

# PINNACLE

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R E A L E S T A T E

## MOUNTAIN MULTIPLE LISTING

July 22, 2022

### POINT - at the lake- approximately 1 / 7 acre lots-Community water- private septic

Office	Owner	Address	Bd.	Bth.	Sq.Ft.	Description	Price
OB	CHAREST	44411 Dalton Ave				Spacious 6600 sq. ft. lot, just a short walk to the lake	\$395,000
GU	FLORES	44403 Dalton Ave	2	1.75	1660	Classic cabin with ample parking, peek-a-boo view of the lake	\$749,000
Pinnacle	HALLER	44278 Lakeview	3	1.75	1008	Fantastic lake views from this cabin right across the street from the lake	\$1,300,000 R
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
Pinnacle	REED	44277 Lakeview	5	5	2942	Spectacular home offers mountain views, boat dock, and short walk to water	\$1,890,000
OB		44343 Dalton Ave	4	4.5	3352	Beautiful lakeview log cabin with lots of parking, large wrap around deck	\$2,699,995

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

GU	BLACK	41855 Elderberry	3	2	1458	Charming 2 story cabin has pine ceilings, large windows, and detached garage	\$749,000
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### 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
Pinnacle	BEASTER	42084 Buckeye Ln	4	1.5	1872	Cute cabin has great rental history, lots of room to entertain	\$585,000
OB	NAFFZIGER	42022 Tollhouse Rd	4	3	2066	Great location, and amazing rental history in this cabin right in town	\$789,500
KW	SMITH/POWERS	42130 Limber Ln	2	2	2278	Nice large deck, 2 bed/2 bath plus a loft	\$795,000
KW	Ready Robin Rentals	42038 Foxtail Ave.	3	2.5	1859	Rare find for this amazing completely remodeled cabin in the village	\$865,000
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

KW	NELSON	41534 Indian Rock Rd	2	1	1232	This cabin sits right next to the creek, has a nice open living room	\$549,000 R
OB	BAXTER	41482 Sunset Rock Rd	4	1.5	1534	Beautiful home has a private deck, remodeled kitchen	\$725,000

## MUSICK MEADOWS

<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	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
OB	ADAMS	41250 Kokanee Ln	4	2.5	2218	Cabin is move in ready, includes a pool table, all on a nice large lot	\$699,000 N

## 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
Pinnacle	GREEN	53700 Providence Creek	2	1	1224	5 all-usable acres includes an A-frame cabin and a metal pole barn	\$315,000
Pinnacle	CLINE	2 Providence Creek Rd	2	2	1200	Off grid, private and secluded 5 acre parcel includes 2 cabins	\$350,000
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

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

## SIERRA PINES CONDOMINIUMS- County water & sewer

GU	COLSON	40834 Village Pass Ln	4	3	2035	Lovely condo has gorgeous finishes throughout, great for entertaining	\$269,999
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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	DIETZ	40814 Village Pass Ln	2	2	1076	Stunning fully furnished condo includes granite counter tops, 2 lofts	\$399,950
OB	WARN	40762 Village Pass Ln	2	2	1297	Clean and well-kept condo that includes a loft, large deck	\$425,000

## 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
KW	KENT	42039 Rock Shelf Ln	7	3	2416	Private location for this large home that has a new roof, great rental potential	\$950,000 N
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 P

## 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	\$499,000
KW	EDWARDS	42573 Rock Ledge Rd	3	2	1330	Single level cabin located in a cul-de-sac, nice open beam ceiling	\$560,000
Pinnacle	MCNEELY	42193 Rock Ledge Rd	3	2	1500	Nice cozy cabin with an attached 2 car garage, 2 decks	\$599,000

## SIERRA CEDARS, 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	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	\$635,000
Pinnacle	JAURIQUE	42255 Rock Ledge Rd	4	2	1608	Adorable cabin nestled on the meadow next to the pond, remodeled interior	\$695,000 P

## 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	\$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

## BRETZ MOUNTAIN TOWNHOMES

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

Pinnacle	LUM	42437 Bretz Point Ln		Lot		Rare opportunity to own a gorgeous “view” lot behind the gates of Bretz Mtn.	\$189,000
GU	SUNG	42495 Canyon Vista Ln	3	3	4028	Majestic timber frame home has pristine views, large loft, four car garage	\$1,650,000 P

**SUNROCK – approximately 1/8 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>
KW	MALUCCIO	39522 Weldon Corral Ln	4	3.75	2375	Stunning cabin with custom finishes, large loft, exquisite furnishings	\$895,000

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

**BRETZ MILL CONDOMINIUMS – County water & sewer**

Pinnacle	MASTRO	40787 Oakwoods #110	2	1	835	Great location for this end unit that has updated flooring, new paint, new heater	\$299,000
KW	LOCKE	40792 Mill Run Ln #17	1	1	835	Very nice one-bedroom condo, located next to the creek	\$299,000
KW	HOLMES	40765 Mill Run Ln #48	1	1	645	Easy, level access, close to the pool, and ready to move in!	\$305,000
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
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
OB	AVILA	40746 Mill Run Ln #4	1	1.5	704	Nice, well maintained condo has recent updates	\$329,000
OB	SIMPSON	40810 Oakwoods #105	1	1.5	713	Completely remodeled one bedroom unit includes an extended deck	\$335,000 R
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	ULLMANN	40744 Oakwoods Ln #91	2	1.75	1017	Updated and well-appointed condo has two private decks	\$375,000 P
OB	LUCIDO	40802 Mill Run Ln #21	2	2	1004	Great location down by the creek for this updated condo	\$400,000 P
GU	DE FINA	40842 Mill Run Ln	3	2	1178	Amazing location in the back, backing the forest, nice level entry	\$439,000 R
GU	YOUNGMAN	40708 Oakwoods Ln #85	3	2	1178	End unit sold furnished, has many upgrades, and large wrap around deck	\$469,900

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

Pinnacle	MAASKE	40761 Cold Springs Ln	4	2	2431	Large wrap around deck, spacious open floor plan, & includes a game room	\$749,000 N
Pinnacle	LUM	40916 Windwood Ln	3	3	2280	Great mountain home backing open space, has vaulted ceilings, stone fireplace	\$769,000
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**

Pinnacle	GARCIA	39411 Pond Ln	4	3	3100	Completely remodeled from top to bottom, this home has it all	\$1,095,000 N
Pinnacle	SANDERS	39003 Littlefield Rd	5	5	4446	Stunning home on a large lot has all the extras, gorgeous master suite	\$1,499,000 R

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

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

OB	WILLIAMS	39095 Ridge Rd	5	5	2922	Sitting on over an acre, this large home also includes a game room, built in bar	\$1,100,000 N
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## 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>
OB	WILLIAMS	Solitude Ln				Private, beautiful lot in Dogwood Mountain	\$220,000
Pinnacle	BT LAND	40235 Little Thumper Ln	4	3	2296	Nestled on over 5 acres with a year round creek flowing through the property	\$949,000

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

OB	ERICKSON	Woodland Rd				23.5 acres just a half mile off of 168 on a year round accessible road	\$349,595 P
OB	GIST	40836 Woodland Rd				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				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
Pinnacle	LABOSKEY	40709 Wild Iris Ln				Amazing valley view that backs open area for lots of privacy	\$99,000
Pinnacle	RINEHARD	Mariposa Lilly, Ph. 1, Lot 26				Nicely wooded, gradual slope makes for an easy build	\$134,000
Pinnacle	ELLENBERGER	14 Leopard Lily Lane				Amazing view from this lot located in a quiet cul-de-sac	\$155,000
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
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		41880 Chipmunk Ln				Nice double lot, accessible from both the top and bottom of the property	\$49,000
OB	TYHA	44860 Auberry Rd				Nice 5 acre lot near the top of the 4 Lane, no improvements to property	\$59,900 P
OB	PASILLAS	43485 Auberry Rd				Lot in Alder Springs, including plans for a new home	\$70,000
GU	KEARNS	34320 Shaver Springs Rd				Motivated seller, 5 acres with amazing views	\$99,000
OB	BOGLE	40709 Acorn Rd				Wonderful 15 acres has been subdivided into 3 separate parcels	\$110,000
OB	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
OB	LINDOW	36041 Cressman Rd				Amazing valley views on 5 acres just 15 minutes from Shaver Lake	\$150,000 P
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 P
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	\$224,900 P
OB		41450 Acorn Rd	2	1	860	Well maintained cabin has rental history in a small HOA community	\$245,000
GU	DEAN	41855 Chipmunk Ln	2	1	1152	Rarely used, move-in ready cabin in Meadow Lakes	\$247,000 P
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
GU	WORSHAM	41674 Corlew Ln	2	1.5	1166	Adorable home includes a large deck, single level, original pine flooring	\$269,000 R
OB	MACHADO	41776 Merriman Ln	3	2	1134	This cabin in Meadow Lakes includes a loft	\$270,000
KW	WILLIAMS	41689 Chipmunk Ln	3	2	1623	Located on 2 lots in Meadow Lakes, home has a large kitchen	\$309,000
SC	DAVIS	34075 Shaver Springs Rd	3	2	1280	Well maintained single level home has an open concept design	\$324,500 P
OB	GLOVER	43119 Auberry Rd.	3	3	2199	Outstanding views from this home that looks out over Jose Basin	\$474,500 R

Key:

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

## 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	STEELE	42368 Honey Ln	3	2	1936	Located on the Ridge, this home built in 2008 has amazing views, shop	\$499,000
OB	PAWLIK	37851 Auberry Rd.	4	3	3225	Stunning views from this home that includes a 1200sf studio	\$575,000 P
GU	NASER	42736 Sharin Woods Rd	3	4	3556	Rare find with this large family home, includes a loft, amazing views	\$575,000
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

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		60930 Tanger Ln #40	1	1	870	Comfortable, furnished cabin with private deck, boat slip, winter water	\$269,000 P
GU		62242 Upper Deer Creek	3	2	1300	Charming cabin has winter water, propane furnace, large family room	\$299,000 R
RM		59097 Home Creek #19	3	2	1400	Great peaceful location, and short walk to your boat slip	\$375,000
RM		58380 Huntington Lake Rd	2	2	1300	In the Dowville East Tract, home has views of the lake and sold furnished	\$379,500
RM		85 Dowville East	3	3	1371	Great mountain and lake views, private decks, on USFS land	\$509,500 P
Pinnacle		34 Spring Creek Tract	2	1.5	1400	Nice private setting, cabin has a loft, and has been recently remodeled	\$575,000

### 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
Pinnacle		Snow Slide #2	3	2	1300	Well-maintained cabin with amazing views in Big Creek	\$294,000
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