

# PINNACLE

---

R E A L E S T A T E

## MOUNTAIN MULTIPLE LISTING

May 20, 2022

### 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	HOFMEISTER	44331 Lakeview		Lot		One of the few remaining lots at the Point in Shaver Lake	\$225,000
OB	CHAREST	44411 Dalton Ave		Lot		Spacious 6600 sq. ft. lot, just a short walk to the lake	\$445,000
SC	HOPKINS	44419 Dalton Ave	4	3	2475	Expansive deck on a home that sleeps 13, includes a boat slip	\$1,649,000
Pinnacle	HALLER	44278 Lakeview	3	1.75	1008	Fantastic lake views from this cabin right across the street from the lake	\$1,849,000
OB		44343 Dalton Ave	4	4.5	3352	Beautiful lakeview log cabin with lots of parking, large wrap around deck	\$2,750,000 N

### 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

GU	KZH PROP.	41820 Linnet Ln	1	1	640	Charming remodeled cabin in the center of Shaver Lake	\$425,000 R
OB	NAFFZIGER	42022 Tollhouse Rd	4	3	2066	Great location, and amazing rental history in this cabin right in town	\$789,500

### ROCK HAVEN – Gated Community

KW		42825 Hwy 168	5	3	3999	Exclusive gated community, this home has a chef's kitchen, large deck	\$1,950,000 R
----	--	---------------	---	---	------	---	---------------

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

GU	MCBRIDE	41527 Sunset Rock Rd	2	1.5	920	Great location for this cabin that needs a little TLC	\$395,000 R
KW	NELSON	41534 Indian Rock Rd	2	1	1232	This cabin sits right next to the creek, has a nice open living room	\$569,000 N
GU	MCBRIDE	41505 Sunset Rock Rd	3	3	2832	Large family cabin was recently remodeled in 2015, and has all the extras	\$799,000 R

### MUSICK MEADOWS

Pinnacle	WALLEN	41277 Musick Dr.		Lot		Rare find that is just a short walk to town or the lake	\$65,000 P
KW	HATCH	41724 Musick Dr	3	1.5	1192	Nice location for this unique fixer-upper close to town	\$560,000 P
KW	CUTLER	41405 Musick Dr.	3	2	2020	This multi-level home includes a game room and oversized bedrooms	\$649,000

**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>
BR	SIMMS	Helms Circle, Lot 71		Lot		Lot located at Courtright Lake, take your trailer or build a cabin	\$80,000
Pinnacle	CLINE	2 Providence Creek Rd	2	2	1200	Off grid, private and secluded 5 acre parcel includes 2 cabins	\$350,000 N
KW	PFÄHLER	52180 Chahlip Ln	5	3	3587	Beautiful home with great views, amazing deck, and close to Dinkey Creek	\$990,000

**SILVERTIP VILLAGE – County water & sewer**

KW	FRIESEN	40791 Silvertip Ln	3	2	1459	Close to town, this townhome has a large deck, extra parking, low HOA fee	\$599,000 P
----	---------	--------------------	---	---	------	---	-------------

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

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**

Pinnacle	ISHEIM	40842 Village Pass Ln	6	4	2699	Beautiful unit is sold fully furnished, excellent rental history	\$585,000 P
----------	--------	-----------------------	---	---	------	--	-------------

**SHAVER WOODS CONDOMINIUMS – County water & sewer**

Pinnacle	NICHOLS	40784 Village Pass Ln	1	1.5	946	Immaculately maintained and in a great location, this condo also has a loft	\$349,950 N
OB	WARN	40762 Village Pass Ln	2	2	1297	Clean and well-kept condo that includes a loft, large deck	\$449,000 N

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

Pinnacle	SERENITY OAKS PROP.	Granite Ridge Rd		Lot		Homesite backs dedicated open space and offers level access	\$189,000
Pinnacle	FRAUNHEIM	41811 Gray Rock Rd	3	3	2538	Great rental history, amazing location, and a game room!	\$975,000 P
OB	SINGH	42453 Pinnacle Ln	6	6	5400	A true mountain lodge, this home has everything you could ever want	\$3,700,000

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

SC	GIUSTI	Timber Ridge, Lot #16		Lot		All utilities are to the corner of this nice lot in Timber Ridge	\$125,000
SC	BLANCO	Timber Ridge, Lot #22		Lot		Nice building site on this slightly elevated parcel	\$140,000 N
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	BURTON	42488 Rock Ledge Rd	3	1.5	1104	Located in a cul-de-sac, this cabin is sold furnished, had lots of parking	\$559,000
KW	EDWARDS	42573 Rock Ledge Rd	3	2	1330	Single level cabin located in a cul-de-sac, nice open beam ceiling	\$575,000
Pinnacle	MCNEELY	42193 Rock Ledge Rd	3	2	1500	Nice cozy cabin with an attached 2 car garage, 2 decks	\$599,000 R
KW	SACHS	42159 Saddleback Rd	3	2	1694	Located on a corner lot, this cabin has a loft, and a large deck	\$690,000

**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

## QUARTZ MOUNTAIN, 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	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
OB	BWI	42302 Opal Ln, #72				Lot	Nice lots close to the village, ready to build your dream home \$150,000
OB	BWI	42473 Opal Ln, #63				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	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	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	42884 Garnet Ln, #37				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	42352 Opal Ln, #71				Lot	Nice lots close to the village, ready to build your dream home \$160,000
OB	BWI	42436 Garnet Ln, #48				Lot	Nice lots close to the village, ready to build your dream home \$162,000
OB	BWI	43006 Garnet Ln, #36				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

SC	PERRY	42368 Cook Cabin Ln				Lot	.65 acre lot has nice rock outcroppings, behind gated entry \$125,000 P
GU	BAKKE	42539 Canyon Vista Ln	4	4	3982		Modern luxury home has breathtaking views, all the extras \$2,150,000 P
KW	NESBIT	42387 Canyon Vista Ln	4	3	4036		Expansive views, high end interiors, and all the extras one could ask for \$2,500,000

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

GU	BLIMLING	39457 Weldon Corral Ln	4	2.75	2375		Lovely Granville home has been impeccably maintained \$859,000 P
----	----------	------------------------	---	------	------	--	--

### MUSICK FALLS - approximately ¼ acre lots - County water & sewer

### BRETZ MILL CONDOMINIUMS - County water & sewer

OB	BORTNER	40802 Oakwoods #101	2	1.5	713		Nice, wood lined vaulted ceilings, stacked stone fireplace, and an extended deck \$319,000 N
KW	LOCKE	40792 Mill Run Ln	1	1	835		Very nice one-bedroom condo, located next to the creek \$325,000 R
OB	SIMPSON	40810 Oakwoods #105	1	1.5	713		Completely remodeled one bedroom unit includes an extended deck \$349,000 P

Key:

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

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

<u>Office</u>	<u>Owner</u>	<u>Address</u>	<u>Bd.</u>	<u>Bth.</u>	<u>Sq.Ft.</u>	<u>Description</u>	<u>Price</u>
Pinnacle	TIETZ	41212 Windwood Ln	2	2	1416	Cute and cozy with lots of privacy and a massive deck	\$599,000 R
SC	WARD	41189 Silver Pine Ln	3	2	1578	Brand new single story cabin that backs open space	\$669,000 P
OB	WENTZ	41187 Heartwood Ln	3	2.75	2240	Vaulted ceilings, open floor plan, and large deck in this home with views	\$795,900
GU	HECK	41343 Cedar Ridge Rd	4	3.5	2764	Large home offering space and privacy has a large modern kitchen	\$949,000 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**

OB	BERG	39323 Pond Ln	5	3	3380	Great location for this large home that includes soaring ceilings, spa	\$1,149,000 P
Pinnacle	SANDERS	39003 Littlefield Rd	5	5	4446	Stunning home on a large lot has all the extras, gorgeous master suite	\$1,650,000

**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**

OB	WILLIAMS	Solitude Ln		Lot		Private, beautiful lot in Dogwood Mountain	\$220,000
----	----------	-------------	--	-----	--	--	-----------

**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**

Pinnacle	PIEPER	14 Fawn Lilly Lane		Lot		Beautiful lot in Phase 5, has driveway roughed in	\$97,000 P
Pinnacle	PIEPER	28 Foxglove Ln, Lot 28		Lot		Nicely wooded lot has a natural clearing that is the perfect spot for building	\$115,000 P
OB	BRISENDINE	40650 Wild Iris Ln		Lot		Nice lot with all utilities stubbed to the property corner	\$119,000 P
Pinnacle	LABOSKEY	40709 Wild Iris Ln		Lot		Amazing valley view that backs open area for lots of privacy	\$125,000
Pinnacle	RINEHARD	Mariposa Lilly, Ph. 1, Lot 26		Lot		Nicely wooded, gradual slope makes for an easy build	\$139,000 N
KW	RAMSEIER	39851 Mountain Heather		Lot		Sitting in a cul-de-sac, this potential site already includes house plans	\$215,000

**PINE RIDGE**

Pinnacle	HINTERGARD	34182 Natoma Rd		Lot		Nice corner lot in Shaver Springs, priced to sell	\$12,000 R
OB	LIVINGSTON	Providence Creek Rd		Lot		Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
OB	SANDERS	43571 Grand View Ave		Lot		Lost cabin in Creek Fire, but ready to sell the parcel	\$49,950
OB	TYHA	44860 Auberry Rd		Lot		Nice 5 acre lot near the top of the 4 Lane, no improvements to property	\$59,900
OB	West Central Land	36599 Peterson Rd		Lot		Possibilities are endless on this 5 acre parcel just 15 minutes from Shaver Lake	\$68,950 N

Key:

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

**PINE RIDGE, con't.**

<b><u>Office</u></b>	<b><u>Owner</u></b>	<b><u>Address</u></b>	<b><u>Bd.</u></b>	<b><u>Bth.</u></b>	<b><u>Sq.Ft.</u></b>	<b><u>Description</u></b>	<b><u>Price</u></b>
GU	KEARNS	34320 Shaver Springs Rd				Lot	Motivated seller, 5 acres with amazing views \$99,000
OB	PETTITT	Peterson Road				Lot	80 acres, private and secluded \$118,500 P
RM	RAFAEL	Auberry Rd				Lot	Nearly 28 acres across the road from Pine Ridge School \$149,000 P
OB	LINDOW	36041 Cressman Rd				Lot	Amazing valley views on 5 acres just 15 minutes from Shaver Lake \$150,000
OB	BOGLE	40709 Acorn Rd				Lot	Wonderful 15 acres has been subdivided into 3 separate parcels \$169,000
SC	HANSEN	45168 Auberry Rd				Lot	Amazing valley views from this 2.7 acre lot on the Ridge \$199,000
OB	BELANGER	34389 Shaver Springs Rd				Lot	6.7 acres just beyond Shaver Springs, has four building pads \$200,000
BR	MANN	36320 Tollhouse Rd				Lot	25 acres just above Cressman store \$599,000 R
GU	SCHREDNITZ	41467 Acorn Rd	2	1	1080		Adorable upgraded and furnished cabin includes tack room, shop \$185,000 P
GU	DEAN	41855 Chipmunk Ln	2	1	1152		Rarely used, move-in ready cabin in Meadow Lakes \$259,000
GU	YERAMIAN	41918 Corlew Ln	2	1.5	1137		Located in Meadow Lakes, this cabin has an updated kitchen, and new carpet \$260,000
OB	Bank Owned	41578 Chipmunk Ln	3	2	1336		Lots of parking at this cabin in Meadow Lakes, nice open floor plan \$279,900 R
GU	WORSHAM	41674 Corlew Ln	2	1.5	1166		Adorable home includes a large deck, single level, original pine flooring \$289,000
Pinnacle	EMERZIAN	42711 Pinecone Ln	2	1	930		Charming cabin includes many upgrades and a spa \$295,000 P
OB	ANDERSON	41879 Chipmunk Ln	3	2	1350		Rare, single level cabin with new rear deck, many upgrades \$299,999
OB	DRINNON	41635 Alva Snow Ln	3	2	1800		Great location with views of the meadow, large deck, and plenty of parking \$350,000 P
Pinnacle	BRENIMAN	42039 Auberry Rd	3	2	1593		Privacy awaits in this home with updated kitchen, large shop \$419,000 P
GU	STEELE	42368 Honey Ln	3	2	1936		Located on the Ridge, this home built in 2008 has amazing views, shop \$499,000 N
OB	PAWLIK	37851 Auberry Rd.	4	3	3225		Stunning views from this home that includes a 1200sf studio \$575,000 R
OB	GLOVER	43119 Auberry Rd.	3	3	2199		Outstanding views from this home that looks out over Jose Basin \$579,000
GU	NASER	42736 Sharin Woods Rd	3	4	3556		Rare find with this large family home, includes a loft, amazing views \$695,000
OB	CHASTAIN	36495 Lower Cressman Rd	3	2.75	1783		Newer custom built home has amazing views and a fully covered deck \$875,000

**COMMERCIAL/BUSINESS OPPORTUNITIES**

# 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	WIGGINS	62896 Huntington Vista#34	2	2	1396	Nicely upgraded condo that has never been a rental	\$349,500
RM	KIRKORIAN	62778 Sunny Vista Ln	2	2	1396	Very well maintained and tastefully furnished, this condo is move in ready	\$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

KW	FOLLANSBEE	62622 Old College Ln			Lot	Rare opportunity to own a lot close to the lake	\$300,000 P
RM		64 Dowville West	2	1.5	1050	Many renovations in 2007, including paint, new deck, new roof, electrical	\$305,900 P
OB		59221 Idylwilde #20	2	1	1000	Great location for this cabin with its own boat slip	\$358,000 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		Camp Sierra, #28	1	1	940	Open kitchen, large living room, and plenty of parking	\$275,000 N
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