

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

May 7, 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
SC	LOWERY	44318 Dalton Ave	2	1.75	1756	Walk to the lake from this cabin at the point that includes a loft	\$899,000

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	\$649,999
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 P

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	\$500,000
OB	STEINHAUER	42061 Limber Ln	2	1	890	Nice location for this completely remodeled cabin	\$525,000
KW	BRAY	41965 Nuthatch Ln	3	1.75	1600	Classic chalet cabin has a huge deck, three story layout	\$611,000 N
OB	Buckeye LLC	42037 Buckeye Ln	3	3	1088	Three cozy cabins nestled in the west village are perfect as vacation rentals	\$675,000 N
OB	NAFFZIGER	42022 Tollhouse Rd	4	3	2066	Great location, and amazing rental history in this cabin right in town	\$720,000
OB	ALLRED	41850 Kinglet Ln	4	2.5	2143	Beautiful cabin in the heart of town	\$750,000 P
GU	KZH PROP.	41848 Tollhouse Rd	4	3	2000	2 great rental properties located in the heart of town, all updated	\$799,000 P

ROCK HAVEN - Gated Community

KW		42825 Hwy 168	5	3	3999	Exclusive gated community, this home has a chef's kitchen, large deck	\$1,200,000 P
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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

<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	\$620,000

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

OB	WALLACE	Dinkey Creek Rd		Lot		45 acres close to Shaver and Dinkey Creek	\$99,000
KW	PFAHLER	52180 Chahlip Ln	5	3	3587	Beautiful home with great views, amazing deck, and close to Dinkey Creek	\$895,000

SILVERTIP VILLAGE – County water & sewer

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

SC	STRAHM	Sunset Vista		Lot		While not in Musick Ridge, located nearby, this 2 acre lot is ready for you!	\$399,000
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SIERRA PINES CONDOMINIUMS– County water & sewer

SHAVER WOODS CONDOMINIUMS – County water & sewer

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

OB	BARROWS	41890 Gray Rock Ln	3	2	2442	Immaculately maintained custom home has vaulted ceilings, picture windows	\$899,500 N
OB	BERNARDS	42725 Granite Circle	4	3.5	3814	Stunning mountain lodge style home on an oversized lot	\$1,575,000 P
GU	MOTTE	41826 Granite Ridge Rd	3	4	4216	Nice custom home completely remodeled and great for entertaining	\$1,699,000

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
GU	HALSEY	41934 Saddleback Rd	3	2	1400	Nestled on a level lot, includes a 2 car garage, wrap around trex deck	\$595,000
Pinnacle	RATERMAN	42303 Hanging Branch Rd	3	2	1847	Spacious family cabin on a wooded lot, huge wrap around deck	\$595,000
GU	SCHMIDT	42068 Hanging Branch Rd	4	2	1440	Located in a cul-de-sac, this cabin has recent upgrades and a large deck	\$644,900 N
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

QUARTZ MOUNTAIN, con't.

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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
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

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
OB	DJE INVESTMENTS	39648 Sunset Rock	4	2.5	2300		Construction scheduled to begin this spring, come pick your finishes	\$849,500

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

SC	KRUGER	39476 Musick Falls Rd	3	2	2053		Lots of windows, many upgrades, make this home ready to move in	\$869,000 P
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BRETZ MILL CONDOMINIUMS – County water & sewer

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Pinnacle	ERWIN	40771 Mill Run Ln #45	1	1	645	Impeccably maintained corner unit with updated kitchen	\$245,000
OB	HEFFINGTON	40767 Mill Run Ln #47	1	1	480	Recently remodeled condo with new paint, flooring, countertops	\$249,999
SC	CANO	40792 Mill Run Ln #17	2	1	835	Beautiful one bedroom with a loft, located down by the creek	\$289,000
OB	SOMMERFIELD	40904 Mill Run Ln #60	1	1	645	One bedroom unit with a loft, nice large deck	\$289,000 N
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
OB	SOMMERFIELD	40748 Mill Run Ln #5	2	2	704	Stunning condo sleeps 8, has an updated kitchen	\$349,000 N
OB	WHEELER	40867 Mill Run Ln #37	2	1.75	1004	Darling condo sold completely furnished and includes forced air heating	\$364,000
KW	TUTTLE	40788 Mill Run Ln #15	2	1.75	1004	Oversized deck with forest views and creek just below	\$379,000

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
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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

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
GU	KALLOWSKI	38405 Ridge Rd	4	2.5	2650	Mountain modern home with new flooring, lighting, and many recent upgrades	\$1,100,000 P

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
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	GIST	40836 Woodland Rd	Lot			10 acre lot includes a private gate, blacktop driveway, and creek access	\$300,000
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WILDFLOWER VILLAGE – approximately ½ acre lots – County water & sewer

Pinnacle	WITTMAN	Mountain Heather, Lot 18	Lot			Nicely wooded lot in Phase 5	\$105,000
KW	RAMSEIER	39851 Mountain Heather	Lot			Sitting in a cul-de-sac, this potential site already includes house plans	\$190,000

PINE RIDGE

Pinnacle	HINTERGARD	34182 Natoma Rd	Lot			Nice corner lot in Shaver Springs, priced to sell	\$12,000
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

PINE RIDGE, con't.

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OB	LIVINGSTON	Providence Creek Rd		Lot		Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
OB	VIETTI	Auberry Rd		Lot		2.9 acres, near Meadow Lakes	\$49,850 N
OB	VIETTI	Auberry Rd		Lot		This lot sold right next to adjoining property for sale	\$49,850 N
GU	KEARNS	34320 Shaver Springs Rd		Lot		Motivated seller for this 5 acres with great views	\$68,000
SC	ALEX	40900 Auberry Rd		Lot		Completed building pad, shares a well with three other parcels	\$99,500
OB	PETTITT	Peterson Road		Lot		80 acres, private and secluded	\$118,500 P
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
OB	BELANGER	34389 Shaver Springs Rd		Lot		6.7 acres just past Shaver Springs subdivision, old house burned in Creek Fire	\$235,000 N
SC	BEARD	36021 Cressman Rd		Lot		Gorgeous 7.75 acre parcel has a pond, great well, and amazing views	\$249,500
SC	MANN	36320 Tollhouse Rd		Lot		25 acres just above Cressman store	\$484,000 P
GU	SCHREDNITZ	41467 Acorn Rd	2	1	1080	Adorable upgraded and furnished cabin includes tack room, shop	\$185,000 P
GU	WORSHAM	41674 Corlew Ln	2	1.5	1166	Adorable home includes a large deck, single level, original pine flooring	\$229,999
GU	YERAMIAN	41918 Corlew Ln	2	1.5	1137	Located in Meadow Lakes, this cabin has an updated kitchen, and new carpet	\$239,000 P
OB		41450 Acorn	2	1	858	Well maintained cabin that has rental history, located in a private HOA comm.	\$239,900
OB	KELLEY	39995 Auberry Rd	3	1.75	1694	Amazing view at this charming home on 5.3 acres	\$277,000 P
KW	WILLIAMS	41689 Chipmunk Ln	3	2	1623	Located on 2 lots in Meadow Lakes, home has a large kitchen	\$299,000 P
GU	FRALICK	41697 Corlew Ln	3	1.75	1833	Beautiful home with a fenced backyard, level lot, and rock fireplace	\$325,000
SC	PEABODY	36010 Auberry Rd	3	2	1232	Nice manufactured home on 8.29 acres with an amazing view	\$329,000
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	\$360,000
GU	WHORTON	42256 Bald Mountain Rd	2	2.5	1900	Two suites in this nice home, has two oversized 2 car garages	\$429,000 N
OB	ANTHONY	33952 Tocaloma Rd	5	3	2546	Located at the end of a cul-de-sac, this home is immaculate, lots of upgrades	\$449,000
OB	RAEDER	34169 Natoma Rd	3	2	1994	Newly renovated, custom home with incredible views	\$449,000 P
OB	NASER	42736 Sharin Woods Rd	3	4	3556	Rare find with this large family home, includes a loft, amazing views	\$550,000
Pinnacle	GOBLE	42516 Bald Mountain Rd	3	1.5	1750	Nice, completely remodeled home with a large 800 sq ft deck	\$585,000

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>
KW	LEEDY	62633 Hidden Spring Ln	2	1.5	1184	Roomy condo just a half mile from the lake	\$299,000
RM	SPIVAK	63221 Huntington Vista 83	2	2	1364	Condo includes a loft and dazzling views of the lake and China Peak	\$525,000
RM	SCOVILL	63223 Huntington Vista 84	3	3	1757	Furnished Eagle's Nest Condo has an unobstructed view of Huntington Lake	\$525,000

HUNTINGTON LAKE CABINS - Community water - private septic

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

CAMP SIERRA-BIG CREEK

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 P

TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

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