

# PINNACLE

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R E A L E S T A T E

## MOUNTAIN MULTIPLE LISTING

December 11, 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				Lot	Find your perfect place to build at the Point in Shaver Lake \$495,000
SC	HOPKINS	44419 Dalton Ave	4	3	2475		Expansive deck on a home that sleeps 13, includes a boat slip \$1,799,000
Pinnacle	HALLER	44278 Lakeview	3	1.75	1008		Fantastic lake views from this cabin right across the street from the lake \$1,899,000
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
SC	Lakeview LLC	44343 Dalton Ave	4	4.5	3352		Lakeview log cabin has all the extras, built in 2016 \$2,975,000 P

### 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	VAN METER	42050 Madrone Ln	2	1	702		Great location and has a covered patio, rock mantle fireplace, lots of windows \$368,000 P
GU	Blue Canyon Hold.	42037 Buckeye Ln	3	3	1088		Cozy cabin and an investors dream, come check this out today \$529,000 P

### ROCK HAVEN - Gated Community

KW		42825 Hwy 168	5	3	3999		Exclusive gated community, this home has a chef's kitchen, large deck \$2,200,000
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### MUSICK CREEK - Indian Rock Area - approximately 1 / 4-2 / 3 acre lots - Community water - county sewer

KW	CRAWFORD	41571 Sunset Rock Rd	2	2	1610		Home is at the end of the road offering privacy, and a nice large deck \$560,000 P
RM	OSTERLOH	41533 Indian Rock Rd	3	2	1259		Attractive cabin has been updated with new windows, roofing and apex plumbing \$615,000

### MUSICK MEADOWS

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

BR	SIMMS	Helms Circle, Lot 71				Lot	Lot located at Courtright Lake, take your trailer or build a cabin \$80,000
KW	THAO	Providence Creek Rd				Lot	Off the grid, surrounded by a few other private properties and USFS land \$125,000 P
OB	WALLACE	Shaver Lake/Dinkey Creek Rd				Lot	45 acres close to Shaver Lake and Dinkey Creek \$197,000
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	PFHLER	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

### 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

SC	BICKEL	40830 Village Pass Ln	4	3	2035	Great location, nice views from this well maintained condo	\$499,000 P
GU	DINNEEN	40840 Village Pass Ln	4	3	2035	Nice free standing condo include a 2 car garage, updated interiors	\$560,000 P

### SHAVER WOODS CONDOMINIUMS – County water & sewer

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

SC	JACOBSON	41727 Gray Rock Rd	3	3	2465	Home includes a game room, covered deck, open floor plan	\$724,000
OB	LAWTON	42288 Granite Ridge Rd	3	2.5	2495	Beautiful home sits on 2 lots, has a nice open floor plan	\$975,000
GU	JONES	42371 Pinnacle Ln	5	7	4594	Large home includes 5 bedroom suites and a magnificent game room	\$1,699,000

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

Pinnacle	WILLIAMSON	Timber Ridge, Lot #22		Lot		Beautiful wooded lot in Timber Ridge, has a potential private home site	\$119,900
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

SC	CARLISLE	42215 Hanging Branch Rd	2	2	1066	Classic A Frame cabin that includes a loft, recent upgrades	\$545,000 P
OB	WEBSTER	42180 Smoke Tree Ln	3	2	1926	Well kept multi level cabin includes two separate living rooms, amazing deck	\$580,000
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	\$785,000

### 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	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	42084 Tourmaline Ln, #102		Lot		Nice lots close to the village, ready to build your dream home	\$150,000
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	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	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	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

## BRETZ MOUNTAIN TOWNHOMES

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

OB	MARTIROSIAN	42471 Bretz Point Ln				Lot	Behind the gates, this lot is ready for you to build on	\$125,900
SC	PERRY	42368 Cook Cabin Ln				Lot	.65 acre lot has nice rock outcroppings, behind gated entry	\$149,000
Pinnacle	HOFFMANN	42379 Cook Cabin Ln	4	3	2983		Stunning mountain home on a spectacular cul-de-sac lot	\$1,225,000 P
Pinnacle	RICKS	42453 Canyon Vista Ln	4	3	2655		Picturesque home with amazing views, home includes all the extras!	\$1,150,000
OB	BAKKE	42539 Canyon Vista Ln	4	4	3982		Modern luxury home has breathtaking views, all the extras	\$2,100,000
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		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

### BRETZ MILL CONDOMINIUMS - County water & sewer

OB	LYON	40770 Mill Run #9	2	2	1004		Nice multi-level unit with a loft, 2 decks, and many upgrades	\$350,000 P
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**OCKENDEN RANCH – approximately ¼ acre lots– County water & sewer**

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SC	OLSON	40865 Cold Springs Ln				Lot	Great location, and the cabin next door is also for sale	\$79,900
KW	PETERSON	41160 Windwood Ln	4	2	1981		Charming, real log home includes a large wrap around deck	\$649,000 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**

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

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

Pinnacle	Ridge Top LLC	39095 Ridge Rd	5	3.5	2922		Large family cabin on a wooded lot, multi levels with a large game room	\$739,000 R
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**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
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	\$889,000 P

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

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**

GU	MATSUMOTO	39730 Foxglove Ln				Lot	Lush diamond shape lot is nicely wooded, at the end of a cul-de-sac	\$83,000
GU	MATSUMOTO	Foxglove Ln, Lot 27				Lot	Nice lot with a seasonal creek, right next to lot 26 (39730 Foxglove)	\$93,000
OB	BRISENDINE	40650 Wild Iris Ln				Lot	Great lot at the back of the subdivision with views	\$99,000
RM	RAMSEIER	39851 Mountain Heather				Lot	Large .65 acre lot in a secluded cul-de-sac	\$215,000

**PINE RIDGE**

Pinnacle	HINTERGARD	34182 Natoma Rd				Lot	Nice corner lot in Shaver Springs, priced to sell	\$14,900
OB	DESANTIS	41738 Marmot Ln				Lot	.1768 acre lot in Meadow Lakes	\$29,000
OB	LIVINGSTON	Providence Creek Rd				Lot	Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
GU	SOTELO	Pinecone Ln				Lot	4.2 acres of usable land near Meadow Lakes, property burned in Creek Fire	\$52,000 R
OB	West Central Land	36599 Peterson Rd				Lot	Nearly 5 acres, property has a well permit filed	\$69,950
OB	TYHA	44860 Auberry Rd				Lot	Nice 5 acre lot near the top of the 4 Lane, no improvements to property	\$79,900
GU	TOLMOSOFF LLC	34527 Shaver Springs Rd				Lot	Rare find, with well, septic, and power available.	\$89,000
BR		40561 Acorn Rd				Lot	Lot has a well, and power is nearby	\$93,000
OB	DESANTIS	Auberry Rd				Lot	5 acre lot has a fairly new well with great building sites	\$99,000
OB	PETTITT	Peterson Road				Lot	80 acres, private and secluded	\$118,500 P

**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>
GU	CARPENTER	35035 Peterson Rd		Lot		Over 12 acres with well, septic, and power, only ¼ mile from Tollhouse Rd	\$145,000
SC	ALEX	40900 Auberry Rd		Lot		Completed building pad, shares a well with three other parcels	\$150,000
SC	TALSNESS	Peterson Rd		Lot		Gorgeous views on this large 39.01 acre parcel	\$159,000 N
SC	ALEX	41000 Auberry Rd		Lot		Large building pad, large water storage tank, and a great well	\$180,000
OB	BOGLE	40709 Acorn Rd		Lot		Wonderful 15 acres that has already been separated into 3 different parcels	\$189,000
SC	HANSEN	54168 Auberry Rd		Lot		Amazing valley views from this 2.7 acre lot on the Ridge	\$199,000
SC	TALSNESS	37117 Cressman Rd		Lot		39 acres with amazing views of the valley, year-round creek	\$249,000 N
SC	JOHNSON	36889 Peterson Rd		Lot		Gorgeous landscaping, year round creek, and many outbuildings	\$249,000
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	\$199,000 P
GU	HARRAH	41850 Merriman Ln	2	2	1200	Adorable cabin on a corner lot, has unique detached unit with a bedroom	\$228,000 P
OB	PLEASANT	33827 Shaver Springs Rd	3	1.75	1556	Unique mountain home includes an large living area downstairs	\$249,000 P
GU	NELSON	41850 Corlew Ln	2	1	1141	Adorable cabin in Meadow Lakes, includes 2 adjoining parcels	\$259,900 P
Pinnacle	PIEPER	33814 Shaver Springs Rd	3	2	1920	This sale includes the home, and the adjoining lot next door	\$325,000
GU	YATES	34133 Natoma Rd	3	2.5	2628	Large home with spacious master m=bath, vaulted ceilings	\$393,000 R
GU	JOHNSON	41025 Auberry Rd	3	1	1775	Single story home on 7.5 usable acres with a seasonal creek	\$399,000 P
GU	NASER	42736 Sharin Woods Rd	3	4	3556	Rare find with this large family home, includes a loft, amazing views	\$695,000

**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	PONTIAC	41261-21 Tollhouse Rd		Com'l		Two commercial lots zoned C-4, includes county sewer and community water	\$400,000

## 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	COSTA	62772 Ski View Ln #101	2	1.75	1372	Nicely appointed condo is well maintained and being sold completely furnished	\$292,500
RM	AKIN	62780 Skiview Ln #98	2	2	1372	Well maintained and located in a cul-de-sac	\$324,900 P
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		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	PATRICIO	62681 Huntington Vista#1113	3		1678	Updated condo with a large private deck	\$525,000

### HUNTINGTON LAKE CABINS - Community water - private septic

RM		61465 Huntington Lake Rd	3	2	1100	Cabin includes newer exterior paint, roof, and nicely updated kitchen	\$435,000 P
RM		58380 Huntington Lake Rd	2	2	1300	In the Dowville East Tract, home has views of the lake and sold furnished	\$495,000

### 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
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

### TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

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