



**Golf Course Doll House! ...** 3bd/2ba; enjoy the lovely setting with fabulous views of the 10th fairway; new carpet, newer paint, clean as a whistle; exceptional value. (MLS# 1025952) **\$360,000**



**Look!...** 4bd/3ba; split level on 4th fairway; open floor plan; indoor laundry; shady rear deck to relax & watch the golfers; tile roof; close to top rated schools and the gate. (MLS# 1025546) **\$439,000**



**Split Level Home On 3rd Fairway...** 3bd/2ba; great room upper level plus master suite; family room, 2 bedrooms, bath & laundry room on lower level; storage room off garage. (MLS# 1025274) **\$450,000**



**Upgrades Throughout...** 4bd/2.5ba + bonus room; close to front gate on cul du sac; decks overlook beautiful back yard with lots of oaks plus large patio; big home for the price! (MLS# 1026013) **\$529,000**



**Victorian Farm Style...** 3bd/2ba; 3 mi. to Bear Rvr.; new paint in/out; new kitchen blt-ins; newer roof, windows; extra 600 sf unfinished framed attic w/windows not in sf.; bktyrd oasis. (MLS# 1026144) **\$449,000**



**Bring Your Horses!**... 3bd/2ba; beautiful pastoral land, fenced & cross fenced; 5 acs. for horses or other critters; 2 stories w/750 sf living space; bedrooms on the second floor. (MLS# 1023284) **\$459,900**



**Major Remodel Just Completed...** 3bd/2ba; new floors, dishwasher, HVAC, oven/range, paint (in & out), well pump; deck overlooking pond & creek; recent roof; 48x36 barn. (MLS# 1026406) **\$460,000**



**Comforts Of Home Awaits You Here!**... 4bd/3ba; panoramic Sierra views; excellent floor plan & lg. deck is great for entertaining; cleared pastures, great for horses; irrigation water 2 ponds. (MLS# 1026369) **\$598,000**



**Creek Side Splendor...** 4bd/3ba; beautifully set on incredible 10 private ac. parcel; multi-family home w/attached, yet private, 1bd/1ba, lvg. rm. & kitchenette in-law/guest quarters. (MLS# 1024234) **\$700,000**



**Perfectly Set On 41+ Gorgeous Acs...** 3bd/4ba; views of snow capped mtn.; custom crafted 4000 +/- sf estate; 20 ft. ceilings; custom crown moldings thru out; Anderson windows & doors. (MLS# 1025233) **\$2,450,000**



**Beautiful Country Acres...** 3bd/2ba; cute and clean family and living room; large spacious kitchen newly refreshed; 2-car garage; fenced & cross fenced. (MLS# 1023584) **\$419,000**



**You Will Love this Home...** 3bd/2ba; nice remodeling inside, including granite slab counters, tile baths and tiled kitchen flooring w/stainless steel appl. island; 1-level. (MLS# 1024489) **\$444,900**



**Lake Views!**... 3bd/3ba; tastefully updated on 1/2 acre; windows replaced; custom kitchen cabinets; crown molding; on a highly preferred street. (MLS# 1025492) **\$650,000**



**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# 1025641) **\$950,000**



**Price Reduced...** 3bd/3ba; lots of square footage for the \$; main level lvg., dng., mstr. suite, bed & ba. & laundry rm.; lower level 3rd bd.+possible 4th bd or fam. rm. & bonus rm. (MLS# 1020059) **\$399,000**



**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) **\$798,000**



**Wonderful Street Appeal & Great Setting!**... 3bd/2ba; in delightful neighborhood; Mrs. Clean lives here and it really shows; looks much newer than its age. (MLS# 1025535) **\$415,000**



**Wow, Can't Get Much Flatter Land!**... 3bd/2 ba; home sits back off road for privacy; was remodeled in 2005, feels brand new; great home for the money. (MLS# 1025919) **\$540,000**



**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) **\$610,000**



**Updated Home...** 4bd/3ba; separate in-law quarters, an office with a separate entrance; water ski, wake board or swim and sail in your private lake. (MLS# 1024014) **\$485,000**

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.

**Coming July 21!** Coldwell Banker Grass Roots Realty will be hosting OPEN HOUSES on Saturday, July 21 throughout Nevada County, Colfax and Auburn. See *The Union's* classified section that day or the *Wildwood Independent* and the *Auburn Journal's Gold Country Homes* the day before for locations. Or visit our website the week before at...

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**Protecting Your Largest Asset with Training and Education**

Most recently we attended a six hour presentation in Napa moderated by nationally recognized real estate trainer and educator, Kim Daughtry, from St. Louis, Missouri.

More advanced real estate curriculum is also available to our Realtors® such as Coldwell Banker's *Boost*, a six week, intense training program. Additional advanced certifications such as *Negotiation, E-Marketing and Luxury Property Specialists* are available through Coldwell Banker.

Annually, Coldwell Banker hosts an International Business Conference attended by approximately 10,000 Realtors®, owners and managers. Each day is packed with numerous educational breakout sessions relative to all aspects of real estate.

Lastly, our management team also receives intense training from Coldwell Banker such as *Accelerated Career Training (ACT) I, II and III* plus numerous other management programs. These classes start from several days to one week per module. The training encompasses all aspects of real estate management, coaching and accountability.

Education and training are vitally important to our industry and never more so than in today's changing market. It is not by accident that our company maintains the #1 market share and #1 per agent productivity in Nevada County and has been #1 and #4 in the state and nation, respectively, for our office size in the Coldwell Banker international system.



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>\$164,000</b> 2bd/2ba; spacious lvg./dng. area w/gas heater & picture windows. (MLS#1026308) 530-273-7293	<b>\$430,000</b> 3bd/2.5ba; 2.68 acs.; stunning location across from Luccesi Vineyard. (MLS# 1025841) 530-273-7293	<b>\$339,900</b> 3bd/2ba; wonderful chalet home in Cascade Shores; wooded lot. (MLS# 1025824) 530-265-3282	<b>\$725,000</b> 4bd/2ba; 3+ acs.; extraordinary estate quality residence. (MLS# 1025972) 530-265-3282	<b>\$425,000</b> 3bd/2ba; great lot to parks; fruit trees. (MLS# 1024406) 530-268-1575	<b>\$520,000</b> 3bd/2ba; 100k+ new; stucco exterior, recently remodeled. (MLS# 1024091) 530-268-1575	<b>\$450,000</b> 3bd/2ba; 1-level spacious/private mstr suite; formal dining/floor plan. (MLS#1024091) 530-432-1131	<b>\$65,000</b> 1.21 ac. well located property with Parcel for standard septic. (MLS# 1025139) 530-273-7293	<b>\$339,000</b> 11.50 ac. 1 of most beautiful areas on ridge; organic farms & gardens. (MLS# 1026289) 530-265-3282
<b>\$235,000</b> 3bd/2ba; 75 modular; nice; w/beautiful level lawn; very private. (MLS# 1025500) 530-273-7293	<b>\$499,900</b> 3bd/2ba; 3.57 acs.; charming newer country style home; large deck. (MLS# 1024769) 530-273-7293	<b>\$429,900</b> 3bd/2.5ba; Scotts Flat Lake recreation dream; walk to boat ramp. (MLS# 1025797) 530-265-3282	<b>\$750,000</b> 3bd/3ba; incredible rare Nevada City home on 238 ft. of Deer Creek. (MLS#1024500) 530-265-3282	<b>\$425,000</b> 3bd/2.5ba; newer trex decking & kitchen appl; planance; frml. dng. rm. (MLS#1024529) 530-268-1575	<b>\$575,000</b> 4bd/3ba; beautifully remodeled; exceptionally private lot. (MLS# 1025178) 530-268-1575	<b>\$525,000</b> 3bd/3ba; view of lakes/mtns.; custom built; end of the cul-de-sac. (MLS# 1026194) 530-432-1131	<b>\$99,000</b> 3.23 ac. Wolf Creek fronts this parcel; P&M test done; great opportunity. (MLS#1026338) 530-273-7293	<b>\$345,000</b> 39.29 ac.; peaceful setting; rolling & sloping land; pines & oaks. (MLS# 1024134) 530-273-7293
<b>\$299,900</b> 2bd/1ba; attractive; well maint'd; carport + shop/storage bldg. (MLS# 1026327) 530-273-7293	<b>\$550,000</b> 4bd/3ba; 5.33 acs.; sequestered w/easy access to G.V./Auburn/I-80. (MLS# 1026314) 530-273-7293	<b>\$549,000</b> 1bd/2ba; 5+ ac. w/creek; custom home bilt. in '01 & studio. (MLS# 1025878) 530-265-3282	<b>\$769,000</b> 3bd/4ba; woodsy & private with mountain views; newer quest area. (MLS#1026185) 530-265-3282	<b>\$425,000</b> 3bd/2ba; open floor plan w/dbrm. on opp. side ends; ktchn. skylight. (MLS#1025469) 530-268-1575	<b>\$775,000</b> 4bd/2ba; country estate; privacy; snow cap views! 1-80 access. (MLS# 1026304) 530-268-1575	<b>\$529,000</b> 3bd/2.5ba; attractive; light, 1-level low maintenance. (MLS# 1026001) 530-432-1131	<b>\$149,500</b> 0.17 ac.; pretty lot w/big ponderosa; NID ditch at back line. (MLS# 1025788) 530-273-7293	<b>\$350,000</b> 3.18 ac. oak & pine studded; south facing parcel. (MLS# 1025969) 530-273-7293
<b>\$350,000</b> 4bd/2ba; 1.66 ac. prvt. retreat in pines on beautiful acreage. (MLS# 1026401) 530-273-7293	<b>\$560,000</b> 3bd/2.5ba; 5 acs.; amazing views; floor plan w/vaulted ceilings; lg. deck. (MLS# 1024963) 530-273-7293	<b>\$589,000</b> 4bd/3ba; best in town location; 1-level; Holderbein built. (MLS# 1025878) 530-265-3282	<b>\$950,000</b> 4bd/3.5ba; spectacular Mediterranean estate; Banner Mountain Woodlands. (MLS#1025900) 530-265-3282	<b>\$429,000</b> 3bd/2ba; newer 40 yr. comp roof, HVAC carpet, water heater. (MLS# 1025496) 530-268-1575	<b>\$1,200,000</b> 4bd/3.5ba; beautiful on lake w/primary living on main floor. (MLS# 1024057) 530-268-1575	<b>\$589,000</b> 3bd/2ba; close to main gate & country club craftsman design. (MLS# 1024794) 530-432-1131	<b>\$175,000</b> 9.55 ac.; P&M in '06; NID Hannaman Canal. (MLS# 1021638) 530-268-1575	<b>\$379,000</b> 20 ac.; yr-round spring; value is in property; multiple build sites. (MLS# 1025755) 530-432-1131
<b>\$375,000</b> 3bd/2ba; great location; lg. lvg./dng. rm.; great ktchn. w/breakfast nook. (MLS#1021534) 530-273-7293	<b>\$599,000</b> 3bd/3ba; spacious 1-level ranch; beautifully landscaped park-like setting. (MLS# 1024763) 530-273-7293	<b>\$625,000</b> 3bd/3.5ba; 5 ac. family compound just main house/studio/rental unit/barn. (MLS#1024693) 530-265-3282	<b>So. County-LOP Homes For Sale</b>	<b>\$474,900</b> 3bd/2.5ba; rm. maquette split level on golf course; newer roof. (MLS# 1024377) 530-268-1575	<b>\$1,395,000</b> 3bd/2.5ba; spectacular open beamed 25' ceiling in lvg. rm. (MLS# 1025185) 530-268-1575	<b>\$599,000</b> 3bd/3ba; beautifully remodeled golf course home on 4th green. (MLS# 1024281) 530-432-1131	<b>\$249,000</b> .30 ac. down-looking 2nd green on Dike Horse golf course. (MLS# 1026196) 530-268-1575	<b>\$395,000</b> .45 ac.; overlooking 2nd green on Dike Horse golf course. (MLS# 1024609) 530-268-1575
<b>\$389,000</b> 3bd/2ba; live among oak trees; huge deck; lg. Alta Sierra lot. (MLS#1026308) 530-273-7293	<b>\$625,000</b> 3bd/2ba; 6.57 acs.; idyllic picturesque country scene; NID. (MLS# 1025542) 530-273-7293	<b>\$644,000</b> 3bd/3ba; vintage 1880 sweetheart of a home refinished 1st floors. (MLS# 1025211) 530-268-1575	<b>\$325,000</b> 3bd/3ba; light & bright w/cathedral ceiling in lvg. rm.; (MLS# 1025745) 530-268-1575	<b>\$479,000</b> 3bd/2ba; inviting hideaway on quiet cul-de-sac; prvt. deck. (MLS# 1025711) 530-268-1575	<b>\$700,000</b> 4bd/2.5ba; 5 acs.; newer custom farmhouse; remarkable pastoral setting. (MLS# 1026176) 530-432-1131	<b>\$259,000</b> 2.34 ac. panoramic view from bldg. site at top of property. (MLS# 1025784) 530-273-7293	<b>\$395,000</b> 68 ac. parklike oak tree setting on front of lot; lake view. (MLS# 1021661) 530-268-1575	<b>\$325,000</b> 10 ac.; well in P&M; lots done; suitable for horses/vineyard; (MLS# 1024686) 530-432-1131
<b>\$400,000</b> 3bd/2ba; 2 ac.; simply charming country setting moments from G.V. (MLS#1025649) 530-273-7293	<b>\$750,000</b> 3bd/2.5ba; estate quality; copper railings (near wrap-around deck). (MLS#1026097) 530-273-7293	<b>\$649,000</b> 3bd/2ba; 13.08 acs.; beautiful contemporary home, elegant setting. (MLS#1023752) 530-265-3282	<b>\$349,000</b> 3bd/2ba; 1-level; nice setback from rd. w/circular driveway. (MLS# 1024822) 530-268-1575	<b>\$488,000</b> 3bd/2.5ba; enormous fam. rm. w/b-inbook in 1997; great view. (MLS# 1024459) 530-268-1575	<b>\$272,000</b> 2bd/2ba; 4.9 acs.; manufactured home built in 1997; great view. (MLS# 1025509) 530-432-1131	<b>\$735,500</b> 3bd/2.5ba; 6 acs.; great m. + den; open kitchen; breakfast bar; suitable for gas & piped water. (MLS#1025330) 530-265-3282	<b>\$249,000</b> .30 ac. down-looking 2nd green on Dike Horse golf course. (MLS# 1026196) 530-268-1575	<b>\$425,000</b> 10 ac.; well in P&M; lots done; suitable for horses/vineyard; (MLS# 1024686) 530-432-1131
<b>\$424,900</b> 4bd/3ba; immaculate home w/dbrm or office & 1 full ba. on main floor. (MLS# 1024873) 530-273-7293	<b>\$775,000</b> 6bd/3ba; 5.16 acs.; all amenities of newer constr; remarkable great rm. (MLS# 1026170) 530-273-7293	<b>\$650,000</b> 4bd/2ba; 6+/- acs.; rare Nevada City scene just moments dwntn. (MLS#1026365) 530-265-3282	<b>\$349,900</b> 4bd/2ba; wonderful setting; nice local view of golf course. (MLS# 1025774) 530-268-1575	<b>\$500,000</b> 3bd/2ba; remarkably stylized modern home with Victorian styling. (MLS# 1026266) 530-268-1575	<b>\$439,000</b> 4bd/2ba; worth a fixer; soaring grt. rm. + canopied terrace setting. (MLS# 1025090) 530-432-1131	<b>\$1,500,000</b> 3bd/2ba; 60.72 acs.; Windwalker Ranch; 3 contiguous parcels. (MLS# 1025744) 530-432-1131	<b>\$299,000</b> 8.25 ac. spectacular parcel; yr-round creek; great bldg. potential. (MLS# 1026387) 530-432-1131	<b>\$549,500</b> 1.30 ac.; outstanding view parcel; level bldg. site. x-lg lot. (MLS# 1025258) 530-268-1575

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**Well Built & Maintained...** 4bd/3.5ba; cedar home on peaceful 5+ acs.; tree shaded; Sierra snow capped view; stained glass; light & bright, sun rm., great porches; so much to enjoy! (MLS# 1026250) **\$629,000**

**French Country Estate...** 4bd/4ba; located on 9.5+ private gated acs. w/dy/dic pond; 3100+/- sf knoll top home w/great range views; 2000 sf+/- shop w/attached office & 1bd/1ba guest house @ 1000 sf (MLS# 1026163) **\$530,000**

**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 RV, prkg. (MLS# 1026163) **\$530,000**

**Elegant Remodel...** 4bd/3ba; formal lvg. & dng. mstr. flow into beautiful gourmet kitchen w/granite cnts., chry cabinetry; fam. rm. big enough for pool table, entertainment center & furniture. (MLS# 1026231) **\$699,000**

**Immaculate Golf Course Home...** 3bd/2ba; on private cul de sac overlooking 15th tee & beyond; year-round creek, overlooking a pond, beautifully landscaped; covered porch at rear. (MLS# 1025832) **\$689,000**

**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**

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

**Rarely Available Location w/Rare Qualities...** 3bd/2ba; sequestered on very private end of cul-de-sac lot; walk to dwntwn. Grass Valley; exceptional deep lot w/beautiful views of forest. (MLS# 1026250) **\$485,000**

**Pride Of Ownership Neighborhood...** 3bd/2.5ba; LaBarr Pines subdivision; all newer homes; hrdw. floors; natural gas; piped water; vaulted ceilings; dramatic entry; formal dining; 1-level living. (MLS# 1026089) **\$599,000**

**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**

**Come Home to Peardale...** 3bd/2ba; hardwood floors; level 1.5 ac.; new kitchen & dining floors; circular drive; solar yard lights; fenced lawn in backyard; quiet neighborhood. (MLS# 1026365) **\$479,900**

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**When You Want the Very Best...** 3bd/2ba; outstanding, better than new home on a wonderful corner lot with garden and large deck to enjoy the tranquil views; quiet location. (MLS# 1026205) **\$212,500**



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



**Your Good Fortune!**... 3bd/3ba; 1-level living! understated elegance, privacy; extensively updated; separate guest suite; expansive deck—entertain & enjoy mountain views! (MLS# 1025614) **\$589,000**



**Well Maintained, Move-In Ready Home...** 3bd/2ba; many custom features—new Corian counter tops, oak, tile, spa in master, skylights; bonus rm. for hobbies, office or extra storage. (MLS# 1024366) **\$369,900**



**Slice of Heaven...** 3bd/2ba; gorgeous pond yr-rnd springfed & parklike land; sweet mini-farm ranchette; gardener's delight; recent interior imprvmts by contractor. (MLS# 1024945) **\$480,000**



**Gorgeous...** 9.9 acres; Greenhorn area; east of GV/NC; parklike & SW views! bldg. site ready for county approval; P&M for standard system; horses okay; corners marked; PG&E at 2 corners; good well located by witching; almost 5 acres on each side for house, shop, corral; great value!; just outside town, popular Greenhorn area! (MLS# 1025375) **\$249,900**



**Sierra Views, Private 5 Acres...** 3bd/3ba; classic beauty; granite kitchen and baths, great room, master bath on main floor with fireplace; expansive views; many upgrades. (MLS#1024212) **\$639,000**



**Alta Sierra Sanctuary for Body & Soul...** 3bd/2ba; experience technology that returns us to simplicity—natural lighting, passive solar heating, natural cooling, wood & stone; state of the art design. (MLS#1024319) **\$665,500**



**Chicago Park Mini-Ranch/Horse Property...** 3bd/2.5ba; dormered farm style w/pristine oak floors; master has jetted tub + gas log fireplace; spectacular view over this hobby farm. (MLS# 1025186) **\$720,000**



**Really Special View in Morgan Ranch!!!**... 3bd/2ba; fantastic home; looks almost brand new; extra windows added for views & light, high end carpeting, big bdrms., open/spacious. (MLS# 1025604) **\$495,000**



**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**



**Sturdy, Vintage, In-Town Bungalow...** 3bd/1ba; a real charmer; stucco-sided; original moldings; coved ceilings; fir floor; French doors; built-in china cabinets; rare-to-find. (MLS# 1025823) **\$59,900**



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



**Rare Find...** large 3bd/2.5ba condo; great location; lovely hardwood floors in entry lead into large open living and dining areas with fireplace, deck, lovely views. (MLS# 1026197) **\$299,000**



**Ideal Location...** 3bd/2ba; close to restaurants, shops & transportation; spacious living room; many upgrades; HVAC, dry wall interior, indoor laundry & 10x12 gardening/storage shed. (MLS# 1025549) **\$89,000**



**Vintage 1890 Home...** 4bd/1ba; with rental cottage at \$775; home needs some loving care; 2 to 4 bdrms. depending on how you arrange it; lvg. rm. has traditional parlor to side. (MLS# 1025199) **\$429,000**



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

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**Very Sweet Home...** 3bd/1ba; new paint, carpet & dbl. oven; great deck off kitchen w/views over the mtns. & sunsets; huge basement, perfect for shop/game rm. w/plenty of storage. (MLS# 1026211) **\$299,000**



**Sweet Meadow Lands...** 2bd/1ba; pine, oak, madrone; clear creek; pond with dam; 2 springs and water rights too; older shop bldg. with mossy roof; chicken coops, fenced gardens. (MLS# 1026033) **\$412,500**



**Attractive Home In Top Nevada City Location...** 3bd/1ba; 2 blocks from downtown Nevada City. (MLS# 1026352) **\$289,000**



**Just Up The Hill From Town...** 3bd/2ba; in the quiet area of Red Dog, just past Quaker; very well maintained w/lg. newer composite deck/hot tub. (MLS# 1026403) **\$449,000**



**SOLD IN 63 DAYS...** 3bd/2ba; newer custom built home with architectural design throughout; tile/stone entry; coffered & cathedral ceilings; skylights and artful wall-niches. (MLS# 1025462) **\$535,000**



**Outstanding Parcel...** huge meadow; perfect for vineyard; gentle up-slope into park-like woods; one of five lots in 5 parcel subdivision; NID ditch for irrigation; build your home in the woods overlooking the beautiful meadow and rolling hills; meadow has been designated Prime Farm Land. (MLS# 1024784) **\$325,000**



**Spectacular Views of Yuba River Canyon & Sunsets!**... 3bd/2ba; newly remodeled w/separate studio on 2.13 landscaped acs.; modern open floor plan boasting oversized mstr. w/280° views. (MLS# 1026135) **\$779,000**



**Architecturally Designed...** 3bd/3ba; very special private, level, parklike, sunny, location; creek; 3rd bath & sauna in detached 360 sf shop/office - opens to in-ground pool. (MLS# 1026208) **\$949,000**



**Spectacular Contemporary Style...** 3bd/2.5ba; experience technology that returns us to simplicity—natural lighting, passive solar heating, natural cooling, wood & stone; state of the art design. (MLS#1024319) **\$665,500**



**Walk to Downtown Nevada City ...** 2bd/1.5ba; very affordable condo located by Pioneer Park in lovely, landscaped setting; forest views from the front porch; tastefully appointed. (MLS# 1024948) **\$310,000**



**Beautifully Remodeled...** 3bd/2.5ba; quality craftsmanship and high end amenities in this single level home on a full 1/2 acre lot right in town. Fabulous location! (MLS# 1025301) **\$699,000**

## EXCEPTIONAL PROPERTIES

REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE



**This Is Your Dream House!**—4bd/5.5ba; elegance, style & grace surround this exceptional estate sited on 7+ private acres set on a gated gentle knoll w/panoramic views; wrap-around decks surround the classic farmhouse design. (MLS# 1026297) **\$1,290,000**



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**Nevada City Country Dream**—4bd/5ba; single level living; views over small lake and beautifully landscaped grounds; gardener's paradise, veggies, orchard, flowers, trees & pathways; super energy efficient, solar, shade screens & awning. (MLS# 1024950) **\$929,000**

FOR FURTHER INFORMATION, CALL COLDWELL BANKER GRASS ROOTS REALTY AT 530-273-7293.

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**Total Remodel in 2000...** 3bd/2.5ba; shows like new; spectacular setting, private & serene; meticulously maintained, elegant home; All on 1 level with gentle driveway. (MLS# 1025078) **\$495,000**



**Almost 3,000 SF for Under 500k!**... 3bd/3.5ba; if it is square footage and room that you need, look no further!; plenty of room for guest or hobbies; this is an unbelievable value! (MLS#1023911) **\$499,500**



**\$30,000 Price Reduction...** 3bd/2.5ba; one of the few homes in Lake Wildwood w/both creek & golf course frontage; golf cart access to the fairway; lg. 60 ft. covered porch overlooking creek. (MLS#1025283) **\$699,995**



**Complete Makeover!**... 3bd/2ba; maple flooring, granite counters & new appliances; light & bright, spacious master suite & serene bath; get inside and call it home! (MLS# 1024099) **\$499,900**



**Foreclosure Sale...** 3bd/2ba; seller to pay up to \$3,500 in buyer's closing costs; 1-level country living with large living area. (MLS# 1025476) **\$432,900**



**Immaculate Home In Prestigious Neighborhood...** 3bd/2.5ba; pride of ownership runs throughout this home. (MLS# 1026100) **\$599,000**



**Privacy & Abundance of Nature...** 3bd/2ba; property is 100% useable; backs up to almost 400 acs. of privately owned land. (MLS# 1026034) **\$449,000**



**Many Custom Features...** 3bd/2.5ba; great rm. floor plan + separate den & formal dining rm.; great kitchen w/breakfast nook. (MLS# 1022090) **\$699,500**



**Simply Extraordinary...** 4bd/3.5ba; among finest contemporary architecture in N. California; highly customized & expertly crafted ceiling treatments, glass walls, & built-ins in every rm. (MLS# 1025011) **\$1,150,000**



**Custom Lake View Home...** 3bd/2ba; spectacular views from almost every rm.; open floor plan/great rm.; high ceilings; light, bright, spacious kitchen. (MLS# 1026166) **\$780,000**



**Spectacular Property...** 1bd/1ba; 3000 feet of Yuba River frontage; custom retreat-style home w/beautiful views, solar power, back-up generator, total privacy, vacation home or yr-rnd lvg. (MLS# 1021425) **\$780,000**



**Magical Property...** 3bd/3ba; 20 acres; in heart of horse country; solar hot water; formal dining & living room, family room, sun room, den or sewing room and beautiful landscaping; 2 decks. (MLS# 1020683) **\$995,000**

Call our on-site mortgage advisor, Leah Courant, for your FREE pre-approved decision today!

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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.