

# PINNACLE

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R E A L E S T A T E

## MOUNTAIN MULTIPLE LISTING

November 6, 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    |            | Lot         |               | Another amazing lot on the water, a must see!                               | \$2,100,000  |
| OB            | SHELTON      | 44377 Lakeview Dr    |            | Lot         |               | Wonderful lot on the water, one of the last buildable lots                  | \$2,650,000  |
| Pinnacle      | SANTOS       | 44239 Shaver Lake Rd | 2          | 1.5         | 816           | Great location, walk to the lake, with an opportunity to have your own slip | \$475,000    |
| KW            | NELSON       | 4442 Lakeview Dr     | 4          | 3.25        | 2839          | Great cabin with a lakeview   | \$3,100,000  |
| SC            | VIAL         | 44633 Lakeview       | 3          | 2           | 2861          | Amazing lake view at this remodeled home at the point                       | \$3,350,000  |

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

|          |           |                     |   |      |      |   |             |
|----------|-----------|---------------------|---|------|------|---|-------------|
| KW       | MEDEIROS  | 41923 Evergreen Rd  |   | Lot  |      | Rare opportunity to own a lot in the East Village                 | \$250,000 P |
| OB       | MANCEBO   | 41801 N. Aspen Rd   | 4 | 2.25 | 1320 | Newer deck, oversized garage, updated bathrooms, new central heat | \$589,000   |
| Pinnacle | FRAGA     | 42244 Evergreen Rd  | 3 | 1.5  | 1580 | Cute as can be, this home has a great location, mountain charm    | \$599,000 N |
| OB       | LESTER    | 41791 Robin Rd      | 3 | 1.5  | 1670 | Custom log cabin is sold fully furnished, nice open floor plan    | \$599,950 P |
| Pinnacle | PHILLMORE | 42011 Evergreen Rd  | 3 | 2    | 1510 | Amazing location and outstanding upgrades to this fantastic cabin | \$795,000 P |
| Pinnacle | LOFLIN    | 42015 Elderberry Rd | 5 | 4    | 2000 | Two separate homes on a flat corner lot, rare for Shaver Lake     | \$929,000   |

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

|          |           |                           |   |     |      |   |             |
|----------|-----------|---------------------------|---|-----|------|---|-------------|
| OB       | SOBAJE    | 42096 Limber Ln           |   | Lot |      | Unobstructed views to the west await from this lot in the West Village  | \$199,900 N |
| Pinnacle | BLUE      | 42136 Tollhouse Rd. Lot 9 |   | Lot |      | Located across from Kens Market and zoned RP (residential/professional) | \$225,000   |
| OB       | KELLER    | 42091 Madrone Ln          | 2 | 1   | 1180 | Single story cabin has rustic charm and cozy comfort                    | \$425,000   |
| KW       | MCCORMICK | 41957 Foxtail Ave         | 2 | 1   | 1212 | Adorable cabin with upgraded kitchen, gorgeous gas fireplace            | \$560,000   |
| OB       | SPAULDING | 42186 Digger Ave          | 3 | 2   | 1370 | Classic cabin that has been recently renovated                          | \$575,000 P |
| OB       | MASSICCI  | 41950 N. Toyon            | 4 | 3   | 1988 | Nicely maintained with many improvements and updates                    | \$774,900   |
| OB       | ELLIOTT   | 42062 Tollhouse Rd        | 5 | 5.5 | 2601 | Mid-century boutique bed and breakfast with great rental history        | \$985,000   |

### ROCK HAVEN – Gated Community

### 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 |
|----|--------|----------------------|---|---|------|--|-----------|

## 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> |
|---------------|--------------|--------------------|------------|-------------|---------------|---|--------------|
| Pinnacle      | MURPHY       | 41290 Kokanee Ln.  |            | Lot         |               | Nice lot in a great location ready for you to build your dream home | \$97,500     |
| KW            | CUTLER       | 41405 Musick Dr.   | 3          | 2           | 2020          | This multi-level home includes a game room and oversized bedrooms   | \$585,000    |
| OB            | CLARK        | 41441 Tollhouse Rd | 7          | 3           | 4212          | Can accommodate up to 36 people in 18 beds                          | \$2,900,000  |

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

|          |         |                       |   |   |       |  |           |
|----------|---------|-----------------------|---|---|-------|--|-----------|
| Pinnacle | MOORE   | 54758 Dinkey Creek Rd | 2 | 1 | Unkn. | Classic USFS leased cabin, includes a loft, nice Trex Deck               | \$210,000 |
| Pinnacle | CLINE   | 2 Providence Creek Rd | 2 | 2 | 1200  | Off grid, private and secluded 5 acre parcel includes 2 cabins           | \$250,000 |
| OB       | CONSOLE | 52085 Exchequer Dr    | 4 | 2 | 2125  | Captivating cabin has rustic charm with modern amenities                 | \$514,900 |
| KW       | PFÄHLER | 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

## SIERRA PINES CONDOMINIUMS- County water & sewer

|    |         |                       |   |      |      |  |             |
|----|---------|-----------------------|---|------|------|--|-------------|
| GU | CORREIA | 40714 Village Pass Ln | 6 | 3.25 | 2699 | Striking condo has lovely finishes, a game room, and is great for entertaining | \$699,000 P |
|----|---------|-----------------------|---|------|------|--|-------------|

## SHAVER WOODS CONDOMINIUMS - County water & sewer

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

|          |             |                   |   |   |      |  |               |
|----------|-------------|-------------------|---|---|------|--|---------------|
| Pinnacle | SPEEDY INV. | 42342 Granite Rim | 4 | 3 | 3515 | Amazing mountain contemporary home, designed by Arthur Dyson | \$1,399,000 N |
|----------|-------------|-------------------|---|---|------|--|---------------|

## 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 |
|----|--------|-----------------------|--|-----|--|--|-----------|

## SIERRA CEDARS- approximately 1/3-acre lots - Community water - private septic

|          |           |                     |   |      |      |   |             |
|----------|-----------|---------------------|---|------|------|---|-------------|
| OB       | SOBAJE    | 41931 Saddleback Rd |   | Lot  |      | Fabulous lot is flat and clear at the top, gentle slope                         | \$79,900    |
| GU       | PALSGAARD | 42588 Rock Ledge Rd | 3 | 2.25 | 1436 | Located in a cul-de-sac, home has a newer metal roof                            | \$495,000   |
| Pinnacle | EDWARDS   | 42168 Smoke Tree    | 3 | 1    | 1144 | Spacious living room, and complete with rental history                          | \$539,000   |
| GU       | DUECK     | 42213 Rock Ledge Rd | 3 | 1.75 | 1248 | Beautiful cabin located close to the meadow, nice cabin feel with high ceilings | \$560,000   |
| GU       | MCNEELY   | 42193 Rock Ledge Rd | 3 | 2    | 1500 | Nice cozy cabin with an attached 2 car garage, 2 decks                          | \$575,000   |
| OB       | HALSEY    | 41934 Saddleback Rd | 3 | 2    | 1400 | Nestled on a level lot, includes a 2 car garage, wrap around trex deck          | \$579,999   |
| GU       | RUETHER   | 42198 Smoke Tree    | 4 | 1.75 | 1456 | Darling cabin, recently remodeled and super clean cabin sold furnished          | \$589,000 P |
| Pinnacle | EDWARDS   | 42188 Smoke Tree    | 3 | 1.5  | 1800 | Located in a quiet cul-de-sac, this wonderful cabin offers lots of privacy      | \$589,000   |
| OB       | KENNEDY   | 42011 Black Oak Way | 4 | 3    | 2197 | Great mountain getaway, could be a great vacation rental, sleeps 14             | \$799,950   |

**QUARTZ MOUNTAIN – approximately ½ acre lots – County water and sewer**

| <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> |
|----------------------|---------------------|---------------------------|-------------------|--------------------|----------------------|--|---------------------|
| 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                 | 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           |
| OB                   | BASMAJIAN           | 42004 Tourmaline Ln       | 4                 | 3.5                | 3505                 | Brand new home under construction, has all the extras          | \$1,645,000         |

**BRETZ MOUNTAIN TOWNHOMES**

|    |                 |                   |  |     |  |  |             |
|----|-----------------|-------------------|--|-----|--|--|-------------|
| SC | Bretz Mtn. Inv. | 42096 Majestic Ln |  | Lot |  | 18 lots for sale in Majestic Summit Townhome community | \$2,000,000 |
|----|-----------------|-------------------|--|-----|--|--|-------------|

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

|          |         |                       |   |     |      |  |               |
|----------|---------|-----------------------|---|-----|------|--|---------------|
| Pinnacle | STEWART | 22 Cook Cabin Lane    |   | Lot |      | Level access, then a gradual slope to the back provides for nice views       | \$149,900 N   |
| Pinnacle | LUM     | 42437 Bretz Point Ln  |   | Lot |      | Rare opportunity to own a gorgeous “view” lot behind the gates of Bretz Mtn. | \$185,000     |
| 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   |
| SC       | GRAVES  | 42241 Summit Creek Ln | 4 | 3.5 | 2596 | Brand new cabin under construction, choose your own finishes                 | \$1,175,000   |
| Pinnacle | DIBIDUO | 42365 Forest Run Ln   | 5 | 3   | 3424 | Exquisite mountain chateau has a gourmet kitchen, game room, large deck      | \$1,550,000   |
| Pinnacle | BAATH   | 42283 Cook Cabin Ln   | 6 | 5   | 3745 | Stunning, luxurious mountain estate is located in a quiet gated community    | \$1,695,000   |
| OB       | STRACK  | 42480 Bretz Point Ln  | 4 | 4.5 | 4279 | Stunning 3–story cabin has gourmet kitchen, vaulted ceilings, all the extras | \$1,800,000 N |
| GU       | NISBETT | 42387 Canyon Vista Ln | 4 | 3   | 4036 | Amazing large home perfect for entertaining, exquisite attention to detail   | \$2,500,000   |

### 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>   |           |
|---------------|--------------------|-----------------------|------------|-------------|---------------|--------------------|--|-----------|
| 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. | 39542 Sunset Rock #8  |            |             |               | Lot                | Million dollar view lot near Shaver Lake                                 | \$162,500 |
| SC            | FLI                | 38597 Sunrock Ln      | 4          | 3.5         | 2375          |                    | Well built Granville home built in 2015, large back deck, custom kitchen | \$889,000 |

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

|          |               |                      |   |     |      |  |             |
|----------|---------------|----------------------|---|-----|------|--|-------------|
| Pinnacle | LEE           | 39516 Waterfall Ln   | 3 | 2   | 2450 | Lovely single story home also has a separate guest cottage, wrap around deck | \$720,000 R |
| Pinnacle | WATERFALL LLC | 39553 Crest Point Ln | 6 | 5.5 | 5200 | One of a kind, absolutely spectacular Montana Lodge style cabin              | \$1,985,000 |

### BRETZ MILL CONDOMINIUMS – County water & sewer

|    |             |                       |   |      |      |   |             |
|----|-------------|-----------------------|---|------|------|---|-------------|
| OB | MOORE       | 40813 Mill Run Ln #42 | 1 | 1    | 480  | Most affordable property in Shaver Lake, don't miss this getaway                  | \$169,000 P |
| OB | HEFFINGTON  | 40767 Mill Run Ln #47 | 1 | 1    | 480  | Recently remodeled condo with new paint, flooring, countertops                    | \$236,800   |
| OB | ROCHA       | 40788 Oakwoods Ln     | 1 | 1.5  | 713  | Beautiful turn key condo in a great location, new propane upgrade                 | \$239,900   |
| GU | LA HARGUE   | 40750 Mill Run Ln     | 1 | 1    | 835  | Adorable condo with many upgrades including new gas fireplace                     | \$255,000   |
| KW | LEDBETTER   | 40798 Mill Run #20    | 1 | 1    | 835  | Wonderful little unit backs to a seasonal creek                                   | \$264,999 N |
| KW | YAMAMOTO    | 40806 Mill Run Ln #23 | 1 | 1.5  | 704  | Unit backs up to a seasonal creek, one of the best locations                      | \$265,000   |
| SC | CANO        | 40792 Mill Run Ln #17 | 2 | 1    | 835  | Beautiful one bedroom with a loft, located down by the creek                      | \$269,000   |
| OB | SOMMERFIELD | 40904 Mill Run Ln #60 | 1 | 1    | 645  | One bedroom unit with a loft, nice large deck                                     | \$289,000   |
| OB | EASTWOOD    | 40784 Mill Run Ln #13 | 2 | 2    | 704  | Stunning private location overlooking the creek and walking distance to the pool  | \$289,799 R |
| KW | TUTTLE      | 40788 Mill Run Ln #15 | 2 | 1.75 | 1004 | Condo contains many upgrades, including EV charging                               | \$340,000 P |
| OB | SOMMERFIELD | 40748 Mill Run Ln #5  | 2 | 2    | 704  | Stunning condo sleeps 8, has an updated kitchen                                   | \$349,000   |
| GU | JENSEN      | 40836 Mill Run Ln #32 | 2 | 2    | 1004 | Great location for this end unit with new cabinetry, appliances, and pellet stove | \$389,000   |

### 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 |
| GU       | FULWYLER | 40921 Windwood Rd     | 3 | 2    | 2167 |     | Vaulted ceilings, free standing wood stove, nice primary suite          | \$595,000 |
| Pinnacle | HALL     | 41143 Silver Pine Ln  | 3 | 1.75 | 1838 |     | Adorable cabin with open floor plan, main level master suite            | \$669,000 |
| KW       | BALDWIN  | 41111 Silver Pine Ln  | 5 | 3.5  | 4000 |     | Plenty of room for the whole family, great for entertaining             | \$965,000 |

### 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

| <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            | NOBLE        | 39257 Littlefield Rd | 3          | 2.25        | 1991          | Custom home has open floor plan, soaring ceilings, and covered deck             | \$776,000    |
| KW            | THOMAS       | 39264 Littlefield Rd | 4          | 3           | 2302          | Spacious cabin on over an acre, has a nice large deck, 3 car garage             | \$850,000    |
| Pinnacle      | NAZAROFF     | 39112 Littlefield Rd | 3          | 2.5         | 1829          | Stunning home is right on the pond, easy access, has a large master suite       | \$915,000 P  |
| KW            | AZUARA       | 39529 Pond Ln        | 4          | 3           | 2700          | Just a short walk to the peaceful pond, great home w/ lots of room to entertain | \$980,000    |

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

|    |        |                       |   |     |      |  |             |
|----|--------|-----------------------|---|-----|------|--|-------------|
| GU | RENNER | Littleridge Rd, Lot 4 |   | Lot |      | Private and premier building lot has a gentle slope, and is ¾ of an acre | \$196,000   |
| GU |        | 39736 Littleridge Rd  | 4 | 3.5 | 2398 | Mountain luxury in the exquisite custom cabin in a gated community       | \$1,100,000 |

## RIDGETOP– approximately 1–3 acre lots – County water – private septic

## 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 | \$210,000 |
| OB | WILLIAMS | Solitude Ln       |  | Lot |  | Private, beautiful lot in Dogwood Mountain                         | \$220,000 |

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

|          |         |                   |  |     |  |  |           |
|----------|---------|-------------------|--|-----|--|--|-----------|
| Pinnacle | OBANIAN | 40892 Woodland Rd |  | Lot |  | Great opportunity to own over 7 acres with no CCRs | \$175,000 |
|----------|---------|-------------------|--|-----|--|--|-----------|

## 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                  | \$89,000    |
| Pinnacle | WITTMAN         | Mountain Heather, #18   |   | Lot |      | Nice wooded lot in Phase 5  | \$105,000   |
| SC       | REINHARD        | 40123 Mariposa Lilly    |   | Lot |      | Nice level lot with a spectacular view of the valley                          | \$125,000 P |
| GU       | LEWIS           | 40231 Mariposa Lilly    |   | Lot |      | Nicely wooded lot, school fees already paid                                   | \$129,000   |
| GU       | FILIPPI         | Foxglove 22             |   | Lot |      | Located in Phase 5 at the back of a cul-de-sac                                | \$200,000   |
| GU       | FILIPPI         | Foxglove 23             |   | Lot |      | Nice lot in the back of a cul-de-sac  | \$200,000   |
| GU       | CAMPO           | Fawn Lily 15            |   | Lot |      | Located in Phase 5, nice location ready for your dream home                   | \$350,000   |
| GU       | MODUS           | Fawn Lily 37 & 38       |   | Lot |      | Two adjoining lots totaling over an acre                                      | \$350,000   |
| GU       | FILIPPI         | Fawn Lily 39            |   | Lot |      | In Phase 5, has valley views  | \$400,000   |
| GU       | FILIPPI         | Fawn Lily 40            |   | Lot |      | Extraordinary view lot in Wildflower Village, phase 5                         | \$400,000   |
| Pinnacle | THOMPSON        | 40416 Wild Rose Ln      | 4 | 2.5 | 2845 | Valley views and tons of privacy, this home has a covered deck, nice master   | \$949,000 P |
| OB       | Treetop Landing | 40322 Mariposa Lilly Ln | 4 | 4   | 3249 | Remarkable home w/ 2 master suites, wood burning fireplace, exquisite kitchen | \$1,024,900 |

## PINE RIDGE

|    |           |                  |  |     |  |  |            |
|----|-----------|------------------|--|-----|--|--|------------|
| SC | OSTERGREN | Auberry Rd 29    |  | Lot |  | 2.65 acres towards the end of Honey Lane                       | \$25,000 P |
| OB | MESSER    | 43560 Auberry Rd |  | Lot |  | Owner financing possible for this lot in Alder Springs         | \$35,000   |
| OB | PASILLAS  | 43485 Auberry Rd |  | Lot |  | Alder Springs lot has an amazing view                          | \$40,000   |
| GU | GROTH     | Auberry Rd       |  | Lot |  | 2 acres with a great view of the valley, at 3900 ft. elevation | \$40,000 P |
| OB | MESSER    | Alder Springs    |  | Lot |  | Vacant lot in Alder Springs                                    | \$42,000   |

## 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> |
|---------------|--------------|-------------------------|------------|-------------|---------------|---|--------------|
| 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   |
| GU            |              | 41880 Chipmunk Ln       |            | Lot         |               | In Meadow Lakes, lot is accessible from the top and bottom of the property      | \$49,000     |
| Pinnacle      | ARAMBULA     | 35155 Peterson Rd       |            | Lot         |               | Nice 2.29 acre view lot at the 4000 ft elevation                                | \$49,000 P   |
| OB            | VIETTI       | Auberry Rd              |            | Lot         |               | 2.9 acres, near Meadow Lakes  | \$49,850     |
| OB            | VIETTI       | Auberry Rd              |            | Lot         |               | This lot sold right next to adjoining property for sale                         | \$49,850     |
| GU            | HUEBNER      | 35135 Peterson Rd       |            | Lot         |               | Your next home awaits at this special property, well and electric are in place  | \$99,000     |
| KW            | NEW DAWN     | Cedar Springs Rd        |            | Lot         |               | 4.24 acres with easy access, level building site                                | \$110,000    |
| 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      | 36728 Peterson Rd       |            | Lot         |               | 19.22 acres has a seasonal waterfall and creek, 2 APNs                          | \$150,000    |
| GU            | SAYNZ        | 45025 Auberry Rd        |            | Lot         |               | Amazing views of the Minarets from this home site on the Ridge                  | \$150,000    |
| OB            | HENDRIX      | 35830 Lower Cressman Rd |            | Lot         |               | Stunning 6.9 acre property has a building site with power, well, and septic     | \$150,000 P  |
| OB            | ROBERTS      | 45161 Auberry Rd.       |            | Lot         |               | Well and septic on the property, amazing views on the ridge                     | \$174,900    |
| OB            | MCPHERSON    | 36041 Cressman Rd       |            | Lot         |               | This 5 acre property has unobstructed views and is ready to build your home     | \$191,000    |
| OB            | SCRITCHFIELD | 34326 Shaver Springs Rd |            | Lot         |               | 10 acres with a house pad, temporary power, and a well                          | \$249,000    |
| SC            | VANGELDER    | 37987 Cripe Rd          |            | Lot         |               | 38 acres with a gorgeous pond at the 3700 elevation                             | \$260,000 N  |
| Pinnacle      | ETCHEVERRY   | 43953 Auberry Rd        |            | Lot         |               | Breathtaking million dollar views from this lot with a well and septic in place | \$299,999 P  |
| GU            | STOREY       | 33161 Linson Rd         | 3          | 2           | 1104          | Manufactured home on a permanent foundation, just needs a little TLC            | \$169,500    |
| GU            | SCHREDNITZ   | 41467 Acorn Rd          | 2          | 1           | 1080          | Adorable upgraded and furnished cabin includes tack room, shop                  | \$185,000 P  |
| OB            | MACHADO      | 41776 Merriman Ln       | 3          | 1.5         | 1134          | Updated kitchen and main bathroom shower, includes a loft                       | \$250,000    |
| KW            | WILLIAMS     | 41689 Chipmunk Ln       | 3          | 2           | 1623          | Located on 2 lots in Meadow Lakes, home has a large kitchen                     | \$299,000 P  |
| GU            | PEFFER       | 41681 Corlew Ln         | 4          | 2           | 1368          | Enjoy the wood deck, large rooms, and fenced backyard for privacy               | \$325,000    |
| Pinnacle      | STREATCH     | 42833 Liggett Ln        | 2          | 1           | 1144          | Outstanding 5 acre parcel, mostly flat and useable, nice updated cabin          | \$399,000 P  |
| KW            | COBURN       | 34125 Shaver Springs Rd | 4          | 2.25        | 2464          | Great cabin and lot next door is also for sale                                  | \$400,000    |
| GU            | WHORTON      | 42256 Bald Mountain Rd  | 2          | 2.5         | 1900          | Two suites in this nice home, has two oversized 2 car garages                   | \$429,000 P  |
| OB            | WOOLSEY      | 42675 Pinecone Ln       | 4          | 2           | 2100          | Expansive 2 acre property, home has a 3 car garage                              | \$450,000    |
| GU            | LEWIS        | 42380 Bald Mountain Rd  | 4          | 2.75        | 1958          | Home includes new exterior paint, new front deck, fenced backyard, new septic   | \$469,000 P  |
| GU            | DELANO       | 42039 Auberry Rd        | 3          | 2           | 1593          | Nice 3.64 acre lot with a charming home and amazing shop                        | \$495,000    |
| OB            | NASER        | 42736 Sharin Woods Rd   | 3          | 4           | 3556          | Rare find with this large family home, includes a loft, amazing views           | \$500,000    |
| Pinnacle      | PARSONS      | 42304 Bald Mountain Rd  | 4          | 3.5         | 2926          | Located in Mile High Subdivision on nearly an acre, lots of privacy             | \$599,000    |
| SC            | CHASTAIN     | 36495 Lower Cressman Rd | 3          | 2.25        | 1783          | Amazing views from this newer home built in 2018                                | \$749,000    |
| KW            | BARE         | 38131 Highway 168       | 4          | 2.5         | 2961          | Private home includes a pool, amazing views, and a shop                         | \$1,150,000  |
| Pinnacle      | ROBINSON     | 42624 Snow Rd           | 4          | 3.5         | 2700          | Amazing custom log home, plus an 800sf guest home, barn, all on 64 acres        | \$1,298,000  |

## COMMERCIAL/BUSINESS OPPORTUNITIES

## HUNTINGTON LAKE AREA PROPERTIES

### HUNTINGTON LAKE CONDO'S - Community water & sewer

|    |           |                           |   |      |      |   |           |
|----|-----------|---------------------------|---|------|------|---|-----------|
| OB | HARLEY    | 62772 Skiview Ln #101     | 2 | 1.75 | 1372 | Nice spacious living room, year round access, and sold furnished    | \$325,000 |
| RM | WITCHER   | 62792 Skiview Ln          | 2 | 1.75 | 1372 |   | \$342,500 |
| RM | MILNES    | 62731 Huntington Vista121 | 3 | 3    | 1678 | Low maintenance, move in ready condo with upgrades                  | \$499,000 |
| 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 | ROBERTSON | 63185 Huntington Vista 75 | 3 | 3    | 1900 | Outstanding Eagles Landing condo has been completely remodeled      | \$679,000 |

### HUNTINGTON LAKE CABINS - Community water - private septic

|    |  |                          |   |   |      |   |             |
|----|--|--------------------------|---|---|------|---|-------------|
| RM |  | 61049 Bear Paw Ln #79    | 2 | 1 | 825  | Well maintained cabin includes lots of privacy and storage areas        | \$289,000   |
| RM |  | 60930 Tanager Ln #40     | 1 | 1 | 870  | Comfortable, completely furnished cabin has fresh paint, large windows  | \$309,500   |
| GU |  | 59097 Home Creek #19     | 3 | 2 | 1400 | Best value on the mountain, short walk to lake and includes a boat slip | \$325,000 P |
| OB |  | 58500 Huntington Lake Rd | 3 | 1 | 900  | Winterized cabin, view of the lake, nice sleeping loft                  | \$389,000   |
| RM |  | Lower Line, #88          | 2 | 1 | 960  | Well built, well furnished cabin includes a boat slip, new deck         | \$399,000 N |
| OB |  | 62383 Potter Creek Ln    | 3 | 1 | 1800 | Wonderful large cabin with views of the lake, has new paint and septic  | \$425,000 P |

### REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

#### CAMP SIERRA-BIG CREEK

|          |          |                     |   |     |      |  |             |
|----------|----------|---------------------|---|-----|------|--|-------------|
| GU       | ROBINSON | 55162 Jungletown Ln |   | Lot |      | Lot in Big Creek, home was lost in the Creek Fire        | \$40,000 P  |
| GU       |          | 51907 Balsam Rd     | 1 | 1   | 600  | Cozy retreat, this cabin has been updated over the years | \$199,999 P |
| 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    | \$269,900   |

### TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

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

|    |        |                |   |     |      |  |           |
|----|--------|----------------|---|-----|------|--|-----------|
| SC | BOWSER | 57198 Hwy. 168 | 4 | 1.5 | 1904 | Large cabin on 5.64 acres of fee-simple land, has an updated kitchen | \$599,000 |
|----|--------|----------------|---|-----|------|--|-----------|