



**Vacation Where You Live...** 4bd/4ba; picturesque lake front lot on 0.61 ac.; plenty of rm. for family & friends, especially for outdoor entertaining; 50 yr. roof in 1999; updated appliances in kit. (MLS# 1026535) **\$1,150,000**



**Ranch Style Home in Foresthill...** 3bd/1ba; single level; 0.3 acre; 1,312 sf; mature landscaping and hardwood flooring. (MLS# 1026356) **\$283,900**



**Adorable Older Home in Immaculate Condition...** 4bd/2ba; original wood floors restored to mint condition; updated, remodeled & shows pride of ownership; nicely kept back yard, very prvt. (MLS# 1026306) **\$400,000**



**Country Estate Privacy...** 4bd/2ba; snowcap views; grt. I-80 access; 2004 imprvts; new entry, grt. rm. wall of windows, wood floor, river rock frpic., ramada & huge entrnmt/outlook deck. (MLS# 1026304) **\$775,000**



**Great Private Setting...** 3bd/2ba; 600 sf garage added; sun room & screened in porch; tile flooring in lvg./dng. rm., built-in cabinets throughout; shows like a model home. (MLS# 1026506) **\$485,000**



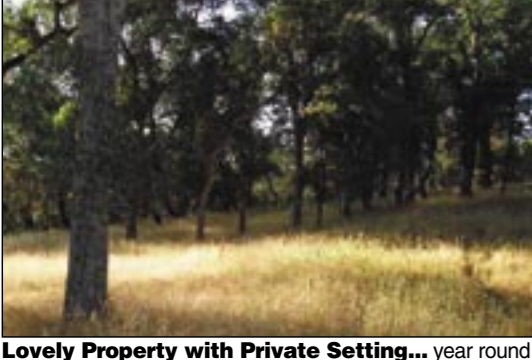
**Remarkable...** 3bd/2ba; highly stylized modern home w/Victorian styling; contemporary overtones & modern floor plan are dramatized by the stunning panoramic long range views. (MLS# 1026266) **\$500,000**



**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**



**Overlooking 2nd Green on Dark Horse Golf Course...** one of the most desirable level golf course lots at Dark Horse; beautiful local views; engineered house plans are available. (MLS# 1024609) **\$395,000**



**Lovely Property with Private Setting...** year round creek; trees for shade & ambiance & a nice view; you will really like this one; well was drilled & produced 20 GPM; driveway rough cut in. (MLS# 1026018) **\$279,000**



**Fabulous Home...** 4bd/3ba; features gorgeous granite kit., lvg. rm., fam rm., dng. rm., mstr. + 1 bdrm. upstairs; downstairs: 2bd/1ba, fam. rm., bonus rm. & kit.; shows like model home. (MLS# 1023308) **\$1,197,900**



**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) **\$900,000**



**Very Nice Home in Weimar...** 3bd/1ba; Pergo floors and carpet; large dining room; living room has a new gas log wood stove; French doors lead out to the patio and back yard. (MLS# 1022919) **\$359,500**



**Location! Location! Location!...** 3bd/3ba; enjoy lake views from this highly preferred street in Lake of the Pines; tastefully updated single level home with great potential for expanding! (MLS# 1025492) **\$**



**Great Family Home...** 3bd/3ba; home is 1,970 sf w/separate family & lvg. rms.; lg. kit. w/hook; newer composite deck, fixtures & appliances; Owens Corning roof & much more. (MLS#1025422) **\$399,999**



**Charming Water Front Property...** 3bd/2.5ba; on Hazel Lake; a must see home w/beautiful private front yard w/flovers, trees and waterfall; fishing from your own back yard. (MLS# 1025506) **\$750,000**



**Victorian Farm Style...** 3bd/2ba; 3 mi. to Bear Rv.; new paint in/out; new kitchen blt-ins; newer roof, windows; extra 600 sf unfinished framed attic w/windows not in st.; bkryd oasis. (MLS# 1026144) **\$429,000**



**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**



**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**



**Many Remodeling Upgrades...** 3bd/2ba; hardwood flooring, cabinets, counter tops, appliances all replaced in kitchen & baths; 3rd bdrm. better suited as an office. (MLS# 1025012) **\$458,500**



**Desired Cul-De-Sac...** 3bd/2ba; updated kitchen, beautiful newer cabinets & counters; easy care laminate flooring & newer carpet throughout; both front & rear deck rebuilt in 2005. (MLS# 1025044) **\$399,000**

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.

# 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

## Help Us Support Local Non-Profits

Join us August 4, 2007 from 11AM - 3PM at our office at 1012 Sutton Way (across from Longs). Discount tickets to Nevada County Land Trust's "Stars on the Ridgeway" concert will be available along with representatives from other local non-profits that need our support. For more information please visit...

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# Our Education and Training Will Protect Your Largest Asset

More than likely, the purchase or sale of real estate represents most people's largest asset. At Coldwell Banker Grass Roots Realty (CBGRR) we believe that a Realtor® handling such transactions should not only be licensed but should receive on-going training and education throughout their career. This process should go far beyond the classes required by the state to obtain and renew a license, and should include a variety of curriculum. As a result, our 70 Realtors® receive in-house training developed locally in our offices combined with on-line and live education provided by Coldwell Banker nationally.

Initially, all of our Realtors® commit to an eight module in-house training program. Upon completion, each Realtor® then undertakes Coldwell Banker's set of courses known as *Fast Start* (taught by national trainers), followed by *Fast Forward* (taught locally by our Director of Training) and subsequently in-house coaching and accountability sessions provided at our offices. Thereafter, a one half hour training session takes place each week at our office meetings, supplemented by twice weekly two hour sessions on various topics.

In addition to the above, all CBGRR Realtors® have 24-7 access to Coldwell Banker University (CBU) which consists of hundreds of courses available on-line and include live web classes. Periodically, seminars are presented around the state and are attended by our Realtors® and management.

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 curriculums are 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 last 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.

I'm Diann Patton, Sales Manager and Director of Training, at Coldwell Banker Grass Roots Realty. Buying and selling real estate should be handled professionally. We should be your real estate team!



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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>\$319,000</b> 3bd/2ba, 19.54 acres; nice bkryd for entertaining/play; lovely trees! (MLS#1026025) 530-273-7293	<b>\$495,000</b> 4bd/2ba, 3.57 ac; Queen Ann Victorian; trt. of G.V.I garage & off-st. prkg. (MLS#1024778) 530-273-7293	<b>\$450,000</b> 2bd/1ba; updated Victorian on quiet dead-end street. (MLS# 1025472) 530-265-3282	<b>\$775,000</b> 4bd/4ba; brand new arch designed blt. by estate of builder John Butler. (MLS# 1024841) 530-265-3282	<b>\$425,000</b> 3bd/2ba; great lot on golf course; w/long distance to parks. (MLS# 1024537) 530-268-1575	<b>\$435,000</b> 3bd/2ba; charming 1-level; flat usable corner lot in Colfax; near H.S. (MSL# 1024747) 530-268-1575	<b>\$549,000</b> 4bd/2ba; lg. quiet temporary home on quiet street; lg. bonus rm. (MLS# 1024554) 530-268-1575	<b>\$99,000</b> 3.23 ac; Wolf Creek fronts this parcel; P&M done; drwy./pad rough'd in. (MLS#1025139) 530-273-7293	<b>\$65,000</b> 1+ ac.; very well located w/privacy & big trees; nearly ready to build. (MLS#1025139) 530-273-7293	<b>\$199,000</b> lovely 0.52 ac. (apx.) parcel off Banner Lava Cnd. (MLS# 1025402) 530-265-3282
<b>\$349,000</b> 2bd/2ba, 30s vintage charmer; 1 block from downtown shops. (MLS# 1024697) 530-273-7293	<b>\$499,900</b> 3bd/2ba, 3.4 ac; charming newer entry; style home; many extras! (MLS# 1024769) 530-273-7293	<b>\$575,000</b> 3bd/2ba; artistic home defined as a "Green Home". (MLS# 1026434) 530-265-3282	<b>\$929,000</b> 4bd/3ba; entry, dreamscape; view of sm lake; landscpd.; solar panels. (MLS# 1024950) 530-268-1575	<b>\$435,000</b> 3bd/2ba; charming newer kit.; warm & inviting interior intrs.; many upgrades. (MLS#1025900) 530-265-3282	<b>\$448,000</b> 4bd/3ba; adorable newer kit.; warm & inviting interior intrs.; many upgrades. (MLS#1024641) 530-268-1575	<b>\$599,000</b> 2bd/2ba; beautiful fully upgraded Anasazi in Sun City, Lincoln. (MLS# 1024678) 530-268-1575	<b>\$379,500</b> 3bd/2ba; move in! fantastic, rmd'd home; quiet cul-de-sac in LWW. (MLS# 1022852) 530-432-1131	<b>\$99,000</b> 3.23 ac; Wolf Creek fronts this parcel; P&M done; drwy./pad rough'd in. (MLS#1025139) 530-273-7293	<b>\$199,000</b> beautiful land P&M done; good well; creek runs on property. (MLS#1025239) 530-273-7293
<b>\$379,000</b> 3bd/2ba; level in city limits; big bkryd; auto-irrigation installed. (MLS# 1026507) 530-273-7293	<b>\$519,000</b> 4bd/2ba; wonderful garage/shop; lovely acreage & setting. (MLS# 1025059) 530-273-7293	<b>\$589,000</b> 3bd/2ba; best in town location; 1-level, hold-berlin built. (MLS# 1026367) 530-265-3282	<b>\$950,000</b> 4bd/3.5ba; architecturally design'd; professional intrs.; many upgrades. (MLS#1025900) 530-265-3282	<b>\$449,000</b> 3bd/3.5ba; charming multiple options for hlg-alc. (MLS#1024641) 530-268-1575	<b>\$448,000</b> 4bd/3ba; adorable newer kit.; warm & inviting interior intrs.; many upgrades. (MLS#1024641) 530-268-1575	<b>\$599,000</b> 2bd/2ba; beautiful fully upgraded Anasazi in Sun City, Lincoln. (MLS# 1024678) 530-268-1575	<b>\$395,000</b> 3bd/2.5ba; lake view; lg. great rm. w/windows looking out to the lake. (MLS# 1026474) 530-432-1131	<b>\$150,000</b> 0.44 ac.; access to Lake Wildwood amenities. (MLS# 1025917) 530-432-1131	<b>\$219,000</b> 10 ac.; 2 home sites; primo view site at top; close to lake/wildlife refuge. (MLS#1026035) 530-268-1575
<b>\$389,000</b> 3bd/2ba; quant. prvt. cottage on yr-rd NID creek. (MLS# 1022500) 530-273-7293	<b>\$550,000</b> 4bd/3ba, 5.33 ac; easy access to G.V. & Auburn/I-80 yet true retreat. (MLS#1026314) 530-273-7293	<b>\$589,000</b> 4bd/2.5ba; beautifully designed; great condition; lower Banner. (MLS# 1025162) 530-265-3282	<b>\$1,385,000</b> 6bd/4.5ba, 44acs; quintessential Nevada City scene; views of Scotts Flat Lk. (MLS#1026460) 530-265-3282	<b>\$449,000</b> 3bd/3.5ba; charming multiple options for hlg-alc. (MLS#1024641) 530-268-1575	<b>\$448,000</b> 4bd/3ba; adorable newer kit.; warm & inviting interior intrs.; many upgrades. (MLS#1024641) 530-268-1575	<b>\$599,000</b> 2bd/2ba; 6+ ac; w/igaz frpic.; formal, dng.; beautiful kit; w/brkfst nook. (MLS#1026460) 530-268-1575	<b>\$399,000</b> 2bd/2ba; 6+ ac; gated entry; magical setting; awesome views. (MLS# 1022400) 530-273-7293	<b>\$169,000</b> 4.93 ac.; well priced parcel; desirable Greenhorn area; mostly level. (MLS# 1025917) 530-432-1131	<b>\$259,000</b> 4.75 acs.; underground electric meter installed; creek in back. (MLS#1024852) 530-432-1131
<b>\$389,000</b> 3bd/2ba; oak trees; huge deck eye level w/tree tops; lg. lot. (MLS# 1026098) 530-273-7293	<b>\$599,000</b> 4bd/3ba; 5.41 ac; charming entry; home on tranquil setting. (MLS# 1025658) 530-273-7293	<b>\$629,000</b> 3bd/3ba; American Hill; vintage 1980; sweetheart of a home; renovated. (MLS# 1025201) 530-265-3282	<b>\$629,000</b> 3bd/3ba; American Hill; vintage 1980; sweetheart of a home; renovated. (MLS# 1025201) 530-265-3282	<b>\$450,000</b> 2bd/2ba; on golf course; completely remodeled; dream garage. (MLS# 1024377) 530-268-1575	<b>\$448,000</b> 4bd/3ba; adorable newer kit.; warm & inviting interior intrs.; many upgrades. (MLS#1024641) 530-268-1575	<b>\$599,000</b> 2bd/2ba; 6+ ac; w/igaz frpic.; formal, dng.; beautiful kit; w/brkfst nook. (MLS#1026460) 530-268-1575	<b>\$439,000</b> 4bd/2ba; 2 big windows; soaring great rm. canopies treetop setting. (MLS# 1020775) 530-265-3282	<b>\$169,000</b> 0.13 ac.; main house must be under 2000 sf; 2nd unit under 640 sf. (MLS#1025139) 530-268-1575	<b>\$345,000</b> 39.29 acs.; well priced parcel; desirable Greenhorn area; mostly level. (MLS# 1025917) 530-432-1131
<b>\$424,900</b> 4bd/3ba; freshly updated; new intr. paint, kit. cntns. & appliances. (MLS# 1024613) 530-273-7293	<b>\$599,000</b> 3bd/3ba; spacious 1-level ranch house; beautifully landscpd. (MLS# 1024763) 530-273-7293	<b>\$649,000</b> 3bd/2ba; 13.66acs in the pines; wndfrt. cntnpry home; elegant; 1-level. (MLS# 1025162) 530-265-3282	<b>\$649,000</b> 3bd/2ba; 13.66acs in the pines; wndfrt. cntnpry home; elegant; 1-level. (MLS# 1025162) 530-265-3282	<b>\$359,500</b> 3bd/1ba; Weimar/Colfax; great yng. fam. home w/pergo floors. (MLS# 1025886) 530-268-1575	<b>\$474,900</b> 3bd/2ba; immaculate split-level on golf course; nice size bdrms. (MLS# 1024377) 530-268-1575	<b>\$599,000</b> 2bd/2ba; 6+ ac; gated entry; magical setting; awesome views. (MLS# 1022400) 530-273-7293	<b>\$175,000</b> 9.55 ac.; NID Hannaman Canal; mostly level. (MLS# 1021638) 530-268-1575	<b>\$394,000</b> 0.55 acs.; gorgeous view of 18th fairway; easy build w/level driveway. (MLS#1024400) 530-268-1575	<b>\$394,000</b> 0.55 acs.; gorgeous view of 18th fairway; easy build w/level driveway. (MLS#1024400) 530-268-1575
<b>\$449,999</b> 2bd/2ba; 1-level like-new Morgan Ranch home; open floor plan; (MLS#1025712) 530-273-7293	<b>\$775,000</b> 6bd/3ba; remarkable great rm. w/frpic; open to top-of-line kit. (MLS#1026170) 530-273-7293	<b>\$750,000</b> 3bd/3ba; incredible; rare home on 238 ft of Deer Creek. (MLS# 1024500) 530-265-3282	<b>\$750,000</b> 3bd/3ba; incredible; rare home on 238 ft of Deer Creek. (MLS# 1024500) 530-265-3282	<b>\$414,500</b> 3bd/2.5ba; spacious w/wooden floor plan; wld. cell; deer Creek. (MLS# 1025384) 530-268-1575	<b>\$474,900</b> 3bd/2ba; immaculate split-level on golf course; nice size bdrms. (MLS# 1024377) 530-268-1575	<b>\$599,000</b> 2bd/2ba; 6+ ac; gated entry; magical setting; awesome views. (MLS# 1022400) 530-273-7293	<b>\$29,500</b> 2bd/1ba; newest man'd home in Creekside Village family park. (MLS# 1026069) 530-432-1131	<b>\$175,000</b> 7.74 ac.; very usable, pretty parcel w/season 1 creek/ice views. (MLS#1026281) 530-432-1131	<b>\$529,000</b> 39 acs.; lake front; quiet, serene Lower Scotts Flat Lake. (MLS# 1018183) 530-265-3282
<b>\$469,000</b> 3bd/3ba; P&M for new septic system; vast cverd deck for in/outdoor lvg. (MLS#1026359) 530-273-7293	<b>\$925,000</b> 3bd/2.5ba, 1.14ac; Craftsman style in old world tradition; shaded. (MLS# 1024659) 530-273-7293	<b>\$769,000</b> 3bd/2ba; woody/private; rtm; views; lots of light; guest area dwnstrs. (MLS# 1026165) 530-265-3282	<b>\$769,000</b> 3bd/2ba; woody/private; rtm; views; lots of light; guest area dwnstrs. (MLS# 1026165) 530-265-3282	<b>\$425,000</b> 3bd/2ba; open floor plan w/bdrms. on opposite ends; almost 1/2 ac. (MLS# 1025394) 530-268-1575	<b>\$474,900</b> 3bd/2ba; immaculate split-level on golf course; nice size bdrms. (MLS# 1024377) 530-268-1575	<b>\$599,000</b> 2bd/2ba; 6+ ac; gated entry; magical setting; awesome views. (MLS# 1022400) 530-273-7293	<b>\$29,500</b> 2bd/1ba; newest man'd home in Creekside Village family park. (MLS# 1026069) 530-432-1131	<b>\$185,000</b> 6.5 acs.; beautiful very rare find in Cascade Shores. (MLS# 1026286) 530-265-3282	<b>\$529,000</b> 39 acs.; lake front; quiet, serene Lower Scotts Flat Lake. (MLS# 1018183) 530-265-3282

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**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**



**Lovey Move-In Ready Home!**... 3bd/2ba; recently painted inside & out; new carpet, new light fixtures; nice backyard for entertaining or play; lovely trees; lawn & fabulous flowers in front yard. (MLS# 1026678) **\$409,000**



**Country Charmer...** 2bd/2.5ba; well-loved & just needs a little sprucing up; 2 mstr. suites - 1 upstairs; spa tub; 1/2 bath in laundry room; fenced yard, patio, ceiling fans on deck, orchard. (MLS# 1026500) **\$469,900**



**Breathtaking Views of Feather River Canyon...** easterly boundary is center line of the Little West Branch of the Feather River in Magalia; bldg. site cleared & waiting for your dream home! (MLS# 1025495) **\$325,000**



**Privacy With Awesome Views!**... 3bd/2ba; lovely contemporary home situated on flat usable 2 acs. (approx.); newly painted inside/out, wonderful tiled & screened-in porch. (MLS# 1025733) **\$468,000**



## Creekside HOME

**Dreaming of your own creekside home?...** 4bd/3ba; beautifully set on an incredible 10 privt. ac. parcel; charming multi-family home w/attached, yet private, 1bd/1ba, lvg. rm. & kitchenette in-law/guest qtrs.; bordering the back of your property, just outside your back door lies 900+/- ft. of babbling, pristine Dry Creek; offering a majestic setting of year around swimming and fishing holes and peaceful serenity; ideal property for vineyard, horses, family fun; Set amongst towering pines away from the main home sets a privt. studio/caretakers cottage; excellent location, ez commute & so many opportunities. (MLS# 1024234) **\$700,000**



**Listen to Wolf Creek...** 3bd/2ba; charming, updated home on 2.75 park-like acs.; lg. wrap-around deck; 5 min. to dwtwn.; beautiful views w/sm. yr-rnd. creek; lg. level meadow; fenced garden. (MLS# 1025653) **\$450,000**



**New Home...** 3bd/2ba; on very private 2 acs.; maple floors, gas fireplace, granite tile, stainless steel appliances; lvg. rm. plus fam. rm.; master suite w/custom tile shower, jetted tub. (MLS#1025347) **\$499,000**



**Amazing Views...** 3bd/2.5ba; panoramic, snow cap mtn. range views are captured from nearly every rm. in this charming home; open floor plan with vaulted ceilings, sitting area; lg. deck. (MLS# 1024953) **\$560,000**



**Outstanding Value ...** 3bd/3ba; 5 acs.; wonderful lg. home with so many amenities; 3rd bedroom has huge gathering room that could work for 4th bdrm.; gorgeous setting in quiet area. (MLS# 1026056) **\$595,000**



**Sunny Gorgeous Property...** beautiful views of the mtns. beyond; land is dotted w/tall sugar pines, jeffrey pines, ponderosas & oaks; this property "feels" wonderful; absolutely a WOW! (MLS# 1026061) **\$279,000**



**Knoll Top Setting...** 3bd/3ba; very private but not isolated; walk into this unique home with it's lg. kitchen that includes pull out drawer's & newer appliances; spacious & bright sun room (MLS#1023559) **\$499,999**



**Outstanding Value ...** 3bd/3ba; 5 acs.; wonderful lg. home with so many amenities; 3rd bedroom has huge gathering room that could work for 4th bdrm.; gorgeous setting in quiet area. (MLS# 1026056) **\$595,000**



**Sunny Gorgeous Property...** beautiful views of the mtns. beyond; land is dotted w/tall sugar pines, jeffrey pines, ponderosas & oaks; this property "feels" wonderful; absolutely a WOW! (MLS# 1026061) **\$279,000**



**Knoll Top Setting...** 3bd/3ba; very private but not isolated; walk into this unique home with it's lg. kitchen that includes pull out drawer's & newer appliances; spacious & bright sun room (MLS#1023559) **\$499,999**



**Gorgeous House In Beautiful Setting...** 4bd/2.5ba; bordered by NID ditch for walking; master on main level w/4 bdrms. upstairs; septic permit says it's for a 3 bdrm. system. (MLS#1025772) **\$579,900**



**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. lvg. rm. has vaulted beam ceiling; nicely landscaped back yard is great for entertaining. (MLS# 1026331) **\$495,000**



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



**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**

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**Scotts Flat Lake Recreation Dream...** 3bd/2.5ba; walk to boat ramp; screened summer dng. on deck that runs full length of back of home; big mstr. ba.; level lot backs up to sunset view/open space. (MLS# 1025797) **\$399,900**



**Most Comfortable Banner Mountain Home...** 3bd/2ba; has been constantly upgraded; recently paved circular drive; concrete patio; a/c; frpic., & more; very solid home; shows pride of ownership. (MLS# 1026343) **\$539,000**



**Oh So Charming Victorian...** 4bd/2ba; walk to downtown; freshly painted exterior; dual pane windows; newer kitchen cabinets & counters are just a few upgrades this home has to offer. (MLS# 1023074) **\$412,500**



**3 Units!**... 3bd/3.5ba; main house, studio, rental unit + barn; orchard; NID; strong well; huge views; end of road privacy; useable 5 ac. parcel; 12 min. from downtown Nevada City!! (MLS# 1026600) **\$617,000**



**Updated & Unspoiled...** 3bd/1.5ba; authentic in-town Victorian 2 blocks from dwtwn.; gourmet eat-in kitchen + lg. formal dng. rm. w/cozy gas stove; custom wall finishes throughout. (MLS# 1026552) **\$699,000**

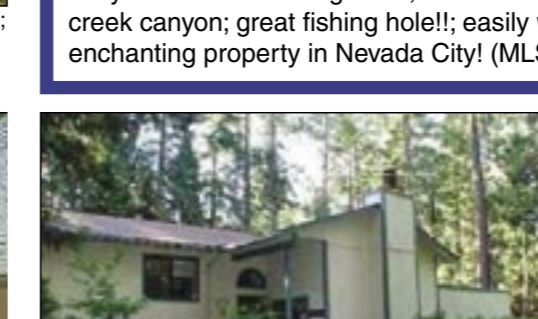


## Creekside HOME

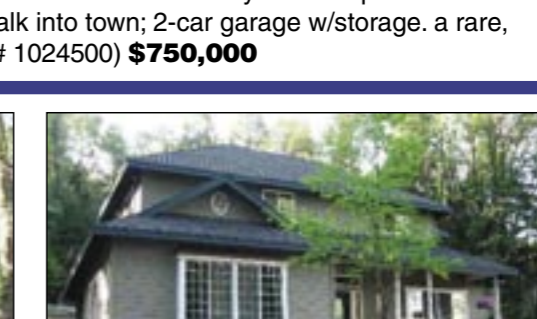
**Incredible, Rare Home on 238 Feet Of Deer Creek...** 3bd/3ba; great path to creek & beach; home is a cozy, split level w/4 levels; 2,400 sf; 1,500 sf of decks surround 3 sides of the home; mstr. suite has own privt. deck; 750 sf in-law qtrs. downstairs w/small kitchen; you can hear the rushing of Deer Creek w/privacy as the house is lower in the canyon than all the neighbors; wildlife is often seen as it naturally moves up & down the creek canyon; great fishing hole!!; easily walk into town; 2-car garage w/storage. a rare, enchanting property in Nevada City! (MLS# 1024500) **\$750,000**



**2 Legally Separate Parcels...** to be sold together; seasonal pond; some timber; phone, PG&E, DSL available; beautiful rolling land; borders Buckeye Rd.; 7 mi. to NC/GV; privt. & quiet. (MLS# 1025758) **\$199,000**



**Spacious Deer Creek Park Home...** 3bd/2ba; private tree-covered ac.; lg. deck to enjoy view; open floor plan w/great rm. - vaulted beam ceiling, hardwood floor & rock fireplace. (MLS# 1026149) **\$525,000**



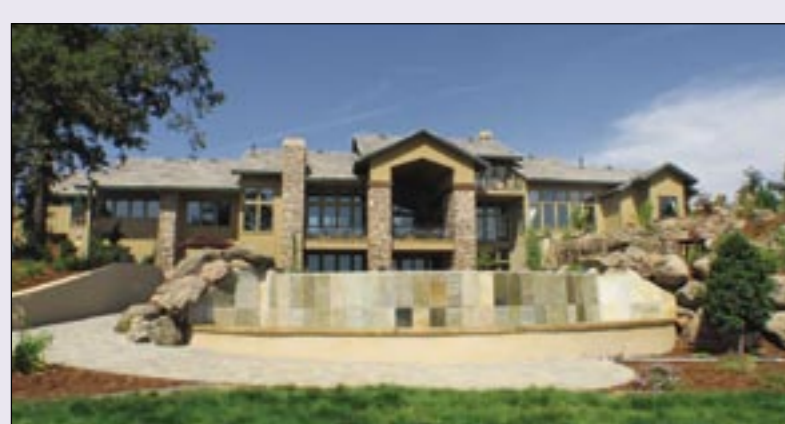
**In Hwy. 20 East Scenic Corridor...** 3bd/3ba; surrounded by forest; split level dining/living rooms; fireplace & wood stove; 2 masters + office; tile & marble in kitchen; walk-in pantry. (MLS# 1024971) **\$649,900**



**Park-Like Setting...** 4bd/3.5ba; beautiful 5 acre Banner Mtn. home; 3,600 sf; wonderful setting; vaulted ceilings, hardwood floors, tile throughout; very private yet only minutes to town. (MLS# 1025731) **\$799,000**

## EXCEPTIONAL PROPERTIES

REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE



**Darkhorse Luxury Mountain Lodge**— 4+bd/4+ba; 9,900 sf; 1.25 acres; sits above 17th hole of golf course; quite large home with 5 levels. e3 features extensive wood e3 stone; resort style outdoor living area with massive rock waterfall, pool e3 spa; 2,000 bottle wine cellar/tasting room. (MLS# 1026470) **\$4,250,000**



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**Stunning Scene Through Private Gate in Auburn**— 5bd/5.5ba; meandering tree lined drive; picturesque country colonial 4,100+/- sf. custom home set atop a tree canopied knoll; gorgeous hardwood floors, French doors, spacious dining rm., chef's kitchen, den e3 bonus room. (MLS# 1025598) **\$3,000,000**

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

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**Attractive, Light, 1-Level Home...** 3bd/2.5ba; low maintenance; privt. deck off mstr & lvg. rm. with peak-a-boo lake view; vaulted ceilings in lvg. rm. & mstr. bdrm; hrdwd & tile floors. (MLS# 1026001) **\$529,000**



**Oak Meadow Ranches...** 3bd/3.5ba; 48.37 ac. parcel (possibly splittable) w/1600 ft. of Indian Creek frontage; very well built home; all of lvg. on main floor; game rm. above 3-car garage. (MLS# 1026488) **\$994,000**



**Mountains & Possible Lake Views...** from this RARE 1+ ac. lot; privt. bldg. site at top of property; south facing slope; corners marked; seller has completed a driveway feasibility study. (MLS# 1025961) **\$149,000**



**Spectacular Parcel With Year-round Creek...** 8.25 acres; great building potential on back side of parcel; well in; septic in; PG & E. (MLS# 1026387) **\$299,000**



**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**



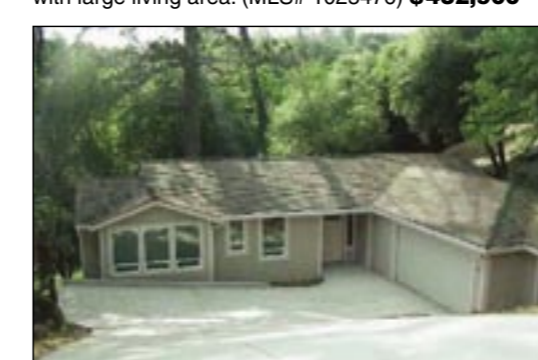
**Custom Lake View Home...** 3bd/2ba; spectacular views from almost all rms.; open floor plan; great rm.; high ceilings; light & bright. (MLS# 1026166) **\$780,000**



**Great View of Valley...** 2bd/2ba; partial view of Sutter Buttes; affordable acs. in growing Big Oak Valley area; could have horses; mnfctd. home btl. 1997. (MLS# 1024459) **\$272,000**



**Newer Home...** 3bd/2.5ba; 1-lvl. on fantastic lvl. lot; quiet cul-de-sac w/little traffic; fully landscaped front & back; full 3-car garage. (MLS# 1025264) **\$725,000**



**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**



**Located in a Premium Area of the Lake...** 3bd/2ba; close to the main gate & country club; craftsman design w/open floor plan & vaulted ceilings; granite counters, stainless appliances; (MLS#1024734) **\$589,000**



**Custom Built Home with Class...** 3bd/2ba; 1-level, well built in a fantastic location; private; many upgrades; great family home; master suite, w/access to very private back yard/hot tub. (MLS#1024091) **\$450,000**

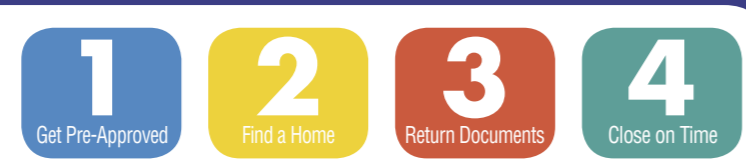


**Very Gentle & Picturesque Lot...** 5 acs. w/ 2 ponds; surrounded by high quality homes; lot is an easy build w/13 GPM well; paved access (MLS# 1025091) **\$335,000**

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