

# PINNACLE

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R E A L E S T A T E

## MOUNTAIN MULTIPLE LISTING

March 13, 2024

### 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	BELDEN	44519 Lakeview		Lot		Waterfront parcel ready for you to build your dream retreat	\$2,500,000 N

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

OB		41621 Dinkey Creek	2	1	848	Charming turn-key cabin on a rare large, flat lot	\$469,000
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### WEST VILLAGE - In town - Approximately 1 / 5 acre lots - Community water - County sewer

KW	ELMING	41827 Toyon Ave	3	2	843	Charming little cabin has a large deck, nice level lot	\$485,000
Pinnacle	MCCALED	41810 N. Toyon Ave	3	1	1233	Cute little gem nestled on an oversized lot, lots of parking	\$489,000 P
GU	BRAY	41965 Nuthatch Ln	3	1.75	1600	Three stories of charm with lots of level parking, established rental history	\$550,000 P
GU	EL PROPERTIES	42014 Hemlock Ln	5	3	1660	Charming mountain chalet-style cabin has been recently remodeled	\$679,000
OB	VALENZUELA	41950 N. Toyon Ave	4	3	1988	Beautiful cabin with vaulted ceilings, well appointed kitchen, large deck	\$760,000 P
OB	ELLIOTT	42062 Tollhouse Rd	5	5.5	2601	Mid-century boutique inn is close to shops and restaurants	\$965,000 P

### ROCK HAVEN - Gated Community

### MUSICK CREEK - Indian Rock Area - approximately 1 / 4-2 / 3 acre lots - Community water - county sewer

#### MUSICK MEADOWS

SC	JUDD	41548 Dinkey Creek Rd		Lot		Commercial lot zoned C4, 1.63 acres, backs up to SCE property	\$535,000
OB	ESTRADA	41277 Musick Dr		Lot		Opportunity awaits in this lot close to the village	\$90,000
Pinnacle	MURPHY	41290 Kokanee Ln.		Lot		Nice lot in a great location ready for you to build your dream home	\$97,500 P
GU	JAVOR	41379 Timber Dr	3	1.75	1104	Single story cabin nestled on a large lot, has a 2 car garage	\$530,000
OB	CLARK	41441 Tollhouse Rd	7	3	4212	Can accommodate up to 36 people in 18 beds	\$2,165,000 R

### DINKEY/DINKEY LAKES- COURTRIGHT - PROVIDENCE - EXCHQR HTS - approximately 1/2 hour from Shaver

Pinnacle	MOORE	54758 Dinkey Creek Rd	2	1	Unkn.	Classic USFS leased cabin, includes a loft, nice Trex Deck	\$210,000
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

<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	HUTCINS	40860 Village Pass Ln	6	4	2699	Lovely, log wrapped free standing condo includes a game room	\$655,000 R

### SHAVER WOODS CONDOMINIUMS – County water & sewer

GU	SHOWS	40780 Village Pass Ln	2	2	1297	Nice end unit has a gas burning fireplace, and a bonus loft area	\$379,000
KW	SANDERS	40814 Village Pass Ln	2	2	1076	Large oversized deck, nice loft, sold completely furnished	\$429,900

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

KW	BALOIAN	41671 Granite Ridge Rd	3	2.5	2450	Great location and home has AC, lots of extras	\$869,000
Pinnacle	DUNGY	42676 Granite Circle	6	4	4278	Spectacular mountain estate with a great location, soaring ceiling & windows	\$1,875,000 N

### TIMBER RIDGE – approximately ½ acre lots – County water & sewer

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

GU	PALSGAARD	42588 Rock Ledge Rd	3	2.25	1436	Located in a cul-de-sac, home has a newer metal roof	\$495,000 P
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
GU	FLEMMING	42066 Hanging Branch Rd	5	1.5	1344	Located in a cul-de-sac, this 3 story home has nice level parking	\$669,900
OB	KENNEDY	42011 Black Oak Way	4	3	2197	Great mountain getaway, could be a great vacation rental, sleeps 14	\$775,000
GU	HENSON	41798 Saddleback Rd	3	2	3322	Vaulted knotty pine ceilings, lots of windows, great finishes	\$875,000

### 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	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	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	42884 Garnet Ln, #37		Lot		Nice lots close to the village, ready to build your dream home	\$160,000
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

## QUARTZ MOUNTAIN, con't.

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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	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	BOYAJYAN	42518 Tourmaline Ln		Lot		Plans are ready for this home ready to call your own	\$185,000
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
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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.	\$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	STREICHER	42502 Bretz Point Ln	4	3	3072	Breathtaking views in a prestigious gated community awaits	\$1,395,000
Pinnacle	BAATH	42283 Cook Cabin Ln	6	5	3745	Stunning, luxurious mountain estate is located in a quiet gated community	\$1,695,000 P
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
GU	NISBETT	42387 Canyon Vista Ln	4	3	4036	Amazing large home perfect for entertaining, exquisite attention to detail	\$2,300,000

## 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.	39621 Sunset Rock #48		Lot		Affordable lot, all utilities to the corner	\$86,500
SC	SHAVER FOREST DEV.	39562 Sunset Rock #14		Lot			\$87,500
SC	SHAVER FOREST DEV.	39548 Sunset Rock #13		Lot			\$87,500
SC	SHAVER FOREST DEV.	39576 Sunset Rock #15		Lot			\$92,500
SC	SHAVER FOREST DEV.	39534 Sunset Rock #12		Lot			\$92,500
SC	SHAVER FOREST DEV.	39496 Sunrock #2		Lot			\$92,500
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.	39534 Sunrock #1		Lot			\$92,500
SC	SHAVER FOREST DEV.	39590 Sunset Rock #16		Lot			\$94,500
SC	SHAVER FOREST DEV.	39672 Sunset Rock #22		Lot			\$95,700
SC	SHAVER FOREST DEV.	39408 Sunset Rock #3		Lot			\$97,500
SC	SHAVER FOREST DEV.	39635 Sunset Rock #49		Lot			\$101,500
SC	SHAVER FOREST DEV.	39604 Sunset Rock #17		Lot			\$102,500
SC	SHAVER FOREST DEV.	39607 Sunset Rock #47		Lot			\$104,500

## SUNROCK, 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	SHAVER FOREST DEV.	39593 Sunset Rock #46				Lot	\$106,500
SC	SHAVER FOREST DEV.	39632 Sunset Rock #19				Lot	\$107,500 P
SC	SHAVER FOREST DEV.	39422 Sunset Rock #4				Lot	\$111,500
SC	SHAVER FOREST DEV.	39618 Sunset Rock #18				Lot	\$111,500 P
OB	DJE INVESTMENTS	39648 Sunset Rock				Lot #20, all utilities stubbed to the property corner	\$125,000 P
SC	SHAVER FOREST DEV.	39516 Sunset Rock #5				Lot Great view from this lot overlooking the Sierras	\$137,500
SC	SHAVER FOREST DEV.	39464 Sunset Rock #7				Lot	\$157,500
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	\$859,000 R

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

Pinnacle	WATERFALL LLC	39553 Crest Point Ln	6	5.5	5200	One of a kind, absolutely spectacular Montana Lodge style cabin	\$1,985,000
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## BRETZ MILL CONDOMINIUMS - County water & sewer

OB	ROCHA	40788 Oakwoods Ln	1	1.5	713	Beautiful turn key condo in a great location, new propane upgrade	\$229,900
OB	ERWIN	40771 Mill Run Ln #45	1	1	645	Impeccably maintained corner unit with updated kitchen	\$235,000
KW	LEDBETTER	40798 Mill Run #20	1	1	835	Wonderful little unit backs to a seasonal creek	\$264,999
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
OB	EASTWOOD	40784 Mill Run Ln #13	2	2	704	Stunning private location overlooking the creek and walking distance to the pool	\$289,799

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

SC	GILLETTE	41029 Cold Springs Ln	3	2	2230	Stunning custom built by Pius Construction, great location	\$799,000
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## WOODY LANE - County water - private septic

OB		39801 Woody Ln	3	2.5	2254	Log style cabin has massive log beams, vaulted ceilings	\$950,000
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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

KW	THOMAS	39264 Littlefield Rd	4	3	2302	Spacious cabin on over an acre, has a nice large deck, 3 car garage	\$925,000
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## LITTLERIDGE - approximately ½ acre lots - County water & sewer

GU		39736 Littleridge Rd	4	3.5	2398	Mountain luxury in the exquisite custom cabin in a gated community	\$950,000
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## RIDGETOP- approximately 1-3 acre lots - County water - private septic

OB	RIGGLEMAN	39095 Ridge Rd	5	3.5	3065	On 1.6 acres, this spacious home features granite countertops, fire pit, lg. deck \$1,198,000	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

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

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

Pinnacle	LABOSKEY	40709 Wild Iris Ln				Amazing valley view that backs open area for lots of privacy	\$89,000
GU	FILIPPI	Foxglove 22				Located in Phase 5 at the back of a cul-de-sac	\$200,000
GU	FILIPPI	Foxglove 23				Nice lot in the back of a cul-de-sac	\$200,000
GU	CAMPO	Fawn Lily 15				Located in Phase 5, nice location ready for your dream home	\$350,000
GU	MODUS	Fawn Lily 37 & 38				Two adjoining lots totaling over an acre	\$350,000
GU	FILIPPI	Fawn Lily 39				In Phase 5, has valley views	\$400,000
GU	FILIPPI	Fawn Lily 40				Extraordinary view lot in Wildflower Village, phase 5	\$400,000
OB	Treetop Landing	40322 Mariposa Lilly Ln	4	4	3249	Remarkable home w/ 2 master suites, wood burning fireplace, exquisite kitchen	\$979,900

### PINE RIDGE

Pinnacle	HINTERGARD	34182 Natoma Rd				Nice corner lot in Shaver Springs, priced to sell	\$12,000
OB	MESSER	43560 Auberry Rd				Owner financing possible for this lot in Alder Springs	\$35,000
OB	MESSER	Alder Springs				Vacant lot in Alder Springs	\$39,000
OB	DESANTIS	41738 Marmot Ln				.1768 acre lot in Meadow Lakes	\$39,000
GU		41880 Chipmunk Ln				In Meadow Lakes, lot is accessible from the top and bottom of the property	\$39,900
GU	GROTH	Auberry Rd				2 acres with a great view of the valley, at 3900 ft. elevation	\$40,000 P
OB	LIVINGSTON	Providence Creek Rd				Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
SC	MATTHEWS	Auberry Rd				Upper Auberry Rd lot, nice views	\$45,000
OB	VIETTI	Auberry Rd				2.9 acres, near Meadow Lakes	\$49,850
OB	VIETTI	Auberry Rd				This lot sold right next to adjoining property for sale	\$49,850
OB	GILL	42045 Auberry Rd				2.2 acre parcel off of Honey Ln., cleared since the Creek Fire	\$94,000
GU	HUEBNER	35135 Peterson Rd				Your next home awaits at this special property, well and electric are in place	\$99,999
OB	RANGEL	42575 Bald Mountain Rd				Fantastic location, views of the Sierra's and valley lights	\$105,000 P
OB	DESANTIS	Auberry Rd				5 acre lot has a fairly new well with great building sites	\$110,000
OB	PETTITT	Peterson Road				80 acres, private and secluded	\$118,500 P
OB	DESANTIS	Auberry				40 acres near Acorn road	\$129,000
GU	SAYNZ	45025 Auberry Rd				Amazing views of the Minarets from this home site on the Ridge	\$145,000
OB	DELUCA	Acorn Rd				40 acres offers privacy and potential	\$150,000
OB	MCPHERSON	36041 Cressman Rd				This 5 acre property has unobstructed views and is ready to build your home	\$165,000
Pinnacle	ELMING	34235 Tollhouse Rd				5.5 acre property has unobstructed views of the valley, has well and septic	\$195,000
GU	SCHREDNITZ	41467 Acorn Rd	2	1	1080	Adorable upgraded and furnished cabin includes tack room, shop	\$185,000 P
OB	GOVEA	41450 Acorn Rd	2	1	858	Well maintained income producing cabin	\$240,000
KW	WILLIAMS	41689 Chipmunk Ln	3	2	1623	Located on 2 lots in Meadow Lakes, home has a large kitchen	\$299,000 P
SC	BIE	41769 Corlew Ln	2	1.75	1512	Cute cabin has been upgraded over the years, good parking, has a shop	\$339,000
KW	COBURN	34125 Shaver Springs Rd	4	2.25	2464	Great cabin and lot next door is also for sale	\$350,000 P

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>
OB	TDS HOLDINGS	33412 Linson Rd	3	2.5	1794	Completely remodeled home on 4.6 acres, offers gorgeous views	\$374,900
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	\$435,000
OB	GRACE	34133 Natoma Rd	4	2.5	2628	Stunning views in the split level home with cathedral ceilings	\$449,000
Pinnacle	STEWART	36711 Peterson Rd	3	1.75	1684	Charming home on 2.6 acres, seasonal creek, nice open concept floor plan	\$479,000 P
Pinnacle	PARSONS	42304 Bald Mountain Rd	4	3.5	2926	Located in Mile High Subdivision on nearly an acre, lots of privacy	\$570,000

## COMMERCIAL/BUSINESS OPPORTUNITIES

OB	SMITH	41593 Tollhouse Rd		Com'l.		Two parcels, three building included with tenants already occupying	\$1,500,000
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# 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	HARLEY	62772 Skiview Ln #101	2	1.75	1372	Nice spacious living room, year round access, and sold furnished	\$325,000 P
RM	WITCHER	62792 Skiview Ln	2	1.75	1372		\$342,500
RM	SPIVAK	63221 Huntington Vista 83	2	2	1364	Condo includes a loft and dazzling views of the lake and China Peak	\$519,000
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
RM		Lower Line, #88	2	1	960	Well built, well furnished cabin includes a boat slip, new deck	\$399,000

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

### CAMP SIERRA-BIG CREEK

OB	SMITH	55096 Huntington Lake Rd				Lot just across the street from the Big Creek Store	\$65,000
SC	TAYLOR	55142 Huntington Lake Rd				Great view from this lot in Big Creek, original home lost in the Creek Fire	\$85,000
Pinnacle	HELLIWELL	Snow Slide, #2	3	2	1300	Well maintained cabin close to Huntington Lake, amazing views	\$267,900 R
Pinnacle		52081 Camp Sierra Rd #35	2	2	1200	Fully remodeled retreat, large kitchen, and well taken care of	\$325,000
GU	KEARNS	55408 Point Rd	3	1.5	1394	Year round accessibility and water in Big Creek on Fee Simple land	\$350,000

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

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