



**Set On 3 Beautiful Acres...** 4bd/3ba; 3,400+/- sf newer contemporary/Mediterranean home; gorgeous granite, soaring ceilings, crown moldings, hrdwd. floors; fabulous chef's kitchen w/cherry cabinets. (MLS# 1028282) **\$887,000**



**Move In Ready...** 3bd/2ba; simplify your life; just painted in/out; laminate flooring installed in kitchen/baths; neutral carpeting thru lvg. & bd rms.; sunny, level, ez care 1-story home. (MLS# 1028820) **\$279,900**



**This Home Has Pizazz...** 3bd/2ba; gorgeous hickory hrdwd. flooring thru-out, tiled bath floors; kitchen, has new cabinets, appliances, etc.; newer baths; heat/air replaced; newer roof & much more. (MLS# 1028258) **\$439,500**



**Level 1/2 Acre On Cul-De-Sac...** 3bd/3ba; new paint, vinyl windows, drive-way, decking; remodeled kitchen/baths; fully fenced backyard w/pool; 2 patios; 2 out-bldgs. w/power; fountain. (MLS# 1028041) **\$475,000**



**Open Floor Plan...** 4bd/2ba; kitchen has plenty of cabinets and a sky light; laundry indoors; back deck overlooks trees and open area. (MLS# 1028774) **\$275,000**



**Natural Park-Like Setting...** 3bd/2ba; great room concept on quiet street w/privacy & beautiful views of sunsets; all living on main floor w/family room downstairs. (MLS# 1028183) **\$430,000**



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



**Great Commuter Location Located Just Below Alta Sierra...** 3bd/2ba; vaulted lvg. rm. w/TheIn-Thompson wood stove; very appealing floor plan w/lg. kitchen-dng-fam-rm.; 5 usable acs. (MLS# 1027434) **\$339,950**



**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 Indscpg.; dream garage. (MLS# 1026420) **\$425,000**



**Views!...** 3bd/2ba; spectacular property; 2 homes permitted; main home is 2335 sf; granny unit is 1200 sf.; main w/ bit w/solar passive ideas; both homes recently painted inside & have had several upgrades. (MLS# 1028355) **\$625,000**



**Beautiful Brick Pathways Leads You To This Charming Home...** 4bd/3ba; open/bright; lvg. kitchen, open to fam. rm., w/eat-at counter & cozy breakfast nook area w/bay window; cozy fam. rm. w/brick hearth. (MLS# 1026913) **\$500,000**



**New In 2008...** 3bd/2ba; 30 yr. Pabco composition roof new in Dec. '07; composite decks front & rear & exterior paint; open floor plan; bd rms. on opposite ends; cathedral ceiling in grt. rm.; skylight in kitchen. (MLS# 1025469) **\$430,000**



**Beautiful Christian Valley Home...** 3bd/2ba; only 5 minutes from Interstate 80; home is situated in a park like setting on 1.1 acres. (MLS# 1028456) **\$380,000**



**Vista Of Lake Views From Your Own Lakefront...** 4bd/3ba; every rm. has lake view except 1; prv. frontage rd.; open/bright; great for entertaining; fml. lvg./dng. rms.; entertainment bar; gourmet kitchen. (MLS# 1027007) **\$1,200,000**



**Stunning Tuscan Style Home...** 5bd/4+ba; in Auburn Valley Golf Course Community; casual elegance; limitless upgraded/cstm. features; mstr. on main; gourmet kitchen; theater, game rm.; 2800 sf of decks. (MLS# 1028424) **\$1,399,000**



**Charming Water Front Property On Hazel Lake...** 3bd/2.5ba; must see home w/beautiful prv. front yard w/flowers, trees & waterfall; huge lvg. rm. w/expansive views of water. (MLS# 1027593) **\$675,000**



**Beautiful Home Sitting Behind The 6th Green...** 4bd/2ba; at LOP golf course; gorgeous, spotless & spacious in & out; close to the lake; home has everything for the discriminating buyer! (MLS# 1027653) **\$650,000**



**Coveted Lake View...** 3bd/3ba; recently remodeled great rm. featuring lvg. lvg. rm. w/gas fireplace, spacious fml. dng. rm.; beautiful custom kitchen, w/plant window, lots of cabinets, lg. built in desk. (MLS# 1027248) **\$599,000**



**Bring Your Thoroughbreds And Arabians...** 4bd/2ba; beautiful & reasonably priced horse property in the "endurance capital of the world;" designed for horse safety & comfort. (MLS# 1028683) **\$729,000**



**Fantastic Family Home...** 4bd/3ba; beautiful travertine floors on main level; spacious kitchen, w/newer appliances; French doors to great deck for entertaining; 2 bd rms. + office on main level dwrstrs. (MLS# 1028471) **\$579,000**

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.

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Where do you want to be when the economy revives?

Here are some positive possibilities:

- In a home that the temporary slowdown in real estate made it possible for you to own...with its value climbing and your equity growing rapidly.
- Living in a larger home with amenities you never expected to have...yours because you acted when others were fearful.
- The owner of a home in one of the nation's most desirable regions...a good place to live and a smart place to own property.

When the economy slows down, many opportunities present themselves. A homeowner who is not paralyzed by rumors of bad times can still sell for a reasonable price and purchase

a better home. Remember, the shopping is always better when the stores aren't crowded.

And when the economy slows down, interest rates drop. That's happening now. Your new mortgage may be a better deal than your current one. No one knows how long this current and very attractive double window of opportunity will remain open: much more affordable home prices than in previous years and lower interest rates.

We'd like to talk to you and explain exactly how the current real estate market can be made to work in your favor...whether you want to buy or sell.

I'm Dianne Williams, a Realtor® with Coldwell Banker Grass Roots Realty. Quite simply, we think it's time to get moving again. Call us today.



Dianne Williams, 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
<b>\$299,500</b> 3bd/2ba; outstanding financing incentives; in new single family development. (MLS#1028888) 530-273-7293	<b>\$445,000</b> 4bd/3.5ba; immaculate, move right in! 2 story vaulted ceilings, warranty included. (MLS#1026163) 530-273-7293	<b>\$259,000</b> 3bd/2ba; chalet home in Cascade Shores; minutes to Scotts Flat Lake. (MLS#1025824) 530-265-3282	<b>\$739,000</b> 3bd/2.5ba; rare find on West Creek; quiet end of rd. privacy w/inamy custom features. (MLS#1027673) 530-268-1575	<b>\$439,000</b> 3bd/2.5ba; reduced price; tile fireplace, separate lvg. rm.; office with half bath! (MLS#1027673) 530-268-1575	<b>\$1,020,000</b> 4bd/3ba; gorgeous lake view from this lake front home! (MLS#1026938) 530-268-1575	<b>\$434,000</b> 3bd/2ba; fantastic Victorian inspired home totally remodeled. (MLS#1028517) 530-432-1131	<b>\$99,000</b> 3.23 acs.; Wolf Creek fronts this 3+ acre parcel; perc and mantle test done. (MLS#1026383) 530-273-7293	<b>\$238,867</b> 10 acs.; great views; 2 way access, 20 GPM well, PG&E to road; NID on property. (MLS#1028387) 530-268-1575
<b>\$300,000</b> 2bd/1.5ba; new in '03, useable lot conveniently tucked off of Highway 174. (MLS#1028660) 530-273-7293	<b>\$449,500</b> 3bd/2ba; Sherwood Forest; shows pride of ownership; large living room. (MLS#1028331) 530-273-7293	<b>\$378,500</b> 2bd/2.5ba; complete interior remodel and upgrade; new kitchen. (MLS#1027643) 530-265-3282	<b>\$769,000</b> 5bd/3ba; beautiful home on lake is a must see! 4,100 sq ft with 3 decks. (MLS#1028206) 530-265-3282	<b>\$450,000</b> 3bd/2ba; tranquil +/- spectacular view across the 1/2 ac. (MLS#1027969) 530-268-1575	<b>\$1,100,000</b> 4bd/3.5ba; beautiful home on lake is a must see; 4,100 sq ft with 3 decks. (MLS#1027969) 530-268-1575	<b>\$519,950</b> 5bd/3ba; freshly remodeled; new stucco, new appliances, carpet, etc. (MLS#1027255) 530-432-1131	<b>\$125,000</b> 1.31 acs.; WOW views of the Sierras; nice, sunny parcel with views. (MLS#1027574) 530-273-7293	<b>\$259,000</b> 5.28 acs.; lovely property with private setting with year round creek. (MLS#1028933) 530-268-1575
<b>\$326,500</b> 2bd/1.5ba; lots of charm; in town home; open light; country style kitchen. (MLS#1026668) 530-273-7293	<b>\$450,000</b> 4bd/2ba; barely lived in newer home; wonderful privacy & forest feel. (MLS#1028432) 530-273-7293	<b>\$450,000</b> 3bd/2ba; comfortable Banner Mountain home has been constantly upgraded. (MLS#1026432) 530-265-3282	<b>\$798,500</b> 4bd/2.5ba; architect-designed; 1 level w/hipped edge; Lowen Jr. windows. (MLS#1028933) 530-265-3282	<b>\$488,000</b> 3bd/2.5ba; lots of character and a pleasant home; tile flooring in kitchen. (MLS#1028329) 530-268-1575	<b>\$1,250,000</b> 4bd/3ba; rare custom residence; 10+ ac country close to town. (MLS#1026719) 530-432-1131	<b>\$525,000</b> 3bd/2.5ba; beautiful Penn Valley home; privacy yet close to town. (MLS#1026719) 530-432-1131	<b>\$149,900</b> 10 acs.; big view to west; NID, irrigation water; 2 good perc & mantle tests. (MLS#1026160) 530-432-1131	<b>\$264,500</b> 2.22 acs.; welcome to Evergreen Subdivision; its gorgeous and you'll love it. (MLS#1028843) 530-273-7293
<b>\$332,900</b> 3bd/2ba; reduced price; immaculate on useable acreage! vaulted ceilings. (MLS#1028660) 530-273-7293	<b>\$483,000</b> 4bd/2ba; immaculate Queen Ann Victorian; heart of G.V.; gar. + off-street parking. (MLS#1024778) 530-273-7293	<b>\$489,000</b> 4bd/3ba; Victorian; walk to town; double lvg. rms.; lg. yard & fully decked pool. (MLS#1028321) 530-265-3282	<b>\$799,000</b> 4bd/3ba; sounds of Deer Creek on 3 acs.; romantic mstr. suite w/priv. sitting rm. (MLS#1029337) 530-265-3282	<b>\$549,000</b> 3bd/3ba; home sits on knoll w/lovely lake views on a 1/2 lot; highly preferred street. (MLS#1029490) 530-268-1575	<b>\$1,250,000</b> 4bd/3ba; rare custom residence; 10+ ac country close to town. (MLS#1026719) 530-432-1131	<b>\$639,900</b> 3bd/2ba; near total remodel in '04; level lot; granite, tile some wood flooring. (MLS#1027117) 530-432-1131	<b>\$159,000</b> 0.19 acs.; Nevada City's greatest hidden secret; walk down the driveway. (MLS#1027394) 530-265-3282	<b>\$299,000</b> 5.09 acs.; gorgeous property with southern exposure just mins. to Nevada City. (MLS#1028843) 530-273-7293
<b>\$350,000</b> 4bd/2ba; one of the only true 4 bdrm. homes in this price range; only 5 years old. (MLS#1028031) 530-273-7293	<b>\$575,000</b> 3bd/2.5ba; fabulous family home w/room to expand; open kitchen; wood floors. (MLS#1028501) 530-273-7293	<b>\$550,000</b> 3bd/2ba; contemporary craftsman featured in Sunset Magazine; green home. (MLS#1028148) 530-265-3282	<b>\$589,200</b> 3bd/2.5ba; attractive contemporary farmhouse style; comfortable, light and bright. (MLS#1028933) 530-265-3282	<b>\$549,000</b> 3bd/3ba; home sits on knoll w/lovely lake views on a 1/2 lot; highly preferred street. (MLS#1029490) 530-268-1575	<b>\$309,998</b> 3bd/2ba; priced to sell; clean, work shop in basement; new carpet. (MLS#1027833) 530-432-1131	<b>\$674,000</b> 4bd/3.5ba; spectacular lake views; wonderful fully remodeled; lg. home. (MLS#1028514) 530-432-1131	<b>\$169,900</b> 5.34 acs.; wonderful spot to build your new dream home with views! (MLS#1027366) 530-432-1131	<b>\$299,000</b> 11 acs.; all useable superb property; views of snow-capped mountains. (MLS#1028182) 530-432-1131
<b>\$350,000</b> 3bd/2.5ba; ideal great rm. floor plan is flexible for and works for many lifestyles. (MLS#1028427) 530-273-7293	<b>\$575,000</b> 4bd/3ba; elegant remodel; fml. lvg. rm. & dng. rm. flow to beautiful gourmet kitchen. (MLS#1028221) 530-273-7293	<b>\$640,000</b> 3bd/2ba; panoramic long range snow cap & sunset views; 11.75 acs. (MLS#1028933) 530-265-3282	<b>\$589,200</b> 3bd/2.5ba; attractive contemporary farmhouse style; comfortable, light and bright. (MLS#1028933) 530-265-3282	<b>\$549,000</b> 3bd/3ba; home sits on knoll w/lovely lake views on a 1/2 lot; highly preferred street. (MLS#1029490) 530-268-1575	<b>\$319,900</b> 3bd/2ba; sunny home on level lot; many upgrades including heat/AC unit. (MLS#1028514) 530-432-1131	<b>\$699,000</b> 3bd/2.5ba; newer home on fantastic level lot; fully landscaped front/back. (MLS#1028933) 530-265-3282	<b>\$184,875</b> 10 acs.; perfect property; 2 way access. 20 GPM well, P&M complete. (MLS#1028984) 530-268-1575	<b>\$300,000</b> 30.46 acs.; prv. parcel next to spectacular, established, well-known vineyard. (MLS#1028984) 530-268-1575
<b>\$389,000</b> 2bd/1.5ba; charming home in great neighborhood; clean & move-in ready. (MLS#1028444) 530-273-7293	<b>\$650,000</b> 3bd/3ba; remarkable new residence; exceptional style/quality; custom '05 home. (MLS#1027883) 530-273-7293	<b>\$700,000</b> 4bd/3ba; new custom home just moments to downtown; 2 acs.; surrounded by pines. (MLS#1028662) 530-265-3282	<b>\$599,200</b> 3bd/2.5ba; split level on 4th fairway; mstr. leads out to deck and view of course. (MLS#1028933) 530-268-1575	<b>\$549,000</b> 3bd/3ba; home sits on knoll w/lovely lake views on a 1/2 lot; highly preferred street. (MLS#1029490) 530-268-1575	<b>\$345,000</b> 3bd/2ba; nice refurb. new kitchen, w/abs. granite cnts. top, newer decks. (MLS#1027865) 530-432-1131	<b>\$699,900</b> 4bd/2.5ba; beautiful panoramic view from building site at top of the property. (MLS#1028874) 530-273-7293	<b>\$199,000</b> 2.34 acs.; a gem! panoramic view from building site at top of the property. (MLS#1028874) 530-273-7293	<b>\$300,000</b> 30.46 acs.; prv. gated; peaceful, quiet site and serene sanctuary. (MLS#1028766) 530-432-1131
<b>\$390,000</b> 2ba/2bd; updated; lg. back deck; cathedral ceilings. (MLS#1028659) 530-273-7293	<b>\$749,955</b> 3bd/3.5ba; a beautiful, unique home in Ventura Sierras subdivision; gourmet kitchen. (MLS#1027551) 530-273-7293	<b>\$415,000</b> 4bd/2ba; cute home; recently remodeled; great golf course lot on 10th fairway. (MLS#1027126) 530-268-1575	<b>\$599,200</b> 3bd/2.5ba; split level on 4th fairway; mstr. leads out to deck and view of course. (MLS#1028933) 530-268-1575	<b>\$549,000</b> 3bd/3ba; home sits on knoll w/lovely lake views on a 1/2 lot; highly preferred street. (MLS#1029490) 530-268-1575	<b>\$405,000</b> 3bd/2ba; fantastic value; 1 level; spacious; prv. mstr. suite; small workshop. (MLS#1027862) 530-432-1131	<b>\$827,500</b> 3bd/2.5ba; custom home; 5.63 big view acs.; dream kitchen/custom cabinets. (MLS#1028174) 530-432-1131	<b>\$238,000</b> 5 acs.; parcel has lg. meadow; perfect for horses or vineyard with a gentle upslope. (MLS#1027844) 530-265-3282	<b>\$650,000</b> 6.69 acs.; amazing parcel; driveways roughed in to various building sites. (MLS#1027898) 530-265-3282

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**Charming In Town Home...** 3bd/2.5ba; rustic style & modern flare together create the perfect combination; gleaming cedar siding; newer composition shingle roof; established Indscpg.; quaint front porch. (MLS# 1028758) **\$375,000**

**Craftsman (esque) Cottage Style...** 3bd/1ba; filled with light, warmth & charm; located on prv. & park-like 4+ ac. parcel that is the stuff of dreams; high quality custom craftsmanship. (MLS# 1028872) **\$400,000**

**Spectacular Views With Potential...** 2bd/2ba; build new home on great street or light fix-ups & add on to this one; very bright w/open floor plan; building pads ready for barn or ? (MLS# 1028398) **\$399,000**

**Seasonal Creek Side Setting...** 3bd/2ba; just past Greenhorn Bridge on prv. rd.; bilt. in '07; yet never lived in - owner's plans changed; 1 level w/rdwd. decks, concrete walls. (MLS# 1028790) **\$449,000**

**Desirable Morgan Ranch Home...** 3bd/2.5ba; lots of amenities; stained glass window, fully landscaped with azalias, camelias, fruit trees, established lawn; ready to move in! (MLS# 1028993) **\$525,000**

**Excellent 4-Plex On A Quiet Cul-De-Sac...** within walking distance to downtown; very well maintained w/excellent rental history; 100% occupied by 2-2 bdrm. units are townhouse style. (MLS# 1028188) **\$525,000**

**Home On 2 All Usable Acres...** 3bd/2ba; fenced & cross fenced pasture area; great for mini ranch; all new carpets; x-room for office or add'l bed; solid home; inspections on file. (MLS# 1028938) **\$345,000**

**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**

**Beautiful Setting...** 3bd/2ba; along NID creek w/2 homes; main house remodeled in '03; rental house approx. 850 sf & currently rents for \$800/mo.; minutes from downtown G.V. (MLS# 1027156) **\$429,900**

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

**Reduced To Sell! Shows Beautiful!** 4bd/3ba; looks like a different home; carpet & vinyl just installed; charming country home on tranquil 5 ac. setting; very spacious, huge master suite w/frm. for office area. (MLS# 1025689) **\$539,000**

**First Time On Market...** 2bd/3.5ba; desirable quiet location; walk to town; feel of country nestled in the trees; updated counter, w/priv. deck/stove/jettied tub; custom built-in bookshelves in library w/fireplace. (MLS# 1028990) **\$449,000**

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**Charming, Unique & Delightful Home...** 3bd/3ba; wonderful setting for entertaining & also great for family privacy; architect-designed; little to no yard maintenance; enjoy the deck gardens! (MLS# 1027075) **\$799,000**



**Exquisite Home Built By Jeff Baird...** 4bd/3ba; in Ventana Sierra; fantastic long range view accents the many features; 2 bdms suites; lg. great rm.; office; dng. rm.; tea rm., lg. Indry. rm. (MLS# 1028536) **\$799,000**



**You'll Love This Vintage, Yellow Cottage...** 2bd/1ba; splashed in a stream of sunshine among the tall cedars & pines of Peardale; charming home recently gone through & all inspections in file. (MLS# 1025050) **\$357,500**



**Enchanting!**... 3bd/2.5ba; storybook home & setting has so much to offer; wonderful land located close to town surrounded by fruit trees, water features & home designed with perfect floor plan. (MLS# 1028623) **\$589,000**



**Lake Front Acreage...** 4.57+/- acs. on quiet, serene Lower Scotts Flat Lake; towering trees, fabulous lake views, awesome building sites; well & power at prop; own your own part of "Golden Pond". (MLS# 1018193) **\$729,000**



**Beautiful High Country Home...** 3bd/2ba; on useable acreage w/Clipper Creek running thru it (seasonal); lg. deck for outside entertaining overlooking beautiful meadow; lg. open livg. space w/views. (MLS# 1028798) **\$599,000**



**Classic Country Updated 1890's Farmhouse...** 3bd/2ba; less than a mile to historic dwntrn; walk to park, Deer Creek; delightful light/bright interior w/some pine paneling; wood stove & so much more! (MLS# 1028797) **\$469,200**



**Quintessential Turn of the Century Cottage...** 3bd/1ba; in historic dwntrn.; quietly located on very desirable American Hill 2 blocks from commercial heart of the gold country. (MLS# 1028441) **\$400,000**



**Nice Alta Sierra Lot On Cul-De-Sac...** gentle up-slope with big level area; just the right number of big trees to shade your new home; all Alta Sierra amenities; close to golf; great schools. (MLS# 1027493) **\$154,000**



**Exquisite Craftsman...** 2bd/2.5ba; à la Sunset Magazine w/touch of southwest; home is a jewel w/stunning, private acreage; elegant, beautiful craftsmanship with earthy & rustic influences. (MLS# 1027311) **\$795,000**



**Seller Plans To Remove Gas Tanks, Pumps And Certify Soil As Clean...** tenant is month to month; no data on inc. or exp.; being sold as an opportunity for high profile visibility owner occ. small business; sturdy building is ripe for renovation! (MLS# 1027858) **\$275,000**



**Property Appears To Have It All...** 3bd/3ba; prvt. pond w/boat house & 2 boats; horse set-up; 3 paddocks & plenty of pasture land; great workshop; RV prkg. aplenty; redwood deck. (MLS# 1028052) **\$719,000**



**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**



**2 Homes Plus Large Shop...** 3bd/2ba; main home is 2bd/1ba, 1,160 sf + 2 car garage; detached granny unit is a 1bd/1ba, 640 sf w/1 car garage; lg. shop w/offc. area & full bath above. (MLS# 1027561) **\$399,900**



**Hand Crafted Home On 2.13 Acs. With Separate Artist Studio...** 3bd/2ba; tastefully remodeled; lg. livg. rm.; windows look out to tranquil forest scene; several smaller out-buildings. (MLS# 1027950) **\$459,000**



**Own A Piece Of History In "The Heart Of Nevada City"...** beautiful original 3 story bldg. w/outdoor patio in historic district & gold rush era; rare chance to own a lovely downtown commercial building. (MLS# 1028726) **\$1,000,000**



**Spectacular Property With 3000 Ft. Of Yuba River Frontage...** 1bd/1ba; custom retreat-style home w/panoramic views; solar power; back-up generator; total privacy; awesome views; ez access all yr. (MLS# 1026628) **\$699,000**



**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 w/ all modern construction! (MLS# 1027813) **\$685,000**



**Meticulously Maintained Home...** 3bd/2ba; offers flexible light filled floor plan; livg./dng./flam. rms.; new expansive rear deck; amazing views; spacious home with tile floor in entry/baths/kchn. (MLS# 1027572) **\$589,000**



**Well Maintained...** 3bd/2ba; light/bright newer home; move-in ready; open floor plan; lg. kchn. & dng. rm. w/built-in hutch w/4 cabinets; plenty of room for entertaining. (MLS# 1027497) **\$150,000**



**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 on quiet street; 2 garages. (MLS# 1026098) **\$389,000**



**Artistic Hand Built Home...** 2bd/2ba; on beautiful & prvt. wooded lot; 1500 gal. septic tank-permitted for a 1 bdrm. home; dwntrs. is unpermitted as 2nd. unit rented for \$750. Could be a 3 bdrm. house. (MLS# 1028229) **\$349,000**



**Live In Town & Watch The Parades From Your Front Porch...** 3bd/2.5ba; spacious rms./high ceilings; much larger than it appears from street; remodeled but not quite finished...add your own touches. (MLS# 1028554) **\$565,000**



**Breathtaking Panoramic Long Range Views...** 3bd/2ba; very artistic residence; soaring ceilings & Brazilian cherry floors highlight great rm.; jaw dropping views from dining rm. & iron wood decks. (MLS# 1028197) **\$400,000**



**Lovely Treed 2.5+/- Acre Parked-Out Parcel...** 2.50+/- acs.; very gentle terrain; seasonal creek; PG&E very close; approx. 2/10 mi. to pavement; easy drive to town; desirable neighborhood. (MLS# 1024911) **\$295,500**



**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**



**Great Commuter Location...** 4bd/3.5ba; add'l 1,059 sq ft daylight basement permitted for storage w/some stunning views; elegant & comfortable; generous sized rooms; gourmet kitchen. w/superior functionality. (MLS# 1027103) **\$1,000,000**



**Newer, Light & Bright Home on 1 Acre...** 3bd/2ba; in good commuter location; great rm. w/ vaulted ceiling leads to back deck w/spa overlooking lg. backyard; spacious kchn. (MLS# 1028723) **\$419,000**



**Beautifully Up-Dated Contractor's Home...** 3bd/2ba; wonderful use of granite, quartz tile, glass block, stainless, rock; lg. open great rm., w/vaulted wood ceilings; wall of windows to bring in mtn. view. (MLS# 1028716) **\$475,000**



**Horse Property!**... 3bd/1ba; soil tested could be ideal for a vineyard; 15+ level, beautiful acs.; 2 ponds; 3 barns; 2 corrals; main house fixer; good well; newer septic system. (MLS# 1027134) **\$699,000**



**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 1bd/1ba w/ kchn, livg. rm., laundry/pantry. (MLS# 1027910) **\$775,000**



**Country Farmhouse...** 3bd/2ba; prvt/quiet view acreage; good access to GV/PV/NC; delightful detached studio w/bath; 3-car garage; circular driveway; tastefully upgraded; high speed internet. (MLS# 1028458) **\$519,000**



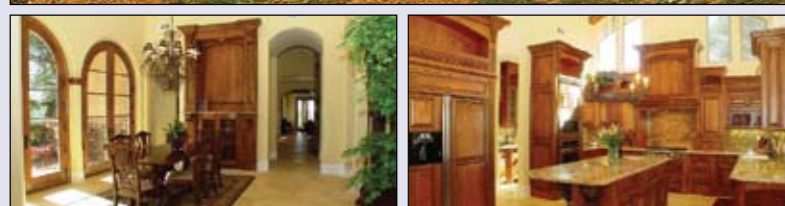
**Craftsman-Era Charm...** 4bd/3ba; covered veranda & picket fence; postcard curb appeal; gracious open floor plan; big kchn./fam. rm. + frml. livg. rm. & home office/library. (MLS# 1028532) **\$795,000**



**Close To The Downtown...** 3bd/2ba; nice size lot with beautiful pines trees; this sleepy home has wonderful potential; come with your creative spirit and bring out its beauty. (MLS# 1028416) **\$449,000**

## EXCEPTIONAL PROPERTIES

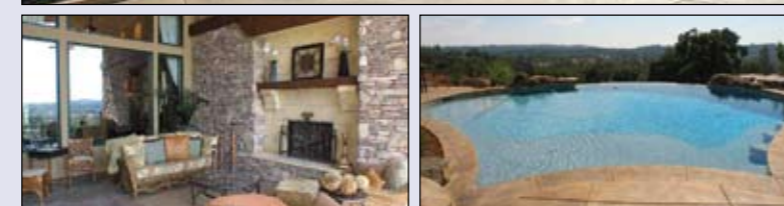
REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE



**Site Atop A Knoll In Exclusive Darkhorse Golf Community**—4bd/4.5ba; elegant, uniquely artistic estate home offering panoramic view of 9 fairways from spacious rooms graced with marble floors, incredible cabinetry & iron railed terraces; unparalleled craftsmanship & luxury! (MLS# 1028901) **\$2,400,000**



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**Darkhorse Home Featured in the "Street of Dreams Home Showcase"**—4bd/4+2-half ba; spectacular one of a kind home with a Tahoe Style flair; it has everything!; just have to see to appreciate; bis c's ber own bathrooms, 2 apas, swimming pool; elevator; 4 car garage. (MLS# 1028532) **\$3,590,000 f**

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

# NEVADA CITY • (530) 265-3282

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**2 Homes Plus Large Shop...** 3bd/2ba; main home is 2bd/1ba, 1,160 sf + 2 car garage; detached granny unit is a 1bd/1ba, 640 sf w/1 car garage; lg. shop w/offc. area & full bath above. (MLS# 1027561) **\$399,900**



**Own A Piece Of History In "The Heart Of Nevada City"...** beautiful original 3 story bldg. w/outdoor patio in historic district & gold rush era; rare chance to own a lovely downtown commercial building. (MLS# 1028726) **\$1,000,000**



**Spectacular Property With 3000 Ft. Of Yuba River Frontage...** 1bd/1ba; custom retreat-style home w/panoramic views; solar power; back-up generator; total privacy; awesome views; ez access all yr. (MLS# 1026628) **\$699,000**



**Hand Crafted Home On 2.13 Acs. With Separate Artist Studio...** 3bd/2ba; tastefully remodeled; lg. livg. rm.; windows look out to tranquil forest scene; several smaller out-buildings. (MLS# 1027950) **\$459,000**



**Own A Piece Of History In "The Heart Of Nevada City"...** beautiful original 3 story bldg. w/outdoor patio in historic district & gold rush era; rare chance to own a lovely downtown commercial building. (MLS# 1028726) **\$1,000,000**



**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 w/ all modern construction! (MLS# 1027813) **\$685,000**



**Live In Town & Watch The Parades From Your Front Porch...** 3bd/2.5ba; spacious rms./high ceilings; much larger than it appears from street; remodeled but not quite finished...add your own touches. (MLS# 1028554) **\$565,000**



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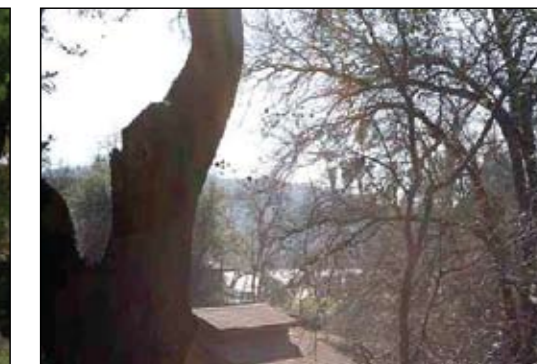
**Green, Healthy & Natural...** 3bd/2.5ba; live in style, luxury & comfort; beautiful custom "green home"; quality features throughout. (MLS# 1028685) **\$549,950**



**End Of Road Privacy...** 3bd/2.5ba; situated on nicely treed, almost 3 acs.; home has country feel; lg. eat-in kchn.; 2 mstr. suites w/decks. (MLS# 1028801) **\$419,500**



**Charming Vintage...** 3bd/2ba; 2bd/1ba 1,017 sf main home with 1bd/1ba 350 sf cottage rented out at \$495/mo; great location in Marysville. (MLS# 1027452) **\$245,000**



**Feels Good!**... 3bd/2ba; lake view-peek of lake; chalet gr. trm.; newer flrs., paint, redone cab's; big windows; effc. wood stv.; upstrs retreat - offc./den. (MLS# 1028467) **\$375,000**



**Magical Property In The Heart Of Horse Country...** 3bd/3ba; 20.20+/- acs.; solar hot water; formal dng. & lg. rms., fam. rm., sun rm. & den or sewing rm.; beautiful landscaping; 2 decks. (MLS# 1020683) **\$839,000**



**Fantastic Contemporary Farmhouse...** 3bd/3.5ba; on flat 5 acs. w/custom in-ground pool w/waterfalls; guest unit above garage & workshop for hobbies; would make a fantastic vineyard!! (MLS# 1028100) **\$725,485**



**Peaceful Privacy...** 3bd/2.5ba; both creek & golf course frontage; 60 ft. covered deck over looking creek; multiple oaks provide shade for warm sunny days; 3 car garage. (MLS# 1027320) **\$697,000**



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



**Spectacular Views...** 5bd/5ba; Mediterranean style home w/matching guest house; top quality construction throughout w/beautiful tile work; top floor is a mstr. suite w/private covered porch. (MLS# 1028601) **\$625,000**



**Beautiful, Spacious Split-Level Home...** 4bd/3ba; spectacular lake views & peaceful setting; abundant storage, recent paint inside & out; newer carpet; Tek decking & patio cover. (MLS# 1027570) **\$497,500**



**Priced To Reflect '08 Market!**... 3bd/2ba; family-friendly home located in desirable Lake Wildwood community; attractive quality built; set back from street; nestled among oaks & mossy rocks for privacy. (MLS# 1027674) **\$385,000**



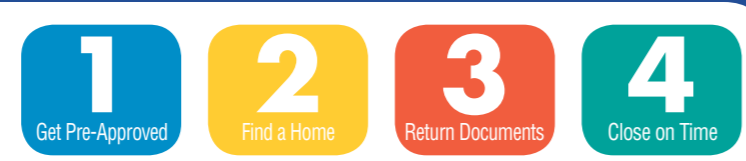
**Wonderful 1-level On Cul-De-Sac...** 3bd/2ba; original owner; huge bonus rm.; dream wrkshp. + lg. spa rm. w/shower off golf cart + regular 2-car garage; oversized spacious floor plan. (MLS# 1026895) **\$385,000**

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