

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



Beautiful Home On Lake... 4bd/3.5ba; could possibly be 5 bdrms. with primary living on main floor; family room with wet bar & master suite have access to one of the 3 decks overlooking lake. (MLS# 1024057) **\$1,200,000**



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



Waterfront Home On Hazel Lake... 4bd/2ba; beautifully redone with master suite and bath on main floor and 3bd/1ba and family room downstairs with access to the lake. (MLS# 1025073) **\$649,000**



Custom Built in 2004... 4bd/3ba; located in a quiet & private setting on an oversized corner lot; features include: gourmet kitchen w/upgraded cabinets & walk-in pantry. (MLS# 1022618) **\$798,000**



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**



Beyond Compare in Style, Quality & Condition... 4bd/3ba; beautifully remodeled; exceptionally private lot overlooking a pastoral scene; rarely available boat slip optionally available. (MLS# 1025178) **\$575,000**



Only 31 Days on the Market... 3bd/3ba; South County one-of-a-kind handcrafted home set on very private knoll top; redwood siding; variety of mature specimen trees. (MLS# 1025240) **\$450,000**



Priced To Sell Today... 3bd/2ba; truly a dream setting that features "Orr Creek", an abundance of fruit trees, vegetable gardens, mature landscaping with auto timers. (MLS# 1025892) **\$479,900**



Hidden from the Road... 3bd/2ba; surrounded by many trees, with some remodeling recently done; laminate wood flooring fairly new, newer paint inside and out; suitable for horses. (MLS# 1024830) **\$650,000**



Only 68 Days on the Market... 4bd/2ba; lakefront first on awesome LOP lot; great views; some unconventional things done to home; 3-car garage; walk to clubhouse, golf course, tennis. (MLS# 1024639) **\$740,000**



Creekside Splendor... 4bd/3ba; beautifully set on incredible 10 private acre parcel; charming 3bd/2ba multi-family home w/attached, yet private 1bd/1ba, lvg. rm. & kitchenette in-law/guest qtrs. (MLS# 1024234) **\$765,000**



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) **\$499,900**



Many Remodeling Upgrades... 3bd/2ba; hardwood flooring, cabinets, countertops, appliances all replaced in kitchen & baths; 3rd bdrm. better suited as an office. (MLS# 1025012) **\$469,000**



Location! Location! Location!... 3bd/3ba; enjoy lakeviews from this highly preferred street in Lake of the Pines; tastefully updated single level home with great potential for expanding! (MLS# 1025492) **\$650,000**



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**



Price Reduced... 3bd/3ba; lots of sf for the \$; main level lvg. - dng., mstr. suite, bdrm. & ba. & laundry rm.; lower level - 3rd bdrm. + possible 4th bd or fam. rm. & bonus rm. (MLS# 1020059) **\$425,000**



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) **\$550,000**



Clean & Private... 3bd/2ba; 1-level w/nice setback from road w/circular driveway; sensible floor plan; artfully decorated; covered porch; extra features include inside laundry rm., fenced dog run & more! (MLS# 1024822) **\$359,000**



Cape Cod Lake Front... 3bd/2ba; lake front charm; vaulted ceilings; open, bright; large master suite; sun room; private beach & dock; private setting; cart garage; relax and swim. (MLS# 1025641) **\$950,000**



Sun City Lincoln Hills... 2bd/2ba; beautiful, upgraded 1-level in active adult community w/golf, tennis, clubs and lots more! open floor plan, great rm., lots of built in cabinetry. (MLS# 1024678) **\$619,000**

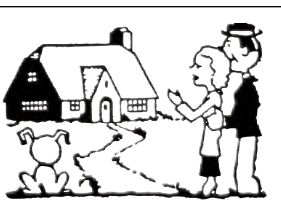
The information on this supplement is from varying sources. Neither the brokers nor the agents nor the Nevada County Multiple Listing Service have verified it.

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

FREE FIRST TIME HOME BUYER'S SEMINAR

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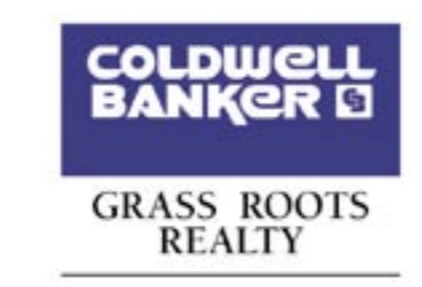
We represent over half of Certified Residential Specialists in our county

To fill the specific residential needs of home buyers and sellers, the Residential Sales Council of the National Association of Realtors® instituted a class of expert real estate professionals: the **Certified Residential Specialist (CRS)**. A Realtor® with a CRS designation has successfully completed a series of rigorous, specialized courses and detailed training through one of the most successful residential real estate educational programs in the United States. Every CRS is a real estate professional equipped with special expertise resulting from advanced study in areas including listing and selling homes, helping and advising buyers find a home, financing, escrow and title.

Only 2.8% or 37,000 out of 1.3 million Realtors® in business today hold the CRS designation. In Nevada County, out of a total of 1,080 real estate agents, only 23 agents are CRS designees and 12 of them are at Coldwell Banker Grass Roots Realty! They are: **Pam Amato, Shari Barley, Hannah Farquhar, Pamela Morey, Karen Pettysjohn, Bobbie Powell, Arnie Rubenstein, Phyllis Stice, Julia Stokes, Wayne Teague, Dianne Williams**, past Area Vice President and

of critical importance. There are also on-going educational courses, taught by the best in the field, with the newest information in such areas as technology, retirement, investments and taxes. John Daly says, "Attaining my CRS level of training, even for newer agents, starts right in our office and is augmented by Coldwell Banker University, an online university with classes that include market trends, advertising, marketing, buyer's needs, seller's needs, and many other courses for the real estate industry. Many of our Realtors® have completed certification programs through Coldwell Banker University such as *EPro, Certified Negotiation Specialist, Certified E-Marketing Specialist, Senior Real Estate Specialist, and Previews Specialist*. It is no accident that **Coldwell Banker Grass Roots Realty has been #1 in per agent productivity since we opened our doors 28 years ago!** Without a doubt, our level of expertise in combination with our commitment to community service makes us stand out above the rest. And, most importantly, it all adds up to one thing: better service to our clients!"

Coldwell Banker Grass Roots Realty attracts people who are interested in constantly furthering their level of education and expertise in real estate. Diann Patton, sales manager says, "The designation has been the single most important thing I have accomplished in my 26 year career. It has not only given me a tremendous education in my field but has affiliated me with a nationwide network of Realtors® who are in the top of their field and has proven to be a great benefit to all my clients, both sellers and buyers."



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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
\$93,500 3bd/2ba, ideal location, many upgrades, HVAC, indoor laundry. (MLS# 1025549) 530-273-7293	\$575,000 2bd/2.5ba, an elegant home by golf course. (MLS# 1025525) 530-273-7293	\$310,000 2bd/1.5ba, walk down from this condo located by Pioneer Park. (MLS# 1024948) 530-265-3282	\$699,000 3bd/1.5ba, authentic in town Victorian home has kit/1ba. (MLS# 1023932) 530-265-3282	\$449,000 4bd/3ba, adobe warm & inviting. (MLS# 1025274) 530-268-1575	\$610,000 3bd/2.5ba, 5 acs., your own private retreat! (MLS# 1025229) 530-268-1575	\$495,000 3bd/2.5ba, remodeled in 2000, shows like new! (MLS# 1025078) 530-432-1131	\$149,500 Pretty lot with big pond, NID ditch at back line. (MLS# 1025788) 530-273-7293	\$275,000 Panoramic views of Sutter Buttes, valley floor & seasonal sunsets. (MLS# 1022773) 530-265-3282
\$385,000 3bd/2ba, light, bright, move in ready! vaulted ceilings. (MLS# 1023160) 530-273-7293	\$610,000 4bd/2.5ba, gorgeous house in beautiful setting. (MLS# 1025772) 530-273-7293	\$329,000 1bd/1ba, 11 acs., updated miner's cottage in Sebastopol townsite. (MLS# 1023967) 530-265-3282	\$774,000 3bd/3ba, 1+ ac., rustic home tucked away from it all. (MLS# 1024813) 530-265-3282	\$450,000 3bd/2ba, split level on 3rd fairway, great rm. upper level + mstr. site. (MLS# 1025274) 530-268-1575	\$799,000 4bd/2ba, 4 acs., lush trees/ndscpg, waterfalls in built-in pool. (MLS# 1024791) 530-268-1575	\$499,500 3bd/3.5ba, almost an acre affording total privacy. (MLS# 1023911) 530-432-1131	\$150,000 Ownership of this lot provides access to Lake Wildwood. (MLS# 1025917) 530-432-1131	\$335,000 Lot is easy build with 13 gpm well & power at road frontage. (MLS# 1025911) 530-432-1131
\$400,000 3bd/2ba, 2 acs., simply charming country setting. (MLS# 1025649) 530-273-7293	\$650,000 3bd/2.5ba, 3+ acs., perfectly located in idyllic country setting. (MLS# 1025799) 530-273-7293	\$399,000 3bd/2ba, 1+ ac., rustic home tucked away from it all. (MLS# 1025660) 530-265-3282	\$774,000 3bd/3ba, 1+ ac., main has 2mstr/2ba, guest house has kit/1ba. (MLS# 1024813) 530-265-3282	\$475,000 3bd/2ba, 5 acs., beautiful pastoral land fenced/cross fenced. (MLS# 1022576) 530-268-1575	\$1,100,000 4bd/3.5ba, 19.27 acs., beautiful knoll top estate, great views. (MLS# 1022576) 530-268-1575	\$539,500 3bd/2ba, beautiful custom home in Wildwood Ridge. (MLS# 1025241) 530-432-1131	\$187,500 Peardale area, close to town, easy access to I-80 & Hwy 49. (MLS# 1024656) 530-273-7293	\$348,000 Gorgeous privacy & sunset views, well in p&mdone. (MLS# 1025282) 530-273-7293
\$430,000 3bd/2.5ba, 2+ acs., across from Luccesi Vineyards, great views. (MLS# 1025841) 530-273-7293	\$675,000 4bd/3ba, 5+ acs., charming country home, very spacious. (MLS# 1025669) 530-273-7293	\$429,900 3bd/2.5ba, Scotts Flat Lake recreation dream, original owner. (MLS# 1025797) 530-265-3282	\$1,000,000 4bd/3.5ba, 1.5 ac., Mediterranean estate, Banner Mtn. Woodlands. (MLS# 1025900) 530-265-3282	\$479,000 3bd/2ba, quiet hideaway on quiet cul-de-sac. (MLS# 1025711) 530-268-1575	\$1,595,000 4bd/4.5ba, located in prestigious Darkhorse community. (MLS# 1024560) 530-268-1575	\$550,000 3bd/2.5ba, 4+ acs., fabulous custom features. (MLS# 1025308) 530-432-1131	\$199,000 Beautiful land, p&mdone, well just drilled, corners marked. (MLS# 1025283) 530-273-7293	\$379,000 20 beautiful acs., year-round spring, value is in the property. (MLS# 1025751) 530-432-1131
\$468,000 3bd/2ba, 2 acs., privacy, awesome view! newly painted. (MLS# 1025733) 530-273-7293	\$775,000 5bd/3ba, 5+ acs., all the amenities of newer construction. (MLS# 1024465) 530-273-7293	\$438,000 3bd/2ba, 2.5 acs., updated, great oversized shop, 2-car garage. (MLS# 1025797) 530-265-3282	\$275,000 3bd/2ba, spacious family rm., w/g. built in computer area. (MLS# 1025142) 530-268-1575	\$485,000 4bd/3ba, water ski/wake board/swim/lst in your prvt. lake. (MLS# 1024014) 530-268-1575	\$3,000,000 5bd/3.5ba, 20 acs., stunning scene, hardwood floors. (MLS# 1024281) 530-268-1575	\$599,000 3bd/3ba, beautifully remodeled home on 4th green. (MLS# 1024218) 530-432-1131	\$199,000 2 sep. parcels to be sold as 1, seasonal pond, beautiful. (MLS# 1025758) 530-265-3282	\$395,000 Desirable level golf course lot at Dark Horse, local views. (MLS# 1024609) 530-268-1575
\$469,000 2bd/2ba, 1-level new Morgan Ranch home on a park like lot. (MLS# 1025712) 530-273-7293	\$795,000 3bd/3ba, captivating view of year round Wolf Creek, built right. (MLS# 1024845) 530-273-7293	\$450,000 2bd/1ba, updated Victorian, quiet dead end street, great porch. (MLS# 1025797) 530-265-3282	\$349,900 3bd/2ba, wonderful setting w/local view of golf course. (MLS# 1025774) 530-268-1575	\$485,000 4bd/3ba, water ski/wake board/swim/lst in your prvt. lake. (MLS# 1024014) 530-268-1575	\$3,000,000 5bd/3.5ba, 20 acs., stunning scene, hardwood floors. (MLS# 1024281) 530-268-1575	\$699,500 3bd/2ba, home under construction, great room floor plan. (MLS# 1022003) 530-432-1131	\$215,000 0.52 ac. off Banner Lava Cap, pipe-treated + NID w/ir. pwr. to prop. (MLS# 1025433) 530-265-3282	\$399,000 Totally private, wooded acreage just minutes to NC. (MLS# 1025343) 530-265-3282
\$499,000 3bd/2ba, 3+ acs., in title valley, surrounded by cedars/pines. (MLS# 1025082) 530-273-7293	\$875,000 3bd/2.5ba, 10acs., view of Rollins Lake, Brazilian cherry flooring. (MLS# 1024951) 530-273-7293	\$549,000 1bd/2ba, 5 acs., custom retreat-style home, approx. bit. 01, sep. studio. (MLS# 1025878) 530-265-3282	\$425,000 3bd/2ba, beautiful views, prvt., charming garden-like setting. (MLS# 1024537) 530-268-1575	\$549,000 4bd/2ba, lg. contemporary home, approx. 2750 sf. (MLS# 1024554) 530-268-1575	\$485,000 4bd/3ba, water ski/wake board/swim/lst in your prvt. lake. (MLS# 1024014) 530-268-1575	\$699,500 3bd/2ba, both creek & golf course front age, lg. 0.63 ac. lot. (MLS# 1025283) 530-432-1131	\$259,000 a gem! Panoramic view from big site at top of the property. (MLS# 1025784) 530-273-7293	\$425,000 10' ac. parcel in PV, well in + p&mdone tests completed. (MLS# 1024686) 530-432-1131
\$525,000 4bd/2ba, Queen Anne Victorian, 1/4 sawn wd./trs., well-maintd. (MLS# 1024778) 530-273-7293	\$899,900 3bd/3ba, rare city limit creekfront, single level. (MLS# 1021844) 530-273-7293	\$589,000 4bd/2.5ba, desirable, lower Banner neighborhood. (MLS# 1025162) 530-265-3282	\$425,000 3bd/2ba, beautiful views, prvt., charming garden-like setting. (MLS# 1024537) 530-268-1575	\$575,000 3bd/2ba, 7+ acs., Victorian styling, cntmpty, overtones views. (MLS# 1025849) 530-268-1575	\$485,000 4bd/3ba, water ski/wake board/swim/lst in your prvt. lake. (MLS# 1024014) 530-268-1575	\$439,000 4bd/2ba, soaring great rm. + canopied treetop setting. (MLS# 1025039) 530-432-1131	\$259,000 2 sep. parcels to be sold as 1, seasonal pond, beautiful. (MLS# 1025758) 530-265-3282	\$399,000 Totally private, wooded acreage just minutes to NC. (MLS# 1025343) 530-265-3282

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Coldwell Banker Grass Roots Realty congratulates the **TOP REALTOR®** for May 2007

Top Producing, Selling and Listing Realtor®
Kurt Congdon

<p>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) \$525,000</p>	<p>Spacious Single-Level Ranch Home... 3bd/3ba + office; beautifully landscaped park-like setting among oaks & pines; detached guesthouse & bath can be x-wise rm. or in-law apt. (MLS# 1024763) \$599,000</p>	<p>Great Location... 3bd/2ba; close to Union Hill School; reminds you of your grandmother's house; large living room, dining room, great kitchen with breakfast room. (MLS# 1021534) \$375,000</p>	<p>Great Young Family Home... 3bd/1ba; in Weimar/Colfax; Pergo floors, French doors to patio, lg. dng. area; big fenced yard; outbuild; is half office w/2 phone lines & computer line & satellite for internet. (MLS# 1023586) \$355,500</p>
<p>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</p>	<p>Sturdy, Vintage, In-Town Bungalow - A Real Charmer... 3bd/1ba; stucco-sided, original moldings, covered ceilings, fir floor, French doors, built-in china cabinets. (MLS# 1025823) \$359,900</p>	<p>Charming Newer Country Style Home... 3bd/2ba; on 3.4 acs., private & useable; many extras; 1,200 sf garage/shop; large covered front deck (ironwood); hardiplank siding; skylights. (MLS# 1024769) \$529,000</p>	<p>Only 50 Days on the Market... 3bd/1ba; very sweet 1-story in desirable neighborhood; close to park & shopping; freshly painted, sparkling clean; big back yard with fruit trees. (MLS# 1025125) \$364,000</p>
<p>Main House Like New... 3bd/2.5ba & 1bd/1ba granny/guest house; 3-car garage with work shop, bath, finished area above for office or game/hobby</p>			

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Perfection Meets Panoramic Views... 4bd/3.5ba; 3 acs.; ideally located Tahoe style private Peardale area home; long range Sierra snow cap views will leave you breathless. (MLS# 1025311) **\$650,000**



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**



Bring Your Horses!!... 3bd/2ba; beautiful pastoral land, fenced & cross fenced, 5 acs. for horses or other critters; 2 stories w/1,750 sf living space, 3bd/2ba, on the second floor. (MLS# 1023284) **\$459,900**



Fabulous Views & Privacy... 4bd/3.5ba; 19+ acs. knoll top estate; magnificent views from snow capped Sierras to lights of Sacramento; lovely, quality home plus bonus space. (MLS# 1022576) **\$1,100,000**



Only 55 Days on the Market! 3bd/2.5ba; architecture of the Gold Country inspired by a turn-of-the-century stamp mill and crafted to reflect today's aesthetics and lifestyles. (MLS# 1024435) **\$725,000**



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 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) **\$699,000**



Conveniently Located... 3bd/2.5ba; a beautiful country setting yet so close to everything! the 1/2 acre of landscaped yard provides privacy with minimal maintenance. (MLS#1025513) **\$559,000**



New Home... 3bd/2ba; on very private 2 acs.; maple floors, gas fireplace, granite tile, stainless steel appliances; lg. rm. + fam. rm.; master suite w/custom tile shower, jetted tub. (MLS#1025347) **\$549,000**



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**



Updated & Sunny... 2bd/2ba; cute home, bonus room/daylight basement with 1-car garage; fenced corner lot close to everything. (MLS#1025065) **\$335,000**



2 Years New, In-Town Grass Valley... 3bd/2ba; well appointed; large lot; newer (2004) top of the line Karsten home; 9 ft. ceilings; maple cabinets; 2x6 interior walls; lg. picture windows. (MLS#1023745) **\$365,000**



Near Schools & Shopping... 4bd/3ba; 1,900+/- sf; new paint, carpet, laminate and tile floors, kitchen appliances; immaculate; easy care yard with view; RV access. (MLS#1024873) **\$444,900**



Knoll Top Setting... 3bd/3ba; very private but not isolated; unique home with large kitchen and newer appliances; spacious and bright sunroom overlooking a beautiful pool area. (MLS#1023559) **\$499,999**



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 countertops, oak, tile, spa in master, skylights; bonus rm. for hobbies, office or extra storage. (MLS# 1024366) **\$369,900**



REDUCED! 2bd/2ba; high quality home has open floor plan with views from living room of adjoining green belt; skylight over kitchen lights work space and storage abounds. (MLS# 1021224) **\$175,000**



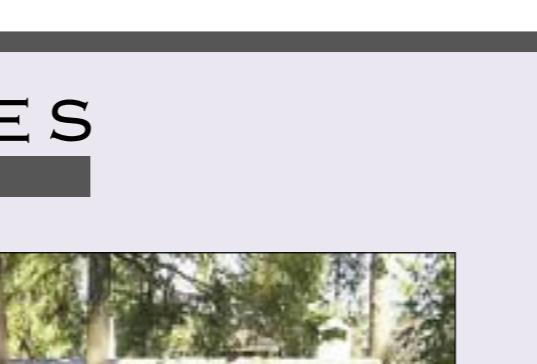
Top Of Knoll Privacy... 3bd/3ba; sunsets & pano views to Sutter Buttes from 2 lg. covered decks w/fans; remodel w/cherry wood cabinetry & floors, granite, appliances, carpet, tile, much more! (MLS# 1025747) **\$715,000**



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



REDUCED! 2bd/2ba; high quality home has open floor plan with views from living room of adjoining green belt; skylight over kitchen lights work space and storage abounds. (MLS# 1021224) **\$175,000**



REDUCED! 2bd/2ba; high quality home has open floor plan with views from living room of adjoining green belt; skylight over kitchen lights work space and storage abounds. (MLS# 1021224) **\$175,000**

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Family Compound Just Waiting for the Family! 3bd/3.5ba; main house, studio, rental unit, barn; orchard, NID, strong well, end of road privacy; useable 5 acs.; big views. (MLS# 1024693) **\$699,000**



Updated Victorian... 2bd/1ba; on quiet dead end street in Nevada City; updated kitchen and bathroom; great porch for sitting on to enjoy the local view of Sugar Loaf Mountain. (MLS# 1025472) **\$450,000**



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



American Hill... 3bd/3ba; vintage 1880, sweetheart of a home; lovingly renovated w/original character retained; refinished fl. floors, intricate moldings throughout, new kitchen w/slab granite counters. (MLS# 1025201) **\$644,000**



Big Views Overlooking Nevada City! 4bd/2.5ba; enchanting hideaway w/gorgeous flat acreage perched seemingly at top of the world; lovely family-style home; prime location. (MLS# 1025766) **\$824,000**



Oh So Charming Victorian... 4bd/2ba; walking distance to downtown Nevada City; freshly painted exterior, dual pane windows, newer kitchen cabinets & counters are just a few upgrades. (MLS# 1023074) **\$425,000**



Spectacular Contemporary Style... 3bd/2.5ba; nestled amongst the trees, centrally located and close to schools is a family and entertaining delight; 3,550 sf; 2 separate living areas. (MLS# 1025821) **\$799,950**



Incredible, Rare Nevada City Home... 3bd/3ba; 238 ft. of Deer Creek with a great path to the creek and beach; cozy, split level of 4 levels; 2,400 sf; 1,500 sf of decks surround 3 sides. (MLS# 1024500) **\$750,000**



Serene Living Under a Canopy of Oaks... 3bd/2ba; 10 mins. to downtown Nevada City; windows invite in the natural light; on 3.48 acres; master deck with view! (MLS# 1025928) **\$485,000**



Beautiful Cleared Parcel... well in, good P&M, ready to build; prime Nevada City location in peaceful area 10 mins. to town; complete, approved set of bldg. plans for 3,227 sf home. (MLS# 1025344) **\$269,000**



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**



WOW! It Can Be Done... 2bd/1ba; affordable neighborhood home in Nevada City; beautifully remodeled w/ hrdwd. floors, step down carpeted living room & kitchen that makes cooking a joy. (MLS#1024441) **\$449,000**



Tennis Anyone?... 4bd/3.5ba; beautiful 5 ac. Banner Mtn. home; 3,600 sf; wonderful park-like setting; vaulted ceilings, hardwood floors, tile throughout; very private yet only minutes to town. (MLS# 1025791) **\$839,000**



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**



Peaceful & Private... 2bd/2.5ba+guest; on majestic 5 acres; views, ponds; family room, solar sun room; barn with guest unit + workshop; detached guest house; flora pond. (MLS# 1025587) **\$729,000**



Entertainer's Dream House... 3bd/2ba; master on main; kitchen opens to lg. rm.; French doors; wrap-around porch; views of pond, meadow, barn; huge workshop; guest suite. (MLS# 1025235) **\$914,000**

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



Just Move In! 3bd/2ba; fantastic remodeled home on a quiet cul-de-sac; all new kitchen & bathrooms; great private master suite with office/library area. (MLS# 1022852) **\$399,999**



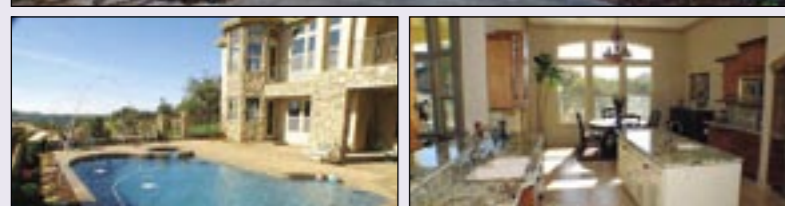
Country Classic! 3bd/2ba; fantastic location, not far from main gate, but far from road noise; seller has moved; quality home is ready for new family; furniture may be included in sale. (MLS# 1024091) **\$450,000**



Bring Your Most Discriminating Buyers! 3bd/2.5ba; 1-level newer home located on fantastic level lot; quiet cul-de-sac w/little traffic; fully landscaped front & back; full 3-car garage. (MLS# 1025264) **\$745,000**

EXCEPTIONAL PROPERTIES

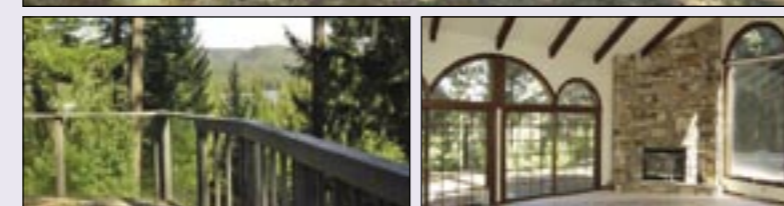
REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE



Showcase Home—4bd/4.5ba; we've done it your way; the finest quality; expect to be envious; located in the prestigious Darkhorse community; glorious views of golf course & Lake of the Pines; magnificent "Blue Haven" pool; professionally landscaped. (MLS# 1024560) **\$1,595,000**



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Quintessential Nevada City Scene—6bd/4.5ba; rare is an understatement; 44 acres that are exquisite with views of Scotts Flat Lake, a pond, spring, meadow, very usable & only minutes to downtown; the essence of estate property; gated, long private driveway. (MLS# 1024480) **\$1,325,000**

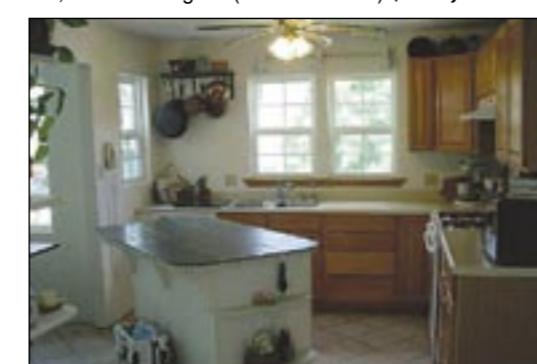
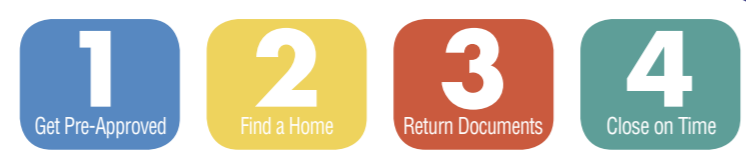
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Upgraded, Country Farm House... 2bd/1ba; near end of road in peaceful Celestial Valley; pastoral setting with rushing Squirrel Ravine Creek; level meadows, fruit trees and grapevines. (MLS# 1023882) **\$359,900**



Beautiful Property... 1bd/1ba on 38 acs.; oaks, pines & 3 seasonal streams; spectacular views & sunsets; build your dream home while living in the charming knotty pine bunkhouse. (MLS#1024798) **\$559,900**



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**



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**

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