

PINNACLE

REAL ESTATE

MOUNTAIN MULTIPLE LISTING

August 16, 2019

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!	\$198,000
GU	KUEST	44275 Shaver Lake Rd	4	2	1354	Completely remodeled cabin built in 1947, nice wrap around deck	\$545,000
OB	GARTON	44381 Hillcrest Ave	3	2	1733	New siding, large deck, lots of parking in this nice cabin at the Point	\$554,000
KW	Cornerstone	44390 Lakeview	4	3	1752	Cabin at the point with large bonus room, all with a cottage feel	\$825,000
OB	FINEGAN	44287 Lakeview	3	2.5	1843	Beautiful lake front cabin that includes a game room and boat dock	\$2,300,000 N

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

OB	HUDSON	42258 Elderberry Rd		Lot		Vacant corner lot in the east village, short walk to town	\$169,000
OB	CHEPERNICH	42228 Evergreen		Lot		Fabulous lot just off of Dorabella Road, has existing concrete driveway	\$179,000
OB	PETERSON	41856 Elderberry Rd	1	2	1296	Fully furnished cozy cabin with new decking, roof, and windows	\$379,000
RM	GARCIA	42034 Elderberry Rd	2	1	1326	Well maintained cabin with knotty pine walls, pellet stove, and sun room	\$399,000
KW	WATTERS	41929 Tollhouse Rd	4	2	2176	Large cabin with fantastic rental history, walk to restaurants	\$449,000
KW	WILLIAMS	41957 Dogwood Rd	3	2	1808	Charming A-frame cabin with 3 fireplaces, master bedroom on main level	\$527,000
KW	QUALLS	42025 Dorabella Rd	4	3	1748	Special, remodeled cabin includes a detached guest cottage, covered deck	\$610,000

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

RM	Red Cabin LLC	42156 Digger Ln		Lot		Prime west village lot with gentle slope	\$125,000
GU	PARKER	42032 Hemlock Ln	2	1	890	Cute 1950s vintage cabin at an incredible price, sold as-is	\$199,000 N
OB	HERZOG	41918 Nuthatch Ln	1	2	800	Nicely remodeled cabin with a large upstairs loft that sleeps 10+	\$289,000
RM	WRIGHT	41938 Nuthatch Ln	2	2	800	Super cute, renovated with large deck, and a bathroom in each room	\$299,900
RM	Red Cabin LLC	42186 Digger Ln	3	2	1355	Classic vintage cabin with a garage, large deck, paved driveway	\$308,000
OB	BAKER	42043 Nutmeg Ln	4	2	1560	Classic and charming, has a updated bathroom, lg. living room, indoor laundry	\$350,000
KW	KENNEDY	41975 Hemlock Ln	3	1.75	1088	Up on a hill, cabin has upgraded kitchen, bedroom on the mail floor	\$360,000
GU	WILLS	42082 Madrone Ln	3	1.5	1180	Adorable vintage single level cabin in great condition, on 2 lots	\$360,000
RM	LANKFORD	42012 Madrone Ln	2	1.75	1398	Single story cabin that has been updated, includes a large storage shed	\$399,000
GU	FAIRLESS	42025 Ouzel Ln	3	2	1528	Comfy cabin has a great mix of modern comforts and warm, rustic accents	\$399,900
Pinnacle	ELIASON	41838 Foxtail Ln	1	1	896	Darling building is perfect for a small business, family cabin, or vacation rental	\$399,000

ROCK HAVEN – Gated Community

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

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GU	LEONARD	41505 Sunset Rock Rd	3	3	3052	Exceptional property on the creek, home recently remodeled in 2015	\$799,000

MUSICK MEADOWS

GU	BROWN	41248 Rock Rd		Lot		Over half an acre on a private cul-de-sac, all within walking distance to town	\$99,900
Pinnacle	DAHM	41405 Musick Dr	3	2	2049	Legendary “Shark Rock” cabin, this tri-level cabin is perfect for entertaining	\$399,000 R
GU	MCEWEN	41360 Melody Ln	3	2.5	1952	Built in 2003, home sold furnished and includes a wraparound deck	\$545,000

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

Pinnacle	BIBER	Dinkey Creek Rd		Lot		Great location, property fronts on Dinkey Creek Rd, access by private easement	\$69,000
Pinnacle	ELY/STIER	Dinkey Creek Rd		Lot		5.08 acres on Dinkey Creek Rd in the Bulls Eye Rock area	\$110,000
Pinnacle	BIBER	Dinkey Creek Rd		Lot		Nice seclude building sites, includes a creek, easy access	\$115,000
RM		54841 Dinkey Creek Rd	2	1	850	Rare cabin on the creek side of Dinkey Creek, the perfect private get-a-way	\$179,500
RM	NEGRI	54564 Mckinley Grove Rd	3	1	1474	Gated, easy access to this home on private property, backing the US Forest	\$325,000
KW	STONE	52214 Chalip Ln	2	1.75	1404	Nice private setting at the end of a cul-de-sac with nice forested views	\$360,000
OB	HILL	52212 Exchequer Dr	3	1.75	1440	Beautiful home with two master bedrooms, vaulted ceilings, private location	\$409,900 P

SILVERTIP VILLAGE – County water & sewer

KW	CLARKZ	40727 Silvertip Ln	2	2	1100	Recently remodeled cabin has a spacious great room and vaulted ceilings	\$339,000 P
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MUSICK RIDGE – approximately ¼ acre lots – County water & sewer

RM	SALOMONSON	40903 Crest Vista Ln		Lot		Spacious, nearly level cul-de-sac lot awaits your custom dream home	\$84,900
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	ROBSON	40858 Village Pass Ln	5	4	2699	Built in 2006, this Condo is perfect for your large group, sleeps 12 with ease	\$465,000
OB	TABRIZI	40862 Village Pass Ln	6	4	2699	Gorgeous multi-level condo with a game room, large deck, great rental	\$495,000
RM	MARTINEZ	40828 Village Pass Ln	6	4	2699	Nice, spacious condo that includes a game room, and a huge deck	\$515,000

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	TRUJILLO	41865 Gray Rock	3	2.5	2381	Nice home in Granite Ridge, home is being sold “as is”	\$519,000 P
Pinnacle	HUMERICKHOUSE	41643 Granite Ridge Rd	4	2.75	2105	Beautiful home includes a huge wrap around deck and soaring wood walls	\$595,000
KW	BARTHELEMY	42254 Granite Circle	3	2.75	2041	Open concept floor plan in this home with two private decks	\$630,000

Key:

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

GRANITE RIDGE, con't.

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Pinnacle	HADDEN	41956 Gray Rock Ln	4	3	2825	Custom built cabin that backs a meadow like setting, has a loft	\$799,000 P
RM	Serenity Oaks	41905 Granite Ridge Rd	4	3	3028	Home includes a massive rear deck, private spa, lots of parking	\$840,000
RM	ALTAMURA	41812 Gray Rock Ln	3	2.75	3312	Family home with newer appliances, game room, and large storage shed	\$899,000
Pinnacle	GIUSTI	41851 Rock Shelf Ln	4	3.5	3036	Gorgeous cabin with vaulted ceilings, game & media room, & gourmet kitchen	\$999,500
GU	GARRETT	42509 Pinnacle Ln	4	2.5	3586	Custom home with fantastic views, open floor plan, all the extras	\$1,199,000
GU	WARNER	42342 Granite Rim	4	3	3538	Spectacular single level home with newer Trex deck, 3 car garage	\$1,489,000

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	Timber Ridge LLC	41715 Timber Ridge, Lot #2		Lot		Gently sloping downhill topography, all utilities at lot corner	\$110,000
Pinnacle	HEIST	Timber Ridge, Lot #2		Lot		Nestled between two stunning custom homes, this lot is fairly level	\$119,500
Pinnacle	WILLIAMSON	Timber Ridge, Lot #22		Lot		Beautiful wooded lot in Timber Ridge, has a potential private home site	\$119,900
Pinnacle	BIG CREEK Sc	Timber Ridge Lot #7		Lot		Gently sloping lot with mature pine and cedar trees	\$120,000
Pinnacle	GUISTI	Timber Ridge Lot #16		Lot		Beautiful ½ acre lot, all utilities are underground, and driveway is cut in	\$125,000
OB	COX	41609 Timber Ridge Ln		Lot		Beautiful lot with minimal preparation for building	\$150,000
GU	NASH	41629 Timber Ridge Ln		Lot		Gently sloping downhill lot with great, mature trees	\$150,000
Pinnacle	BLANCO	41813 Timber View Ln	3	3.5	2200	Gorgeous brand new cabin with massive great room, large deck	\$659,000 P
RM	WEIS	41891 Timber Ridge Ln	3	2.75	2947	Great for entertaining, nice open floor plan, gourmet kitchen, main floor master	\$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
OB	NORCROSS	41679 Timber View Ln	4	3	3444	Spectacular home built in 2015, includes every extra feature imaginable	\$999,000

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

GU	HAIRE	42272 Hanging Branch Rd	2	2	936	Newly remodeled kitchen, spacious deck, great rental history	\$339,000 P
Pinnacle	QUINN	42396 Rock Ledge Rd	4	2	1524	Completely furnished home in a private cul-de-sac, nice large attached garage	\$345,000
Pinnacle	ILLINGSWORTH	42245 Blue Meadow Ln	3	2	1424	1970s classic contemporary cabin, has vaulted ceilings, large open floor plan	\$369,000 P
Pinnacle	DEAVER	42037 Blue Meadow Ln	3	1.5	1536	Cozy cabin that backs privately owned 5 acre parcels, includes a loft	\$369,000
GU	WYRICK	42064 Hanging Branch Rd	3	1.5	1325	Charming, immaculate cabin with knotty pine paneling, updated kitchen	\$384,000
OB	FS FOUNDATION	42308 Rock Ledge Rd	3	2	2200	Multi-level cabin with spacious living room, wet bar, and basement	\$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	\$429,500
KW	DERBY	42084 Saddleback Rd	4	2	1624	Charming home with open floor plan and a large bunk room above the garage	\$460,000
Pinnacle	STEWART	42004 Black Oak Way	4	1.75	1720	Log cabin that has been completely remodeled, pebble tech floor, new kitchen	\$479,000
OB	SCOTT	42555 Rock Ledge Rd	4	2	1834	Nice updated kitchen, loft, and beautiful deck perfect for entertaining	\$492,000 P
Pinnacle	DOYLE	41798 Saddleback Rd	3	2	3322	Home includes high vaulted ceilings, big kitchen, and a separate game room	\$595,000 R

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
OB	BWI	41959 Rhinestone Ln, Lot 1		Lot		Nice lots close to the village, ready to build your dream home	\$130,000
OB	BWI	42101 Tourmaline Ln, Lot 79		Lot		Great subdivision perfect for your vacation home or full time living	\$135,000

QUARTZ MOUNTAIN, con't.

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OB	BWI	43067 Garnet Ln		Lot		Wonderful tree lined lot, close to the village	\$150,000
OB	BWI	42473 Opal Ln, Lot 63		Lot		Nice lots close to the village, ready to build your dream home	\$155,000
OB	BWI	42394 Tourmaline Ln, Lot 95		Lot		Lot is ready for you to build your dream home	\$160,000
OB	BWI	43006 Garnet Ln, Lot 36		Lot		Nice lots close to the village, ready to build your dream home	\$162,000
OB	BWI	42243 Opal Ln		Lot		Gently uphill sloping lot with level street access	\$165,000
OB	BWI	42768 Garnet Ln		Lot		Wonderful lot close to the village, ready to build your dream home	\$170,000
OB	BWI	42264 Garnet Ln, Lot 53		Lot		Nice lots close to the village, ready to build your dream home	\$195,000
OB	BWI	42435 Garnet Ln, Lot 14		Lot		Perfect retreat for you vacation home	\$210,000
OB	CONTINO	42688 Garnet Ln	4	4	3600	Stunning, fully furnished, custom home with large, gourmet kitchen	\$1,350,000

BRETZ MOUNTAIN TOWNHOMES

GU	MULLIGAN	42210 Majestic Ln	4	3.5	2405	Upscale townhome built by Image homes, boasts luxury and elegance	\$615,000
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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	\$119,500 R
GU	REYNOLDS	42373 Canyon Vista Ln	3	4	3000	Asian style design in this custom home with beautiful views	\$995,000
Pinnacle	GRAVES	42225 Summit Creek Ln	5	3.5	3585	Brand new luxury home scheduled to be completed in August of 2019	\$1,285,000
OB	STOCKBRIDGE	42534 Bretz Point Ln	7	5	5232	Stunning custom home with majestic views, 3 levels, great for entertaining	\$1,499,000

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

Pinnacle		39509 Sunrock Ln	4	2.5	2375	Luxurious mountain cabin built in 2016, lots of upgrades and great floor plan	\$569,000
OB	ZEKIAN	39522 Weldon Corral	4	3.5	2375	Stunning mountain home with impressive finishes, alarm system, and a loft	\$679,000

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

GU	GILSTRAP	Crest Point Ln		Lot		Gorgeous western view over looking Jose Basin and the Minarets	\$120,000
GU	SIMMONS	39550 Musick Falls	3	2.5	1925	Nice home that is ready for new owners, large open floor plan, backs open space	\$499,999
Pinnacle	HUBER	39462 Musick Falls	4	2	2193	Vaulted knotty pine ceilings, large windows, open floor plan in this nice cabin	\$535,000
Pinnacle	MOCSARY	39519 Musick Falls	3	2.5	2930	Beautiful, well-kept home with large 986 sq ft game room	\$550,000

BRETZ MILL CONDOMINIUMS – County water & sewer

Pinnacle	ERWIN	40927 Mill Run #54	1	1	645	Impeccable maintained condo with vaulted ceilings with a nice deck	\$183,000
Pinnacle	PALMER	40780 Mill Run #11	2	2	1004	Fantastic location, corner unit and easy access to the parking lot	\$245,000
GU	DEL	40796 Oakwoods Ln	2	1.75	1017	Gorgeous condo has been recently remodeled, has great rental history	\$275,000 P

OCKENDEN – approximately ¼ acre lots– County water & sewer

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
RM	OLSON	40865 Cold Springs Ln		Lot		Enjoy open space covered in lush pines, oak, dogwood, and fern	\$69,000

OCKENDEN, con't.

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Pinnacle	BROUSSARD	Cedar Ridge, Lot 15		Lot		Beautiful lot near the end of cul-de-sac and backs open space	\$100,000
KW	OLSON	40873 Cold Springs Ln	3	2.75	2024	Recently updated kitchen, tall ceilings, and nice front deck	\$445,000
GU	THOMAS	41034 Silver Pine Ln	3	2	2550	Nice home at the end of the street with great landscaping and enclosed deck	\$457,000
OB	INMAN	41077 Silver Pine Ln	3	1.75	1670	Nice, quiet location with vaulted ceilings, lots of storage, sold furnished	\$459,950
RM	BOYDSTON	41405 Cedar Ridge Ln	3	2	1975	Warm and comfortable modern cabin, includes two loft areas	\$489,900
Pinnacle	HYDER	41059 Woodridge Ln	3	2	1846	Home includes hardwood flooring, vaulted ceilings, and gorgeous kitchen	\$499,000
GU	SLATER	41173 Silver Pine Ln	3	2.5	2000	Nice open floor plan, lots of storage, and a loft for extra sleeping	\$499,950 P
KW	BARDSLEY	41204 Heartwood Ln	3	2.5	1936	Great location for this home with an updated kitchen, loft, and A/C	\$510,000
Pinnacle	GORDON	41012 Silver Pine Ln	4	4	2416	Lovely, quality built home with soaring ceilings, huge wrap around deck	\$569,000
OB	CAUDILL	41051 Windwood Ln	3	2	2838	Updated and beautiful split level home that backs open space	\$612,500
GU	WHITE	40919 Cold Springs Ln	5	3	3452	Perfectly designed for your large family, or perfect as a rental	\$619,900

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	\$79,900
Pinnacle	MAY	39614 Pond Ln		Lot		Private home site with stunning views, all on 3.73 acres	\$185,000
OB	CUNNINGHAM	39291 Granite Ln	3	2.5	2040	Custom home with open floor plan, large oversized garage, lots of extras	\$564,000
Pinnacle	HALL	39323 Granite Ln	5	4	3180	Wonderful cabin that includes a guest cottage, all on 1.13 acres	\$799,000
Pinnacle	DAVIS	39003 Littlefield Rd	5	5	4446	Stunning home with soaring ceilings, gourmet kitchen, large loft & 7-car garage	\$1,399,500

LITTLERIDGE – approximately ½ acre lots – County water & sewer

Pinnacle	Littleridge Ptnrs	39581 Littleridge Rd		Lot		Enjoy your own mountain meadow on this lot in a gated subdivision	\$59,000
Pinnacle	Littleridge Ptnrs	Littleridge, Lot 6		Lot		Nice level wooded lot fronts a pretty meadow	\$79,000
GU	AMOS	Littleridge		Lot		Beautiful corner lot that is level and easy to build on	\$100,000

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

Pinnacle	SHELTON	38614 Red Leaf Ln	3	1.75	1536	Delightful cabin on 1.09 acres that includes a pellet stove, covered personal deck	\$474,900
Pinnacle	HARKER	28443 Red Leaf Ln	3	2.5	2240	Nice usable lot with great valley views, includes an 864 sq ft guest/apartment	\$499,000
KW	STAILEY	38553 Ridge Rd	3	2.5	2484	Nice views, multiple decks, beautiful selections in this custom home	\$900,000

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

GU	EMMERSON	39547 Woodland Rd	3	2	1872	Immaculate cabin with large wood deck, nice kitchen, and priced right	\$439,900
Pinnacle	HARRIS	39826 Woodland Rd	3	2	1950	Gorgeous canyon views on this nicely wooded lot, has soaring wood ceilings	\$485,000
KW	HARRELL	38766 Applewine	3	2	1847	Nice split level, immaculate home with beautiful views	\$520,000
RM	DILL	39839 Big Shuteye Ln	4	3	2558	Multi-level home with 3 car garage, beautiful master suite	\$649,000
OB	BRUCE	41273 Woodland Rd	4	3	2250	Located close to the second entrance, this cabin has 2 decks, and a shop	\$729,900

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

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Pinnacle	STRAHM	30290 Solitude Ln		Lot		19.7 acre parcel has paved roads, parcel has not yet been recorded	\$150,000
Pinnacle	STRAHM	30300 Solitude Ln		Lot		19.7 acre parcel has paved roads to the property, and potential for views	\$175,000
GU	PETERSON	38121 Woodland Rd	3	2.5	2914	Nice views of the valley, knotty pine interior, modern kitchen, and AC	\$669,000 R

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

Pinnacle	MILLAR	Wild Iris Ln, Lot 5		Lot		Beautiful view lot with nice level building site, and plenty of pines and cedars	\$55,000
Pinnacle	SAGLE	Phase 1, Lot 38		Lot		Large .79 acre corner lot located on the corner of Wildrose and Mariposa Lilly	\$62,000
Pinnacle	ALLEN	Phase 1, Lot 23		Lot		Located at the end of a private access road, lot offers plenty of privacy	\$62,000
RM	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	\$67,500
Pinnacle	PETERSON	40586 Wild Rose Ln		Lot		Gorgeous elevated parcel with a nice canyon view	\$75,000
OB	PLATT	Mountain Heather Lot 32		Lot		Beautiful, level lot ready for you to build your dream home	\$75,000
OB	Shaver Lk Inv.	Fawn Lily Ln, Lot 11		Lot		Buildable lot is ready for your dream home!	\$77,500
Pinnacle	DIXON	Wild Iris Ln		Lot		Slightly sloped lot is near hiking trails and is ready for building	\$79,000
Pinnacle	GARZA	Foxglove Lane, Lot 27		Lot		Great opportunity to own a beautiful cul-de-sac lot in Phase 5	\$89,500
OB	Shaver Lk Inv.	Fawn Lily Ln, Lot 12		Lot		Buildable lot is ready for your dream home!	\$93,950
Pinnacle	Wildflower LLC	Leopard Lilly		Lot		Wonderful level lot with a view, and located on a quiet cul-de-sac	\$95,000
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
Pinnacle	PIEPER	Fawn Lilly		Lot		Beautiful lot in Phase 5, nice flat lot will make for an easy build	\$110,000
Pinnacle	ANDERS	40662 Wild Iris Ln, Lot 19		Lot		Breathtaking panoramic views of the valley on this .61 acre lot	\$114,500
GU	JONES	Fawn Lily Ln, Lot 44		Lot		Large, .63 acre lot has great access and backs undeveloped open space	\$119,000
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	\$150,000
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	\$532,000
RM	RAEBER	40025 Yellow Lupin Ln	5	3	2553	Ideal vacation home or vacation rental with five bedrooms, large kitchen	\$619,900
Pinnacle	PEEVYHOUSE	40442 Wild Rose Ln	3	2.5	2693	Vaulted ceilings, partially covered deck, spacious kitchen, & game room	\$647,000
GU	MARINA LLC	39769 Mountain Heather Ln	3	2.5	2723	Nice high vaulted wood ceilings, 2 decks, and perfect for entertaining	\$699,000
OB	SAUNDERS	40284 Mariposa Lilly Ln	3	3.5	3000	Luxurious mountain getaway that includes a loft, and large bonus room	\$789,000
Pinnacle	ANDERS	40677 Leopard Lilly Ln	4	5	3205	Amazing unobstructed VIEWS of the valley in this Lodge-style home	\$838,000
GU	SCHUMAN	40172 Mariposa Lilly Ln	3	3.5	2697	Exquisite log home built in 2009, home has the extras you could ever want	\$950,000
Pinnacle	ROESER	40596 Wild Iris Ln	5	3.5	4245	Stunning 3 story custom View home with a wall of windows, and all the extras	\$989,000
Pinnacle	PETERSON	40566 Wild Rose Ln	4	4	4100	Mountain-style log sided home with beautiful views, game room & loft	\$999,000

PINE RIDGE

Pinnacle	HINTERGARD	34182 Natoma Rd		Lot		Nice corner lot in Shaver Springs, priced to sell	\$19,900
GU	JOHNSON	41420 Meadow Ln		Lot		Great lot, easy to build in Meadow Lakes	\$25,500
GU	LAMB	Auberry Rd		Lot		2.5 acres off Auberry Road above Mono Wind Casino	\$40,000

PINE RIDGE, con't.

<u>Office</u>	<u>Owner</u>	<u>Address</u>	<u>Bd.</u>	<u>Bth.</u>	<u>Sq.Ft.</u>	<u>Description</u>	<u>Price</u>
OB	ARAMBULA	35185 Peterson Rd		Lot		Amazing views with a seasonal creek, all in a private setting	\$49,900
Pinnacle	OWENS	Tollhouse Rd		Lot		Good building site on 5.59 acres, outstanding view, power to the road	\$60,000
RM	HENDRIX	Cressman Rd		Lot		Vacant 5 acre parcel located on Lower Cressmans Road	\$75,000
KW	BEARD	39897 Fawn Lilly		Lot		Build your dream cabin in Wildflower Village	\$79,000
OB	SMITH	Cressman Rd		Lot		10 acre parcel with a well, all at 4300 foot elevation	\$90,000
OB	FRIES	Marmot Lane		Lot		Nestled in the pine trees near Meadow Lakes, property already fenced	\$105,000
GU	GOBEL	Auberry Rd		Lot		15 acres, 2 parcels, around 4000' elevation, drilled well and power on property	\$109,000
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	\$105,000
RM	CABRERA	Shaver Springs, Lot 5		Lot		Nice 5 acre parcel with two possible building sites, each with its own easement	\$115,500
C21	PETTITT	Peterson Road		Lot		80 acres, private and secluded	\$118,500 P
GU	SMITH	Auberry Rd		Lot		Pad already cut in to this 3 acre parcel ready for you to build your dream home	\$134,500
OB	POCOCK	Upper Cressman Rd		Lot		Beautiful 20 acre lot with valley views, power at adjacent property	\$169,900
Pinnacle	MILLAR	38545 Upper Cressman Rd		Lot		Panoramic views of the mountains, valley, and city lights on this 20 acre parcel	\$198,000
LP	LEE	40057 Beal Fire Rd		Lot		Two or three building sites on this amazing 14.3 acre property with views	\$270,000
Pinnacle	BOSS	Snow Rd		Lot		Amazing 100 acre property just west of Mile High subdivision	\$599,000
OB	MWRE Inv.	40607 Auberry Rd	2	1	864	TLC needed for this investor special	\$57,000
OB	Bank Owned	40603 Auberry Rd	2		1596	Private home, in need of TLC, sold as is with no repairs	\$99,900
OB	LEACH	41850 Merriman Ln	2	2	824	Comfortable home in Meadow Lakes with plenty of room to entertain	\$115,000 P
GU	BARSTOW	43485 Auberry Rd	1	1	608	Cute as can be, this home in Alder Springs has a remodeled kitchen	\$132,000 P
OB	CARLSON	41866 Meadow Ln	2	1	616	Darling cabin includes an upstairs loft, nice deck	\$134,900
OB	FRITZ	41684 Merriman Ln	2	1	772	New windows, flooring, doors, and insulation, along with many upgrades	\$139,900
GU	DAVIS	42735 Grey Squirrel Ln	2	1	796	Adorable nostalgic cabin with knotty pine interior and red brick fireplace	\$157,000 P
GU	KLINDT	41928 Merriman Ln	2	1	1080	Cute cabin with nice garage, covered front porch, wood walls and ceilings	\$159,000
OB	Bank Owned	33960 Shaver Springs Rd	3	1.75	1056	Wonderful home on a nice level lot, has a large deck and good storage	\$165,000 P
GU	SCHREDNITZ	41467 Acorn Rd	2	1	1080	Adorable upgraded and furnished cabin includes tack room, shop	\$185,000 P
OB	HEIDEN	34080 Shaver Springs Rd	3	2.5	2472	Nice tri-level home has vaulted ceilings, pride of ownership	\$199,000 P
GU	HUDSON	33867 Shaver Springs	3	2	1648	Custom home includes a front deck, and great custom accents throughout	\$199,999
GU	CRAIN	41849 Merriman Ln	3	1	1011	Cute and comfortable home with 2 major remodels in 4 years	\$217,000 P
Pinnacle	HORTON	38035 Peterson Rd	1	1	782	Amazing views, this 4.76 acre parcel has a cute cabin, 2 RV trailers included	\$219,000 R
GU	ALLDREDGE	36015 Cressman Rd	2	1	1200	Paved access to this home close to Cressmans Store, has amazing views	\$249,000 P
Pinnacle	PARFENOVICH	42439 Bald Mountain Rd	3	1.75	1789	Nice single story home on a private lot, includes a hobby studio	\$259,000
OB	RUSSELL	37190 Cressman Rd	2	1	960	Log cabin on over 4 acres, includes two decks, large detached garage	\$295,000 P
RM	LAWSON	42087 Auberry Rd	3	2.5	1658	Situated on 1.9 acres of mostly usable land, has a well-maintained home	\$315,000
Pinnacle	PERRY	36739 Peterson Rd	3	1.75	1376	Nice cabin w/ newer carpet, dual pane windows, paved driveway, & French doors	\$325,000
GU	BEIGHLY	35512 Lower Cressman Rd	3	2	1664	Move in ready home on 5 acres, includes rock slab tile, open floor plan	\$329,000
OB	GREY	36714 Peterson Rd	4	2	1788	Nice private, secluded home with lots of room to entertain	\$329,900
OB	JONES	43503 Auberry Rd	5	2	5449	Converted store and restaurant into a large home in Alder Springs	\$339,000 N
OB	SMITH	43145 Cedar Springs Rd	3	2.5	1730	Custom home on 2.49 acres, includes a formal dining room, spacious rooms	\$355,000 P
BR	PATTEN	46817 Auberry Rd	3	2	1320	Well kept home by Pine Ridge School, home has high beamed ceilings	\$359,000 N
OB	Freedom Mgmt.	36017 Cressman Rd	4	3	2560	Private 5.16 acre property with custom home with nice covered patio	\$375,000

PINE RIDGE, con't.

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RM	BENELLI	33833 Tollhouse Rd	3	2.75	2015	Home on 6.4 acres, with 3 parcels, nice open kitchen, includes a barn	\$425,000 R
GU	FRANCIS	42496 Juniper Rd	3	2	1880	Fantastic views of the Minarets from this darling cabin in Mile High	\$429,000
Pinnacle	KERAN	42385 Bald Mountain Rd	4	2	1863	Gorgeous completely remodeled home in Mile High, on just under an acre of land	\$435,000
OB	MARSHALL	38057 Auberry Rd	4	3.5	3043	Amazing price for 2 homes on 5 acres, all with breathtaking views	\$469,000
Pinnacle	BELL	45265 Auberry Rd	3	2.5	2323	Gorgeous single-story home with Views! Has a gourmet kitchen, 4 car garage	\$570,000 P
Pinnacle	ROBERTSON	45250 Auberry Rd	4	3	2508	Two home on 5.46 acres with valley views, large deck, and a game room	\$579,000
OB	RECKAS	39885 Auberry Rd	4	3	3238	Custom build on 23 acres, amazing views, game room, indoor pool	\$669,000 P
RM	SMITH	42725 Sharin Woods Rd	5	3.5	4170	Beautiful home combines mountain cabin design with modern luxury	\$998,000
GU	DELANEY	36108 Cressman Rd	3	3.5	3065	Outstanding views, 4 car garage, multiple decks, perfect for entertaining	\$1,150,000

COMMERCIAL/BUSINESS OPPORTUNITIES

Pinnacle	ELIASON	41820 Linnet Ave	Com'l	640	Charming little building right in the heart of town, perfect for small business	\$299,000
RM	WRIGHT	41782 Dorabella	Com'l	2000	Pub N Grub business for sale, includes liquor license, furniture, and equipment	\$350,000
Pinnacle	ELIASON	41838 Foxtail Ln	Com'l	896	Darling building is perfect for a small business, family cabin, or vacation rental	\$399,000
Pinnacle	ELIASON	42136 Tollhouse Rd	Com'l	3937	Former restaurant, great business opportunity, includes living area	\$650,000
Pinnacle	THOMPSON	42008 Tollhouse Rd	Com'l	1092	Completely remodeled and upgraded, the Hungry Hut is a great investment	\$775,000

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>
RM	TURNER	62916 Huntington Vista#38	2	2	1364	This unit has never been a rental unit and always owned by the same family	\$255,000
RM	SKAFF	62782 Ski View Ln #97	2	1.75	1372	Well furnished condo that has been well kept, with interior updates	\$269,000
RM	DURBIN	63211 Huntington Vista #78	2	2	1364	Breathtaking views of Huntington Lake from this furnished condo with a loft	\$349,000
RM	LARES	62687 Huntington Vista114	2	2	1370	Spectacular end unit that has been completely updated, has great views	\$349,000 P
RM	HUCKABY	63213 Huntington Vista#79	2	2	1364	Special upgraded condo that also includes a large sleeping loft	\$375,000
RM	KLEPPER	62776 Ski View Ln #99	3	3	1678	Well maintained condo has two decks, comes partially furnished	\$379,500
RM	JOHNSON	63229 Huntington Vista #87	2	2	1364	Beautifully upgraded and furnished condo with a loft	\$380,000
OB	GROOTENDORST	62727 Sunny Vista #21	3	3	1700	Updated, completely furnished condo close to the pool and tennis courts	\$419,000
RM	SIBBACH	63165 Huntington Vista#71	3	3	1900	Great lake and mountain views, spacious and completely furnished	\$449,000
RM	WISE	63137 Huntington Vista#72	3	3	1520	Spectacular condo with large kitchen and master bedroom	\$489,000 P
RM	PATRICIO	62681 Huntington Vista#111	3	3	1678	Wonderful location with a private deck and plenty of room for the whole family	\$525,000
RM	KREYENHAGEN	63231 Huntington Vista#88	3	3	1757	Private, corner condo with extended deck and updated appliances	\$560,000
RM	DAGGETT	63217 Huntington Vista#81	3	3	1638	Impressive condo that includes a loft, upgraded appliances, high-end cabinetry	\$579,000

HUNTINGTON LAKE CABINS - Community water - private septic

RM	Wellspring Assoc.	Huntington Vista		Lot		Just a short distance to the lake, this .23 acre parcel has a level home site	\$159,900
RM	CAROTA	Ollie Lane #15		Lot		Beautiful, level lot with easy access in both the winter and summer	\$240,000
GU	FORD	61452 Huntington Lake Rd	2	1.5	917	Located in the Bear Creek tract, lots of windows & recently remodeled kitchen	\$175,000
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
RM		60940 Umpqua Ln	3	1	760	Delightful cabin with spacious decks, and close to a creek	\$235,000
RM		58723 East Dowville #83	1	2.5	1400	Well maintained lake view cabin with modern kitchen, trex deck	\$240,000
RM		60981 Bear Paw Ln #83	3	1	1220	Warm and welcoming cabin has a remodeled bathroom, lots of sleeping areas	\$249,000
GU		58670 Shady Ln #79	3	1.75	1100	Updated A-Frame cabin includes a new metal roof, and winter water	\$249,000
Pinnacle		60846 Tanger Ln	2	1.5	868	Located in Lower Line Creek, darling single level cabin sold furnished	\$269,000
RM		23 Upper Line	3	1.5	1000	Cabin in excellent condition, has lots of parking, and private outdoor patio	\$295,000
OB		37 Upper Line	3	1	1066	Secluded and peaceful, enjoy this cabin that has been recently remodeled	\$295,000
GU		61443 Huntington Lake Rd	3	2	1123	Rustic charm and modern comfort, this nice single level cabin has winter water	\$299,000
RM		62648 Potter Creek	2	1	1000	Located in the Rancheria tract, this cabin is winterized & just a short walk to lake	\$324,900 P
RM		34 Upper Line	3	1.75	936	Delightful cabin just above Upper Line Creek, includes a small one car garage	\$352,000
RM		62338 Upper Dear Creek#434	2		1100	Great, cozy family cabin that has been winterized and has winter water	\$359,000
RM		60383 Huckleberry #103	5	3.5	1300	Lakefront cabin with hard to beat views, sold furnished, and a boat slip	\$380,000
RM		57 Blueberry Ln	3	2.5	1600	Well maintained cabin includes a loft, small boat rental slip, short walk to lake	\$385,000
Pinnacle	BUSH	62040 Whispering Pines #5	3	2	1300	Wonderful cabin within walking distance to Lakeshore Resort, year-round access	\$399,950 P
GU		61306 Crest Line #66	5	2	1960	Large family cabin with a lake view, close to Lakeshore Village	\$439,000 P
RM		62558 Potter Creek Ln	3	1.75	1300	Spacious cabin with a large deck, and winter access	\$439,900 P
OB	HEMPEL	61963 Fall Ln	2	2	1400	Recently updated with new carpet, interior paint, new window blinds	\$448,900

Key:

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

HUNTINGTON LAKE CABINS, con't.

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GU		61456 Huntington Lake Rd	3	2.5	1400	Expansive wrap around deck on this updated home with an open floor plan	\$449,000 P
GU	MCLAUGHLIN	57380 Hwy. 168	3	2.5	1766	Newer log cabin built in 2005, has a covered deck, gourmet kitchen	\$495,000
RM		58380 Huntington Lake Rd	2	2	1300	Located in Dowville East tract, this cabin has views of the lake, expansive deck	\$499,900
OB	MERRITT	58394 Huntington Lake Rd	4	1	1100	This is a 2 bedroom, 1 bath cabin, with a separate 2 bedroom sleeping cabin	\$525,000
RM		62545 Ollie Ln	3	3	2400	Custom retreat, winter access, large deck, 2 car garage, and a house generator	\$839,000
RM	LEE	62536 Ollie Ln	4	3.5	2550	Exceptional mountain home is perfect for year round recreation	\$1,045,000

CAMP SIERRA-BIG CREEK

GU		51974 Camp Sierra Rd	2	2	1183	Charming cabin built in 1993, has a nice large deck, open floor plan	\$264,000
OB		52147 Tiger Lily Ln	2	1.75	1400	Camp Sierra tri-level cabin with an area for a game room upstairs	\$299,500
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	\$395,000
RM	HATTEN	55440 Cordwood Rd	3	2	1900	Winter accessible cabin close to China Peak, sleeps 10+, on a corner lot	\$449,900

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