

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

September 25, 2021

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>
OB	DCRR	44411 Dalton Ave				Find your perfect place to build at the Point in Shaver Lake	\$495,000
Pinnacle	AVEDIKIAN	44455 Hillcrest Ave	4	3.5	2700	Amazing rare find at the point with huge lake view, and a boat slip	\$2,495,000

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

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

RM	FORD	42074 Madrone Ln	3	2	1092	Classic cabin includes an updated kitchen, lots of parking	\$450,000 P
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ROCK HAVEN - Gated Community

KW		42825 Hwy 168	5	3	3999	Exclusive gated community, this home has a chef's kitchen, large deck	\$2,500,000
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MUSICK CREEK - Indian Rock Area - approximately 1 / 4-2 / 3 acre lots - Community water - county sewer

RM	OSTERLOH	41533 Indian Rock Rd	3	2	1259	Attractive cabin has been updated with new windows, roofing and apex plumbing	\$650,000
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MUSICK MEADOWS

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

BR	SIMMS	Helms Circle, Lot 71				Lot located at Courtright Lake, take your trailer or build a cabin	\$80,000
KW	THAO	Providence Creek Rd				Off the grid, surrounded by a few other private properties and USFS land	\$125,000 P
OB		54841 Dinkey Creek Rd	2	1	850	Unique retreat is well maintained and is right next to the creek	\$210,000 P
Pinnacle	GREEN	53700 Providence Creek Rd	2	1	1224	Go off the grid with this 5 acre property and small A-frame cabin	\$325,000
KW	PFAHLER	52180 Chahlip Ln	5	3	3587	Beautiful home with great views, amazing deck, and close to Dinkey Creek	\$1,200,000

SILVERTIP VILLAGE - County water & sewer

OB	CHARGIN	40727 Silvertip Ln	2	2	1035	Adorable detached townhome has been updated and is close to town	\$525,000 P
RM	RUBBO	40773 Silvertip Ln	3	2	1459	Well maintained and nicely upgraded, also includes a loft	\$588,000 P

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

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Pinnacle	CREEDE	40919 Crest Vista Ln		Lot		Amazing view lot located at the end of the cul-de-sac	\$139,000

SIERRA PINES CONDOMINIUMS– County water & sewer

GU	DINNEEN	40840 Village Pass Ln	4	3	2035	Nice free standing condo include a 2 car garage, updated interiors	\$560,000 R
GU	GARVEY	40864 Village Pass Ln	6	4	2699	Spacious condo has 3 levels, vaulted ceilings, and a spa tub	\$620,000 P
KW	MARTINEZ	40828 Village Pass Ln	6	4	2699	Popular vacation rental property, this nice end unit includes a game room	\$635,000

SHAVER WOODS CONDOMINIUMS – County water & sewer

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

OB	DIPINTO	42659 Granite Circle	3	2.5	2150	Great location, nice open floor plan, and built recently in 2017	\$925,000
Pinnacle	WOODY/TODD	41981 Gray Rock Ln	4	3	2895	Custom home on a gorgeous level wooded lot	\$939,000 P
Pinnacle	BURCHAM	41931 Granite Ridge Rd	5	4	4519	Spectacular mountain lodge style custom home with beautiful views	\$1,595,000 P
GU	SINGH	42453 Pinnacle Ln	6	6	5400	No detail spared in this amazing home in prestigious Granite Ridge	\$3,999,999

TIMBER RIDGE – approximately ½ acre lots – County water & sewer

OB	Timber Ridge LLC	41715 Timber Ridge, Lot #2		Lot		Gently sloping downhill topography, all utilities at lot corner	\$110,000 P
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
SC	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		Lot		Seasonal creek in the back of lot provides a green belt behind the property	\$175,000

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

OB	MARACCIO	42068 Hanging Branch Rd	4	2	1440	Cabin includes a new composition roof, fireplace, and has a large deck	\$598,887 R
KW	GOLDEN	41945 Black Oak Way	2	2	1632	Lots of decking, also includes a bunk/game area, nice open floor plan	\$599,000
SC	GRAVES	42617 Big Pine Ct	3	2.5	1948	Pick your finishes on this home that is just starting construction	\$798,000

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

OB	BWI	42506 Opal Ln, #68		Lot		Nice lots close to the village, ready to build your dream home	\$105,000
OB	BWI	42568 Opal Ln, #67		Lot		Nice lots close to the village, ready to build your dream home	\$105,000
OB	BWI	42101 Tourmaline Ln, #79		Lot		Nice lots close to the village, ready to build your dream home	\$135,000
OB	BWI	42473 Opal Ln, #61		Lot		Nice lots close to the village, ready to build your dream home	\$135,000
OB	BWI	42521 Opal Ln, #64		Lot		Nice lots close to the village	\$145,000 P
OB	BWI	41959 Rhinestone Ln, #1		Lot		Nice lots close to the village, ready to build your dream home	\$145,000
OB	BWI	42456 Opal Ln, #69		Lot		Nice lots close to the village, ready to build your dream home	\$145,000
OB	BWI	42351 Tourmaline Ln, #84		Lot		Nice lots close to the village, ready to build your dream home	\$150,000
OB	BWI	42036 Tourmaline Ln, #103		Lot		Nice lots close to the village, ready to build your dream home	\$150,000
OB	BWI	42258 Opal Ln, #73		Lot		Nice lots close to the village, ready to build your dream home	\$150,000
OB	BWI	42208 Opal Ln, #74		Lot		Nice lots close to the village, ready to build your dream home	\$150,000

QUARTZ MOUNTAIN, con't.

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OB	BWI	42084 Tourmaline Ln, #102		Lot		Nice lots close to the village, ready to build your dream home	\$150,000
OB	BWI	42302 Opal Ln, #72		Lot		Nice lots close to the village, ready to build your dream home	\$150,000
OB	BWI	42311 Opal Ln, #59		Lot		Nice lots close to the village, ready to build your dream home	\$155,000
OB	BWI	42473 Opal Ln, #63		Lot		Nice lots close to the village, ready to build your dream home	\$155,000
OB	BWI	42203 Tourmaline Ln, #81		Lot		Nice lots close to the village, ready to build your dream home	\$155,000
OB	BWI	42277 Opal Ln, #58		Lot		Nice lots close to the village, ready to build your dream home	\$155,000
OB	BWI	42251 Tourmaline Ln, #82		Lot		Nice lots close to the village, ready to build your dream home	\$155,000
OB	BWI	42782 Garnet Ln, #38		Lot		Nice lots close to the village, ready to build your dream home	\$160,000
OB	BWI	42144 Tourmaline Ln, #100		Lot		Nice lots close to the village, ready to build your dream home	\$160,000
OB	BWI	42137 Tourmaline Ln, #80		Lot		Nice lots close to the village, ready to build your dream home	\$160,000
OB	BWI	43327 Garnet Ln, #32		Lot		Nice lots close to the village, ready to build your dream home	\$160,000
OB	BWI	42884 Garnet Ln, #37		Lot		Nice lots close to the village, ready to build your dream home	\$160,000
OB	BWI	42352 Opal Ln, #71		Lot		Nice lots close to the village, ready to build your dream home	\$160,000
OB	BWI	43006 Garnet Ln, #36		Lot		Nice lots close to the village, ready to build your dream home	\$162,000
OB	BWI	42436 Garnet Ln, #48		Lot		Nice lots close to the village, ready to build your dream home	\$162,000
OB	BWI	42243 Opal Ln, #57		Lot		Nice lots close to the village, ready to build your dream home	\$165,000
OB	BWI	42196 Tourmaline Ln, #99	5	4.5	3700	Coming soon, pick all your colors and more!	\$1,480,000

BRETZ MOUNTAIN TOWNHOMES

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

Pinnacle	MARTINEZ	42369 Cook Cabin Ln		Lot		Beautiful wooded lot located in a cul-de-sac behind the gates	\$125,000 P
OB	MARTIROSIAN	42471 Bretz Point Ln		Lot		Behind the gates, this lot is ready for you to build on	\$125,900 R
Pinnacle	OTHITES	42002 Bretz Camp Ln		Lot		Beautiful corner lot backing open space	\$195,000 P
Pinnacle	RICKS	42453 Canyon Vista Ln	4	3	2655	Picturesque home with amazing views, home includes all the extras!	\$1,150,000
Pinnacle	OTHITES	42012 Bretz Camp Ln	4	3	2600	Gorgeous custom home backing dedicated open space	\$1,225,000 P
KW	LENTO	42401 Canyon Vista Ln	4	3	3532	Luxurious living in the majestic home behind the gates at Bretz Mountain	\$1,910,000
OB	BAKKE	42539 Canyon Vista Ln	4	4	3982	Modern luxury home has breathtaking views, all the extras	\$2,300,000
KW	NESBIT	42387 Canyon Vista Ln	4	3	4036	Expansive views, high end interiors, and all the extras one could ask for	\$2,800,000

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

OB	Shaver Forest Dev.	39620 Sunset Rock Rd		Lot		Wooded lot, all school fees are prepaid and garbage service is included	\$83,200
OB	Shaver Forest Dev.	39648 Sunset Rock Rd		Lot		Lovely, private, level lot with easy access and flat building site	\$93,600
OB	Shaver Forest Dev.	39579 Sunrock Rd		Lot		Very nice parcel in a new subdivision, close to the Village	\$95,700
OB	Shaver Forest Dev.	39565 Sunrock Rd		Lot		Beautiful alpine lot with the possibility of a nice view	\$95,700
OB	Shaver Forest Dev.	39506 Sunrock Rd		Lot		Unobstructed long distance view to the valley floor	\$150,800 P
OB	Shaver Forest Dev.	39478 Sunrock Rd		Lot		Million dollar view, gorgeous lot waiting for your dream home	\$156,000
OB	Shaver Forest Dev.	39551 Sunset Rock Ln		Lot		Superior lot comes with a full set of plans and foundation	\$195,000

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

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SC	DEROME	39585 Musick Falls Rd	3	2	1858	Single story cabin includes an open great room, concrete patio area	\$699,000 P
OB	BEARD	39662 Crest Point Ln	4	4	2521	Stunning Tudor home with soaring ceilings, and fantastic views	\$895,000

BRETZ MILL CONDOMINIUMS – County water & sewer

RM	COLAGIOVANNI	40767 Mill Run #47	1	1	480	Studio condo that possesses great rental history	\$209,000 P
GU	REVILLA	40788 Oakwoods Ln	1	1.5	713	Turn key ready, this condo has recent upgrades	\$249,000
OB	MULVEY	40744 Mill Run #3	2	1	835	Great location for the end unit, the second bedroom is a loft	\$305,000
OB	HUMPHREYS	40615 Village Pass #77	2	1.5	835	Nice extended deck, and tastefully upgraded	\$299,999 P

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

KW	OLSON	40865 Cold Springs Ln			Lot	Great location, and the cabin next door is also for sale	\$89,500
Pinnacle	HAY	40906 Woodridge Rd	3	2	1664	Cute cabin includes a large loft and awesome back deck	\$539,000
KW	PETERSON	41160 Windwood Ln	4	2	1981	Charming, real log home includes a large wrap around deck	\$649,000
Pinnacle	SMITH	40975 Cold Springs Ln	3	2	1744	Lovely single story home has knotty pine vaulted ceilings, updated kitchen	\$655,000 P
GU	BALLENGER	41071 Windwood Rd	4	4	3200	Magnificent mountain home includes a large game room and a 1000+sf deck	\$999,000

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

OB	BERG	39323 Pond Ln	5	4	3389	Quality built home that has a view of the pond, huge private lot, large deck	\$1,199,000
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LITTLERIDGE – approximately ½ acre lots – County water & sewer

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

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

SC	KELLY	39359 Woodland Rd			Lot	4.75 acre parcel just 10 minutes to Shaver Lake	\$149,000
Pinnacle	FPU	39412 Woodland Rd			Lot	Nearly 5 acres with amazing mountain and sunset views	\$150,000
OB	WILLIAMS	40095 Big Shuteye Ln			Lot	Incredible views from this 6 acre property, includes a paved driveway	\$175,000
OB	WILLIAMS	Solitude Ln			Lot	Private, beautiful lot in Dogwood Mountain	\$220,000
GU	JOHNSON	38260 Solitude Ln	4	3	3100	Beautiful tri–level home includes a large deck, new paint and carpet	\$899,000

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

GU	DAVIS	Upper Routt Mill Rd			Lot	4.69 acres just below the Dogwood Mtn. subdivision	\$59,000
OB	ERICKSON	Woodland Rd			Lot	23.5 acres just a half mile off of 168 on a year round accessible road	\$349,595 P
OB	GIST	40836 Woodland Rd			Lot	10 acre lot includes a private gate, blacktop driveway, and creek access	\$350,000

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

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OB	BUCHANAN	24 Mariposa Lily				This lot backs up to large acreage properties, driveway roughed-in	\$60,000 P
Pinnacle	DENNLER	Mariposa Lily				Nicely wooded and fairly level, lot is in a cul-de-sac	\$60,000
RM	LOWERY	Mariposa Lily, Lot 20				Great lot for a great price	\$65,000 P
Pinnacle	DIXON	Wild Iris				Gently sloping lot located in the back of Wildflower Village	\$65,000 P
Pinnacle	CALDWELL	40647 Wild Rose Ln				Nice corner lot ready for your house plans	\$110,000
Pinnacle	PADRON	40496 Wild Rose Ln				Lot backs acres of open space, and right next to a seasonal creed	\$139,000
OB	BRISENDINE	40650 Wild Iris Ln				Great lot at the back of the subdivision with views	\$145,000
OB	WHITFIELD	40686 Leopard Lily Ln				Spacious .71 acre lot sits on a cul-de-sac at the top of a hill	\$145,000
RM	RAMSEIER	39851 Mountain Heather				Large .65 acre lot in a secluded cul-de-sac	\$215,000
GU	VIGIL	40322 Mariposa Lily Ln	4	4	3249	Stunning home has 2 master suites, has a seasonal creek, and a jetted tub	\$998,000 P

PINE RIDGE

Pinnacle	HINTERGARD	34182 Natoma Rd				Nice corner lot in Shaver Springs, priced to sell	\$19,900
OB	DESANTIS	41738 Marmot Ln				.1768 acre lot in Meadow Lakes	\$29,000
OB	LIVINGSTON	Providence Creek Rd				Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
GU	SOTELO	Pinecone Ln				4.2 acres of usable land near Meadow Lakes, property burned in Creek Fire	\$59,000
OB	West Central Land	36599 Peterson Rd				Nearly 5 acres, property has a well permit filed	\$69,950
GU	LOPES	Peterson Rd				Over 10 acres of property, recently damaged by creek fire	\$89,000
BR		40561 Acorn Rd				Lot has a well, and power is nearby	\$98,000
OB	DESANTIS	Auberry Rd				5 acre lot has a fairly new well with great building sites	\$99,000
BR	WRIGHT	40563 Acorn Rd				Lot includes a well, water tank, septic, and great views	\$108,000
OB	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
OB	SOBAJE	44673 Auberry Rd				Great views from this 3.08 acre parcel, includes water well, two building pads	\$119,900 P
OB	DESANTIS	Auberry				40 acres near Acorn road	\$144,950
GU	CARPENTER	35035 Peterson Rd				Over 12 acres with well, septic, and power, only ¼ mile from Tollhouse Rd	\$145,000
SC	ALEX	40900 Auberry Rd				Completed building pad, shares a well with three other parcels	\$150,000
SC	ALEX	41000 Auberry Rd				Large building pad, large water storage tank, and a great well	\$180,000
OB	BOGLE	40709 Acorn Rd				Wonderful 15 acres that has already been separated into 3 different parcels	\$189,000
SC	HANSEN	54168 Auberry Rd				Amazing valley views from this 2.7 acre lot on the Ridge	\$199,000
SC	JOHNSON	36889 Peterson Rd				Gorgeous landscaping, year round creek, and many outbuildings	\$249,000
GU	CARLSON	44678 Auberry Rd				Amazing city light views, property had 3 homes burn in the Creek Fire	\$250,000
OB	PENA	41837 Merriman Ln	1	1	864	Beautiful setting for this cozy cabin with a nice large deck, 2 outbuildings	\$159,000 P
GU	SMITH	42730 Grey Squirrel Ln	2	1	1120	Cozy 2 bedroom cabin has an open floor plan, two wells	\$175,000 P
OB		41770 Meadow Ln	1	1	908	Charming cabin with a guest house has a large great room	\$180,000 P
GU	SCHREDNITZ	41467 Acorn Rd	2	1	1080	Adorable upgraded and furnished cabin includes tack room, shop	\$185,000 P
OB	KISLING	41906 Meadow Ln	3	1	794	Quaint cabin is the perfect mountain getaway at an affordable price	\$215,000
GU	NELSON	41850 Corlew Ln	2	1	1141	Adorable cabin in Meadow Lakes, includes 2 adjoining parcels	\$259,900
GU	CROSS	34065 Shaver Springs Rd	4	2.5	1939	Home includes a nice large deck, big master bedroom and living room	\$279,000 P
OB	ORNELAS	33412 Linson Rd	3	1.5	1794	Two story home on 4.6 acres of open land	\$279,000
Pinnacle	TELEGAN	41467 Acorn Rd	2	1	1100	Meticulously maintained cabin on over an acre, could be turned into a 3 bedroom	\$295,500
BR	NIMMER	33927 Tocaloma Rd	3	2	1530	Nice canyon view in a village setting	\$319,000 P

PINE RIDGE, con't.

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GU	JOHNSON	41635 Alva Snow Ln	3	2	1800	Best location in Meadow Lakes, has a pond and meadow view	\$339,000
GU	YATES	34133 Natoma Rd	3	2.5	2628	Large home with spacious master m=bath, vaulted ceilings	\$398,000
GU	MORAN	34071 Natoma Rd	3	2	2212	Home includes a spacious kitchen, has a detached 1400sf music studio	\$399,900 P
KW	LASHBROOK	41120 Acorn Rd	3	2	2031	Nice ranch home with paved road access, and large bedrooms	\$455,000
OB	GONCALVES	36350 Peterson Rd	3	2.75	1696	Charming cabin with distant views, home has a split floor plan	\$515,000 N
RM	NASER	42736 Sharin Woods Rd	3	4	3556	Rare find with this large family home, includes a loft, amazing views	\$858,000

COMMERCIAL/BUSINESS OPPORTUNITIES

GU	PONTIAC	41261-21 Tollhouse Rd	Com'l			Two commercial lots zoned C-4, includes county sewer and community water	\$400,000
BR	MCDIVITT	41790 Dorabella Rd	Com'l	2395		Short Horn restaurant and bar	\$525,000 P
Pinnacle	BLUE	42136 Tollhouse Rd	Com'l	3937		Charming building remodeled in 2012 across the street from Ken's Market	\$1,055,000 P

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>
OB	HLC	62786 Sunny Vista Ln #29	2	2	1396	Nice end unit with a large deck, convenient indoor laundry	\$295,000 P
RM	AKIN	62780 Skiview Ln #98	2	2	1372	Well maintained and located in a cul-de-sac	\$324,900
RM	ANDREWS	62731 Sunny Vista Ln #23	2	2	1396	Completely furnished condo with two spacious decks	\$339,500
OB	CARTER	62705 Huntington Vista#1152	2	2	1372	Stunning, completely upgraded condo that is an end unit	\$349,000
RM	WIGGINS	62896 Huntington Vista#34	2	2	1396	Nicely upgraded condo that has never been a rental	\$349,500
RM	SIBBACH	63165 Huntington Vista #71	3	3	1900	Nice lake and mountain views and it comes completely furnished	\$445,000 P
RM	PATRICIO	62681 Huntington Vista#1113	3	3	1678	Updated condo with a large private deck	\$525,000
RM	KREYENHAGEN	63231 Huntington Vista#88	3	3	1757	Private, corner condo with extended deck and updated appliances	\$540,000

HUNTINGTON LAKE CABINS - Community water - private septic

RM		58380 Huntington Lake Rd	2	2	1300	In the Dowville East Tract, home has views of the lake and sold furnished	\$490,000
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REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

CAMP SIERRA-BIG CREEK

GU		51823 Camp Sierra Rd	2	1.5	730	Newer roof, free standing wood stove, and only 6 miles from Shaver Lake	\$209,000 R
KW		2 Snow Slide #2, Big Creek	3	2	1300	Charming cabin on the hillside has multiple decks	\$299,000
Pinnacle		51986 Camp Sierra Rd #12	2	1	1270	Cute cabin with large living room, oversized deck, and great location	\$320,000
OB		5503 Point Rd	3	4	3329	Investment building, residence, and land in this commercial property	\$475,000

TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

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