



Your Own Private Retreat... 3bd/2.5ba; on 5 acres for someone who likes privacy & space; beautifully groomed lawns with flowers, creeks, paths, orchards & above ground pool. (MLS# 1025529) **\$600,000**



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) **\$549,000**



Beautiful New Custom Home... 3bd/2.5ba; 1-level; vaulted ceilings; lg. ktchn. w/pantry, brkfst. nook & cntr. island; mstr. w/sitting area & walk-in closet; covered porches with views; oversized 3-car garage. (MLS# 1027867) **\$750,000**



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) **\$1,020,000**



Gorgeous Home on the Golf Course... 2bd/2ba; completely remodeled in 2006/07; new granite cnts., cherry cabinets; both baths completely redone; freshly painted in/out; new landscp.; dream garage. (MLS# 1026420) **\$450,000**



Single Level with Nice Setback from Road... 3bd/2ba; circular driveway; sensible floor plan & artfully decorated; covered porch; laundry rm.; fenced dog run; hot tub; front & rear sprinklers. (MLS# 1024822) **\$299,000**



Open Floorplan... 3bd/2ba; bdrms. on opposite ends; walk-in closet in lg. mstr.; double sinks; cathedral ceiling in great rm.; skylight in kitchen; square footage does not include 15 x 12 sun rm. (MLS# 1025469) **\$415,000**



Many Remodeling Upgrades... 3bd/2ba; hrwd. flooring, cabinets, counter tops, appliances all replaced in kitchen & baths; 3rd bedrm. better suited as office; lots of room to play big back yard. (MLS# 1027438) **\$439,500**



Fantastic Family Home... 4bd/3ba; beautiful Travertine floors on main level; spacious kitchen w/newer appliances; French doors out to great outdoor deck for entertaining. (MLS# 1027152) **\$599,000**



"Diamond In The Rough"... 2bd/3ba; wood floors, indoor laundry rm. w/1200 sf downstairs not finished yet; great potential; spectacular views from lg. area & 750 sf deck; NID water. (MLS# 1026959) **\$425,000**



Exclusive Lake Front Home & Location... 4bd/3ba; every rm. has lake view except one; prvt. frontage road; open/bright w/lg. rms.; great for entertaining; bonus rm. could be 4th bedrm./office. (MLS# 1027007) **\$1,200,000**



Split Level Home On 3rd Fairway... 3bd/2ba; great rm., kitchen/dng., mstr. suite on upper level; fam. rm., 2 bdrms., bath & laundry on lower level; lg. storage rm. off garage; nice rear deck. (MLS# 1025274) **\$400,000**



Space & Privacy... 5bd/3.5ba; in-home theater, library, game rm. + lg. rm., 5 bdrms. & office also a "granny-like" downstairs; 4 decks & seasonal creek running through back yard! (MLS# 1026824) **\$549,000**



Great Location with Beautiful Lake Views... 3bd/2.5ba; completely updated w/kitchen & bath remodels in '06; new roof/gutters, carpeting & Indscpg. w/water-fall/pond also done in '06. (MLS# 1027010) **\$519,000**



Custom Built in 2004... 4bd/3ba; quiet & private; oversized corner lot; gourmet kitchen w/upgraded cabinets & walk-in pantry; lg. deck off lg. rm. w/gas to BBQ; oversized garage. (MLS# 1022618) **\$719,000**



Terrific Country Scene... 3bd/2ba; completely updated home w/pottery barn flair; slate tile floors; granite counters; tile bthrms.; gas fireplace; frml. dng.; brkfst. bar; newer appliances. (MLS# 1027261) **\$649,900**



Potential, Potential... 3bd/2ba; usable 5 acs. in great commuter location; needs work but house is solid & has terrific possibilities; great floor plan w/big kitchen/dining/family room. (MLS# 1027434) **\$360,000**



Charming Home, Open & Bright... 4bd/3ba; kitchen open to fam. rm. with eat-at counter & cozy brkfst. nook area w/bay window; fam. rm. w/French doors to beautiful spacious deck overlooking trees. (MLS# 1026913) **\$500,000**



Great Commuter Location... 3bd/2ba; nice view of courthouse dome; needs some sprucing up; 2-car garage; plenty of off street parking (MLS# 1027373) **\$392,900**



Great Property... 3bd/3ba; needs some love and care; surrounded w/beautiful ranches & million dollar homes; great place to have horses; built-in pool with pool house; great location. (MLS# 1027693) **\$475,000**

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, Full Service Realtors®

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REAL ESTATE

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The Food Bank Needs Help!

The Nevada County Food Bank desperately needs financial donations. See how you can help on page 2 of this section! Learn more about other local non-profit organizations at...

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We're Not Just Selling Homes

A message from Coldwell Banker Grass Roots Realty for the holidays

At Coldwell Banker Grass Roots Realty, our commitment to offering the highest level of training for our agents and our ability to react quickly to market trends are two reasons for our success. Another is our company's commitment to making customers happy. But, we're not just about business. We are proud to say that for nearly three decades Coldwell Banker Grass Roots Realty has donated a significant portion of our advertising budget to support non-profit groups by designing and running ads for them in *The Union* newspaper and by linking our much visited website to theirs.

For our Realtors®, community involvement is not a condition of employment. Rather, we attract the kind of Realtor® who is concerned about many

aspects of the place where we live and is working to help better our community through his or her involvement in fund-raising and/or volunteering on boards and committees.

As we think about giving during the holidays, we ask that you consider contributing to one or more of our local artistic, human service and environmental organizations that are making life better for all of us.

Our website provides descriptions of many of the local non-profit organizations and offers you a direct link to their websites. Go to www.NevadaCounty4Sale.com, click on the link to our non-profit page and then click on to the links to their websites to learn more about them and how you can help!

I'm Tim Fahey, a Realtor® with Coldwell Banker Grass Roots Realty. They have our support. We hope they will have yours!



Tim Fahey, Realtor®, Coldwell Banker Grass Roots Realty

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
\$79,900 2bd/2ba; spacious mobile w/in Forest Springs Mobile Home Park. (MLS# 1026282) 530-273-7293	\$389,000 3bd/2ba; fantastic setting, mature trees; clean, well maintained; lg. bry./clo. (MLS# 1027595) 530-273-7293	\$144,950 3bd/2ba; wonderful City yet very private setting. (MLS# 1027684) 530-265-3282	\$665,000 3bd/3ba; detached adorable quiet house strure has kitchen and full bath. (MLS# 1026995) 530-265-3282	\$429,000 3bd/2ba; cute home w/ing waterfront prty; on Hazlet Lake; beautiful prvt. front yard. (MLS# 1027126) 530-268-1575	\$699,000 3bd/2.5ba; charm some street appeal for this craftsman style home. (MLS# 1027543) 530-268-1575	\$999,900 1.21 acs.; darling arisan cottage on 9.8 gorgeous acs. w/ldg. pad out. (MLS# 1027294) 530-432-1131	\$100,000 1.21 acs.; very well located w/private & big trees is nearly ready to build. (MLS# 1026950) 530-273-7293	\$197,000 10 acs.; primo view site @ top; close to CampFar West Lake & Sporenville Wildlife. (MLS# 1026035) 530-268-1575
\$150,000 3bd/2ba; open floor plan features lg. ktchn. & dng. rm. with built-in hutch. (MLS# 1027497) 530-273-7293	\$429,500 3bd/2ba; beautiful setting along NID creek w/2 houses; main remodeled '03. (MLS# 1027234) 530-273-7293	\$360,000 1bd/1ba; freshly painted inside; new kitchen; huge deck on back of house. (MLS# 1027234) 530-265-3282	\$698,500 3bd/2ba; coastal range/Sutter Buttes views; private, custom green home. (MLS# 1026971) 530-265-3282	\$435,000 3bd/2.5ba; gracious 1-story home w/expansive lg. area; enormous family room. (MLS# 1026342) 530-268-1575	\$1,200,000 4bd/3.5ba; beautiful home on lake is a must see; great price for 4100 sf. (MLS# 1027686) 530-268-1575	\$400,000 3bd/2ba; community amenities incl. attractive gated entry, clubhouse, & more! (MLS# 1027674) 530-432-1131	\$115,000 0.50 acs.; affordable recreation or retirement community; other lakes nearby. (MLS# 1026101) 530-432-1131	\$199,000 6.01 acs.; cleared big pad at top; filtered view of Lake Rollins and the dam. (MLS# 1027259) 530-273-7293
\$299,900 3bd/2ba; all cleaned up with new floor coverings and interior paint. (MLS# 1027760) 530-273-7293	\$459,000 3bd/2ba; lg. w/g. rm.; vaulted beam ceiling; nicely landscaped back yard. (MLS# 1026331) 530-273-7293	\$399,500 2bd/2.5ba; interior remodel/upgrade; one of most charming units in Woodbridge. (MLS# 1027643) 530-265-3282	\$699,000 3bd/3.5ba; gorgeous panoramic mtn. views from this solidly built home. (MLS# 1027014) 530-265-3282	\$448,500 3bd/2.5ba; golf course views from beautiful deck that is approx. 500 sf. (MLS# 1027240) 530-268-1575	\$448,500 3bd/2.5ba; golf course views from beautiful deck that is approx. 500 sf. (MLS# 1027240) 530-268-1575	\$409,000 3bd/2ba; abundant wildlife; great birdwatching close to public wildlife areas. (MLS# 1026034) 530-432-1131	\$125,000 1.31 acs.; WOW views of the Sierras nice, sunny, expansive views. (MLS# 1027574) 530-273-7293	\$200,000 0.30 acs.; Nevada City dwlth.; very prvt.; close to parks and trails. (MLS# 1028016) 530-265-3282
\$324,500 2bd/1ba; vintage miner's cabin; all usable parcel w/great yard/big trees. (MLS# 1027032) 530-273-7293	\$575,000 4bd/3ba; elegant remodel; frml. lg./dng. rms. flow into beautiful gourmet ktchn. (MLS# 1026331) 530-273-7293	\$399,900 2bd/2.5ba; interior remodel/upgrade; one of most charming units in Woodbridge. (MLS# 1027643) 530-265-3282	\$699,000 1bd/1ba; spectacular property w/3000 ft. of Yuba River frontage! (MLS# 1026626) 530-265-3282	\$468,000 3bd/2ba; great prvt setting w/600 sf. gar.; added sunrm.; screened in porch. (MLS# 1025000) 530-268-1575	\$1,599,000 4bd/4.5+ba; stunning views; magnificent design & craftsmanship. (MLS# 1028161) 530-268-1575	\$499,500 3bd/3ba; beautifully remodeled golf course home on 4th green. (MLS# 1024281) 530-432-1131	\$125,000 5.68 acs.; today there are remnants w/ the old spring house, shed. (MLS# 1027363) 530-265-3282	\$247,000 10.14 acs.; upscale gated subdivision; possible split, buyers to verify w/courty. (MLS# 1027630) 530-432-1131
\$339,000 2bd/2ba; 30's vintage dwlth; charmer; original wood floors. (MLS# 1026497) 530-273-7293	\$629,000 4bd/3.5ba; Sierra snow capped views; great location for I-80 connection. (MLS# 1027373) 530-273-7293	\$448,500 3bd/2.5ba; stunning gourmet ktchn. with Viking Range, granite counters. (MLS# 1027373) 530-265-3282	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$3,250,000 4bd/4.5+ba; built on 16th hole of Lake of the Pines; a vacation in gorgeous inn. (MLS# 1026470) 530-268-1575	\$499,999 3bd/3.5ba; beautiful farm style home w/wgsg around porch; lg. kitchen. (MLS# 1027363) 530-265-3282	\$159,000 0.19 acs.; abundant with tall Redwood trees, PMA for engineered system. (MLS# 1027574) 530-265-3282	\$250,000 9.27 acs.; real private homestead in heart of the Nevada City parcel. (MLS# 1023158) 530-265-3282
\$339,900 2bd/1.5ba; lots of charm; in town home open & light; great for entertaining. (MLS# 1026959) 530-273-7293	\$699,000 2bd/1ba; 15+ level, beautiful acs.; 2 ponds, 3 barns, 2 cornals; guest house. (MLS# 1027134) 530-273-7293	\$459,000 3bd/2.5ba; tastefully remodeled; lg. w/g. rm.; looks out to tranquil forest scene. (MLS# 1027595) 530-265-3282	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$599,000 4bd/2ba; waterfront home on Hazel Lake; beautiful by redone w/inter. on main floor. (MLS# 1027488) 268-1575	\$339,000 3bd/2ba; sunrm on 16th hole of Lake of the Pines; a vacation in gorgeous inn. (MLS# 1026470) 530-268-1575	\$174,000 0.27 acs.; just the right number of big trees to shade new home. (MLS# 1027693) 530-273-7293	\$279,000 5.28 acs.; lovely property; prvt. setting; yr round creek; trees for shade. (MLS# 1023158) 530-265-3282
\$350,000 3bd/2ba; great commute location; well-kept home; gardener's carpeted pond. (MLS# 1027215) 530-273-7293	\$850,000 4bd/4+ba; French country estate located on 9.5+ prvt. gated acs. w/wildlife pond. (MLS# 1027387) 530-265-3282	\$465,000 3bd/2ba; new-stew/ fring/gas lg. fir/wood flooring carpeted bath/Indscpg./paint. (MLS# 1026658) 530-265-3282	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$599,000 4bd/2ba; coveted lake view from recently remodeled great room. (MLS# 1027488) 268-1575	\$339,000 3bd/2ba; sunrm on 16th hole of Lake of the Pines; a vacation in gorgeous inn. (MLS# 1026470) 530-268-1575	\$175,000 0.39 acs.; rare Nevada City prime survey location w/ outstanding prty. (MLS# 1027305) 530-265-3282	\$279,900 1.22 acs.; mostly level areas on all parcels; good access roads. (MLS# 1026427) 530-268-1575
\$375,000 4bd/1ba; tender, loving care will create a wonderful home. (MLS# 1027639) 530-273-7293	\$999,000 4bd/3.5ba; great commuter location; 12 mins. to Hwy. 80; elegant/comfortable. (MLS# 1027103) 530-273-7293	\$558,000 3bd/4+ba; woody & prvt. mtn. views; lots of light; newer guest area downstairs. (MLS# 1026185) 530-265-3282	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$525,000 3bd/2ba; beautiful home on Lake of the Pines; beautiful golf course. (MLS# 1026268) 530-268-1575	\$400,000 3bd/2ba; split level on 3rd fairway; great rm.; ktchn./dng./mstr. on upper level. (MLS# 1025274) 530-268-1575	\$379,000 3bd/2ba; live in exist. ing mant. home while you build; possible use as guest house. (MLS# 1023574) 530-432-1131	\$175,000 7.74 acs.; very usable, pretty parcel with seasonal creek and nice views. (MLS# 1026281) 530-432-1131	\$295,500 2.5 acs.; lovely treed 2.5+ ac. parkered-out parcel; very gentle terrain. (MLS# 1024911) 530-265-3282

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Chalet with High Ceiling, Great Room... 2bd/2ba; adjacent 5+ acs. for \$185k; 2 story; huge mstr. upstairs w/small office; French doors, bar, prep sink, track lighting; horse outbuilding; prvt. (MLS# 1027991) **\$849,000**



Divine... 3bd/2ba; gated drive; courtyard; gardens; fountain; spacious light filled rms.; dramatic gallery entry; the definition of style & elegance; perfect design of an open floor plan w/defined spaces. (MLS# 1027991) **\$849,000**



Lots of Square Footage for Price

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Below Market, Need Quick Sale... 3bd/2.5ba; comps at nearly \$500k; tile fireplace, separate laundry rm.; office w/half bath; rear landscape coming, septic is pumped; good commuter spot. (MLS# 1027673) **\$469,900**



Enchanting, Whimsical, Special... 3bd/2.5ba; autumn in Chicago Park is breathtaking & this home will just steal your heart away!; built 2004, special touches; amazing landscaping, multiple patios. (MLS# 1027721) **\$585,000**



Quintessential 1-Level Morgan Ranch Home... 3bd/2ba; meticulously maintained home offers flexible light filled floor plan; lvg./dng./fam. rms.; new expansive rear deck; amazing views! (MLS# 1027572) **\$599,900**



Privacy with Awesome Views! 3bd/2ba; lovely contemporary home situated on flat usable acreage close to G.V.; many updated features including new screened in tiled porch to enjoy views. (MLS# 1027691) **\$399,000**



A Nevada City Treasure! 2bd/1ba; this is Grandma's house; in same family for 60 yrs. & filled w/lots of joy & loving memories; home has lovely yard completely fenced w/trees, roses. (MLS# 1027912) **\$340,000**



Featured in Sunset Magazine... 3bd/2ba; contemporary craftsman; designed by Nevada City Architect, David Wright; this artistic home was a "green home" before green homes became cool. (MLS# 1027407) **\$575,000**



Vintage Miners Cottage In Top Location... 2bd/1.5ba; spacious sunny lot; established fruit trees; well maintained; lg. screened deck + covered porches + attached workshop all add to the potential. (MLS# 1027626) **\$389,000**



Open Sunny 1.5 Acs... 3bd/2.5ba; adjacent to BLM land; hiking/riding trails; walk to Yuba River; great for horses, animals; many upgrades incl. remodeled fam. rm. w/hardwood floors. (MLS# 1027971) **\$429,000**



Live Among Your Oak Trees... 3bd/2ba; huge deck at eye level w/tops of oak trees on lg. Alta Sierra lot; deer outside your bdrm.; comfortable home has good bones; 2 garages. (MLS# 1026098) **\$389,000**

THE FOOD BANK OF NEVADA COUNTY Needs Financial Donations!

Help from the Food Bank of Nevada County, is why many children in our county don't go to school hungry every day. Each week, all year long, The Food Bank of Nevada County provides these children and their parents with nutritious food.

The Food Bank of Nevada County is appealing to our community for help in making up a large shortfall in financial donations this year. All food donations are certainly welcome, but it is asking that **instead of donating food this year, please donate money so that they can take advantage of large discounts they get purchasing large quantities of food.**

Please make a financial donation of any size to:
The Food Bank of Nevada County, 578 Sutton Way, #187, Grass Valley 95945
Or donate on their website at:
www.foodbankofnc.org
Or drop by our Thrift Store at:
the Cedar Ridge "Y": 13467 Colfax Hwy.
Or drop by our Warehouse at:
12048 Charles Dr., #9, Grass Valley

Office: 272-3796 • Thrift Store: 274-7037



Great Location... 3bd/2ba; close to Union Hill School; reminds you of your grandmother's house; lg. lvg. rm.; dng. rm., great kitchen w/bkfst. nook; outside patio great for outdoor dining. (MLS# 1021534) **\$375,000**



Darling Nevada City Bungalow... 2bd/2ba; recent remodel includes kitchen & bath, but some period touches (clawfoot tub in one bath) remain to enhance the charm of this cutie. (MLS# 1027965) **\$329,900**



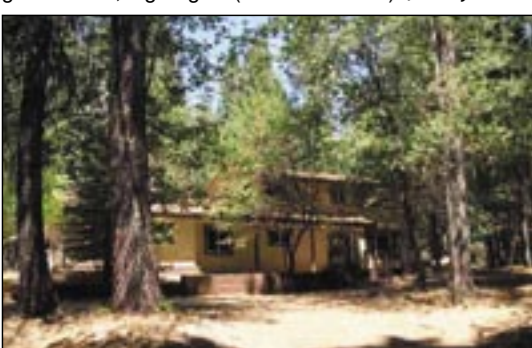
New England Lodge Style Home... 3bd/2.5ba; 2105 sf main house + 936 sf "cottage" permitted as "ag building" w/440 sf "attached garage" but configured as 1br/1ba w/kchn., lvg. rm., laundry/pantry. (MLS# 1027910) **\$775,000**



Large Meadow, Perfect for Horses or Vineyard... gentle up-slope into parklike woods; home site has privacy; 1 of 5 parcels in this small subdivision; very desirable Blinley Springs area; paved road in. (MLS# 1027844) **\$238,000**



Be At Peace & Harmony... 3bd/2ba; fabulous contemporary home; elegant 1-level lvg. on 13+ prvt. acs.; sunny picture windows overlook pool/decks/forest; 2-car detached garage. (MLS# 1023752) **\$599,000**



Trees & Privacy Close to Rollins Lake! 4bd/3ba; 5 mi. to I-80; beautiful 2.5 acs. w/2,500 sf home; surrounded by pines/oaks; quiet setting; nice home; freshly painted inside. (MLS# 1026849) **\$499,000**



Gorgeous View From Back Deck... 2bd/2 ba; 11 acs.; located in an exclusive million dollar neighborhood; property has plenty of potential & room to expand & create your dream home. (MLS# 1025921) **\$436,000**



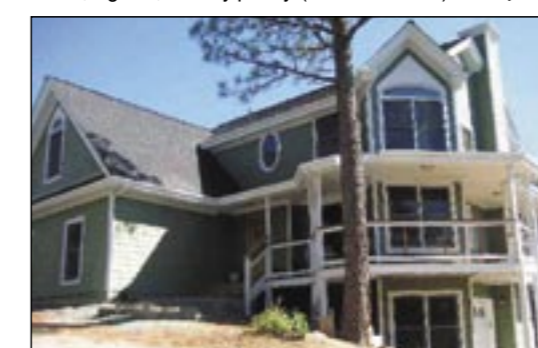
Vintage, Yellow Cottage... 2bd/1ba; splashed in a stream of sunshine amongst the tall cedars & pines of Peardale; charming; recently gone through and all inspections in file. (MLS# 1025050) **\$365,000**



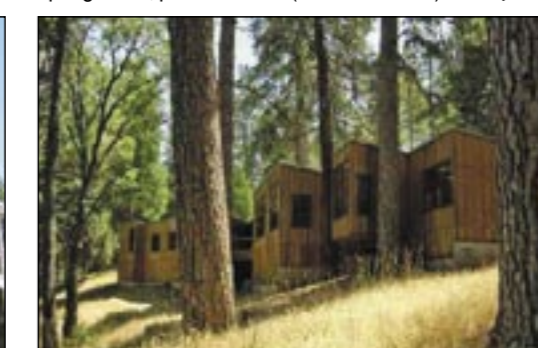
Great Location! 3bd/2ba; spacious living room, & indoor laundry; master with walk-in closet and large tub; many upgrades; dry wall interior, HVAC, 10x12 shed. (MLS#1025549) **\$89,000**



First Time On Market... 3bd/3.5ba; desirable quiet location; walk to town; feel of country nestled in the trees; updated mstr. w/prvt. deck/stove/jetted tub; custom built-in bookshelves in library w/fireplace. (MLS# 1027312) **\$475,000**



This One Has the "Wow" Factor! ... 3bd/2.5ba; relaxing perennial gardens; grand views of Harmony Ridge; wide wrap around decks & outdoor spa; beautifully maintained. (MLS# 1027531) **\$839,000**



New Distinctive, Beautifully Crafted Home... 3bd/2ba; has style & flair; spacious open floor plan w/lv. lvg. & dng. areas; separate fam. rm. & additional unfinished 800 sq bonus space downstairs. (MLS# 1027580) **\$499,900**



Architect-Designed... 4bd/2.5ba; 1.52 acres; 1-level w/ sophisticated edge; exterior reminiscent of mining structures of old; dramatic, light-filled interior w/lofty ceilings, bamboo floors & Lowen fir windows. (MLS# 1026839) **\$850,000**



Illness Forces Sale... 4bd/2ba; Lower Banner family home; very inviting entry way; lg. mstr. suite was added to home & has vaulted ceilings; lg. deck in back w/hot tub; level yrd.; above grnd. pool. (MLS# 1026755) **\$440,000**



Modern Victorian Built in 1996... 3bd/2.5ba; wrap-around covered porch, 3 car garage, room for RV or boat security alarm system; well maintained; Victorian charm wall modern construction! (MLS# 1027813) **\$685,000**



Country Farmhouse on Acreage... 3bd/2ba; lovely detached studio; 3-car garage; circular drive; prvt. & quiet; big views, fenced for animals w/srm. covered stall; hi-speed internet. (MLS# 1027600) **\$549,000**



1-Level Living Country Home... 3bd/2ba; 0.8 ac. at Y of Brem & Byron Rd. w/flowing creek; garage & shop or utility rm. tucked underneath; deck off master & kitchen to the expansive mt. view. (MLS# 1027034) **\$368,000**



Craftsman Style New Home... 4bd/2ba; very prvt. 4 ac. lot surrounded by BLM land; moments from dwntrn.; stunning great rm. floorplan w/views, hardwoods & open to kitchen. (MLS# 1027525) **\$685,000**



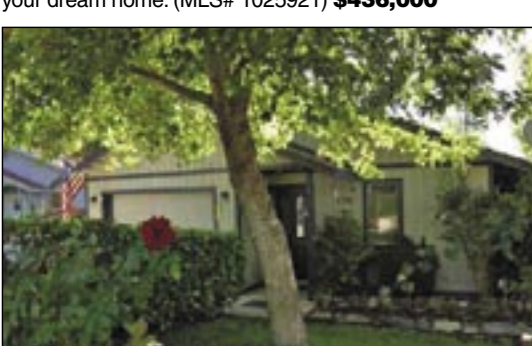
Desirable Morgan Ranch Home... 3bd/2ba; walking distance to schools/shopping; impeccably maintained w/dream kitchen; many upgrades & permitted x-rm. as an office or bdrm. (MLS# 1027862) **\$499,900**



Model Condition... 3bd/2.5ba; great location; close proximity to golf course, lake & parks; meticulously maintained, elegant home; 1-level, gentle driveway; oversized lot w/spectacular rock outcroppings! (MLS# 1027337) **\$495,000**



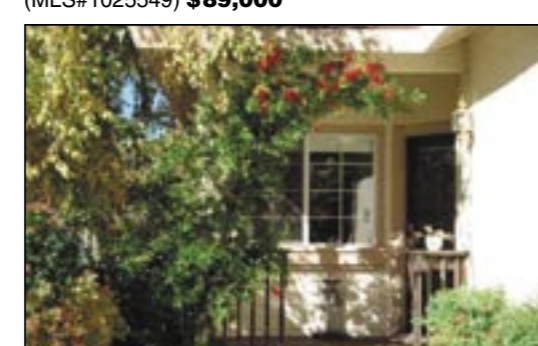
Nice Refurbished Home... 3bd/2ba; new kitchen w/slab granite counter tops, open to lvg. rm. w/new laminate flooring; new tile counters & floor in baths; new paint in/out; newer decks; prop. backs up to creek. (MLS# 1027865) **\$345,000**



On 15th Fairway... 3bd/3ba; very close to main gate & club house; cathedral ceilings in lvg. rm. & master; btl. in vac; whole house fan & much more; front entrance has gated courtyard & rose garden. (MLS# 1027895) **\$559,000**



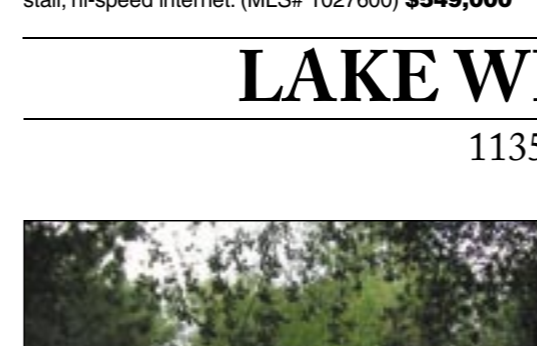
Fantastic Value! 3bd/2ba; lovely; many enchanting features; 1-level; spacious/prvt. mstr. suite fam., dng., lvg. rms. & cheerful kitchen w/dinette area; newer deck; lots of storage, small workshop. (MLS# 1027362) **\$405,000**



Newer Home... 3bd/2.5ba; 1-level located on a fantastic level lot; quiet cul-de-sac with little traffic; fully landscaped front & back; full 3-car garage. (MLS# 1025264) **\$699,000**



Green, Healthy & Natural... 3bd/2.5ba; live in style, luxury and comfort; advanced solar building architecture—1,560 watts, fully automatic, solar electric system, solar hot water and re-circulation system; 2x6 exterior walls with applied sound-proofing insulation; 40-year ceramic tile roofing; exterior European rolling window shutters; Energy Star appliances throughout; beautiful custom home with quality features throughout; great room floor plan with vaulted ceilings; open kitchen with solid granite counters, double ovens and island cook top; formal dining room just off the kitchen; private master suite with walk-in closets, double sinks in slab granite counters, jetted tub plus walk-in granite shower; two outdoor living areas with great views of the landscaped yard; 3-car garage plus additional parking areas. (MLS# 1025829) **\$549,950**



Priced to Sell! 3bd/2ba; very nice home in great location close to entrance & club house; very clean; incl. work shop in basement. (MLS# 1027833) **\$319,999**



Freshly Remodeled... 5bd/3ba; new stucco, new appliances, carpet; crown moulding & vaulted ceiling; master & 2 bdrm. on main level; great open floor plan with lots of possibilities. (MLS# 1027328) **\$529,950**



Premium Cul-De-Sac Location... 3bd/2ba; close to lake, main gate & country club; custom craftsman design; open floor plan & vaulted ceilings; granite counters & stainless appliances. (MLS# 1026944) **\$599,000**



Rare Beauty... 3bd/2.5ba; remodeled to perfection; this is a must see; floors are bamboo and travertine; tankless water heater; many amenities in this beautiful home. (MLS# 1027529) **\$599,000**

Selling Your Home During the Holidays

It May Be More Beneficial Than You Thought!

Nevada County enjoys an active real estate market year round, however, sellers often overlook the holiday season as a great time to market their home. Following are several reasons why this time of the year may be the right time for you to sell.

1. Buyers who look for a house during the holidays are generally more serious, motivated and have more time to look!
2. There are fewer homes on the market during the holidays, therefore, less competition for your property.
3. Houses look their best decorated for the holiday season and neighborhoods are more festive and attractive.
4. Potential buyers may want to take advantage of tax deductible closing costs by completing the sale before year end.
5. For buyers with children, purchasing a home and getting settled before school resumes in January is the next best alternative to moving during the summer months.

6. January is traditionally the month for many company transfers—and transferees can't wait until spring to buy. Your home must be on the market to capture those buyers.

Although buyers are motivated during the holidays they usually are also very understanding. Sellers may still restrict showings during personal family events. Buyers may accommodate an early closing with a rent back or extended occupancy allowing the seller to stay in the property until after the holidays are over.

When marketing your house during the holiday season, you may have fewer actual showings, but the buyers may be more qualified and motivated. Sellers will have less competition, possibly resulting in a quicker sale and higher sales price.

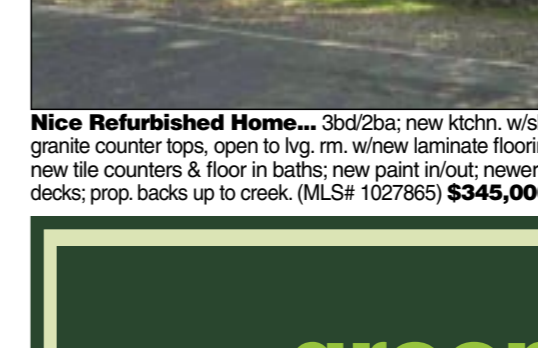
Whether selling now or later, call Coldwell Banker Grass Roots Realty at any of our four offices on the front page of this section or visit us on the web at NevadaCounty4Sale.com.

Have a Safe and Happy Holidays!

COLDWELL BANKER GRASS ROOTS REALTY



Green Home



Green, Healthy & Natural... 3bd/2.5ba; live in style, luxury and comfort; advanced solar building architecture—1,560 watts, fully automatic, solar electric system, solar hot water and re-circulation system; 2x6 exterior walls with applied sound-proofing insulation; 40-year ceramic tile roofing; exterior European rolling window shutters; Energy Star appliances throughout; beautiful custom home with quality features throughout; great room floor plan with vaulted ceilings; open kitchen with solid granite counters, double ovens and island cook top; formal dining room just off the kitchen; private master suite with walk-in closets, double sinks in slab granite counters, jetted tub plus walk-in granite shower; two outdoor living areas with great views of the landscaped yard; 3-car garage plus additional parking areas. (MLS# 1025829) **\$549,950**



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3. Return Documents
4. Close on Time

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*Mortgage loans are subject to qualification, receipt of satisfactory appraisal and verification of income, asset and debt information provided by customer.



Spacious Split-level Lakeview Home... 4bd/3ba; private setting; abundant storage; newer Trek decking; downstairs bdrm/office has separate entrance; walk to Hideaway Park. (MLS# 1027570) **\$519,000**



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