

PINNACLE

REAL ESTATE

MOUNTAIN MULTIPLE LISTING

February 14, 2026

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>
OB	JORDAN	44359 Dalton Ave	4	2	1324	Stunning views, premium interior features, new exterior deck	\$1,199,500 P

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

OB	HERRERA	42145 Tollhouse Rd	1	1	756	Vacation rental property just behind Ken's Market	\$399,900
Pinnacle	VILLAREAL	42088 Elderberry Rd	3	1.5	1564	Darling 1950s vintage cabin has a spacious living room and a garage	\$659,000
SC	BUCKNER	42025 Tollhouse Rd	3	1.75	1660	Located in the heart of Shaver Lake, cabin has a large wrap around deck	\$825,000
SC	LERNO	41958 Aspen Rd	3	1.25	1320	Great location, super cute cabin, includes a Casita	\$839,000
OB	ELLER	41800 N Dogwood	5	3	3032	Well maintained cabin has a 1900sf main house and 1200sf converted garage	\$999,500

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

OB	SOBAJE	42096 Limber Ln		Lot		Build your dream home at this site at the back of the West Village	\$185,000 P
XP	REESE	42032 Hemlock Ln	2	1	854	Cabin includes classic wood siding, welcoming deck, cozy wood stove	\$460,000
IK	MORRIS	41893 Knobcone	2	1.5	1700	Great location and all the cabin charm you could ask for	\$524,900 P
OB	MASSINI	42045 Jeffrey Ln	3	3	1528	Cabin has a sleeping loft, 2 separate entries, lots of storage	\$624,000

ROCK HAVEN – Gated Community

XP		Rock Haven, #15	5	3	2049	Charming vintage cabin with lake views, lots of parking	\$595,000
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MUSICK CREEK – Indian Rock Area – approximately 1 / 4–2 / 3 acre lots – Community water – county sewer

XP	NELSON	41534 Indian Rock Rd	2	1	1232	Cozy cabin offers open living space downstairs, and two sleeping areas upstairs	\$460,000
Pinnacle	BLAIR	41533 Indian Rock Rd	3	2	1379	Darling log wrapped cabin has been updated through the years	\$575,000 P

MUSICK MEADOWS

XP	MINOR	41547 Musick Dr.	3	1	1360	On nearly 2 acres near a creek, darling cabin has lots of potential	\$535,000 P
OB	SPAULDING	41250 Kokanee Ln.	4	3.5	2218	Fully remodeled home with an additional shop area	\$820,000

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

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OB	NEWTON	Providence Creek Rd	2	1.25	800	Be a 50% owner in this cabin on 5 acres	\$65,000

SILVERTIP VILLAGE – County water & sewer**MUSICK RIDGE – approximately ¼ acre lots – County water & sewer**

SC	DIANI	40705 Sunset Vista Ln		Lot		.26 acre lot, only 5 minutes to town	\$155,000
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SIERRA PINES CONDOMINIUMS– County water & sewer

OB	GARCIA	40836 Village Pass Ln	4	3	2035	Fully furnished, move in ready home that could be a perfect vacation rental	\$529,900
SC	COSTA	40830 Village Pass Ln	4	3	2035	Lovely townhome with great rental potential	\$559,000 N
OB	DE BOER	40838 Village Pass Ln	4	3	2035	Rustic retreat with modern updates, updated vinyl plank flooring, large deck	\$569,000
RB	KASSABIAN	40722 Village Pass Ln	6	4.25	2699	Beautiful condo with great rental history	\$669,000
OB	HERNANDEZ	40842 Village Pass Ln	6	4.25	2699	Nice condo. includes a game room, 2 car garage, great rental potential	\$699,000 P

SHAVER WOODS CONDOMINIUMS – County water & sewer

XP	SANDERS	40814 Village Pass Ln	2	2	1076	Large oversized deck, nice loft, sold completely furnished	\$379,000 P
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GRANITE RIDGE – approximately ½ acre to ¾ acre lots – County water & sewer

RB	MILLER	Rock Shelf, Lot 19		Lot		Beautiful lot backs dedicated open space	\$224,000
Pinnacle	CROWTHER	42319 Granite Rim	3	2.5	2596	Home includes a spacious loft, high ceilings, great spacious deck	\$799,000 P
XP	ALMAGUER	41811 Gray Rock Rd	3	3	2538	Lovely home has been a popular vacation rental, immaculately maintained	\$975,000
OB	ALLEN	42596 Granite Circle	3	2.5	2540	Single story home includes a bonus room, AC, and a home generator	\$1,099,999
OB	SL Rental	42389 Pinnacle Ln	5	4.25	3285		\$1,250,000
OB	SINGH	42433 Pinnacle Ln	6	6	5400	Exceptional mountain chalet, includes a guest residence	\$2,799,000

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

SC	BAKER	41891 Timber Ridge Rd	3	3	2947	Vaulted ceilings, great private lot, all the extras one could want	\$999,000
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SIERRA CEDARS– approximately 1 /3–acre lots – Community water – private septic

RB	DIETZ	42357 Hanging Branch Rd	3	2	1444	Well maintained cabin has level, paved parking, and a bonus room above garage	\$499,000 P
Pinnacle	GUARDUCCI	42488 Rock Ledge Rd	3	1.5	1104	Great location for this cute cabin that has plenty of parking, and AC	\$509,000
XP	FLORES	41842 Black Oak Way	3	1.5	1276	Enchanting cabin in the woods, has bedroom on main level, wrap around deck	\$522,000
XP	DUFRENE	42318 Hanging Branch Rd	2	1	914	Nice single level retreat located at the end of a road	\$529,000
Pinnacle	RATERMAN	42303 Hanging Branch Rd	3	2	1847	Spacious family cabin on a wooded lot, huge wrap around deck	\$589,000
OB	HERNANDEZ	42135 Hanging Branch	3	2	1322	Move-in ready cabin, already has rental history	\$635,000

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

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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	BOYAJYAN	42518 Tourmaline Ln		Lot		Upscale subdivision with all utilities to the property corner	\$145,000
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	43006 Garnet Ln, #36		Lot		Nice lots close to the village, ready to build your dream home	\$145,000 P
OB	BWI	42884 Garnet Ln, #37		Lot		Nice lots close to the village, ready to build your dream home	\$145,000 P
OB	BWI	42782 Garnet Ln, #39		Lot		Nice lots close to the village, ready to build your dream home	\$145,000 P
OB	BWI	42768 Garnet Ln, #40		Lot		Nice lots close to the village, ready to build your dream home	\$145,000 P
OB	BWI	42728 Garnet Ln, #41		Lot		Nice lots close to the village, ready to build your dream home	\$145,000 P
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	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	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	42243 Opal Ln, #57		Lot		Nice lots close to the village, ready to build your dream home	\$165,000
Pinnacle	BLUE	42142 Opal Ln		Lot		Gorgeous lot that's mostly level, beautifully wooded, nice custom stone wall	\$179,900
OB	ALLEN	42596 Garnet Ln	3	2.5	2540	Gorgeous custom home in Quartz Mountain	\$1,099,999 P

BRETZ MOUNTAIN TOWNHOMES

Pinnacle	RIDENOUR	42308 Majestic Ln		Lot		Amazing views from these four contiguous lots that are cleared and ready	\$425,000
XP	Majestic LLC	42298 Majestic Ln	3	2.5	2367	Amazing views from this unit with great rental history	\$795,000

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

Pinnacle	SULLIVAN	42629 Canyon Vista Ln		Lot		Amazing mountain and valley views from this beautiful lot in Bretz Mountain	\$299,900
Pinnacle	MOORE	42555 Bretz Point Ln	6	6	7000	Extraordinary mountain estate has 360 degree views, magnificent features	\$3,795,000

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

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OB	CONTRERAS	39567 Sunrock Ave		Lot		Prive lot offers the ideal opportunity to build your dream home	\$74,500
SC	DEIMLING	39553 Sunrock #27		Lot		Elevated lot in a new subdivision, only 5 minutes to Shaver Lake	\$74,500
RB	SHARMA	39571 Weldon Corral	4	3.25	2375	Beautifully maintained retreat has open floor plan, AC, backup generator	\$849,000

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

OB	HENDRIX	39536 Musick Falls Rd	4	1.75	2220	Spacious home has a stunning great room, private deck, new metal roof	\$695,000
RB	WATERFALL LLC	39553 Crest Point Ln	6	5.5	5200	One of a kind, absolutely spectacular Montana Lodge style cabin	\$2,498,000

BRETZ MILL CONDOMINIUMS – County water & sewer

XP	LEDBETTER	40798 Mill Run #20	1	1	835	Wonderful little unit backs to a seasonal creek	\$230,000
OB	SHANAFELT	40662 Village Pass Ln	2	1	835	Nice condo that has the ability to expand underneath	\$275,000
OB	PECK	40810 Oakwoods Ln	1	1.5	713	Loft bedroom accompanies this nice unit in Bretz Mill	\$279,000
SC	FARRIS	40812 Oakwoods #106	2	1	835	Adorable condo sold fully furnished, is freshly painted, end unit	\$299,000
SC	AGRAWAL	40720 Oakwoods	3	2	1170	Nicely designed condo has an updated kitchen, end unit	\$325,000 R

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

OB	AVEDIKIAN	41035 Cold Springs Ln	3	3	2475	Nicely furnished home has an open floor plan and a large loft	\$799,999 P
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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

OB	STRAHM	Littlefield Road		Lot		Prime 20.28 acre parcel near Wildflower Village	\$350,000
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LITTLERIDGE – approximately ½ acre lots – County water & sewer

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

OB	HATCH	38443 Red Leaf Ln	5	4	3144	Sold fully furnished, multi-unit vacation rental	\$749,900
OB	MITCHELL	39132 Checkerbloom	4	3.5	3079	Nice multilevel home has soaring ceilings, wrap around deck, large kitchen	\$919,000 R
IK	RIGGLEMAN	39095 Ridge Rd	5	3.5	3065	On 1.6 acres, this spacious home features granite countertops, fire pit, lg. deck	\$1,089,000
Pinnacle	ANTONYAN	39145 Checkerbloom	5	4	3800	Great family cabin on almost 2 acres, amazing game room/living area	\$1,147,000

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

XP	MENGONI	38303 Woodland Rd	4	3	2727	Large A–Frame cabin has soaring ceilings	\$990,000
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DOGWOOD AREA – approximately 5 to 40 acre lots. Private water & septic

OB	PENNCAL	Woodland Rd		Lot		23 acre parcel at the bottom of Dogwood Mountain	\$542,595
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WILDFLOWER VILLAGE – approximately ½ 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>
OB	CHARGIN	Shaver Lake (not wildflower lt)		Lot		5 acres near Wildflower Village, no CCRs	\$55,000
XP	SCHWARTZ	39897 Fawn Lilly		Lot		Nearly .6 of an acre, nice wooded lot	\$89,000
OB	ALBU	Leopard Lilly, Lot 12		Lot		Serene forested lot in a cul-de-sac, site has been prepped for construction	\$95,000
OB	KOONER	40541 Wild Rose Ln		Lot		Nice lot has all utilities stubbed to the corner	\$104,999 R
XP	RAMSEIER	39851 Mountain Heather		Lot		Lot includes plans for a beautiful 4,597sf home, already cleared and graded	\$120,000
Pinnacle	GARATE	40730 Sierra Violet Ln		Lot		One of a kind, .63 acre premium corner lot	\$132,500
Pinnacle	PATTERSON	Foxglove, Lot 21		Lot		Spacious and flat lot on just over a half acre, nice seasonal creek	\$149,500
SC	WARD	40868 Wild Iris Ln	4	2.5	2127	Beautiful, brand new home, perfect for the outdoor enthusiast!	\$799,000 P
Pinnacle	PEAKVIEW	40416 Wild Rose Ln	4	2.5	3011	Sold furnished, this home includes a screened in deck	\$799,000 N
Pinnacle	HAYASHIDA	40780 Wild Iris Ln	5	3.5	3853	Breathtaking valley views, high wood ceilings, custom theatre room, loft	\$1,375,000 P

PINE RIDGE

SC	ORTENZIO	33892 Shaver Springs Rd		Lot		Lot overlooks the pond	\$25,000
OB	CARLSON	43803 Schubert Rd		Lot		Blank slate ready for you in Alder Springs	\$35,000
OB	LIVINGSTON	Providence Creek Rd		Lot		Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
OB	CALDERWOOD	Peterson Rd		Lot		5 acre lot includes a well	\$45,000
OB	BLUHM	1 Sugarloaf Rd		Lot		4.16 acres located about 4700 in elevation, build your dream home	\$49,900 P
OB	GLEICHWEIT	43548 Alder Springs Rd		Lot		Affordable lot ready for a new owner	\$60,000
SC	NUTE	Lower Cressman Rd		Lot		5 acres has a level pad area, but no improvements	\$60,000 P
OB	GLEICHWEIT	42112 Cedar Springs Rd		Lot		2.16 acre lot right off of Auberry road	\$74,000
OB	GARCIA	Auberry Rd/Honey Rd		Lot		5 acre parcel covered with trees, and missed by the Creek Fire	\$85,000
SC	OROZCO	Peterson Road		Lot		5.26 acres of unimproved land, approximately 4 miles back on Peterson Rd	\$89,000
OB	LEHMAN	36982 Glenwood Ln		Lot		4.57 acres has a paved driveway, well	\$110,000
Pinnacle	ELMING	34235 Tollhouse Rd		Lot		5.5 acre property has unobstructed views of the valley, has well and septic	\$115,000
SC	SIEBRECHT	36324 Pine Ridge Ln		Lot		4 acres with gorgeous long-distance valley views	\$119,000
RB	SAYNZ	45025 Auberry Rd		Lot		Amazing views of the Minarets from this home site on the Ridge	\$145,000
SC	CHURCH	34327 Shaver Springs Rd		Lot		Beautiful 5 acre parcel with amazing long distance views	\$149,000
RB	AVILA	38283 Upper Cressman Rd		Lot		10 acres with mostly flat terrain, includes new 10,000 gallon water tank	\$159,000
Pinnacle	ACHESON	34344 Shaver Springs Rd		Lot		Large 7.6 acre parcel ready for you to build your dream home	\$189,000
Pinnacle	HUNTER	42995 Vista Del Valle Ln		Lot		5 acre lot with stunning views, every utility hooked up and in place	\$229,900
OB	BUCHNOFF	37987 Cripe Rd		Lot		38.7 acres off of Peterson Road, includes a year-round pond	\$325,000 N
OB	GRAHAM	41894 Merriman Ln	2	1	960	Small but nice home has a metal roof, detached workshop	\$219,000
OB	WHITNEY	33828 Shaver Springs Rd	3	2.75	1432	Priced to sell, this cabin needs a little TLC, waiting for new owners	\$223,000 P
OB	SOTO	41918 Corlew Ln	2	1.5	1024	Updated living space and located in great location at the end of the road	\$225,000
OB	OSBORNE	41916 Meadow Ln	2	1	1064	Nice mountain cabin with an expansive deck, granite countertops	\$244,900 R
SC	DAVIS	41835 Corlew Ln	2	1	1184	Lots of potential, has a newer wood stove and loft area	\$249,000
RB	CARTER	41436 Meadow Ln	2	1.5	1037	Delightful cabin remodeled in 2005	\$270,000 P
OB	PENDERGRAS	41823 Corlew Ln	3	1.75	1524	Move in ready home with a large deck, plenty of parking, newer flooring	\$289,000
XP	WILLIAMS	41689 Chipmunk Ln	3	2	1623	Located on 2 lots in Meadow Lakes, home has a large kitchen	\$299,000
OB	ERICSON	41604 Corlew Ln	2	2	1315	Retro-inspired cabin retreat has a wood insert, loft	\$285,000

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	VESTAL	41722 Merriman Ln	3	1.75	1426	Two-story ranch style cabin includes a wrap around deck and garage	\$300,000
OB	LEE	36696 Peterson Rd	2	2	1112	Move in ready, fully furnished manufactured home has hardwood floors	\$308,000 P
OB	CORSARO	36010 Auberry Rd	3	2	1232	Charming home sits on 8.29 acres, has incredible views of the valley floor	\$320,000 P
Pinnacle	DUKLETH	34128 Shaver Springs Rd	3	1.75	1500	Adorable, well-maintained home with forced air and heat, free standing stove	\$335,000 N
Pinnacle	GONZALES	33988 Shaver Springs Rd	3	2	1624	Turnkey home has new flooring, new interior paint, and AC	\$349,900
SC	CAMPUZANO	33855 Shaver Springs Rd	3	1.75	1899	Custom home comes mostly furnished, includes a 20x20 Game Room	\$379,000 P
RB	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	EINEM	38295 Cressman Rd	2	1	984	Valley floor views, remodeled in 2019, mild sloping terrain	\$429,000
OB	HAKOPYAN	33952 Tocaloma Rd	4	3	2546	Lots of updates, located at the end of a cul-de-sac in Shaver Springs	\$479,990
RB	SCHUYLER	42361 Bald Mountain Rd	5	3	2847	Custom home in Mile High Park, beautiful wood floors, 2 rear decks	\$575,000
Pinnacle	PIEPER	39000 Corlew Ln	3	2.5	2575	2 beautiful homes and a large shop on 2.76 acres near Meadow Lakes	\$629,000
XP	PEARSALL	38018 Glenwood Ln	4	2	2700	Located on 10 acres in the pines, this home also includes a large shop	\$825,000

COMMERCIAL/BUSINESS OPPORTUNITIES

OB	FUSI	41930 Buckeye Ln	Com'l	5 units with rental potential right next to the Hungry Hut in the village	\$1,075,000
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HUNTINGTON LAKE AREA PROPERTIES

HUNTINGTON LAKE CONDO'S – Community water & sewer

RM	WITCHER	62792 Skiview Ln	2	1.75	1372		\$342,500
RM	LESYNA	62614 Old College Ln #12	2	1.75	1372	Warm and welcoming condo has been remodeled throughout	\$345,000
RM	KULBETH	62642 Old College Ln #16	2	1.75	1372	Updated flooring, two Trex decks, and close to the action of Hunt. Lake	\$349,000
RM	NURY	62721 Huntington Vista	2	2	1372	Extended deck, updated carpet, paint and more	\$349,000
RM	CAPRIOTI	62784 Sunny Vista 28	2	2	1396	Move in ready condo offers spacious decks	\$369,500
RM	BLAK	62687 Huntington Vista 114	2	2	1372	Spectacular condo that has been completely remodeled from top to bottom	\$400,000
RM	SPIVAK	63221 Huntington Vista 83	2	2	1364	Condo includes a loft and dazzling views of the lake and China Peak	\$450,000
RM	HARTLEY	62681 Huntington Vista 111	3	3	1678	Rare bedroom condo, nicely updated and always year round access	\$499,999
RM	BURFORDMINNICK	63215 Huntington Vista 80	3	3	1757	Nice end unit with panoramic views of the lake	\$679,000
RM	DEPRY	63217 Huntington Vista 81	3	3	1638	Large Eagles Nest condo has been completely remodeled	\$698,000

HUNTINGTON LAKE CABINS – Community water – private septic

RM		63156 Regatta Vista Ln	3	2.75	3300	Multi-family retreat with amazing views of the lake, owned solar	\$2,450,000
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REGATTA VISTA – HUNTINGTON LAKE– Community water & sewer

CAMP SIERRA–BIG CREEK

Pinnacle	WAIT	55178 Huntington Lake Rd	Lot			Stunning views from this lot in the charming town of Big Creek	\$30,000 P
SC	TAYLOR	55142 Huntington Lake Rd	Lot			Great view from this lot in Big Creek, original home lost in the Creek Fire	\$50,000 P
OB		52358 Elder Rd #52	2	1	641	Cute cabin in Camp Sierra, has a newly remodeled deck	\$210,000

TAMARACK ESTATES–miscellaneous sized lots – County water & sewer

RB	McC4 LLC	55578 Cordwood Rd	4	2	1911	Ultimate mountain treat near China Peak, winter access	\$685,000
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GROUSE CREEK – Near Huntington Lake – miscellaneous sized lots – Private water & septic