

PINNACLE

R E A L E S T A T E

MOUNTAIN MULTIPLE LISTING

January 6, 2025

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>
Pinnacle	BLUE	44367 Hillcrest	2	1.5	1242	Cute cabin has been completely updated and includes a boat slip	\$895,000 P
OB	EDWARDS	44330 Lakeview	3	1	1125	Original family owned cabin with a peek a boo of the lake	\$1,099,000 N
OB	JORDAN	44359 Dalton Ave	4	2	1324	Stunning views, premium interior features, new exterior deck	\$1,199,500 P
XP	DELPHEY	44390 Lakeview	4	3	1752	Recently updated home at the Point includes an oversized bunk/family room	\$1,395,000
SC	THOMASON	44736 Lakeview	3	1.5	1556	Amazing view of the lake, Bald Mtn, and the surrounding mountains	\$1,589,000 P
Pinnacle	VIAL	44633 Lakeview	3	2	2861	Amazing lake view from this remodeled home at the point	\$2,595,000
OB	ASSEMI	44677 Lakeview	5	5.5	4352	Luxury waterfront oasis has three decks, all the extras	\$5,000,000

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

SC		Tollhouse Rd		Lot		.25 acre lot right next to the Shaver Village Hotel, zoned C4M	\$160,000
OB	ALCORN	41816 N Dogwood	3	1.5	1592	Immaculate cabin features knotty pine walls and ceilings throughout	\$799,000
OB	ELLER	41800 N Dogwood	5	3	3032	Well maintained cabin has a 1900sf main house and 1200sf converted garage	\$1,149,995

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

OB	POOLE	42133 Madrone Ln	2	1	920	Quaint cabin has loads of potential, has a new deck	\$395,000 P
RB	EL PROPERTIES	42014 Hemlock Ln	5	3	1660	Charming mountain chalet-style cabin has been recently remodeled	\$669,000

ROCK HAVEN - Gated Community

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

RB	HARLAN	41437 Sunset Rock Rd	2	1.5	1560	Classic cabin sitting just above the creek, cabin has been recently remodeled	\$619,000 R
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MUSICK MEADOWS

SC	JUDD	41548 Dinkey Creek Rd		Lot		Commercial lot zoned C4, 1.63 acres, backs up to SCE property	\$399,000
Pinnacle	PIMENTEL	41314 Kokanee Ln	4	2.5	2526	Recently remodeled and absolutely immaculate, on a nicely wooded lot	\$690,000 P

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

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OB	WALLACE	1 Dinkey		Lot		45 acres in Bretz Canyon, seller will carry	\$100,000
OB	KENNEDY	Providence Creek Rd		Lot		Incredible property, peaceful and serene, includes a well and generator	\$150,000 P
RB	LOPEZ	52217 Chahlip Ln	3	1	1514	Updated cabin on over half an acre in Exchequer Heights	\$574,900
XP	PFAHLER	52180 Chahlip Ln	5	3	3587	Beautiful home with great views, amazing deck, and close to Dinkey Creek	\$865,000

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	\$175,000
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SIERRA PINES CONDOMINIUMS– County water & sewer

RB	FORAKER	40844 Village Pass Ln	3	3	2186	Like new condo with an extra game/sleeping area, sold furnished	\$549,000
Pinnacle	HARTLEY	40862 Village Pass Ln	6	4	2699	Great deal on this free-standing condo that could be a great short term rental	\$629,000
OB	HERNANDEZ	40842 Village Pass Ln	6	4.25	2699	Nice condo. includes a game room, 2 car garage, great rental potential	\$699,000
SC	KASSABIAN	40722 Village Pass Ln	6	4.25	2699	Beautiful condo with great rental history	\$699,000

SHAVER WOODS CONDOMINIUMS – County water & sewer

RB	SHOWS	40780 Village Pass Ln	2	2	1297	Nice end unit has a gas burning fireplace, and a bonus loft area	\$379,000
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GRANITE RIDGE – approximately ½ acre to ¾ acre lots – County water & sewer

OB	KREPS	41982 Granite Ridge Rd	3	2.5	1926	Charming 2 story cabin has lots of parking, open concept floor plan	\$899,000 P
Pinnacle	SPEEDY	42342 Granite Rim	4	3	3515	Amazing mountain home designed by Arthur Dyson	\$1,595,000 P
OB	SINGH	42433 Pinnacle Ln	6	6	5400	Exceptional mountain chalet, includes a guest residence	\$3,700,000

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

Pinnacle	WOODS	31886 Timber Ridge Ln		Lot		Great lot with many trees, including some Dogwoods	\$145,000
SC	CAMPAGNE	41714 Timber View #12		Lot		At the end of a cul-de-sac, nice level building site	\$199,000 P
SC	CAMPAGNE	41736 Timber View #13		Lot		Exceptional forested lot, all utilities stubbed to lot corner	\$199,000 P

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

SC	DUECK	42213 Rock Ledge Rd	3	1.75	1248	Charming mountain cabin close to the pond, nice rustic feel	\$499,000
RB	MCNEELY	42193 Rock Ledge Rd	3	2	1500	Nice cozy cabin with an attached 2 car garage, 2 decks	\$535,000
Pinnacle	FREITAS	41959 Black Oak Way	3	1.75	1356	Ideal spot to relax and unwind, this cabin backs up to open space	\$535,000 P
XP	MAZE	42316 Blue Meadow Ln	3	1.5	1044	Large lot for this adorable little cabin in Sierra Cedars	\$575,000
OB	HERNANDEZ	42135 Hanging Branch	3	2	1322	Move-in ready cabin, already has rental history	\$635,000
RB	FLEMMING	42066 Hanging Branch Rd	5	1.5	1344	Located in a cul-de-sac, this 3 story home has nice level parking	\$639,900
RB	KENNEDY	42011 Black Oak Way	4	3	2197	Great mountain getaway, could be a great vacation rental, sleeps 14	\$695,000
OB	MORREALE	42270 Rock Ledge Rd	3	2	1888	Open floor plan, vaulted knotty pine ceilings, modern updated kitchen	\$719,000

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

Office	Owner	Address	Bd.	Bth.	Sq.Ft.	Description	Price
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
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
Pinnacle	BLUE	42142 Opal Ln		Lot		Gorgeous lot that's mostly level, beautifully wooded, nice custom stone wall	\$189,000
OB	BASMAJIAN	42004 Tourmaline Ln	4	3.5	3505	New construction on this home with all the extras	\$1,559,000

BRETZ MOUNTAIN TOWNHOMES

Pinnacle	RIDENOUR	42308 Majestic Ln		Lot		Amazing views from these four contiguous lots that are cleared and ready	\$495,000
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	LUM	42437 Bretz Point Ln		Lot		Rare opportunity to own a gorgeous “view” lot behind the gates of Bretz Mtn.	\$185,000
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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
OB	CONTRERAS	39567 Sunrock Ave		Lot		Prive lot offers the ideal opportunity to build your dream home	\$74,500
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

SUNROCK, con't.

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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	\$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.	39635 Sunset Rock #49				Lot	\$101,500
SC	SHAVER FOREST DEV.	39607 Sunset Rock #47				Lot	\$104,500
SC	SHAVER FOREST DEV.	39593 Sunset Rock #46				Lot	\$106,500
SC	SHAVER FOREST DEV.	39422 Sunset Rock #4				Lot	\$111,500
SC	SHAVER FOREST DEV.	39516 Sunset Rock #5				Lot	\$137,500
SC	SHAVER FOREST DEV.	39464 Sunset Rock #7				Lot	\$157,500
SC	SHAVER FOREST DEV.	39528 Sunset Rock #6				Lot	\$147,500
SC	SHAVER FOREST DEV.	39542 Sunset Rock #8				Lot	\$162,500 P

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	\$695,000 P
IK	CARLSON	39620 Crest Point Ln	3	2.5	1938	Nice home built in 1997 with recent upgrades: roof & flooring	\$769,000
Pinnacle	LOPEZ	39722 Crest Point Ln	5	4	3567	Gorgeous custom home sits on 2 lots, features a guest house	\$1,100,000

BRETZ MILL CONDOMINIUMS – County water & sewer

OB	HEFFINGTON	40767 Mill Run Ln	1	1	480	Charming 1bd/1bt with a loft, vaulted ceilings	\$219,900
XP	LEDBETTER	40798 Mill Run #20	1	1	835	Wonderful little unit backs to a seasonal creek	\$250,000
OB	TOSTE	40815 Mill Run #41	2	1	700	Modern–mountain condo sleeps 6, nice open floor plan	\$265,000
OB	HUCKABY	40744 Oakwoods Ln	2	2	1017	Nicely updated includes a lofted bedroom, granite countertops, two decks	\$349,950

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

SC	TOS	41103 Windwood Ln	3	3	1954	Cabin backs open space, has new exterior paint, nice open floor plan	\$639,000
XP	MUELLER	41212 Windwood Ln	2	2	1416	Cozy getaway includes a loft, open concept living area	\$670,000
OB	SPIRO	41189 Silver Pine Ln	3	2	1578	Just 2 years old, this home has all the new amenities you could ever want	\$675,000
XP	PALLA	41160 Windwood Ln	4	2	1981	Cozy living room, large deck for entertaining, lots of parking	\$789,900 P
XP	HEADDING	41208 Silver Pine Ln	4	3	2335	Located on a quiet corner, has a covered porch, close to trails	\$945,000 R

WOODY LANE – County water – private septic

OB		39801 Woody Ln	4	2.5	2254	Stunning cabin has massive log beams, nice wrap around deck	\$775,000
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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

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Pinnacle	SIMONS	39228 Granite Ln	3	2.5	2088	Dream cottage located on a corner lot on nearly 1 acre	\$825,000
OB	MAGULAS	39577 Pond Ln	3	4	2813	Completely remodeled home in 2023, has all the extras	\$1,895,000

LITTLERIDGE – approximately ½ acre lots – County water & sewer

RB		39736 Littleridge Rd	4	3.5	2398	Mountain luxury in the exquisite custom cabin in a gated community	\$950,000
OB	LITTLE	39753 Littleridge Rd	5	4.5	3226	Large home has two decks, dream kitchen, alder cabinetry	\$1,100,000

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

IK	MALLY	38551 Red Leaf Ln	4	4	2658	Custom built home has central heat \$ A/C, spacious decks, lg picture windows	\$850,000
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DOGWOOD – approximately 5–acre lots – County water – private septic

OB	WILLIAMS	Solitude Ln			Lot	Private, beautiful lot in Dogwood Mountain	\$220,000
OB	WILDS	39090 Woodland Rd	3	3	2600	On a 5.14 acre parcel, ideal for entertaining, multiple decks	\$741,000 R

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

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

SC	HOOVER	40518 Wild Rose Ln			Lot	Wooded lot on over ½ acre ready to build	\$110,000
Pinnacle	BUTLER	Leopard Lilly, Lot 14			Lot	View lot located in a quiet cul de sac, gently sloping down	\$110,900
Pinnacle	PATTERSON	Foxglove, Lot 21			Lot	Spacious and flat lot on just over a half acre, nice seasonal creek	\$150,000
OB	KOONER	40541 Wild Rose Ln			Lot	Site is fully prepared for your new home, permits have been completed	\$154,995
EX	RAMSEIER	39851 Mountain Heather Ln			Lot	Plans for a 4,597 square foot home are included	\$170,000
RB	FILIPPI	Foxglove 22			Lot	Located in Phase 5 at the back of a cul–de–sac	\$200,000
RB	FILIPPI	Foxglove 23			Lot	Nice lot in the back of a cul–de–sac	\$200,000
RB	CAMPO	Fawn Lily 15			Lot	Located in Phase 5, nice location ready for your dream home	\$350,000
RB	MODUS	Fawn Lily 37 & 38			Lot	Two adjoining lots totaling over an acre	\$350,000
RB	FILIPPI	Fawn Lily 39			Lot	In Phase 5, has valley views	\$400,000
RB	FILIPPI	Fawn Lily 40			Lot	Extraordinary view lot in Wildflower Village, phase 5	\$400,000
OB	OBANIAN	40542 Wild Iris Ln	3	2.75	2756	Charming mountain home has log accents, nice sized loft/media room	\$899,000
OB	Peakview Prop.	40416 Wild Rose Ln	4	2.5	3011	Luxury mountain retreat has soaring ceilings, large loft, screened in deck	\$949,000
Pinnacle	HAYASHIDA	40780 Wild Iris Ln	5	3.5	3853	Breathtaking valley views, high wood ceilings, custom theatre room, loft	\$1,595,000
Pinnacle	RENTERIA	40145 Mariposa Lilly Ln	6	7	4555	Soon to be completed stunning home has 6 en suite bedrooms, nice view	\$2,795,000

PINE RIDGE

OB	DESANTIS	41738 Marmot Ln			Lot	.1768 acre lot in Meadow Lakes	\$39,000
OB	LIVINGSTON	Providence Creek Rd			Lot	Accessed from Dinkey Creek Road, this is nearly a 5 acre parcel	\$45,000 P
OB	BLUHM	1 Sugarloaf Rd			Lot	4.16 acres located about 4700 in elevation, build your dream home	\$49,900
OB	PATANIA	35185 Peterson Rd			Lot	2.29 acres with a small shed, beautiful views of the valley	\$55,000 P
OB	DESANTIS	Auberry Rd			Lot	5 acre lot has a fairly new well with great building sites	\$110,000

PINE RIDGE, CON'T.

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SC	BARNES	37197 Glenwood Ln				Lot	4.2 acres with gorgeous long distance view of Blue Canyon	\$125,000 P
RB	SAYNZ	45025 Auberry Rd				Lot	Amazing views of the Minarets from this home site on the Ridge	\$145,000
SC	ALEX	41000 Auberry Rd				Lot	Large building pad, large water storage tank, and a great well	\$149,500
Pinnacle	FIEL	44985 Auberry Rd				Lot	Well, beautiful views, easy access from this amazing lot	\$150,000
Pinnacle	FIEL	44987 Auberry Rd				Lot	Amazing Views for the minarets from this wonderful parcel	\$150,000
OB	GARCIA	Auberry Rd/Honey Rd				Lot	5 acre parcel covered with trees, and missed by the Creek Fire	\$150,000
OB	DESANTIS	Auberry				Lot	40 acres near Acorn road	\$159,000
SC	ALEX	41500 Auberry Rd				Lot	2 acre lot with large building pad, great view, and shared well	\$159,000
OB	COOLEY	34329 Shaver Springs Rd				Lot	Nearly 5 acres with a seasonal creek and swimming hole	\$169,000
OB	DELUCA	Acorn Rd				Lot	40 acres offers privacy and potential	\$175,000
OB		41421 Meadow Ln				Lot	3.7 acre lot overlooking the lake in Meadow Lakes.	\$175,000
Pinnacle	ELMING	34235 Tollhouse Rd				Lot	5.5 acre property has unobstructed views of the valley, has well and septic	\$195,000
Pinnacle	DONDERO	34321 Shaver Springs Rd				Lot	Nearly 18 acres has valley views and working well, building pad, power	\$259,000
OB	MASON	41422 Acorn Rd	2	1	648		Adorable mountain cabin has a great 400 sq ft deck, new plumbing	\$194,900
SC	DAVIS	41835 Corlew Ln	2	1	1184		Well maintained has a large great room, newer wood stove, custom cabinets	\$249,000 P
XP	WILLIAMS	41689 Chipmunk Ln	3	2	1623		Located on 2 lots in Meadow Lakes, home has a large kitchen	\$299,000 P
OB	LEE	36696 Peterson Rd	2	2	1112		Adorable home is move in ready and fully furnished	\$320,000
OB	CORSARO	36010 Auberry Rd	3	2	1232		Charming home sits on 8.29 acres, has incredible views of the valley floor	\$349,000
OB	PENDERGRAS	41823 Corlew Ln	3	1.75	1524		Move in ready home with a large deck, plenty of parking, newer flooring	\$354,900
RM	LEE/THOMAS	41852 Meadow Ln	3	1.75	1634		Clean, updated cabin in Meadow Lakes with a quiet location	\$365,000
SC	WOMACK	42545 Bald Mountain Rd	3	1.75	1600		Two story home includes a wood burning stove, ready to move in	\$390,000
OB	WOOLSEY	42675 Pinecone Ln	4	2	2100		Expansive 2 acre property, home has a 3 car garage	\$399,000 P
OB	GRACE	34133 Natoma Rd	4	2.5	2628		Spacious home has open concept design, possible game room	\$425,000
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	GLOVER	43119 Auberry Rd	3	2.5	2199		Incredible views of Jose Basin, new roof, new exterior paint	\$459,000
RM	BALDWIN	41789 Marmot Ln	3	2	1734		Beautifully renovated house has a new roof, new floors, view of the valley	\$484,000
OB	HAKOPYAN	33952 Tocaloma Rd	4	3	2546		Lots of updates, located at the end of a cul-de-sac in Shaver Springs	\$499,900
RB	SCHUYLER	42361 Bald Mountain Rd	5	3	2847		Custom home in Mile High Park, flexible open floor plan, expansive kitchen	\$610,000
SC	MAY	36105 Cressman Rd	3	2	1386		Brand new home on this 8+ acre parcel with views of the valley	\$649,000

COMMERCIAL/BUSINESS OPPORTUNITIES

OB	SMITH	41593 Tollhouse Rd				Com'l.	Two parcels, three building included with tenants already occupying	\$697,000
OB	CLARK	41441 Tollhouse Rd				Com'l.	Perfect AirBnb Lodge has 7 bedrooms and 3 bathrooms	\$1,490,000

HUNTINGTON LAKE AREA PROPERTIES

HUNTINGTON LAKE CONDO'S - Community water & sewer

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OB	FRANCO	62723 Sunny Vista Ln #19	2	2	1396	Year-round retreat with a multi level floor plan	\$339,000
RM	WITCHER	62792 Skiview Ln	2	1.75	1372		\$342,500
RM		62792 Sunny Vista Ln #32	2	2	1396	Gorgeous kitchen and baths, completely furnished	\$395,000 P
RM	SPIVAK	63221 Huntington Vista 83	2	2	1364	Condo includes a loft and dazzling views of the lake and China Peak	\$519,000

HUNTINGTON LAKE CABINS - Community water - private septic

REGATTA VISTA - HUNTINGTON LAKE- Community water & sewer

CAMP SIERRA-BIG CREEK

SC	MCMILLAN	55277 Jungletown Lane		Lot		Property has been cleared since the Creek Fire, ready to rebuild	\$50,000
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TAMARACK ESTATES-miscellaneous sized lots - County water & sewer

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