

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

June 19, 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>
OB	CHAREST	44411 Dalton Ave				Spacious 6600 sq. ft. lot, just a short walk to the lake	\$395,000 R
Pinnacle	HALLER	44278 Lakeview	3	1.75	1008	Fantastic lake views from this cabin right across the street from the lake	\$1,500,000
SC	HOPKINS	44419 Dalton Ave	4	3	2475	Expansive deck on a home that sleeps 13, includes a boat slip	\$1,649,000
OB	SALINAS	44355 Hillcrest	4	3	1950	Exquisite cabin has a gourmet kitchen, loft, and large wood deck	\$1,750,000 N
OB		44343 Dalton Ave	4	4.5	3352	Beautiful lakeview log cabin with lots of parking, large wrap around deck	\$2,750,000

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

GU	KZH PROP.	41820 Linnet Ln	1	1	640	Charming remodeled cabin in the center of Shaver Lake	\$379,000 R
KW	SMITH/POWERS	42130 Limber Ln	2	2	2278	Nice large deck, 2 bed/2 bath plus a loft	\$795,000
GU	KZH PROP.	41848 Tollhouse Rd	4	3	2000	2 great rental properties located in the heart of town, all updated	\$899,000

ROCK HAVEN - Gated Community

KW		42825 Hwy 168	5	3	3999	Exclusive gated community, this home has a chef's kitchen, large deck	\$1,575,000
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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 P
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
OB	BAXTER	41482 Sunset Rock Rd	4	1.5	1534	Beautiful home has a private deck, remodeled kitchen	\$725,000 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 P

MUSICK MEADOWS

OB	WIEST	41269 Musick Dr.	2	1	760	Rustic home close to town and within walking distance to the lake	\$388,000 P
KW	CUTLER	41405 Musick Dr.	3	2	2020	This multi-level home includes a game room and oversized bedrooms	\$609,000
SC	VICTORIA	41225 Kokanee Ln	4	1.75	1584	Great cabin with a large garage/shop, easy RV access	\$649,000 N

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

Office	Owner	Address	Bd.	Bth.	Sq.Ft.	Description	Price
BR	SIMMS	Helms Circle, Lot 71		Lot		Lot located at Courtright Lake, take your trailer or build a cabin	\$80,000
Pinnacle	GREEN	53700 Providence Creek	2	1	1224	5 all-usable acres includes an A-frame cabin and a metal pole barn	\$315,000 N
Pinnacle	CLINE	2 Providence Creek Rd	2	2	1200	Off grid, private and secluded 5 acre parcel includes 2 cabins	\$350,000
KW	PFAHLER	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

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
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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
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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 P
OB	WARN	40762 Village Pass Ln	2	2	1297	Clean and well-kept condo that includes a loft, large deck	\$449,000

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

KW	BUTZ	41904 Rock Shelf Ln	2	2.5	1592	Nice open concept floor plan, master bedroom is on the main level	\$735,000 N
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	FROESE	41694 Timber Ridge, Lot #14		Lot		End of the road half acre lot with easy access, gentle topography	\$130,000
SC	BLANCO	Timber Ridge, Lot #22		Lot		Nice building site on this slightly elevated parcel	\$140,000
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	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
GU	HALSEY	41934 Saddleback Rd	3	2	1400	Charming cabin on level lot, open floor plan, wrap around trex deck	\$625,000
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

Office	Owner	Address	Bd.	Bth.	Sq.Ft.	Description	Price
OB	BWI	42506 Opal Ln, #68		Lot		Nice lots close to the village, ready to build your dream home	\$110,000
OB	BWI	42568 Opal Ln, #67		Lot		Nice lots close to the village, ready to build your dream home	\$110,000
OB	BWI	42473 Opal Ln, #61		Lot		Nice lots close to the village, ready to build your dream home	\$135,000
OB	BWI	42101 Tourmaline Ln, #79		Lot		Nice lots close to the village, ready to build your dream home	\$145,000
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
Pinnacle	IMIRIAN	42627 Garnet Ln		Lot		Level lot in the back of the subdivision, nicely wooded and great location	\$170,300 P

BRETZ MOUNTAIN TOWNHOMES

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

GU	SUNG	42495 Canyon Vista Ln	3	3	4028	Majestic timber frame home has pristine views, large loft, four car garage	\$1,650,000
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
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MUSICK FALLS – approximately ¼ acre lots – County water & sewer

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>
KW	LOCKE	40792 Mill Run Ln #17	1	1	835	Very nice one-bedroom condo, located next to the creek	\$299,000 R
SC	QUILLY	40904 Mill Run Ln #60	1	1	645	Single story one bedroom condo is turn key ready, new flooring, updated kitchen	\$314,900 P
OB	BORTNER	40802 Oakwoods #101	2	1.5	713	Nice, wood lined vaulted ceilings, stacked stone fireplace, and an extended deck	\$319,000 P
KW	ANDERSON	40907 Mill Run Ln #56	1	1.5	809	Easily accessible condo has an extra large deck, located close to the pool	\$324,000 N
Pinnacle	MASTRO	40787 Oakwoods #110	2	1	835	Great location for this end unit that has updated flooring, new paint, new heater	\$329,000
SC	REYNOLDS	40748 Mill Run Ln #5	1	1.75	704	Recently remodeled, this condo has a gas stove, tile flooring, new appliances	\$339,000 P
OB	SIMPSON	40810 Oakwoods #105	1	1.5	713	Completely remodeled one bedroom unit includes an extended deck	\$349,000
GU	MANN	40814 Mill Run Ln	2	1.5	835	Lovely end unit condo with a great location and easy access	\$359,000 P
GU	SIMPSON	40836 Mill Run Ln	2	2	1004	Nice end unit has a new pellet stove, updated carpet, and enlarged deck	\$379,000 P

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

Pinnacle	TIETZ	41212 Windwood Ln	2	2	1416	Cute and cozy with lots of privacy and a massive deck	\$599,000 P
SC	BAIR	41205 Silver Pine Ln	3	2	1741	Nice open floor plan, and located at the end of the road with just one neighbor	\$739,000 P
OB	WENTZ	41187 Heartwood Ln	3	2.75	2240	Vaulted ceilings, open floor plan, and large deck in this home with views	\$749,900
GU	HECK	41343 Cedar Ridge Rd	4	3.5	2764	Large home offering space and privacy has a large modern kitchen	\$949,000 P
SC	PYEATT	41281 Heartwood Ln	3	2	3020	Spacious home has a reverse floor plan, vaulted ceilings, amazing master suite	\$949,000

WOODY LANE – County water – private septic

OB	VALENCIA	39801 Woody Ln	3	2.5	2254	Stunning log style cabin with massive log beams, vaulted ceilings, game room	\$1,100,000
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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	\$1,550,000

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
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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

<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	PIEPER	14 Fawn Lilly Lane				Beautiful lot in Phase 5, has driveway roughed in	\$97,000 P
OB	PLATT	32 Mountain Heather				Located in a cul-de-sac, has all utilities stubbed to the property corner	\$99,000 N
Pinnacle	PIEPER	28 Foxglove Ln, Lot 28				Nicely wooded lot has a natural clearing that is the perfect spot for building	\$115,000 P
Pinnacle	LABOSKEY	40709 Wild Iris Ln				Amazing valley view that backs open area for lots of privacy	\$125,000
Pinnacle	RINEHARD	Mariposa Lilly, Ph. 1, Lot 26				Nicely wooded, gradual slope makes for an easy build	\$139,000
KW	RAMSEIER	39851 Mountain Heather				Sitting in a cul-de-sac, this potential site already includes house plans	\$215,000

PINE RIDGE

Pinnacle	HINTERGARD	34182 Natoma Rd				Nice corner lot in Shaver Springs, priced to sell	\$12,000 P
OB	SANDERS	43571 Grand View Ave				Lost cabin in Creek Fire, but ready to sell the parcel	\$13,000 R
GU	GROTH	Auberry				2 acres at the 3900 ft elevation has city light views	\$40,000
OB	LIVINGSTON	Providence Creek Rd				Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
OB	TYHA	44860 Auberry Rd				Nice 5 acre lot near the top of the 4 Lane, no improvements to property	\$59,900 P
OB	West Central Land	36599 Peterson Rd				Possibilities are endless on this 5 acre parcel just 15 minutes from Shaver Lake	\$68,950 P
GU	KEARNS	34320 Shaver Springs Rd				Motivated seller, 5 acres with amazing views	\$99,000
OB	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
RM	RAFAEL	Auberry Rd				Nearly 28 acres across the road from Pine Ridge School	\$149,000 P
OB	LINDOW	36041 Cressman Rd				Amazing valley views on 5 acres just 15 minutes from Shaver Lake	\$150,000
OB	BOGLE	40709 Acorn Rd				Wonderful 15 acres has been subdivided into 3 separate parcels	\$169,000
SC	HANSEN	45168 Auberry Rd				Amazing valley views from this 2.7 acre lot on the Ridge	\$199,000
OB	BELANGER	34389 Shaver Springs Rd				6.7 acres just beyond Shaver Springs, has four building pads	\$200,000
SC	CORNWELL	42751 Vista Del Valle Ln				40 acres with outstanding views of the Valley, and Mount Whitney	\$325,000
BR	MANN	36320 Tollhouse Rd				25 acres just above Cressman store	\$599,000
GU	SCHREDNITZ	41467 Acorn Rd	2	1	1080	Adorable upgraded and furnished cabin includes tack room, shop	\$185,000 P
OB	Bank Owned	41578 Chipmunk Ln	3	2	1336	Lots of parking at this cabin in Meadow Lakes, nice open floor plan	\$249,900 R
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 P
OB	MACHADO	41776 Merriman Ln	3	2	1134	This cabin in Meadow Lakes includes a loft	\$270,000
GU	WORSHAM	41674 Corlew Ln	2	1.5	1166	Adorable home includes a large deck, single level, original pine flooring	\$279,000
Pinnacle	EMERZIAN	42711 Pinecone Ln	2	1	930	Charming cabin includes many upgrades and a spa	\$295,000 P
KW	WILLIAMS	41689 Chipmunk Ln	3	2	1623	Located on 2 lots in Meadow Lakes, home has a large kitchen	\$320,000 N
SC	DAVIS	34075 Shaver Springs Rd	3	2	1280	Well maintained single level home has an open concept design	\$349,500
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
OB	GLOVER	43119 Auberry Rd.	3	3	2199	Outstanding views from this home that looks out over Jose Basin	\$499,000
OB	PAWLIK	37851 Auberry Rd.	4	3	3225	Stunning views from this home that includes a 1200sf studio	\$575,000
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 P
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		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
RM		85 Dowville East	3	3	1371	Great mountain and lake views, private decks, on USFS land	\$509,500 P

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

CAMP SIERRA-BIG CREEK

Pinnacle		52305 Camp Sierra Rd	1	1.5	1000	Located steps away from the Swimming Hole, this cabin has 2 large decks	\$189,900
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
Pinnacle		Snow Slide #2	3	2	1300	Well-maintained cabin with amazing views in Big Creek	\$309,000
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

SC	WILCOX	57396 Hwy 168	4	2	2769	Large cabin on a 2.09 acre parcel with horse set up	\$689,000 N
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