

# PINNACLE

REAL ESTATE

## MOUNTAIN MULTIPLE LISTING

January 4, 2019

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

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

| Office   | Owner      | Address               | Bd. | Bth. | Sq.Ft. | Description   | Price       |
|----------|------------|-----------------------|-----|------|--------|---|-------------|
| 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   |
| KW       | CLARK      | 41621 Dinkey Creek Rd | 2   | 1    | 1028   | Delightful little cabin that sleeps 8-10, includes a detached play house      | \$375,000   |
| GU       | MOFFET     | 41500 Dinkey Creek Rd | 4   | 1.5  | 1440   | Spacious cabin, recently remodeled with new flooring and plumbing             | \$399,000   |
| OB       | PETERSON   | 41856 Elderberry      | 1   | 2    | 1296   | Fully furnished cozy cabin with new decking, roof, and windows                | \$399,000 R |
| RM       | GREEN      | 42129 Evergreen Rd    | 4   | 2    | 1600   | Great cabin with an excellent location backing open space                     | \$415,000   |
| RM       | MARTIN     | 41776 Redwood Rd      | 3   | 2    | 1810   | Cabin has a nice open floor plan with high ceilings, and a great location     | \$530,000   |

### 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   |
| GU | RIEHL         | 42101 W Jeffrey Ave | 2 | 1   | 654  | Adorable cabin with a loft, new finishes, and two decks                       | \$264,500 P |
| OB | HERZOG        | 41918 Nuthatch Ln   | 1 | 2   | 800  | Nicely remodeled cabin with a large upstairs loft that sleeps 10+             | \$269,900   |
| CB | Red Cabin LLC | 42186 Digger Ln     | 3 | 2   | 1355 | Classic vintage cabin with a garage, large deck, paved driveway               | \$308,000   |
| GU | RAMSAYER      | 41957 Foxtail Ln    | 2 | 1   | 1212 | Adorable cabin with dining room and wet bar, gorgeous stone gas fireplace     | \$325,000 P |
| OB | BAKER         | 42043 Nutmeg Ln     | 4 | 2   | 1560 | Classic and charming, has a updated bathroom, lg. living room, indoor laundry | \$360,000   |
| OB | JONES         | 42019 Nutmeg Ln     | 3 | 1   | 1051 | Nicely updated with new windows, appliances, and new metal roof               | \$399,000   |
| GU | FAIRLESS      | 42025 Ouzel Ln      | 3 | 2   | 1528 | Comfy cabin has a great mix of modern comforts and warm, rustic accents       | \$419,900 R |

### ROCK HAVEN - Gated Community

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

### MUSICK MEADOWS

|    |       |               |  |     |  |  |           |
|----|-------|---------------|--|-----|--|--|-----------|
| GU | BROWN | 41248 Rock Rd |  | Lot |  | Over half an acre on a private cul-de-sac, all within walking distance to town | \$119,000 |
|----|-------|---------------|--|-----|--|--|-----------|

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

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

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Key:

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

### SILVERTIP VILLAGE – County 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> |
|---------------|--------------|--------------------|------------|-------------|---------------|---|--------------|
| 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 #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  |
| RM       | BERNARD    | 40773 Crest Vista Ln | 3 | 3   | 2204 | Turn key home that includes a bonus room, vaulted ceilings                       | \$514,900 |
| 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 | 40730 Village Pass Ln |   | Lot |      | Perimeter foundation and slab have already been poured          | \$43,000    |
| GU | HUEBNER  | 40878 Village Pass Ln | 4 | 3   | 2035 | Lovely home with luxurious master suite and upgraded appliances | \$359,000 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 | DIPENTO  | 42659 Granite Circle | 3 | 2.5 | 2050 | Private wooded setting, pretty kitchen, and large master suite          | \$679,000   |
| OB       | FRANCO   | 42449 Pinnacle Ln    | 4 | 3.5 | 3567 | Gorgeous lodge style mountain retreat with beautiful views              | \$1,095,000 |
| 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

|          |              |                       |   |     |      |   |             |
|----------|--------------|-----------------------|---|-----|------|---|-------------|
| 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   |
| 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   |
| 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                  | \$679,000   |
| 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

| <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            | KLEIM        | 41726 Saddleback Rd |            | Lot         |               | Nice flat lot with mature trees, mostly cleared at the building site          | \$72,000 P   |
| 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    |
| RM            | WYNN         | 42573 Rock Ledge Rd | 3          | 1.75        | 1330          | Cute single story cabin that has 2 master suites and spacious great room      | \$299,900    |
| 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       | 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 |
| Pinnacle | HIX       | 42470 Tourmaline Ln   | 3 | 2.5 | 3017 | Elegant, stunning home with breathtaking great room, and all the extras | \$995,000 P |
| OB       | BASMAJIAN | 42028 Rhinestone Ln   | 5 | 4   | 3463 | Luxurious home with extensive stonework, large gourmet kitchen          | \$1,169,000 |

## BRETZ MOUNTAIN TOWNHOMES

|    |       |                   |   |     |      |  |           |
|----|-------|-------------------|---|-----|------|--|-----------|
| 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 P |
| Pinnacle |                    | 39457 Weldon Corral | 4 | 3.5 | 2375 | Brand new mountain home with soaring ceilings, open floor plan, elegant kitchen | \$559,000   |

## 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               | \$474,888 |
| 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

|          |             |                        |   |     |      |   |           |
|----------|-------------|------------------------|---|-----|------|---|-----------|
| Pinnacle | POLLASTRINI | 40787 Oakwoods Ln #110 | 2 | 1   | 835  | Nicely maintained corner unit has been nicely upgraded and sold furnished | \$175,000 |
| GU       | KEMP        | 40804 Mill Run #22     | 1 | 1.5 | 704  | Great location backing open space near a creek, has an extended deck      | \$179,000 |
| 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 |
| Pinnacle | PALMER      | 40780 Mill Run #11     | 2 | 2   | 1004 | Fantastic location, corner unit and easy access to the parking lot        | \$245,000 |

**OCKENDEN – approximately ¼ acre lots– County 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>   |             |
|---------------|--------------|-----------------------|------------|-------------|---------------|--------------------|--|-------------|
| RM            | METZGER      | 40796 Cold Springs Ln |            |             |               | Lot                | Great value on one of the few remaining lots in Ockenden Ranch!              | \$45,000    |
| GU            | HECK         | Heartwood Ln, Lot #9  |            |             |               | Lot                | Rare opportunity on this corner lot, nice building area                      | \$69,000    |
| 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 P |
| 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  |
| Pinnacle | MAY     | 39614 Pond Ln    |  |  |  | Lot | Private home site with stunning views, all on 3.73 acres | \$185,000 |

**LITTLERIDGE – approximately ½ acre lots – County water & sewer**

|          |                   |                      |  |  |  |     |   |           |
|----------|-------------------|----------------------|--|--|--|-----|---|-----------|
| Pinnacle | Littleridge Ptnrs | 39581 Littleridge Rd |  |  |  | Lot | Enjoy your own mountain meadow on this lot in a gated subdivision | \$90,000  |
| Pinnacle | Littleridge Ptnrs | Littleridge, Lot 6   |  |  |  | Lot | Nice level wooded lot fronts a pretty meadow                      | \$110,000 |

**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 P |
| 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 | 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 |

**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 |
| RM       | ATKINS | 40541 Wild Rose Ln        |  |  |  | Lot | Priced to sell, this lot is on .58 acres with paved streets and wonderful terrain | \$65,000 |

## 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> |
|---------------|--------------------|---------------------------------------|------------|-------------|---------------|---|--------------|
| CB            | LOWERY             | Mariposa Lilly                        |            |             |               | Nice .57 acre parcel on a semi-private driveway, has filtered views             | \$65,000     |
| Pinnacle      | DENNLAR            | Mariposa Lilly                        |            |             |               | Nicely wooded and fairly level, located in a cul-de-sac                         | \$69,000     |
| OB            | Shaver Lk Inv.     | Fawn Lily Ln, Lot 11                  |            |             |               | Buildable lot is ready for your dream home!                                     | \$79,500     |
| Pinnacle      | Wildflower LLC     | Wild Rose Lane                        |            |             |               | Nice level corner lot, ideal location for a residence or your second home       | \$85,000     |
| Pinnacle      | GARZA              | Foxglove Lane, Lot 27                 |            |             |               | Great opportunity to own a beautiful cul-de-sac lot in Phase 5                  | \$89,500     |
| Pinnacle      | Wildflower LLC     | Leopard Lilly                         |            |             |               | 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                  |            |             |               | Buildable lot is ready for your dream home!                                     | \$96,000     |
| Pinnacle      | BARRON             | Yellow Lupin, Lot 59                  |            |             |               | Great home site with all utilities stubbed to the lot                           | \$99,000     |
| Pinnacle      | BARRON             | Yellow Lupin, Lot 58                  |            |             |               | Great home site with all utilities stubbed to the lot                           | \$99,000     |
| Pinnacle      | BLANCO             | 40709 Wild Iris Ln                    |            |             |               | Amazing valley view that backs open area for lots of privacy                    | \$99,000     |
| Pinnacle      | PIEPER             | Fawn Lilly                            |            |             |               | Beautiful lot in Phase 5, nice flat lot will make for an easy build             | \$110,000    |
| KW            | DIXON              | Wild Iris Ln                          |            |             |               | Slightly sloped lot is near hiking trails and has potential views               | \$115,000    |
| 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 Ptrns  | 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    |
| Pinnacle      | Shaver Forest Dev. | Littlefield Rd (not wildflower lot)   |            |             |               | Rare opportunity to own 21 acres in Shaver Lake                                 | \$399,000 N  |
| 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    |
| GU            | BIRNBAUM           | 40542 Wild Iris Ln                    | 3          | 3           | 2752          | Nice log home with soaring windows, and includes a nice loft/media room         | \$739,000    |
| OB            | MARINA LLC         | 39769 Mountain Heather Ln             | 3          | 2.5         | 2723          | Nice high vaulted wood ceilings, 2 decks, and perfect for entertaining          | \$759,000    |
| Pinnacle      | ANDERS             | 40677 Leopard Lilly Ln                | 4          | 5           | 3205          | Amazing unobstructed VIEWS of the valley in this Lodge-style home               | \$849,000    |
| 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    |
| 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 P  |
| OB       | ADAMS      | Merriman Ln             |  |  |  | Nice 3 acre parcel near Meadow Lakes, power and phone are close to the property  | \$32,000    |
| GU       | LAMB       | Auberry Rd              |  |  |  | 2.5 acres off Auberry Road above Mono Wind Casino                                | \$40,000 N  |
| 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    |
| 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              |  |  |  | Pad already cut in to this 3 acre parcel ready for you to build your dream home  | \$134,500   |
| OB       | BENNETT    | Taylor Spur             |  |  |  | 80 acres offers incredible views and unlimited recreational opportunities        | \$199,000   |
| Pinnacle | MILLAR     | 38545 Upper Cressman Rd |  |  |  | Panoramic views of the mountains, valley, and city lights on this 20 acre parcel | \$229,000 N |

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> |
|---------------|---------------|-------------------------|------------|-------------|---------------|---|--------------|
| 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            | NICHOLSON     | 42024 Radio Ln          | 2          | 2           | 850           | Property includes a trailer, you can live in it while you build your dream home     | \$150,000    |
| GU            | MILLER        | 41666 Meadow Ln         | 2          | 1           | 1050          | Built in 1931, this cozy cabin has a large front deck, and original hardwood floors | \$165,000    |
| OB            | RIBEIRO       | 41890 Meadow Ln         | 2          | 1           | 880           | Lovely vintage cabin with a beautiful meadow view                                   | \$166,900    |
| GU            | SCHREDNITZ    | 41467 Acorn Rd          | 2          | 1           | 1080          | Adorable upgraded and furnished cabin includes tack room, shop                      | \$185,000 P  |
| GU            | SLATER        | 42400 Pinecone Ln       | 2          | 1           | 1222          | Adorable cabin with sun room, hardwood floors, newer windows, large patio           | \$215,000 P  |
| GU            | COLEMAN       | 41852 Meadow Ln         | 3          | 1.75        | 1634          | Lovely, well taken care of cabin with lots of pine trees, great for family          | \$222,000    |
| Pinnacle      | DENGLER       | 42516 Bald Mountain Rd  | 3          | 1.5         | 1750          | Great home ready for you to move in   | \$250,000 P  |
| 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          | \$549,500 R  |
| OB            | PEARSON       | 34105 Shaver Springs Rd | 4          | 2.5         | 2465          | Unbelievable property with 2 nice homes, oversized workshop, on 6.72 acres          | \$599,500    |
| 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

| <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            | 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. | \$649,000    |

# 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            | 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            | SIBBACH      | 63165 Huntington Vista#71  | 3          | 3           | 1900          | Great lake and mountain views, spacious and completely furnished               | \$469,000    |
| RM            | WISE         | 63137 Huntington Vista#72  | 3          | 3           | 1520          | Spectacular condo with large kitchen and master bedroom                        | \$489,000    |
| RM            | KREYENHAGEN  | 63231 Huntington Vista#88  | 3          | 3           | 1757          | Private, corner condo with extended deck and updated appliances                | \$560,000    |
| 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 |
| RM       |            | 60488 Blueberry Ln #55   | 2 | 1   | 1000 | Cabin includes a large downstairs bedroom, upstairs loft, and updated bath | \$197,500 |
| RM       |            | 60659 Grouse Ln          | 2 | 2   | 1000 | Well maintained cabin with large and newer redwood deck                    | \$199,500 |
| GU       |            | 61443 Huntington Lake Rd | 3 | 2   | 1123 | Cabin in excellent turn-key condition, spacious master bedroom             | \$359,000 |
| GU       | MCLAUGHLIN | 57380 Hwy. 168           | 3 | 2.5 | 1766 | Newer log cabin built in 2005, has a covered deck, gourmet kitchen         | \$495,000 |
| RM       | 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

|          |        |                          |   |     |      |  |           |
|----------|--------|--------------------------|---|-----|------|--|-----------|
| Pinnacle | TAYLOR | 55142 Huntington Lake Rd | 5 | 2.5 | 2316 | Amazing canyon view from this large home with a newer roof & lg. wood deck | \$349,000 |
|----------|--------|--------------------------|---|-----|------|--|-----------|

## 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