | 2 | 2400 | | Built in 2005, home has a nice open floor plan with vaulted ceilings, bonus rm. | \$575,000 |
| KW | DIXON | 40856 Wild Iris Ln | 3 | 2.5 | 2476 | | Beautiful cabin with a loft, large deck and fire pit area, sold fully furnished | \$695,000 |
| GU | BIRNBAUM | 40542 Wild Iris Ln | 3 | 3 | 2752 | | Nice log home with soaring windows, and includes a nice loft/media room | \$739,000 N |
| Pinnacle | ANDERS | 40677 Leopard Lilly Ln | 4 | 5 | 3205 | | Amazing unobstructed VIEWS of the valley in this Lodge-style home | \$899,000 |
| Pinnacle | PETERSON | 40566 Wild Rose Ln | 4 | 4 | 4100 | | Mountain-style log sided home with beautiful views, game room & loft | \$1,069,000 |

PINE RIDGE

| | | | | | | | | |
|----------|------------|-------------------------|---|------|------|-----|--|-------------|
| Pinnacle | HINTERGARD | 34182 Natoma Rd | | | | Lot | Nice corner lot in Shaver Springs, priced to sell | \$19,900 |
| GU | ADAMS | 34083 Natoma Rd | | | | Lot | Slightly downhill lot with good southern exposure, nice trees | \$22,500 |
| Pinnacle | ORTENZIO | 33892 Shaver Springs Rd | | | | Lot | Great home site overlooking the community pond in Shaver Springs | \$24,000 |
| RM | BENOV | Auberry Rd | | | | Lot | 10 acres of paradise with plenty of building sites | \$25,000 |
| Pinnacle | ROSS | 37 Auberry Rd | | | | Lot | Close to Pine Ridge School, nice 1.28 acre parcel ready to build your dream home | \$47,500 |
| Pinnacle | OWENS | Tollhouse Rd | | | | Lot | Good building site on 5.59 acres, outstanding view, power to the road | \$60,000 |
| RM | SMITH | Rocky Springs, Auberry | | | | Lot | Nice 10+ acre lot at the 4300 ft. elevation near Shaver Springs | \$70,000 |
| GU | HENDRIX | Cressman Rd | | | | Lot | Vacant 5 acre parcel located on Lower Cressmans Road | \$75,000 |
| Pinnacle | MILLAR | 38545 Upper Cressman Rd | | | | Lot | Panoramic views of the mountains, valley, and city lights on this 20 acre parcel | \$89,000 |
| OB | SMITH | Cressman Rd | | | | Lot | 10 acre parcel with a well, all at 4300 foot elevation | \$90,000 |
| GU | NGUYEN | 34363 Shaver Springs Rd | | | | Lot | Property has a few structures on site | \$109,950 |
| GU | MURRAY | 36691 Peterson Rd | | | | Lot | Rare opportunity for a beautiful setting with power and water already in place | \$110,000 |
| C21 | PETTITT | Peterson Road | | | | Lot | 80 acres, private and secluded | \$118,500 P |
| GU | SMITH | Auberry Rd | | | | Lot | Incredible piece of land ready for you to build your dream home | \$140,000 |
| 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 |
| Pinnacle | BOSS | Snow Rd | | | | Lot | Amazing 100 acre property just west of Mile High subdivision | \$599,000 |
| OB | FORTIER | 41436 Acorn Rd | 2 | 1 | 660 | | Cabin overlooks Jose Basin, has a newer deck and wood burning stove | \$89,000 |
| OB | PERIA | 41837 Merriman Ln | 1 | 1 | 864 | | Nice little home with and enclosed porch and 2 sheds | \$114,000 P |
| OB | HORTON | 34204 Elk Ln | 3 | 2.5 | 1428 | | Home sold with two adjoining lots, home includes a large deck & improvements | \$149,000 P |
| OB | NICHOLSON | 42024 Radio Ln | 2 | 2 | 850 | | Property includes a trailer, you can live in it while you build your dream home | \$150,000 |
| OB | WAGNER | 41422 Acorn Rd | 2 | 1 | 648 | | Cozy cabin in the woods with a valley view, seller is willing to carry | \$159,000 |
| OB | RIBEIRO | 41890 Meadow Ln | 2 | 1 | 880 | | Lovely vintage cabin with a beautiful meadow view | \$169,900 P |
| CB | MCATEER | 33987 Shaver Springs Rd | 2 | 1.75 | 1120 | | Affordable mountain charm in this home that has been well maintained | \$179,000 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> |
|---------------|-----------------|-------------------------|------------|-------------|---------------|--|--------------|
| GU | SCHREDNITZ | 41467 Acorn Rd | 2 | 1 | 1080 | Adorable upgraded and furnished cabin includes tack room, shop | \$185,000 |
| GU | CALLAHAN | 41864 Chipmunk Ln | 3 | 1.75 | 1456 | Home includes beautiful knotty pine interior and open floor plan | \$190,000 |
| Pinnacle | PIEPER | 33799 Tocaloma Rd | 3 | 1.75 | 1240 | Escape the valley heat and enjoy light snow in the winter in Shaver Springs! | \$195,000 P |
| OB | MERRITT | 34178 Shaver Springs Rd | 3 | 1.5 | 1320 | Beat the heat with this home with a covered patio and fenced yard | \$199,900 P |
| GU | COLEMAN | 41852 Meadow Ln | 3 | 1.75 | 1634 | Lovely, well taken care of cabin with lots of pine trees, great for family | \$215,000 |
| GU | SLATER | 42400 Pinecone Ln | 2 | 1 | 1222 | Adorable cabin with sun room, hardwood floors, newer windows, large patio | \$215,000 P |
| OB | ROSE | 33959 Shaver Springs Rd | 4 | 3 | 1724 | Updated and remodeled, this home is move in ready | \$229,000 |
| Pinnacle | DENGLER | 42516 Bald Mountain Rd | 3 | 1.5 | 1750 | Great home ready for you to move in | \$250,000 P |
| OB | ZUKAS | 42447 Juniper Rd | 4 | 2 | 1600 | True diamond on the rough, this is an investor or handyman special | \$250,000 |
| OB | TFS Investments | 38205 Peterson Rd | 4 | 2 | 1730 | Beautiful remodeled mountain home, includes a huge barn/shop | \$255,000 P |
| OB | GRAY | 36714 Peterson Rd | 4 | 2 | 1788 | Wonderful home with room for entertaining, but nice and secluded | \$329,900 |
| GU | SINVETOR | 38283 Upper Cressman Rd | 7 | 2.75 | 2376 | Turn key home on 10 acres of usable land with a good well | \$359,000 N |
| OB | SMITH | 43145 Cedar Springs | 3 | 2.5 | 1730 | Custom home on 2.49 acres with spacious bedrooms, includes a large shop | \$380,000 |
| GU | FRANCIS | 42496 Juniper Rd | 3 | 2 | 1880 | Amazing views of Minarets Range, home was recently remodeled | \$429,000 |
| OB | Freedom Mgmt. | 36017 Cressman Rd | 4 | 3 | 2560 | Private 5.16 acre property with custom home with nice covered patio | \$449,500 |
| OB | MANNING | 44035 Auberry Rd | 2 | 2.75 | 2277 | Victorian Estate with amazing views of Jose Basin | \$459,950 P |
| OB | MARSHALL | 38057 Auberry Rd | 4 | 3.5 | 3043 | Amazing price for 2 homes on 5 acres, all with breathtaking views | \$539,990 |
| Pinnacle | MILLER | 45090 Auberry Rd | 3 | 3 | 2922 | Fantastic view from this home on 3 acres on the ridge, has updated kitchen | \$573,000 |
| OB | PEARSON | 34105 Shaver Springs Rd | 4 | 2.5 | 2465 | Unbelievable property with 2 nice homes, oversized workshop, on 6.72 acres | \$634,900 |
| OB | RECKAS | 39885 Auberry Rd | 4 | 3 | 3238 | Custom build on 23 acres, amazing views, game room, indoor pool | \$689,000 |
| CB | SMITH | 42725 Sharin Woods Rd | 5 | 3.5 | 4170 | Beautiful home combines mountain cabin design with modern luxury | \$1,250,000 |

COMMERCIAL/BUSINESS OPPORTUNITIES

| | | | | | | | |
|----------|---------|--------------------|-------|--|------|--|-----------|
| GU | AGATE | 41203 Tollhouse Rd | Com'l | | 3124 | Freestanding restaurant (The Sawmill), sale includes the building and land | \$475,000 |
| GU | ELIASON | 42136 Tollhouse Rd | Com'l | | 3937 | Former restaurant, great business opportunity, includes living area | \$650,000 |
| Pinnacle | DICK | 41738 Tollhouse Rd | Com'l | | 3840 | Includes the Deli building, Tackle Shop building, and 4 one-bedroom apmts. | \$675,000 |

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> |
|---------------|--------------|----------------------------|------------|-------------|---------------|--|--------------|
| CB | BRUCE | 62663 Hidden Springs Ln | 2 | 2 | 1364 | Furnished condo with views toward the lake | \$246,000 |
| CB | SKAFF | 62782 Ski View Ln #97 | 2 | 1.75 | 1372 | Well furnished condo that has been well kept, with interior updates | \$269,000 |
| CB | COCHRAN | 62770 Sunny Vista | 2 | 2 | 1396 | Delightful end unit located close to the clubhouse and pool | \$270,000 P |
| CB | DURBIN | 63211 Huntington Vista #78 | 2 | 2 | 1364 | Breathtaking views of Huntington Lake from this furnished condo with a loft | \$349,000 |
| CB | KLEPPER | 62776 Ski View Ln #99 | 3 | 3 | 1678 | Well maintained condo has two decks, comes partially furnished | \$379,500 |
| CB | JOHNSON | 63229 Huntington Vista #87 | 2 | 2 | 1364 | Beautifully upgraded and furnished condo with a loft | \$380,000 |
| CB | GROOTENDORST | 62727 Sunny Vista #21 | 3 | 3 | 1700 | Updated, completely furnished condo close to the pool and tennis courts | \$419,000 |
| CB | WISE | 63167 Huntington Vista#72 | 3 | 3 | 1520 | Spectacular, updated, end unit with a lake view, sold completely furnished | \$489,000 |
| CB | DAGGETT | 63217 Huntington Vista#81 | 3 | 3 | 1638 | Impressive condo that includes a loft, upgraded appliances, high-end cabinetry | \$599,900 |

HUNTINGTON LAKE CABINS - Community water - private septic

| | | | | | | | |
|----------|------------|----------------------------|---|------|------|--|-----------|
| Pinnacle | FOLLANSBEE | 62622 Old College Lane | | Lot | | Corner lot with a peek of Huntington Lake, nicely wooded and fairly level | \$215,000 |
| CB | CAROTA | Ollie Lane #15 | | Lot | | Beautiful, level lot with easy access in both the winter and summer | \$240,000 |
| CB | | 60659 Grouse Ln | 2 | 2 | 1000 | Single story cabin with newer redwood deck, cute kitchen, lots of parking | \$199,500 |
| Pinnacle | | 60846 Tanger Ln | 2 | 1.5 | 868 | Located in Lower Line Creek, darling single level cabin sold furnished | \$269,000 |
| CB | | 34 Upper Line | 3 | 1.75 | 936 | Delightful, well- furnished cabin is well maintained with a small one car garage | \$352,000 |
| CB | | 62338 Upper Dear Creek#434 | 2 | | 1100 | Great, cozy family cabin that has been winterized and has winter water | \$359,000 |
| GU | | 61443 Huntington Lake Rd | 3 | 2 | 1123 | Cabin in excellent turn-key condition, spacious master bedroom | \$359,000 |
| Pinnacle | BUSH | 62040 Whispering Pines #5 | 3 | 2 | 1300 | Wonderful cabin within walking distance to Lakeshore Resort, year-round access | \$399,950 |
| OB | HEMPEL | 61963 Fall Ln | 2 | 2 | 1400 | Located in Upper Deer Creek tract, has winter access and includes a boat slip | \$449,950 |
| GU | MCLAUGHLIN | 57380 Hwy. 168 | 3 | 2.5 | 1766 | Newer log cabin built in 2005, has a covered deck, gourmet kitchen | \$495,000 |

CAMP SIERRA-BIG CREEK

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

| | | | | | | | |
|----|--------|----------------------|---|---|------|--|-----------|
| RM | TALLEY | 55540 Flintridge Dr. | 3 | 2 | 2000 | Just minutes to China Peak and Huntington Lake, home includes a pool table | \$465,000 |
|----|--------|----------------------|---|---|------|--|-----------|

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