

10193 Combie Road • Just past Longs Shopping Center  
 Serving Lake of the Pines • South Nevada County • Auburn • Colfax • Meadow Vista • Surrounding Areas



**Open & Bright...** 4bd/3ba; beautiful brick pathways; lg. kitchen open to fam. rm. w/eat-at counter & cozy breakfast nook area w/bay window; fam. rm. has French doors leading to beautiful spacious deck. (MLS# 1026913) **\$500,000**



**Gorgeous Lake & Marina Views...** 4bd/3ba; lake front home; walk to beach, clubhouse, tennis courts, pool & golf course; fish & swim off your own boat dock; open floor plan. (MLS# 1026938) **\$1,070,000**



**Space, Elegance, Great Design!**... 4bd/3ba; built in '04 feels & looks brand new; 1st floor foyer enters into great rm. w/gas fireplace, frml. dng. area, beautiful distinctive kitchen w/breakfast nook. (MLS# 1026450) **\$579,000**



**Space & Privacy...** 5bd/3.5ba; in-home theatre, library, game rm. + lvg. rm., 5 bdrms. & office also a "granny-like" downstairs; 4 decks & seasonal creek running through back yard! (MLS# 1026824) **\$745,000**



**Custom Built with Views...** 4bd/3ba; beautiful designer nicely appointed baths; lg. island kitchen w/ breakfast bar, concrete counter tops, custom cabinetry & large pantry. (MLS# 1026621) **\$665,000**



**Clipper Gap Beauty...** 5bd/4.5ba; 4.2 acs. with scenic views off back porch; 2-car attached garage; gas fireplace. (MLS# 1026635) **\$884,900**



**Beautiful South County Location!**... 24+ acs.; commuter friendly & conveniently located; potential vineyard or gorgeous horse property; well in; septic in; ready to build; 30 x 60 steel barn; 1/2 +/- ac. pond. (MLS# 1026930)



**Remarkable, Highly Stylized Modern Home with Victorian Styling...** 3bd/2ba; contemporary overtones & modern floor plan are dramatized by the stunning panoramic long range views. (MLS# 1026746) **\$450,000**



**Immaculate Split Level...** 3bd/2.5ba; on golf course; you'll love it the moment you step inside; newer roof & 500 sf of newer deck; remodeled master bath; fresh paint inside & out. (MLS# 1024377) **\$474,900**



**Wow! Looks Like a New Home...** 3bd/2ba; stucco exterior; recently remodeled; gourmet kitchen w/granite counters & tile floors; stainless steel appl.; cathedral ceilings & fireplace in lvg. rm. (MLS# 1024406) **\$520,000**



**Inviting Hideaway On Quiet Cul-De-Sac...** 3bd/2ba; ready to move in with new updated appliances in kitchen, private deck with hot tub, spacious master bedroom. (MLS# 1025711) **\$479,000**



**Newer Multi-Level Home...** 3bd/2.5ba; main living upstairs; private balcony; spacious w/open floor plan, vaulted ceilings, beautiful color schemes, decorator touches. (MLS# 1025384) **\$414,500**



**Wonderful Views of the Sierras...** 3bd/2ba; sits back off road for privacy with a fenced in-ground pool, pool house with shower and toilet; great family home! (MLS# 1025857) **\$474,500**



**Level, Move in Condition...** 3bd/2ba; newer 40 yr. comp roof; HVAC, carpet, water heater; covered 230 sf back deck (could be enclosed for more space) overlooking lg. level back yard. (MLS# 1025496) **\$429,000**



**Sawtooth Ridge!**... 3 high country, legal parcels w/total of 122 acres of privacy; mostly level areas on all parcels; good access roads; great views of American River canyon. (MLS# 1026427) **\$279,900**



**Great Potential Here!**... 3bd/2.5ba; passive solar designed home in great area; prvt. setting suitable for horses; lg. fam. rm.; nice in-ground pool w/pool house; oversized 2-car garage. (MLS# 1026753) **\$585,000**



**Cape Cod Lake Front...** 3bd/2ba; lake front charm; vaulted ceilings; open, bright; large master suite; sun room; private beach & dock; private setting; golf cart garage; relax and swim. (MLS# 1026411) **\$90,000**



**Custom Built in 2004...** 4bd/3ba; quiet & private; oversized corner lot; gourmet kitchen w/upgraded cabinets & walk-in pantry; lg. deck off lvg. rm. w/gas to BBQ; oversized garage. (MLS# 1022618) **\$788,000**



**Perfectly Set On 41+ Gorgeous Acres...** 3bd/4+ba; views of snow capped mtns.; custom crafted 4,000+/- sf estate; beautifully appointed baths; 20 ft. ceilings, custom room moldings thru out. (MLS# 1025233) **\$2,100,000**



**Nice 4-Plex...** all 4 units are 2bd/1.5 ba; tucked away in heart of dwn.; no vacancy & apts. rent quickly; each unit boasts its own washer/dryer, small backyard & deck (MLS# 1026588) **\$615,000**

The information on this supplement is from varying sources. Neither the brokers nor the agents nor the Nevada County Multiple Listing Service have verified it.

**COLDWELL BANKER GRASS ROOTS REALTY**

Full Time Realtors®

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**REAL ESTATE**

A paid advertising supplement from Coldwell Banker Grass Roots Realty serving: • Grass Valley • Nevada City • Auburn • Lake of the Pines • Lake Wildwood • South Nevada County • Penn Valley • Smartville • Alta Sierra • Chicago Park • Peardale • Colfax • Meadow Vista • San Juan Ridge • Surrounding Areas

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**Make Your Home Easier to Sell**  
 Up Front Repairs and Inspections Have Many Benefits for Sellers and Buyers



Regardless of the real estate market, selling a home can sometimes be a stressful experience. There are many ways to minimize the stress and even make the experience an enjoyable one—selecting an experienced Realtor®, utilizing a strong real estate company and pricing your home correctly are very important. However, this article will focus on packaging your home to sell and staying in control of the sale.

Historically, the process of selling a home has been composed of four parts, (1) evaluating the price, (2) initial "spruce up," (3) marketing period and (4) the escrow/closing. The actual packaging of the home has consisted of phases 1 and 2, selecting the price and maybe yard clean-up, touch up paint, clutter removal, staging and an interior cleaning. The completion of sale, inspections and evaluation/negotiation of necessary repairs has traditionally not occurred until phase 4 once the property is in escrow with a buyer.

As we have entered the new millennium it has become apparent that there is a better way to navigate the sale process for both the buyer and seller. The process of completing inspections during the pricing/spruce up phases has many advantages to the seller, (1) insures more accurate pricing reflective of the true property condition, (2) smoother escrows with fewer surprises, (3) faster escrows with fewer inspections/repairs, (4) fewer sales falling through due to unknown conditions, (5) more accurate estimate of net sales proceeds, (6) better negotiation of repair costs and selection of repair providers, (7) eliminates the weakness of having to limit unknown repairs, (8) the property will show better and (9) the property will probably sell faster and conceivably for a higher price.

Buyers benefit from this process by (1) inheriting a smoother/faster escrow, (2) fewer loan problems due to unknown conditions, (3) less time wasted discovering problems that could result in time constraint/moving issues, and (4) a higher confidence/knowledge level in the property due to a more complete disclosure.

The ability to eliminate a stressful second round of negotiating in the middle of a time constrained escrow period is a very prudent course of action in today's real estate market. Up front inspections can include obtaining of on-file permits, certified appraisal, preliminary title report, pest control inspection, corner identification, roof/home inspection, septic/well inspection and others. The costs of these inspections can easily be incorporated into the purchase price and the value of the inspections/repairs being completed prior to the sale escrow will be of great benefit to both buyer and seller.

Tim Mark Weyman, a Realtor® with Coldwell Banker Grass Roots Realty for 27 years. We specialize in packaging homes for sale. We should be your real estate team!

Grass Valley Homes For Sale	Grass Valley Homes For Sale	Nevada City Homes For Sale	Nevada City Homes For Sale	So. County-LOP Homes For Sale	So. County-LOP Homes For Sale	Penn Valley - LWW Homes For Sale	Land For Sale	Land For Sale
<b>\$300,000</b> 2bd/1ba; great starter or retiree home; in this updated very convenient location. (MLS# 1026394) 530-273-7293	<b>\$499,900</b> 3bd/3ba; charm abounds in this updated Victorian; granite counters. (MLS# 1026994) 530-273-7293	<b>\$289,000</b> 3bd/1ba; great deck off kitchen w/views of mts./sunsets. huge bsmt. (MLS# 1026211) 530-265-3282	<b>\$649,900</b> 3bd/3ba; Hwy. 20 East Scenic Corridor; open floor plan w/ views of mts./sunsets. huge bsmt. (MLS# 1024971) 530-265-3282	<b>\$425,000</b> 3bd/3ba; open floor plan on opposite side of cathedral ceiling in grt. rm. (MLS# 1025469) 530-268-1575	<b>\$650,000</b> 3bd/3ba; enjoy full level lvg. on cul-de-sac; original owner. (MLS# 1026895) 530-432-1131	<b>\$409,000</b> 3bd/2ba; wonderful 1-level lvg. on cul-de-sac; original owner. (MLS# 1026895) 530-432-1131	<b>\$99,000</b> 3.23 acs.; Wolf Creek frntg. P&M done; driveway & pad roughed in. (MLS# 1026383) 530-273-7293	<b>\$199,000</b> 0.50 ac.; lovely parcel off Banner Lava Cap; just mins. to GV/NC. (MLS# 1025402) 530-265-3282
<b>\$319,000</b> 3bd/2ba; 19.54 acs.; unique prpty; 4 mi. to dwn.; secluded manufact'd home. (MLS# 1026025) 530-273-7293	<b>\$519,000</b> 4bd/2ba; lovely acs./setting; perimeter frncg.; w/drfl. garage/shop. (MLS# 1025059) 530-273-7293	<b>\$289,000</b> 2bd/1.5ba; walk to dwn.; affordable condo located by Pioneer Park. (MLS# 1026498) 530-265-3282	<b>\$699,000</b> 3bd/2ba; unbelievable views of Yuba Rv. Canyon; prvt./secluded yet close to town. (MLS# 1026135) 530-265-3282	<b>\$429,900</b> 3bd/3ba; chrmg. solar passive design; multiple htg./a.c. options; low util. bills. (MLS# 1026478) 530-268-1575	<b>\$750,000</b> 3bd/2.5ba; charm; friendly home; grt. rm. + lg. fam. rm. dwnstrs. (MLS# 1026506) 530-268-1575	<b>\$455,000</b> 4bd/3ba; family friendly home; grt. rm. + lg. fam. rm. dwnstrs. (MLS# 1026657) 530-432-1131	<b>\$140,000</b> .57 ac. level area for house site; nice trees; sits nicely off rd. for privacy. (MLS# 1026366) 530-268-1575	<b>\$239,000</b> 1.19 ac. ready to bid. lot in North Auburn near 49 & Dry Creek. (MLS# 1026366) 530-268-1575
<b>\$359,900</b> 3bd/2ba; light bright; newly painted exterior; well mntd.; move in ready. (MLS# 1023160) 530-273-7293	<b>\$550,000</b> excellent 4-plex on quiet cul-de-sac; walking distance to downtown. (MLS# 1025576) 530-273-7293	<b>\$399,999</b> 3bd/2ba; charming country home in an ideal location; nice Indscpp. (MLS# 1026881) 530-265-3282	<b>\$699,000</b> 1bd/1ba; spectacular 2000 ft. of Yuba River frontage; retreat-style home. (MLS# 1026628) 530-265-3282	<b>\$448,000</b> 4bd/3ba; adorable newer kitchen/witr. suite, lg. lot at end of cul-de-sac. (MLS# 1024641) 530-268-1575	<b>\$895,000</b> 4bd/3ba; views over small lake & beautiful Indscpp.; super energy efficient. (MLS# 1024950) 530-268-1575	<b>\$469,000</b> 3bd/3.5ba; if it's privacy you're looking for, this lg. lot is it. (MLS# 1023911) 530-432-1131	<b>\$149,500</b> .17 ac. beautiful lot w/Ponderosa pines; up & coming neighborhood. (MLS# 1026788) 530-273-7293	<b>\$249,900</b> .93 acs.; Grnfrnt area E. of GV/NC, parklike & SW views; P&M for stands. (MLS# 1026375) 530-273-7293
<b>\$379,000</b> 3bd/2ba; level; city limits; new floor coverings & interior paint. (MLS# 1026577) 530-273-7293	<b>\$575,000</b> 2bd/2.5ba; elegant home by golf course; one of Alta Sierra's best neighborhoods. (MLS# 1025525) 530-273-7293	<b>\$449,000</b> 3bd/2ba; just up hill from town; well mntd. w/lv. newer composite deck. (MLS# 1026403) 530-265-3282	<b>\$729,000</b> 2bd/2.5ba; peaceful/prvt.; meticulous home w/ majestic valley views. (MLS# 1025587) 530-265-3282	<b>\$485,000</b> 3bd/2ba; great prvt. setting; 600 sf garage; addch sunrm. & screened porch. (MLS# 1026308) 530-268-1575	<b>\$1,197,900</b> 4bd/3ba; fabulous; gorgeous granite kit. lvg. fam., dng. rm. (MLS# 1024950) 530-268-1575	<b>\$169,000</b> 0.13 ac.; main house must be under 2000 sf; 2nd unit required @ not more than 640 sf. (MLS# 1022732) 530-265-3282	<b>\$169,000</b> 4.93 ac.; well prctd parcel; in desirable Greenhorn area; lg. level bldg pad. (MLS# 1022400) 530-273-7293	<b>\$269,000</b> 5.32 ac.; price reduced; lot 4, Oat Hills. elec. to property. (MLS# 1024911) 530-265-3282
<b>\$389,000</b> 3bd/2ba; quaint prvt. cottage on yr. rnd. creek hear creek thruout house. (MLS# 1026577) 530-273-7293	<b>\$599,000</b> 3bd/3ba; spacious 1-level ranch house in beautiful Indscpp. setting. (MLS# 1024763) 530-273-7293	<b>\$450,000</b> 2bd/1ba; nicely updated Victorian on quiet dead end st.; great porch. (MLS# 1026706) 530-265-3282	<b>\$450,000</b> 2bd/1ba; nicely updated Victorian on quiet dead end st.; great porch. (MLS# 1026706) 530-265-3282	<b>\$485,000</b> 4bd/3ba; water ski wake board/winter/sail in your prvt. lake + 19 hole golf course. (MLS# 1024014) 530-268-1575	<b>\$2,100,000</b> 3bd/4+ba; perfectly set on 41+ gorgeous acs.; views of snow capped mtns. (MLS# 1025233) 530-268-1575	<b>\$550,000</b> 3bd/2.5ba; fabulous custom features; like-new contemporary home; 4.3 acs. (MLS# 1025308) 530-432-1131	<b>\$169,000</b> 4.93 ac.; well prctd parcel; in desirable Greenhorn area; lg. level bldg pad. (MLS# 1022400) 530-273-7293	<b>\$297,500</b> 2.50 acs.; lovely treed parked-out parcel; very gentle terrain; creek. (MLS# 1024911) 530-265-3282
<b>\$389,000</b> 3bd/2ba; deck at eye level w/tops of oak trees; lg. Alta Sierra lot. (MLS# 1026368) 530-273-7293	<b>\$625,000</b> 3bd/2ba; delightful custom quality; country style peadar home; 3 acs. fenced. (MLS# 1026611) 530-273-7293	<b>\$465,000</b> 3bd/2ba; completely new; stove, frig, gas log fire, paint & more. (MLS# 1026589) 530-265-3282	<b>\$279,900</b> 3bd/2ba; close to shpg.; commuter's dream; 1-level lvg. w/ big kitchen. (MLS# 1026870) 530-268-1575	<b>\$529,000</b> 4bd/3ba; fabulous; upgrades thruout; close to front gate on cul du sac. (MLS# 1026113) 530-268-1575	<b>\$600,000</b> 3bd/2.5ba; prvt. manuf'ct'd home in Creekside Village family prk. (MLS# 1026609) 530-432-1131	<b>\$600,000</b> 3bd/2.5ba; prvt. manuf'ct'd home in Creekside Village family prk. (MLS# 1026609) 530-432-1131	<b>\$175,000</b> 4.50 ac. beautiful & usable parcel; long range pano views of the Buttes. (MLS# 1026113) 530-432-1131	<b>\$350,000</b> 3.18 ac.; de-lightful oak/pine studded; south facing parcel. (MLS# 1026368) 530-273-7293
<b>\$435,000</b> 3bd/2ba; major mtl. done; floors, dishwasher, HVAC, oven/range, paint-in/out. (MLS# 1026406) 530-273-7293	<b>\$669,000</b> 3bd/4+ba; very nice; lg. home in Lodestar; loads of room for horses. (MLS# 1026003) 530-273-7293	<b>\$549,000</b> 3bd/2ba; level half-ac.; walk to boat ramp/beach at Scotts Flat Lake. (MLS# 1026699) 530-265-3282	<b>\$375,000</b> 3bd/3ba; sep. lvg./fam. rms. + bonus rm.; oversized garage, great storage. (MLS# 1020059) 530-268-1575	<b>\$600,000</b> 3bd/2.5ba; prvt. manuf'ct'd home in Creekside Village family prk. (MLS# 1026609) 530-432-1131	<b>\$21,900</b> 1bd/1ba; newer manuf'ct'd home in Creekside Village family prk. (MLS# 1026609) 530-432-1131	<b>\$21,900</b> 1bd/1ba; newer manuf'ct'd home in Creekside Village family prk. (MLS# 1026609) 530-432-1131	<b>\$394,000</b> 3bd/3.5ba; 5 Oak Meadow Ranches; 48.57 acs.; 1600 ft. of Indian Creek frntg. (MLS# 1026286) 530-268-1575	<b>\$185,000</b> 6.50 ac.; beautiful, very rare find; Cascade Shores Dark Horse golf course. (MLS# 1024609) 530-268-1575
<b>\$479,900</b> 3bd/2ba; Peardale; solar yard lights; fenced lawn in backyard. (MLS# 1026365) 530-273-7293	<b>\$1,695,000</b> extremely desirable; three 4-plexes on 3 separate parcels. (MLS# 1026473) 530-273-7293	<b>\$589,000</b> 4bd/3ba; great Lower Banner fam. home; intr. painted & new carpets. (MLS# 1026755) 530-265-3282	<b>\$425,000</b> 3bd/2.5ba; updated fam. home; quiet st.; not far from gate; new roof/AC. (MLS# 1024529) 530-268-1575	<b>\$600,000</b> 3bd/2.5ba; prvt. manuf'ct'd home in Creekside Village family prk. (MLS# 1026609) 530-432-1131	<b>\$379,000</b> 3bd/2ba; 20 beautiful view acs.; live in existing manuf' home while you build! (MLS# 1023574) 530-432-1131	<b>\$379,000</b> 3bd/2ba; 20 beautiful view acs.; live in existing manuf' home while you build! (MLS# 1023574) 530-432-1131	<b>\$1,500,000</b> 3bd/2ba; Wind-walker Ranch; 60.72 acs. in 3 contiguous parcels. (MLS# 1025574) 530-432-1131	<b>\$175,000</b> 4.50 ac. beautiful & usable parcel; long range pano views of the Buttes. (MLS# 1026113) 530-432-1131

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**Impeccably Maintained...** 3bd/2ba; finished garage w/extra storage space; permitted extra rm. can be used for office/bdrm.; carpeted bdrms.; tile floors in bathrooms; hrdwd. floors cover the rest. (MLS# 1026924) **\$515,000**



**Panoramic Easterly Views!**... 3bd/2ba; lg. deck w/view for lvg. & entertaining; easy maintenance natural landscape w/trees; huge area for boat & RV w/electric & water hookup, etc.; shows like new! (MLS# 1026915) **\$425,000**



# GRASS VALLEY • (530) 273-7293

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**Vast Covered Decking for Indoor/Outdoor Living...** 3bd/3ba; vacant contiguous lot included; has septic system for adjoining house. (MLS# 1026359) **\$449,000**



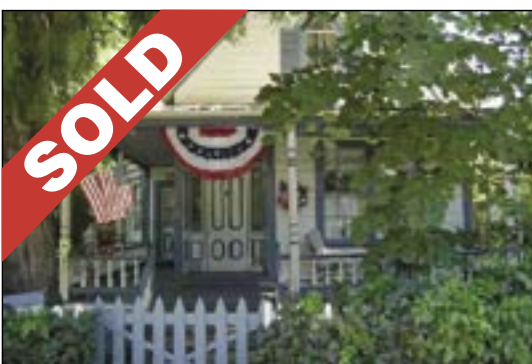
**This Is Your Dream House!**... 4bd/3.5ba; elegance, style & grace surround this exceptional estate sited on 7+ prvt. acs.; on gated gentle knoll w/panoramic views; wrap-around decks. (MLS# 1026297) **\$1,250,000**



**French Country Estate...** 4bd/4ba; located on 9.5+ private gated acs. w/wildly pond; 3100+/- sf knoll top home w/long range views; 2000 sf +/- shop w/attached office & 1bd/1ba guest house @ 1000 sf (MLS# 1026376) **\$850,000**



**Spacious Mobile in Forest Springs Mobile Home Park...** 2bd/2ba; open design on a great lot with nice landscaping and a secluded back yard; light filled floor plan. (MLS# 1026282) **\$86,000**



**Victorian Cottage of Stature & Grace...** 3bd/3ba; on a dbl. city lot; picturesque front porch takes in the view of the lovely lawns & landscaping; all the formal Victorian rooms. (MLS# 1026341) **\$350,000**



**Top Of Knoll Privacy...** 3bd/3ba; sunsets & pano views to Sutter Buttes from 2 lg. covered decks w/fans; remodel w/cherry wood cabinetry & floors, granite, appliances, carpet, tile, much more! (MLS# 1025747) **\$715,000**



**Alta Sierra Sanctuary for Body and Soul...** 3bd/2ba; experience technology that returns us to simplicity—natural lighting, passive solar heating, natural cooling, the warmth and endurance of wood and stone coupled with state of the art design built to provide optimal health; offering superb indoor air quality and peaceful ambience; this home was twice featured in *The Union* and once in the *Auburn Journal*. See all the details of this environmentally sensitive green home by visiting the owner's web site at [www.grassvalleygreenhouseforsale.com](http://www.grassvalleygreenhouseforsale.com) such as it's steel framing, programmable central ventilation system, energy conserving passive solar house design which has minimal costs for cooling and heating. (MLS#1024319) **\$665,500**



**Gorgeous View From Back Deck...** 2bd/2ba; 11 acs.; located in an exclusive million dollar neighborhood; property has plenty of potential & room to expand & create your dream home. (MLS# 1025921) **\$479,000**



**Lovely "Log" Home with Local Views...** 3bd/2 ba; very private; seller is moving out of state; master is a retreat with a wood stove and wonderful views. (MLS# 1025985) **\$499,000**



**Charming Newer Country Style Home...** 3bd/2ba; on 3.4 acs., private & usable; many extras; 1,200 sf garage/shop; large covered front deck (ironwood); hard-plank siding; skylights. (MLS# 1024769) **\$499,900**



**Remarkable New Custom European Styled Architectural Gem...** 3bd/2.5ba; highly designed; unlike anything you'll likely see in Nevada Co.; estate quality in every way without estate pricing. (MLS# 1026097) **\$750,000**



**Charming Country Home...** 4bd/3ba; on a tranquil 5 acre setting; very spacious, huge master suite with room for an office area; living room, family room, formal dining room. (MLS# 1025689) **\$599,000**



**Great Neighborhood...** one half acre; Peardale area; minutes to town with easy access to I-80 and Hwy. 49; NID ditch behind property. (MLS# 1026129) **\$187,500**



**Captivating View Of Year-Round Wolf Creek...** 3bd/3ba; once inside this home you feel total privacy; perfect location; neighborhood supports value; close to shopping. (MLS# 1026322) **\$795,000**



**Well Maintained Sherwood Forest Home...** 3bd/2ba; shows pride of ownership; lg. lv. rm. has vaulted beam ceiling; nicely landscaped back yard is great for entertaining. (MLS# 1026331) **\$495,000**



**Charming!**... 4bd/3.5ba; on quiet street w/primary lvg. on main floor; 2 bds, bath & family rm. on lower level; vaulted ceilings, skylights & built-in china cabinet; lg. area w/pad for R.V. prtg. (MLS# 1026163) **\$480,000**



**On Exceptional Lot...** 4bd/2ba; only 5 yrs. old; in neighborhood of \$900,000 homes; lot has room for gardens/pool; great rm. floor plan opens to generous kitchen; lg. rms. w/lots of light. (MLS# 1026244) **\$395,000**

# NEVADA CITY • (530) 263-3282

316 Broad Street • Across from City Hall

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**Quality Throughout...** 3bd/4+ba; woody & prvt. w/rtn. views; lots of light; features newer guest area dnstrs.; newer carpets + hrdwd floors refinished; huge deck w/view of mtns. (MLS# 1026185) **\$769,000**



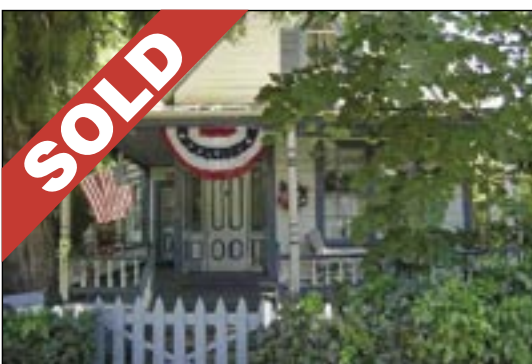
**Enjoy Your Mountain Get-Away...** located in Tahoe Nat'l Forest; 2.5 ac. lot completely fenced & all usable w/gentle upslope from front to back; 10 mins. to Nevada City & within minutes of Scotts Flat Lake. (MLS# 1023250) **\$279,900**



**Luxury in the Country on North San Juan Ridge...** 3bd/2ba; gorgeous craftsman; 2,800 sf on 2.87 acs.; 3,000 sf workshop; in-law apt.; barn, corral, pond; www.rustic-luxury-home.com (MLS# 1025235) **\$914,000**



**10 Wow Acres!**... level, gently rolling; usable lush tall trees.; 6 mi./6 min. to Nevada City; near Yuba River; recent clearing; many bldg/dev possibilities; views to Yuba River Valley/Sierras. (MLS# 1026484) **\$299,000**



**Victorian Cottage of Stature & Grace...** 3bd/3ba; on a dbl. city lot; picturesque front porch takes in the view of the lovely lawns & landscaping; all the formal Victorian rooms. (MLS# 1026341) **\$350,000**



**Top Of Knoll Privacy...** 3bd/3ba; sunsets & pano views to Sutter Buttes from 2 lg. covered decks w/fans; remodel w/cherry wood cabinetry & floors, granite, appliances, carpet, tile, much more! (MLS# 1025747) **\$715,000**



**Alta Sierra Sanctuary for Body and Soul...** 3bd/2ba; experience technology that returns us to simplicity—natural lighting, passive solar heating, natural cooling, the warmth and endurance of wood and stone coupled with state of the art design built to provide optimal health; offering superb indoor air quality and peaceful ambience; this home was twice featured in *The Union* and once in the *Auburn Journal*. See all the details of this environmentally sensitive green home by visiting the owner's web site at [www.grassvalleygreenhouseforsale.com](http://www.grassvalleygreenhouseforsale.com) such as it's steel framing, programmable central ventilation system, energy conserving passive solar house design which has minimal costs for cooling and heating. (MLS#1024319) **\$665,500**



**Gorgeous View From Back Deck...** 2bd/2ba; 11 acs.; located in an exclusive million dollar neighborhood; property has plenty of potential & room to expand & create your dream home. (MLS# 1025921) **\$479,000**



**Lovely "Log" Home with Local Views...** 3bd/2 ba; very private; seller is moving out of state; master is a retreat with a wood stove and wonderful views. (MLS# 1025985) **\$499,000**



**Charming Newer Country Style Home...** 3bd/2ba; on 3.4 acs., private & usable; many extras; 1,200 sf garage/shop; large covered front deck (ironwood); hard-plank siding; skylights. (MLS# 1024769) **\$499,900**



**Remarkable New Custom European Styled Architectural Gem...** 3bd/2.5ba; highly designed; unlike anything you'll likely see in Nevada Co.; estate quality in every way without estate pricing. (MLS# 1026097) **\$750,000**



**Charming Country Home...** 4bd/3ba; on a tranquil 5 acre setting; very spacious, huge master suite with room for an office area; living room, family room, formal dining room. (MLS# 1025689) **\$599,000**



**Great Neighborhood...** one half acre; Peardale area; minutes to town with easy access to I-80 and Hwy. 49; NID ditch behind property. (MLS# 1026129) **\$187,500**



**Captivating View Of Year-Round Wolf Creek...** 3bd/3ba; once inside this home you feel total privacy; perfect location; neighborhood supports value; close to shopping. (MLS# 1026322) **\$795,000**



**Well Maintained Sherwood Forest Home...** 3bd/2ba; shows pride of ownership; lg. lv. rm. has vaulted beam ceiling; nicely landscaped back yard is great for entertaining. (MLS# 1026331) **\$495,000**



**Charming!**... 4bd/3.5ba; on quiet street w/primary lvg. on main floor; 2 bds, bath & family rm. on lower level; vaulted ceilings, skylights & built-in china cabinet; lg. area w/pad for R.V. prtg. (MLS# 1026163) **\$480,000**



**On Exceptional Lot...** 4bd/2ba; only 5 yrs. old; in neighborhood of \$900,000 homes; lot has room for gardens/pool; great rm. floor plan opens to generous kitchen; lg. rms. w/lots of light. (MLS# 1026244) **\$395,000**



**1-level Living...** 3bd/2.5ba; mature landscaping & big trees; prvt. back yard perfect for pool, spa, outdoor living; kids can walk to school; close to everything; on quiet loop road. (MLS# 1026853) **\$469,000**



**Enjoy Resort Living in the Sierra Foothills...** 3bd/2ba; Cape Cod style home completed in 2006; on prvt. rd. w/walking/biking trails, seasonal creek & fabulous sunny, forested views. (MLS# 1024261) **\$775,000**



**Exceptional 2004 Custom Craftsman Green Home...** 3bd/2ba; spacious open feel; 5.83 private acres boasts spectacular views, solar power plus PG&E reverse meter, organic gardens, separate 1,340 sq. ft. workshop and more. National Forest high country; just 12-15 minutes above Nevada City and 3 miles off Highway 20 East. Custom builder designed particularly for energy efficiency, using environmentally sustainable materials in his unique craftsman construction. With builder's discerning eye for environmental aesthetics, he set this invitingly natural home standards apart from the several neighboring million-dollar properties. (MLS#1026971) **\$698,500**



**1996 Victorian Farmhouse...** 3bd/2.5ba; move right in!; close to downtown Nevada City; fantastic home with designer touches ready for you!; relax and enjoy this fabulous home! (MLS#1025569) **\$724,900**



**Dramatic Property Close to Nevada City...** recent brushing has opened beautiful bldg. site; nice local views w/sense of privacy; great tree cover w/spectacular rock outcroppings. (MLS# 1024652) **\$199,500**



**Charming Newer Country Style Home...** 3bd/2ba; on 3.4 acs., private & usable; many extras; 1,200 sf garage/shop; large covered front deck (ironwood); hard-plank siding; skylights. (MLS# 1024769) **\$499,900**



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**Charming Country Home...** 4bd/3ba; on a tranquil 5 acre setting; very spacious, huge master suite with room for an office area; living room, family room, formal dining room. (MLS# 1025689) **\$599,000**



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**Dramatic Property Close to Nevada City...** recent brushing has opened beautiful bldg. site; nice local views w/sense of privacy; great tree cover w/spectacular rock outcroppings. (MLS# 1024652) **\$199,500**



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**Great Neighborhood...** one half acre; Peardale area; minutes to town with easy access to I-80 and Hwy. 49; NID ditch behind property. (MLS# 1026129) **\$187,500**



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