

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

February 12, 2023

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>
GU	BLONDER	44367 Lakeview Dr				Another amazing lot on the water, a must see!	\$2,750,000
OB	SHELTON	44377 Lakeview Dr				Wonderful lot on the water, one of the last buildable lots	\$2,999,999
GU	FLORES	44403 Dalton Ave	2	1.75	1660	Classic cabin with ample parking, peek-a-boo view of the lake	\$699,000

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	\$725,000
KW	FERREIRA	41932 Evergreen Rd	5	2.75	2479	Great location, this cabin has plenty of room for all your family and friends	\$859,000

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

Pinnacle	BLUE	42136 Tollhouse Rd. Lot 9				Located across from Kens Market and zoned RP (residential/professional)	\$225,000
KW	ELMING	41827 Toyon Ave	3	2	843	Charming little cabin has a large deck, nice level lot	\$525,000
OB	STEINHAUER	42061 Limber Ln	2	1	890	Nice location for this completely remodeled cabin	\$565,000
OB	SPAULDING	42186 Digger Ave	3	2	1370	Classic cabin that has been recently renovated	\$604,999
OB	NAFFZIGER	42022 Tollhouse Rd	4	3	2066	Great location, and amazing rental history in this cabin right in town	\$782,500
GU	KZH PROP.	41848 Tollhouse Rd	4	3	2000	2 great rental properties located in the heart of town, all updated	\$799,000

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
OB	BAXTER	41482 Sunset Rock Rd	4	1.5	1534	Beautiful home has a private deck, remodeled kitchen	\$648,000

MUSICK MEADOWS

RM	PITTS	41376 Kokanee Ln	3	2.5	2177	Unique cabin that was completely upgraded in the early 90s	\$840,000 P
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DINKEY/DINKEY LAKES- COURTRIGHT – PROVIDENCE – EXCHQR HTS – approximately ½ hour from Shaver

SILVERTIP VILLAGE – County water & sewer

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

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SC	STRAHM	Sunset Vista		Lot		While not in Musick Ridge, located nearby, this 2 acre lot is ready for you!	\$399,000

SIERRA PINES CONDOMINIUMS- County water & sewer

SHAVER WOODS CONDOMINIUMS – County water & sewer

KW	WARN	40762 Village Pass Ln	2	2	1297	Clean and well-kept condo that includes a loft, large deck	\$350,000 P
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GRANITE RIDGE – approximately ½ acre to ¾ acre lots – County water & sewer

OB	BERNARDS	42725 Granite Circle	4	3.5	3814	Stunning mountain lodge style home on an oversized lot	\$1,575,000 N
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TIMBER RIDGE – approximately ½ acre lots – County water & sewer

SC	BLANCO	Timber Ridge, Lot #22		Lot		Nice building site on this slightly elevated parcel	\$140,000
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SIERRA CEDARS- approximately 1/3-acre lots – Community water – private septic

SC		42189 Smoke Tree	2	1.5	1638	Classic chalet style cabin on 1/3 of an acre at the end of a cul-de-sac	\$569,950 R
GU	FREEMAN	42215 Rock Ledge Rd	4	2.5	2026	Charming 2 story cabin close to the pond, remodeled master bathroom	\$744,900
OB	KENNEDY	42011 Black Oak Way	4	3	2197	Nice homey cabin with lots of room to enjoy family vacations	\$835,000

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	\$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	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	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

QUARTZ MOUNTAIN, con't.

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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
OB	BWI	42435 Garnet Ln #14		Lot		Perfect retreat ready for your dream home	\$180,000

BRETZ MOUNTAIN TOWNHOMES

GU	MAJESTIC LLC	42284 Majestic Ln	4	2.5	2247	Nicely maintained townhome built in 2011 has all the extras	\$875,000 P
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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
SC	GRAVES	42238 Summit Creek Ln	4	3.5	2596	Currently under construction, ready in winter of 2023, has all the extras	\$955,000 P

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

SC	SHAVER FOREST DEV.	39541 Sunrock #28		Lot		Nice elevated lot, all utilities to the corner of the lot	\$71,500
SC	SHAVER FOREST DEV.	39581 Sunrock #25		Lot		Build your dream cabin surrounded by other beautiful new homes	\$71,500
SC	SHAVER FOREST DEV.	39523 Sunrock #29		Lot		Nice corner lot with gorgeous trees	\$92,500
SC	SHAVER FOREST DEV.	39513 Sunset Rock #31		Lot		Corner lot with level building site	\$92,500
SC	SHAVER FOREST DEV.	39672 Sunset Rock #22		Lot		Level lot close to town, school fees are all prepaid	\$95,700
SC	SHAVER FOREST DEV.	39516 Sunset Rock #5		Lot		Great view from this lot overlooking the Sierras	\$137,500
SC	SHAVER FOREST DEV.	39528 Sunset Rock #6		Lot		View lot where you can see the mountains, and the valley lights	\$147,500
SC	SHAVER FOREST DEV.	39538 Sunset Rock #7		Lot		Another view lot in this gated community	\$157,500
SC	SHAVER FOREST DEV.	39542 Sunset Rock #8		Lot		Million dollar view lot near Shaver Lake	\$162,500

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

BRETZ MILL CONDOMINIUMS - County water & sewer

OB	HEFFINGTON	40767 Mill Run Ln #47	1	1	480	Recently remodeled condo with new paint, flooring, countertops	\$249,999
Pinnacle	ERWIN	40771 Mill Run Ln #45	1	1	645	Impeccably maintained corner unit with updated kitchen	\$255,000 R
KW	HOLMES	40765 Mill Run Ln #48	1	1	645	Easy, level access, close to the pool, and ready to move in!	\$260,000
OB	SIMPSON	40810 Oakwoods #105	1	1.5	713	Completely remodeled one bedroom unit includes an extended deck	\$290,000
OB	EASTWOOD	40784 Mill Run Ln #13	2	2	704	Stunning private location overlooking the creek and walking distance to the pool	\$299,999
OB	AVILA	40746 Mill Run Ln #4	1	1.5	704	Nice, well maintained condo has recent updates	\$319,000

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

OB	GOSS	41058 Cold Springs Ln		Lot		This lot sits near the end of Cold Springs, and backs up to a greenbelt	\$125,000
Pinnacle	MAASKE	40761 Cold Springs Ln	4	2	2431	Large wrap around deck, spacious open floor plan, & includes a game room	\$699,000 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

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Pinnacle	GARCIA	39411 Pond Ln	4	3	3100	Completely remodeled from top to bottom, this home has it all	\$1,030,000 P

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	\$1,025,000
SC	REYNOLDS	39145 Checkerbloom Ln	5	4	3800	Immaculate 1.68 acre parcel, home has vaulted ceilings, massive loft	\$1,075,000 P
GU	KALLOWSKI	38405 Ridge Rd	4	2.5	2650	Mountain modern home with new flooring, lighting, and many recent upgrades	\$1,100,000

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

OB	BISHEL	39254 Woodland Rd			Lot	Septic and propane tank still in place on the lot, land is healing	\$200,000 N
OB	WILLIAMS	Solitude Ln			Lot	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	\$875,000

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

OB	GIST	40836 Woodland Rd			Lot	10 acre lot includes a private gate, blacktop driveway, and creek access	\$300,000
OB	ERICKSON	Woodland Rd			Lot	23.5 acres just a half mile off of 168 on a year round accessible road	\$349,595 P

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

Pinnacle	LABOSKEY	40709 Wild Iris Ln			Lot	Amazing valley view that backs open area for lots of privacy	\$99,000
Pinnacle	WITTMAN	Mountain Heather, Lot 18			Lot	Nicely wooded lot in Phase 5	\$105,000
Pinnacle	RINEHARD	Mariposa Lilly, Ph. 1, Lot 26			Lot	Nicely wooded, gradual slope makes for an easy build	\$129,000
KW	RAMSEIER	39851 Mountain Heather			Lot	Sitting in a cul-de-sac, this potential site already includes house plans	\$190,000 R

PINE RIDGE

OB	CRUM	41795 Merriman Ln			Lot	Located in Meadow Lakes, which includes a pond and picnic area	\$24,900 P
GU	GROTH	Auberry Rd			Lot	2 acres with a great view of the valley, at 3900 ft. elevation	\$40,000 P
SC	MATTHEWS	Auberry Rd			Lot	Upper Auberry Rd lot, nice views	\$45,000
OB	LIVINGSTON	Providence Creek Rd			Lot	Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
Pinnacle	ALLARDYCE	42063 Auberry Rd			Lot	1.4 acres down near Honey Lane with amazing 360 degree views	\$60,000
OB	PASILLAS	43485 Auberry Rd			Lot	Lot in Alder Springs, including plans for a new home	\$70,000
GU	KEARNS	34320 Shaver Springs Rd			Lot	Motivated seller for this 5 acres with great views	\$75,000
SC	ALEX	40900 Auberry Rd			Lot	Completed building pad, shares a well with three other parcels	\$99,500
GU	HUEBNER	35135 Peterson Rd			Lot	Your next home awaits at this special property, well and electric are in place	\$99,999 N
OB	PETTITT	Peterson Road			Lot	80 acres, private and secluded	\$118,500 P
SC	KIRSTINE	Cedar Springs Rd			Lot	Beautiful 9.84 acre parcel with outstanding views	\$139,000 P

PINE RIDGE, con't.

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SC	ALEX	41000 Auberry Rd		Lot		Large building pad, large water storage tank, and a great well	\$149,500
OB	ROBERTS	45161 Auberry Rd.		Lot		Well and septic on the property, amazing views on the ridge	\$174,900
SC	HANSEN	45168 Auberry Rd		Lot		Amazing valley views from this 2.7 acre lot on the Ridge	\$180,000
SC	MANN	36320 Tollhouse Rd		Lot		25 acres just above Cressman store	\$484,000 R
GU	SCHREDNITZ	41467 Acorn Rd	2	1	1080	Adorable upgraded and furnished cabin includes tack room, shop	\$185,000 P
GU	YERAMIAN	41918 Corlew Ln	2	1.5	1137	Located in Meadow Lakes, this cabin has an updated kitchen, and new carpet	\$239,000
OB		41450 Acorn	2	1	858	Well maintained cabin that has rental history, located in a private HOA comm.	\$239,900
GU	WORSHAM	41674 Corlew Ln	2	1.5	1166	Adorable home includes a large deck, single level, original pine flooring	\$249,999
SC	KIRSTINE	43007 Cedar Springs Rd	2	1	986	Charming little mountain cabin on nearly 2 acres	\$289,000
KW	WILLIAMS	41689 Chipmunk Ln	3	2	1623	Located on 2 lots in Meadow Lakes, home has a large kitchen	\$299,000 P
SC	KIRSTINE	43006 Cedar Springs Rd	3	2	1440	Stunning 14 acre parcel with mobile home with amazing views, workshop	\$379,000 P
SC	OSTERGREN	42187 Auberry Rd	3	2	1552	12 acres and 5 different parcels, this is a must see property	\$397,000
OB	NASER	42736 Sharin Woods Rd	3	4	3556	Rare find with this large family home, includes a loft, amazing views	\$550,000

COMMERCIAL/BUSINESS OPPORTUNITIES

HUNTINGTON LAKE AREA PROPERTIES

HUNTINGTON LAKE CONDO'S – Community water & sewer

RM	BRANOFF	62760 Skiview Ln	2	2	1372	Completely turn key condo has been upgraded and ready for new owner	\$322,900 P
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HUNTINGTON LAKE CABINS – 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>	
RM		62338 Upper Deer Creek	43	4	1	1100	New deck, nicely updated cabin has winter water and winter access	\$499,000

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	\$199,000
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	\$284,900
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