

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

December 27, 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>
KW	Cornerstone	44390 Lakeview	4	3	1752	Cabin at the point with large bonus room, all with a cottage feel	\$799,000

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
Pinnacle	KONDA	42048 Tollhouse Rd	1	2	1228		Beautiful mountain cabin built in 2004, has oversized master suite and a loft	\$345,000 P
OB	PETERSON	41856 Elderberry Rd	1	2	1296		Fully furnished cozy cabin with new decking, roof, and windows	\$359,000 P
OB	GRAHAM	42199 Aspen Rd	3	2	2000		Great location with 2 living units, needs a little TLC	\$399,000
Pinnacle	ANSOLABEHERE	41803 Sparrow Rd	3	2	1518		Easy access, large lot, covered patio, and new paint, windows, and roof	\$429,000
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	\$499,000 P
OB	LEROY	42219 Aspen Rd	4	3	2500		Beautiful cabin with chef's kitchen, loft perfect for a game room	\$710,000

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

OB	HERZOG	41918 Nuthatch Ln	1	2	800		Nicely remodeled cabin with a large upstairs loft that sleeps 10+	\$289,000 P
RM	WRIGHT	41938 Nuthatch Ln	2	2	800		Super cute, renovated with large deck, and a bathroom in each room	\$289,900
Pinnacle	ELIASON	41838 Foxtail Ln	1	1	896		Darling building is perfect for a small business, family cabin, or vacation rental	\$299,000
KW	KENNEDY	41975 Hemlock Ln	3	1.75	1088		Up on a hill, cabin has upgraded kitchen, bedroom on the mail floor	\$360,000
RM	LANKFORD	42012 Madrone Ln	2	1.75	1398		Single story cabin that has been updated, includes a large storage shed	\$399,000

ROCK HAVEN - Gated Community

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

Pinnacle	SMITH	41604 Indian Rock Rd	3	1.5	1050		Vintage cabin on a year-round creek, location couldn't be better!	\$399,000 P
----------	-------	----------------------	---	-----	------	--	---	-------------

MUSICK MEADOWS

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

<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	NEGRI	54564 Mckinley Grove Rd	3	1	1474	Gated, easy access to this home on private property, backing the US Forest	\$299,000 P
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

SILVERTIP VILLAGE – County water & sewer

Pinnacle	WARD	40761 Silvertip Ln	2	2	1350	Great floorplan that includes a large kitchen, open loft, and private master suite	\$339,000 P
----------	------	--------------------	---	---	------	--	-------------

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

Pinnacle	NORTH CO.	40850 Crest Vista Ln	3	2.5	2470	Enjoy awesome sunsets in this fully furnished home with floor to ceiling windows	\$699,000
----------	-----------	----------------------	---	-----	------	--	-----------

SIERRA PINES CONDOMINIUMS– County water & sewer

OB	TABRIZI	40862 Village Pass Ln	6	4	2699	Gorgeous multi-level condo with a game room, large deck, great rental	\$475,000
----	---------	-----------------------	---	---	------	---	-----------

SHAVER WOODS CONDOMINIUMS – County water & sewer

KW	Quality Mach.	40784 Village Pass Ln	1	1.5	946	Wonderful mountain getaway, with easy access	\$265,000
GU	ESCOLA	40814 Village Pass Ln	2	2	1150	Level, easy access, large deck, all in a gated complex	\$289,900

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
OB	MENDRIN	Pinnacle Lane, Lot 19			Lot	Spectacular building site, all dead trees have been removed	\$229,000
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	\$575,000
Pinnacle	DUNCAN	41978 Gray Rock	3	3	1956	Charming cabin with spacious kitchen, lot of windows, and a large deck	\$578,500
KW	BARTHELEMY	42254 Granite Circle	3	2.75	2041	Open concept floor plan in this home with two private decks	\$614,000 P
OB	WRIGHT	42039 Rockshelf Ln	4	2	2400	Beautiful home with added room above the garage, quiet master bedroom	\$600,000
OB	BERNARDS	42691 Granite Circle	3	2.5	2422	Cozy cabin has vaulted ceilings, newer paint and carpet, and has easy access	\$649,000
GU	ELDER	41880 Granite Ridge Rd	3	2.5	2756	Home includes a wrap around deck, large kitchen, and good rental history	\$675,000
Pinnacle	GIUSTI	41851 Rock Shelf Ln	4	3.5	3036	Gorgeous cabin with vaulted ceilings, game & media room, & gourmet kitchen	\$849,000 P
GU	GARRETT	42509 Pinnacle Ln	4	2.5	3586	Custom home with fantastic views, open floor plan, all the extras	\$1,199,000
OB	SHERFIELD	42462 Pinnacle Ln	4	3	4003	Outstanding estate, home has the finest in quality and craftsmanship	\$1,445,000
GU	WARNER	42342 Granite Rim	4	3	3538	Spectacular single level home with newer Trex deck, 3 car garage	\$1,489,000
GU	SHAFFER	42307 Granite Ridge Rd	4	4.5	4154	Lodge style home with gorgeous kitchen, fantastic outdoor living area	\$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	Timber Ridge LLC	41715 Timber Ridge, Lot #2			Lot	Gently sloping downhill topography, all utilities at lot corner	\$110,000
Pinnacle	WILLIAMSON	Timber Ridge, Lot #22			Lot	Beautiful wooded lot in Timber Ridge, has a potential private home site	\$119,900
Pinnacle	GIUSTI	Timber Ridge Lot #16			Lot	Beautiful ½ acre lot, all utilities are underground, and driveway is cut in	\$125,000
Pinnacle	BIG CREEK Sc	Timber Ridge Lot #7			Lot	Gently sloping lot with mature pine and cedar trees	\$120,000

TIMBER 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	COX	41609 Timber Ridge Ln				Beautiful lot with minimal preparation for building	\$150,000
GU	NASH	41629 Timber Ridge Ln				Gently sloping downhill lot with great, mature trees	\$150,000

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

Pinnacle	KNAPTON	Rock Ledge Rd				Large lot located at the end of the road, the perfect mountain getaway!	\$99,000
RM	ROBERTS	41941 Saddleback Rd	4	2	1620	Beautifully maintained home is perfect for entertaining	\$389,900
GU	LARSON	42257 Rock Ledge Rd	3	1.75	1288	Close to the pond, this cabin has a bedroom on the main level, & a sleeping loft	\$415,000
KW	DERBY	42084 Saddleback Rd	4	2	1624	Charming home with open floor plan and a large bunk room above the garage	\$449,000
OB	DORITY	42239 Rock Ledge Rd	4	3	2497	Completely remodeled and sold furnished, this cabin is ready to move in	\$495,000

QUARTZ MOUNTAIN - approximately 1/2 acre lots - County water and sewer

OB	NEARN	42518 Tourmaline Ln				Nice pine and cedar trees on gentle sloping terrain	\$120,000
OB	BWI	42431 Opal Ln, Lot 62				Nice lots close to the village, ready to build your dream home	\$130,000 P
OB	BWI	41959 Rhinestone Ln, Lot 1				Nice lots close to the village, ready to build your dream home	\$130,000
OB	BWI	42101 Tourmaline Ln, Lot 79				Great subdivision perfect for your vacation home or full time living	\$135,000
OB	BWI	43067 Garnet Ln				Wonderful tree lined lot, close to the village	\$150,000
OB	BWI	42473 Opal Ln, Lot 63				Nice lots close to the village, ready to build your dream home	\$155,000
OB	BWI	42394 Tourmaline Ln, Lot 95				Lot is ready for you to build your dream home	\$160,000
OB	BWI	43006 Garnet Ln, Lot 36				Nice lots close to the village, ready to build your dream home	\$162,000
OB	BWI	42243 Opal Ln				Gently uphill sloping lot with level street access	\$165,000
OB	BWI	42768 Garnet Ln				Wonderful lot close to the village, ready to build your dream home	\$170,000
OB	BWI	42264 Garnet Ln, Lot 53				Nice lots close to the village, ready to build your dream home	\$195,000
OB	BWI	42435 Garnet Ln, Lot 14				Perfect retreat for you vacation home	\$210,000

BRETZ MOUNTAIN TOWNHOMES

BRETZ MOUNTAIN VILLAGE - approximately 1/2 acre lots - County water & sewer

Pinnacle	FLEMING	21 Slick Rock Ln				Beautiful lush forested lot, ready to build, school fees are prepaid	\$99,900
GU	COOK	Shaver Lake				(Not Bretz Mountain Lot), property accessed from back of Bretz Mountain	\$129,000
OB	MARTIROSIAN	42471 Bretz Point Ln				Nice lot with all utilities to property corner	\$139,950
OB		42141 Rush Creek Ln				Seller is willing to carry on this nice corner lot	\$150,000
GU	REYNOLDS	42373 Canyon Vista Ln	3	4	3000	Asian style design in this custom home with beautiful views	\$995,000

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

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 1/4 acre lots - County water & sewer

GU	GILSTRAP	Crest Point Ln				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	\$499,499
Pinnacle	MOCSARY	39519 Musick Falls	3	2.5	2930	Beautiful, well-kept home with large 986 sq ft game room	\$535,000 P

BRETZ MILL CONDOMINIUMS – 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>
OB	MCNALLY	40904 Mill Run	1	1	645	Nice mountain getaway ready for new owners, includes a loft	\$189,000
Pinnacle	TEESE	40794 Mill Run #18	1	1.5	704	Condo has an upgraded kitchen, pellet stove, and high vaulted ceilings	\$189,000
Pinnacle	LEWIS	40784 Mill Run #13	2	2	704	Great location for this updated condo w/ easy access & next to seasonal creek	\$199,000
OB	ESCOTO	40770 Mil Run #9	2	2	1004	Condo has an upstairs loft and 2 full bedrooms, backs the creek	\$265,000
Pinnacle	BETTOSINI	40720 Oakwoods Ln	3	1.75	1170	Charming condo has hardwood floors, loft, and is sold fully furnished	\$275,000 P

OCKENDEN – approximately ¼ acre lots– County water & sewer

Pinnacle	ANTHONY	40772 Cold Springs Ln				Lot	Perfect lot in a cul-de-sac, lot has mature pine and cedar trees	\$40,000
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
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	\$419,000
KW	BARDSLEY	41204 Heartwood Ln	3	2.5	1936		Great location for this home with an updated kitchen, loft, and A/C	\$479,000
Pinnacle	RITCHIE	41068 Woodridge Ln	4	2	2534		Spacious home with an open floor plan, nice private setting	\$479,000
RM	BOYDSTON	41405 Cedar Ridge Ln	3	2	1975		Warm and comfortable modern cabin, includes two loft areas	\$489,900 P
OB	CAUDILL	41051 Windwood Ln	3	2	2838		Updated and beautiful split level home that backs open space	\$589,900 P

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	\$179,000
OB	WALLET	39257 Littlefield Rd	3	1.75	1991		Nice home with vaulted ceilings, wrap around deck, and sold furnished	\$479,900
OB	CUNNINGHAM	39291 Granite Ln	3	2.5	2040		Custom home with open floor plan, large oversized garage, lots of extras	\$549,990 P
Pinnacle	LARA	39530 Pond Ln	5	5	4000		Amazing mountain home with a view and a 5 car garage	\$849,000
Pinnacle	DAVIS	39003 Littlefield Rd	5	5	4446		Stunning home with soaring ceilings, gourmet kitchen, large loft & 7-car garage	\$1,249,500

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
GU	JOHNSON	39435 Littleridge	5	3.5	3625			\$950,000 P

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	\$495,000
KW	STAILEY	38553 Ridge Rd	3	2.5	2484		Multiple decks for entertaining, all in this wonderful gated community	\$748,000

DOGWOOD – approximately 5–acre lots – County 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	EMMERSON	39547 Woodland Rd	3	2	1872	Immaculate cabin with large wood deck, nice kitchen, and priced right	\$439,900
OB	BIXLER	37886 Applewine	3	2	1590	Cozy mountain retreat with large living room, wrap around deck, and a loft	\$469,000
Pinnacle	HARRIS	39826 Woodland Rd	3	2	1950	Gorgeous canyon views on this nicely wooded lot, has soaring wood ceilings	\$470,000
OB	WILLIAMS/POLANCO	40095 Big Shuteye Ln	3	2	2160	Open floor plan with a wonderful view, gourmet kitchen	\$629,950
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

Pinnacle	STRAHM	30290 Solitude Ln		Lot		19.7 acre parcel has paved roads, parcel has not yet been recorded	\$100,000
Pinnacle	STRAHM	30300 Solitude Ln		Lot		19.7 acre parcel has paved roads to the property, and potential for views	\$125,000
GU	PETERSON	38121 Woodland Rd	3	2.5	2914	Nice views of the valley, knotty pine interior, modern kitchen, and AC	\$654,000 P

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

Pinnacle	DREW	Phase 1, Lot 22, Mariposa Lilly		Lot		Just over ½ acre lot that includes topo map, soils report, and house plans	\$55,000
Pinnacle	BLUE	40667 Wild Iris Ln		Lot		Amazing view from this lot on the hillside	\$57,000
KW	BEARD	39897 Fawn Lilly		Lot		Build your dream cabin on this spacious lot	\$60,000
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
OB	Shaver Lk Inv.	Fawn Lily Ln, Lot 11		Lot		Buildable lot is ready for your dream home!	\$77,500
KW	BEARD	39897 Fawn Lilly		Lot		Build your dream cabin in Wildflower Village	\$79,000
Pinnacle	BARRON	Yellow Lupin, Lot 59		Lot		Great home site with all utilities stubbed to the lot	\$79,000
Pinnacle	BARRON	Yellow Lupin, Lot 58		Lot		Great home site with all utilities stubbed to the lot	\$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	40821 Leopard Lilly		Lot		Wonderful level lot with a view, and located on a quiet cul-de-sac	\$95,000
Pinnacle	BLANCO	40709 Wild Iris Ln		Lot		Amazing valley view that backs open area for lots of privacy	\$99,000
GU	JONES	Fawn Lily Ln, Lot 44		Lot		Large, .63 acre lot has great access and backs undeveloped open space	\$109,000
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	REINKE	Foxglove Ln		Lot		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	\$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
OB	SAUNDERS	40284 Mariposa Lilly Ln	3	3.5	3000	Luxurious mountain getaway that includes a loft, and large bonus room	\$769,000
Pinnacle	ANDERS	40677 Leopard Lilly Ln	4	5	3205	Amazing unobstructed VIEWS of the valley in this Lodge-style home	\$799,000 P
GU	SCHUMAN	40172 Mariposa Lilly Ln	3	3.5	2697	Exquisite log home built in 2009, home has the extras you could ever want	\$899,000 R
Pinnacle	PETERSON	40566 Wild Rose Ln	4	4	4100	Mountain-style log sided home with beautiful views, game room & loft	\$989,000

PINE RIDGE

<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	HINTERGARD	34182 Natoma Rd				Nice corner lot in Shaver Springs, priced to sell	\$19,900
OB		34099 Shaver Springs Rd				Vacant lot ready for you to build	\$20,000 P
GU	JOHNSON	41420 Meadow Ln				Great lot, easy to build in Meadow Lakes	\$25,500
Pinnacle	THOMPSON	Auberry				Parcel off of Radio Lane on the Ridge, lots of privacy	\$35,000 P
GU	LAMB	Auberry Rd				2.5 acres off Auberry Road above Mono Wind Casino	\$37,000
Pinnacle	ROSS	37 Auberry Rd				1.28 acres on the ridge, close to Pine Ridge School	\$47,500
OB	ARAMBULA	35185 Peterson Rd				Amazing views with a seasonal creek, all in a private setting	\$49,900
Pinnacle	OWENS	Tollhouse Rd				Good building site on 5.59 acres, outstanding view, power to the road	\$60,000
OB	SMITH	Cressman Rd				10 acre parcel with a well, all at 4300 foot elevation	\$90,000
GU	GOBEL	Auberry Rd				15 acres, 2 parcels, around 4000' elevation, drilled well and power on property	\$109,000
GU	NGUYEN	34363 Shaver Springs Rd				Property has a few structures on site	\$109,950
RM	CABRERA	Shaver Springs, Lot 5				Nice 5 acre parcel with two possible building sites, each with its own easement	\$115,500
C21	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
OB	POCOCK	Upper Cressman Rd				Beautiful 20 acre lot with valley views, power at adjacent property	\$158,900
Pinnacle	MILLAR	38545 Upper Cressman Rd				Panoramic views of the mountains, valley, and city lights on this 20 acre parcel	\$198,000
LP	LEE	40057 Beal Fire Rd				Two or three building sites on this amazing 14.3 acre property with views	\$270,000
RM	HARRIS	Auberry Rd				103 acres at the 4200' elevation that could possibly be split into more parcels	\$349,000 P
RM	HARRIS	41600 Auberry Rd				This 151 acre parcel has its own private pond and a well	\$499,000
OB	MWRE Inv.	40607 Auberry Rd	2	1	864	TLC needed for this investor special	\$45,000
OB	Bank Owned	40603 Auberry Rd	2		1596	Private home, in need of TLC, sold as is with no repairs	\$89,900
OB	FRITZ	41684 Merriman Ln	2	1	772	New windows, flooring, doors, and insulation, along with many upgrades	\$134,500
OB	Bank Owned	41435 Acorn Rd	2	1.5	1413	Darling 2 story home on 1.5 acres, has a loft and plenty of space to entertain	\$135,424
RM	PALLOTA	38113 Peterson Rd	2	2	961	Charming dome cabin on almost 7 acres, has lots of potential	\$169,000
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
Pinnacle	FARMER	33827 Shaver Springs Rd	3	1.75	1536	Lovely home with an open concept floor plan, freestanding stove, & breakfast bar	\$239,000
OB	MARTIN	34139 Shaver Springs Rd	3	2	1571	Completely remodeled home, new roof, windows, flooring, fireplace, appliances	\$259,000
GU	ALLDREDGE	36015 Cressman Rd	2	1	1200	Paved access to this home close to Cressmans Store, has amazing views	\$267,000 P
KW	LETOURNEAU	41689 Chipmunk Ln	3	1.75	1623	Located in Meadow Lakes, this cabin has recent updates: paint, deck, roof	\$269,000
KW	DWYER	36649 Peterson Rd	2	2.75	1752	Easy access to this home built in 2005, has a loft, spa, and 2 decks	\$299,000
Pinnacle	PERRY	36739 Peterson Rd	3	1.75	1376	Nice cabin w/ newer carpet, dual pane windows, paved driveway, & French doors	\$310,000
GU	BEIGHLY	35512 Lower Cressman Rd	3	2	1664	Move in ready home on 5 acres, includes rock slab tile, open floor plan	\$327,000
BR	PATTEN	46817 Auberry Rd	3	2	1320	Well kept home by Pine Ridge School, home has high beamed ceilings	\$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
Pinnacle	CAGLE	36045 Peterson Rd	3	1.75	1647	Beautiful home with lush landscape, screened patio, and guest cottage	\$345,000
RM	BENELLI	33833 Tollhouse Rd	3	2.75	2015	Home on 6.4 acres, with 3 parcels, nice open kitchen, includes a barn	\$375,000
RM	WHORTON	42256 Bald Mountain Rd	2	2.5	1910	Classic A-Frame cabin built in 1977, has amazing rock work, and large windows	\$389,000
Pinnacle	ROBERTSON	45250 Auberry Rd	4	3	2508	Two home on 5.46 acres with valley views, large deck, and a game room	\$499,000
OB	RECKAS	39885 Auberry Rd	4	3	3238	Custom build on 23 acres, amazing views, game room, indoor pool	\$659,000
GU	DELANEY	36108 Cressman Rd	3	3.5	3065	Outstanding views, 4 car garage, multiple decks, perfect for entertaining	\$874,000

Key:

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

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>
Pinnacle	ELIASON	41820 Linnet Ave	Com'l		640	Charming little building right in the heart of town, perfect for small business	\$289,000
Pinnacle	ELIASON	41838 Foxtail Ln	Com'l		896	Darling building is perfect for a small business, family cabin, or vacation rental	\$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	42136 Tollhouse Rd	Com'l		3937	Former restaurant, great business opportunity, includes living area	\$599,000
Pinnacle	ANDERSIN	55380 Flintridge Dr	Com'l		5688	Tamarack Motor Lodge offers hospitality with nature, offers 10 rooms	\$699,000
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	\$245,000
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	HUCKABY	63213 Huntington Vista#79	2	2	1364	Special upgraded condo that also includes a large sleeping loft	\$375,000
RM	JOHNSON	63229 Huntington Vista #87	2	2	1364	Beautifully upgraded and furnished condo with a loft	\$375,000
OB	GROOTENDORST	62727 Sunny Vista #21	3	3	1700	Updated, completely furnished condo close to the pool and tennis courts	\$419,000
RM	DROMPE	63141 Huntington Vista Rd	3	2.75	1520	Immaculate end condo with views of the lake, sold furnished	\$445,000
RM	SIBBACH	63165 Huntington Vista#71	3	3	1900	Great lake and mountain views, spacious and completely furnished	\$449,000
RM	PATRICIO	62681 Huntington Vista#1113	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	\$129,900
RM	CAROTA	Ollie Lane #15		Lot		Beautiful, level lot with easy access in both the winter and summer	\$199,000
OB		60623 Grouse Ln	1	1	800	Priced to sell, this cabin sits on a large and quiet lot	\$150,000
GU	MCLAUGHLIN	57380 Hwy. 168	3	2.5	1766	Newer log cabin built in 2005, has a covered deck, gourmet kitchen	\$495,000
RM	LEE	62536 Ollie Ln	4	3.5	2550	Exceptional mountain home is perfect for year round recreation	\$1,045,000

CAMP SIERRA-BIG CREEK

Pinnacle		52254 Elder Rd	3	1	1300	Rustic yet adorable cabin has a wood stove insert, knotty pine ceilings	\$189,000
GU		51974 Camp Sierra Rd	2	2	1183	Charming cabin built in 1993, has a nice large deck, open floor plan	\$264,000
Pinnacle	TAYLOR	55142 Huntington Lake Rd	5	2.5	2316	Amazing canyon view from this large home with a newer roof & lg. wood deck	\$299,000
KW		52147 Tiger Lily Ln	2	1.75	1400	Camp Sierra tri-level cabin with an area for a game room upstairs	\$299,500

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

Pinnacle	ANDERSON	1 Flintridge Drive		Lot		Rare fee-simple parcel that's close to 7 acres, could be divided	\$99,000 P
RM	TALLEY	55540 Flintridge Dr.	3	2	2000	Just minutes to China Peak and Huntington Lake, home includes a pool table	\$395,000

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