

# PINNACLE

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R E A L E S T A T E

## MOUNTAIN MULTIPLE LISTING

November 2, 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
GU	FAIN	44422 Hillcrest	4	1.5	1664	Classic cabin on a level lot with huge deck and short walk to the lake	\$534,000

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

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	WOLFE	42054 Evergreen Rd	3	2.5	1578	Stunning cabin with wrap around deck, spacious kitchen, and loft	\$399,950 P
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 R
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
Pinnacle	MCMANUS	41958 Toyon Ave	4	1.75	1582	Cute, clean cabin that has been completely remodeled, & has lots of parking	\$419,000 P
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

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

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

## 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 N
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

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
OB	GOLDSMITH	52163 Chahlip Ln	3	2	1945		Nice remodeled cabin in Exchequer Heights, sold completely furnished \$449,000 R

## SILVERTIP VILLAGE - County water & sewer

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

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 N

## 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

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 N
OB	COX	41609 Timber Ridge Ln		Lot		Beautiful lot with minimal preparation for building	\$150,000
OB	BILTZ	Timber Ridge Lot #11		Lot		Gently uphill sloping lot with a topography/survey map already completed	\$155,000
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

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

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
OB	PERKINS	42757 Garnet Ln	4	3.5	2963	Beautiful custom home built in 2014, has a large loft and open floor plan	\$799,000 P
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

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

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

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

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

## OCKENDEN – approximately ¼ acre lots– County water & sewer

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

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

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

GU	ABRAMSON	39472 Woodland Rd		Lot		Gently sloping 5 acre parcel with privacy, space, and quiet peaceful forest	\$149,000 N
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

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

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
Pinnacle	BLANCO	40709 Wild Iris Ln		Lot		Amazing valley view that backs open area for lots of privacy	\$99,000 N
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

## WILDFLOWER VILLAGE, 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	JONES	Fawn Lily Ln, Lot 44				Large, .63 acre lot has great access and backs undeveloped open space	\$130,000
Pinnacle	WHITFIELD	40686 Leopard Lilly Ln				One of the largest lot in Wildflower, located in a quiet cul-de-sac	\$139,000
GU	REINKE	Foxglove Ln				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 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
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				Nice corner lot in Shaver Springs, priced to sell	\$19,900
GU	ADAMS	34083 Natoma Rd				Slightly downhill lot with good southern exposure, nice trees	\$22,500
Pinnacle	ORTENZIO	33892 Shaver Springs Rd				Great home site overlooking the community pond in Shaver Springs	\$24,000
RM	BENOV	Auberry Rd				10 acres of paradise with plenty of building sites	\$25,000
Pinnacle	ROSS	37 Auberry Rd				Close to Pine Ridge School, nice 1.28 acre parcel ready to build your dream home	\$47,500
Pinnacle	OWENS	Tollhouse Rd				Good building site on 5.59 acres, outstanding view, power to the road	\$60,000
RM	SMITH	Rocky Springs, Auberry				Nice 10+ acre lot at the 4300 ft. elevation near Shaver Springs	\$70,000
GU	HENDRIX	Cressman Rd				Vacant 5 acre parcel located on Lower Cressmans Road	\$75,000
Pinnacle	MILLAR	38545 Upper Cressman Rd				Panoramic views of the mountains, valley, and city lights on this 20 acre parcel	\$89,000
OB	SMITH	Cressman Rd				10 acre parcel with a well, all at 4300 foot elevation	\$90,000
GU	NGUYEN	34363 Shaver Springs Rd				Property has a few structures on site	\$109,950
GU	MURRAY	36691 Peterson Rd				Rare opportunity for a beautiful setting with power and water already in place	\$110,000
C21	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
GU	SMITH	Auberry Rd				Incredible piece of land ready for you to build your dream home	\$140,000
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
Pinnacle	BOSS	Snow Rd				Amazing 100 acre property just west of Mile High subdivision	\$599,000
OB	Bank Owned	41485 Acorn Rd	1	1	486	Ranch style home could be a nice weekend getaway	\$52,700 P
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
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

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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	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	\$210,000
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
OB	GRAY	36714 Peterson Rd	4	2	1788	Wonderful home with room for entertaining, but nice and secluded	\$329,900
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
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
CB	HALL	62545 Ollie Ln	3	3	2400	Enjoy winter access and close to the lake, recently built in 2007	\$969,000

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