

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



**In Very Appealing Neighborhood...** 3bd/3.5ba; close to I-80; corner lot w/fg, fenced back yard w/patio; very prt.; lg. fam. rm. w/wood fireplace; high ceilings; kchn. has center island & eating area. (MLS# 1029130) **\$15,000**



**Prime Sierra Foothills Location...** here's the property you've been looking for! 4.6 acre zoning; purchase 5 acs., 10 acs., or 30 acs.; choose from vineyard, horse, orchard or estate home. (MLS# 1028986) **\$1,150,000**



**Killer Views...** 3bd/2ba; Tahoe style home in beautiful prt. setting; located in popular LOP Ranchos where there are miles of equestrian trails; beautiful wood wrapped windows & wood cathedral ceilings. (MLS# 1029475) **\$638,000**



**Very Private Location, Views...** 3bd/2.5ba; like new condition; ready to move in; open floor plan w/great rm. concept + frml. dng. rm. w/ wet bar for that special entertaining. (MLS# 1029258) **\$599,000**



**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) **\$370,000**



**Great Location With Beautiful Lakeviews...** 3bd/2.5ba; kchn. & bathrooms updated along w/ carpeting, roof & gutters; professional landscaping w/ waterfall & pond all in 2006. (MLS# 1029249) **\$19,000**



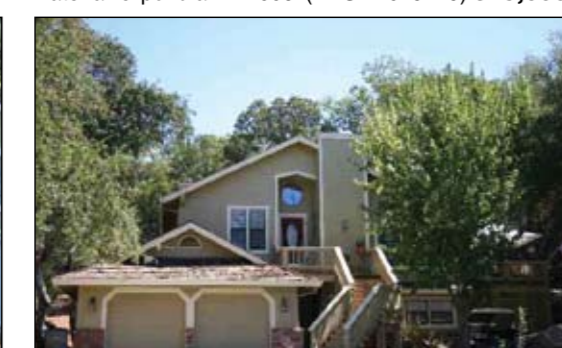
**Natural Park Like Setting...** 3bd/2ba; great room concept on a quiet street w/privacy & beautiful views of the sunsets; all living on main floor with the family room downstairs. (MLS# 1028183) **\$430,000**



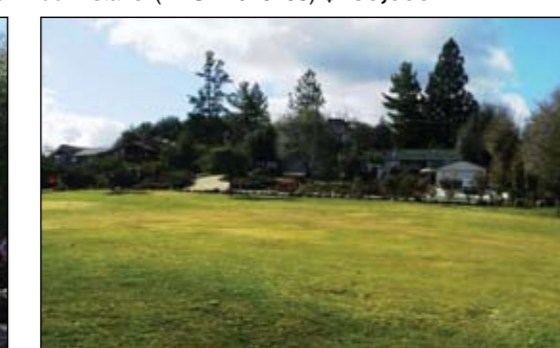
**Bring Your Thoroughbreds And Arabians...** 4bd/2ba; beautiful & reasonably priced horse property in the "endurance capital of the world"; designed for horse safety & comfort. (MLS# 1028683) **\$719,000**



**Gorgeous Home on the Golf Course...** 2bd/2ba; completely remodeled in 2006/07; new granite cnts., cherry cabinets; both baths completely redone; freshly painted in/out; new Indscpg.; dream garage. (MLS# 1026420) **\$425,000**



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



**Great Golf Course Lot!** only golf course lot on the market in LOP at this time; ez to build, level, w/views of 5th green, fairway; beautiful sunset views; close to country club, lake, parks. (MLS# 1028581) **\$235,000**



**Great Street Appeal & Gorgeous Setting...** 3bd/2ba; nice upgraded home w/huge lg. rm., wonderful brick fireplace, cabinets galore & wonderful view overlooking 2nd fairway. (MLS# 1028527) **\$558,000**



**2 Permitted Homes...** 3bd/2ba; main hm. is 2,335 sq ft; granny unit is 1,200 sq ft; main hm. was bt. w/solar passive ideas; both homes have recently been painted inside & have had several upgrades; decking replaced. (MLS# 1028355) **\$599,000**



**Enjoy Lake Of The Pines On The Water Front!** 4bd/2ba; best priced lake front available; fixer w/ endless potential; nicely located w/wonderful views & sunsets from back deck or dock. (MLS# 1028634) **\$749,000**



**Newest On The Block...** 4bd/2ba; open floor plan; kitchen has a skylight & ample cabinets + dining area; indoor Indry; back deck overlooks pines & oaks in open setting. (MLS# 1028777) **\$275,000**



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



**Cute Home, Recently Remodeled...** 4bd/2ba; great golf course on 10th fairway; new carpet, new Trex decks; new HVAC; new Indscpg.; granite kchn. cnts.; not far from boat launch park. (MLS# 1027126) **\$415,000**



**Nicely Updated Vintage Home...** 4bd/3ba; on 1 level ac.; great remodel w/all new kchn. & baths; open kchn. w/new appliances & breakfast nook; lg. fam. rm. w/wood fireplace; great mstr. suite. (MLS# 1029049) **\$29,500**



**Private Parcel...** next to spectacular, established, well-known vineyard offering potential as a boutique vineyard, orchard, horse property or estate home; NID, environmental and biological report available. (MLS# 1028944) **\$300,000**



**Beautifully Remodeled...** 3bd/2.5ba; sits a top 5 lush acs.; remodeled kchn./baths w/appliances, cabinets & tile in 2006; roof is 5 yrs. old w/gutter guards; windows replaced in 2006. (MLS# 1029033) **\$425,000**

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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**LAKE OF THE PINES & SOUTH NEVADA COUNTY Office**



**NEVADA CITY Office**



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**Top Selling (tie) Realtor** Julia Stokes

**Top Listing Realtor** Debbie Krogman

**Top Realtor® Team** Kurt Congdon

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**Act While Interest Rates Are Low**

Is this a good time to buy a home? Some people are calling it a buyer's market. Does that mean it's a poor time to try to sell your home? These are some of the questions we're hearing and we'd like to give you a few straight answers. Yes, it's a good time to buy a home because home loan interest rates are low. In fact, interest rates are as low as they've been for years. That helps the buyer. And if you want to sell, it will be easier to find and qualify a buyer. Then what? The family that has just sold a home doesn't move into a tent. They buy a new home, perhaps a larger one that's been out of reach. And, because it's a buyer's market, they can pick from a wide selection and finance their new home at lower interest rates. The point is, a buyer's market can be good for sellers, too, because they then become buyers and enjoy the benefits of the current market. We're Matt & Vee Proietti, Realtors® with Coldwell Banker Grass Roots Realty. We'd like to help you find out more—about selling or buying a home while interest rates are low. Call us at any of our four offices listed at the right.



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>\$160,000</b> 2bd/1ba; view of vineyards; probate sale may be subject to court confirmation. (MLS# 1029329) 530-273-7293	<b>\$449,000</b> 3bd/2ba; lg. lg. rm. has vaulted beam ceiling; nicely landscaped back yard. (MLS# 1026331) 530-273-7293	<b>\$369,000</b> 3bd/2ba; charming in town 50's style home, wood floors w/vinylwood; +stud. unit. (MLS# 1029334) 530-265-3358	<b>\$589,200</b> 3bd/2.5ba; three level; quite cul-de-sac; low maintenance yard; nice deck. (MLS# 1028976) 530-268-1575	<b>\$425,000</b> 4bd/2ba; beautiful home on cul-de-sac; low maintenance yard; nice deck. (MLS# 1028976) 530-268-1575	<b>\$599,000</b> 4bd/2ba; beautiful Victorian inspired home nestled on a great tree shaded lot. (MLS# 1028517) 530-432-1131	<b>\$434,000</b> 3bd/2ba; fantastic curb appeal; close to the main entrance; covered patio. (MLS# 1028637) 530-432-1131	<b>\$119,000</b> 0.38 acs.; beautiful Nevada City lot w/ trees & creek; approved plans. (MLS# 1029285) 530-265-3282	<b>\$250,000</b> 10 acs.; views on usable buildable in preferred North Bloomfield area. (MLS# 1028627) 530-265-3282
<b>\$300,000</b> 2bd/1.5ba; location, quality & charm; covered front porch; high ceilings. (MLS# 1028660) 530-273-7293	<b>\$475,000</b> 3bd/2ba; beautifully updated contractor's home; large open great room. (MLS# 1028716) 530-273-7293	<b>\$378,500</b> 2bd/2.5ba; complete interior remodel/upgrade; desirable Woodbridge unit. (MLS# 1029503) 530-265-3358	<b>\$639,785</b> 3bd/2.5ba; cathedral ceilings; 3-car garage; Tahoe style master on main. (MLS# 1029134) 530-265-3358	<b>\$437,400</b> 3bd/2ba; this home has pizzazz; gorgeous hickory hardwood flooring through out. (MLS# 1029174) 530-268-1575	<b>\$675,000</b> 3bd/2.5ba; charming water front property on Hazel Lake; A must see home. (MLS# 1027593) 530-268-1575	<b>\$439,000</b> 3bd/2ba; fantastic curb appeal; close to the main entrance; covered patio. (MLS# 1028637) 530-432-1131	<b>\$129,000</b> 0.19 acs.; Nevada City's greatest hidden secret; abundant tall Redwood trees. (MLS# 1027755) 530-265-3282	<b>\$275,000</b> 5 acs.; prime Sierra Foothills location; the property you've been looking for! (MLS# 1028981) 530-268-1575
<b>\$337,500</b> 2bd/2ba; peeled log beams w/wood floors; 2nd unit rented for \$750; private. (MLS# 1028229) 530-273-7293	<b>\$525,000</b> 3bd/2.5ba; desirable Morgan Ranch home; lots of amenities; raised deck. (MLS# 1028993) 530-273-7293	<b>\$400,000</b> 3bd/2ba; enchanting Cascade Shores home; private; located on cul-de-sac. (MLS# 1029204) 530-265-3358	<b>\$698,500</b> 3bd/2ba; green home; mtn. ranch getaway; 5.8 acs. primary solar power. (MLS# 1028384) 530-265-3358	<b>\$447,500</b> 3bd/2.5ba; lots of character & pleasant home; separate family room. (MLS# 1028338) 530-268-1575	<b>\$719,000</b> 5bd/3ba; private country home in LOP Ranchos. (MLS# 1029234) 530-268-1575	<b>\$450,000</b> 3bd/2ba; it is possible to be better than new! 02 bit home with spacious master; separate quarters. (MLS# 1028956) 530-432-1131	<b>\$130,000</b> 4.5 acs.; beautiful usable; long range panoramic views of the Buttes. (MLS# 1028182) 530-432-1131	<b>\$279,900</b> 30 acs.; vineyard or olive grove potential; well sited; home has been determined. (MLS# 1029354) 530-432-1131
<b>\$365,000</b> 3bd/2ba; live among your oak trees; large Alta Sierra lot; comfortable home. (MLS# 1026098) 530-273-7293	<b>\$565,000</b> 3bd/2.5ba; amazing landscaping; multiple patios & many upgrades. (MLS# 1027721) 530-273-7293	<b>\$469,200</b> 3bd/2ba; classic country farmhouse; walk to town, park, Deer Creek. (MLS# 1029204) 530-265-3358	<b>\$749,000</b> 3bd/2ba; Deer Creek frontage approx 300+ ft.; 1200 sq ft basement; french doors. (MLS# 1026224) 530-265-3358	<b>\$448,000</b> 3bd/2ba; a beautiful most of home is on 1 level; open fam. rm. + ofc. area. (MLS# 1029199) 530-268-1575	<b>\$724,000</b> 4bd/2ba; gorgeous park-like level property in Lake of the Pines Ranchos. (MLS# 1029219) 530-268-1575	<b>\$450,000</b> 3bd/2ba; incredible new home just finalized; loving attention to every detail. (MLS# 1027914) 530-432-1131	<b>\$149,000</b> 10 acs.; submit all offers; big view; 2 good P&M tests; nice home sites. (MLS# 1026100) 530-432-1131	<b>\$295,000</b> 0.64 acs.; overlooks 15th green & fairway beyond; high end homes surround. (MLS# 1029354) 530-432-1131
<b>\$375,000</b> 3bd/2ba; rustic style & modern flare together for charming in town home. (MLS# 1028758) 530-273-7293	<b>\$600,000</b> 3bd/2.5ba; private retreat on 5 acs.; privacy; beautiful; groomed lawns. (MLS# 1025259) 530-273-7293	<b>\$479,000</b> 3bd/2.5ba; w/entire lot & watch the parades from your front porch; spacious rooms. (MLS# 1028554) 530-265-3358	<b>\$418,000</b> 3bd/2.5ba; tile floor; 4th fairway; master leads out to deck & the view of the course. (MLS# 1028930) 530-268-1575	<b>\$482,500</b> 3bd/2ba; enjoy yard w/winding path thru the land; complete with waterfalls. (MLS# 1029199) 530-268-1575	<b>\$679,000</b> 4bd/3ba; stunning craftsman style home; perfectly set on 1.4 priv. ac. (MLS# 1026919) 530-432-1131	<b>\$547,500</b> 3bd/2ba; incredible new home just finalized; loving attention to every detail. (MLS# 1027914) 530-432-1131	<b>\$165,000</b> 2.72 acs.; very unique property & special opportunity; 4 parcels/4 aprns. (MLS# 1029510) 530-273-7293	<b>\$299,000</b> 11 acs.; all usable; superb; property; views of snow-capped mtns.; well in. (MLS# 1028182) 530-432-1131
<b>\$390,000</b> 3bd/2ba; delightful 1-story updated home; private; quiet; cul-de-sac. (MLS# 1028659) 530-273-7293	<b>\$669,000</b> 4bd/2.5ba; 10 ac property; room for horses, open floor plan; spacious bdrms. (MLS# 1028986) 530-273-7293	<b>\$495,000</b> 3bd/2ba; country farmhouse; private & quiet view acreage; detached studio. (MLS# 1028741) 530-265-3358	<b>\$399,000</b> 4bd/2ba; craftsman style new home; very private; ac. lot; moments to downtown. (MLS# 1028755) 530-265-3358	<b>\$499,000</b> 3bd/2ba; quality 1st in this contemporary home w/golf course local mtn. view. (MLS# 1029129) 530-268-1575	<b>\$879,000</b> 4bd/3ba; great location close to entrance and clubhouse; work shop in basement. (MLS# 1027833) 530-432-1131	<b>\$549,950</b> 3bd/2.5ba; green healthy & natural; luxury & comfort; custom "green home". (MLS# 1028956) 530-432-1131	<b>\$168,875</b> 1.19 acs.; ready to build lot in N. Auburn near Hwy. 49/Dry Creek Rd. (MLS# 1028385) 530-265-3358	<b>\$300,000</b> 10 acs.; lot has multiple building sites; meadow & up-sloping top w/terrace. (MLS# 1028385) 530-265-3358
<b>\$399,000</b> 2bd/3ba; diamond in the rough; wood floors; indoor media or rec room/lr-in-laws area. (MLS# 1026959) 530-273-7293	<b>\$75,000</b> 4bd/3ba; perfect floor plan; 2 priv. bdrms. & media or rec room/lr-in-laws area. (MLS# 1027953) 530-273-7293	<b>\$500,000</b> 4bd/2ba; craftsman style new home; very private; ac. lot; moments to downtown. (MLS# 1028755) 530-265-3358	<b>\$418,000</b> 3bd/2.5ba; tile floor; 4th fairway; master leads out to deck & the view of the course. (MLS# 1028930) 530-268-1575	<b>\$499,000</b> 3bd/2ba; quality 1st in this contemporary home w/golf course local mtn. view. (MLS# 1029129) 530-268-1575	<b>\$879,000</b> 4bd/3ba; great location close to entrance and clubhouse; work shop in basement. (MLS# 1027833) 530-432-1131	<b>\$549,950</b> 3bd/2.5ba; green healthy & natural; luxury & comfort; custom "green home". (MLS# 1028956) 530-432-1131	<b>\$168,875</b> 1.19 acs.; ready to build lot in N. Auburn near Hwy. 49/Dry Creek Rd. (MLS# 1028385) 530-265-3358	<b>\$300,000</b> 10 acs.; lot has multiple building sites; meadow & up-sloping top w/terrace. (MLS# 1028385) 530-265-3358
<b>\$399,000</b> 2bd/3ba; diamond in the rough; wood floors; indoor media or rec room/lr-in-laws area. (MLS# 1026959) 530-273-7293	<b>\$75,000</b> 4bd/3ba; perfect floor plan; 2 priv. bdrms. & media or rec room/lr-in-laws area. (MLS# 1027953) 530-273-7293	<b>\$500,000</b> 4bd/2ba; craftsman style new home; very private; ac. lot; moments to downtown. (MLS# 1028755) 530-265-3358	<b>\$418,000</b> 3bd/2.5ba; tile floor; 4th fairway; master leads out to deck & the view of the course. (MLS# 1028930) 530-268-1575	<b>\$499,000</b> 3bd/2ba; quality 1st in this contemporary home w/golf course local mtn. view. (MLS# 1029129) 530-268-1575	<b>\$879,000</b> 4bd/3ba; great location close to entrance and clubhouse; work shop in basement. (MLS# 1027833) 530-432-1131	<b>\$549,950</b> 3bd/2.5ba; green healthy & natural; luxury & comfort; custom "green home". (MLS# 1028956) 530-432-1131	<b>\$168,875</b> 1.19 acs.; ready to build lot in N. Auburn near Hwy. 49/Dry Creek Rd. (MLS# 1028385) 530-265-3358	<b>\$300,000</b> 10 acs.; lot has multiple building sites; meadow & up-sloping top w/terrace. (MLS# 1028385) 530-265-3358
<b>\$399,500</b> 3bd/2.5ba; re-duced another \$40k below market; need quick sale! (MLS# 1027673) 530-273-7293	<b>\$1,000,000</b> 4bd/3.5ba; high Sierra views; elegant, yet comfortable lots of level land. (MLS# 1027103) 530-273-7293	<b>\$525,000</b> 4bd/3ba; incredible home; wideband Banner Mt. location; remarkable remodel. (MLS# 1028284) 530-265-3358	<b>\$418,000</b> 3bd/2.5ba; tile floor; 4th fairway; master leads out to deck & the view of the course. (MLS# 1028930) 530-268-1575	<b>\$499,000</b> 3bd/2ba; quality 1st in this contemporary home w/golf course local mtn. view. (MLS# 1029129) 530-268-1575	<b>\$879,000</b> 4bd/3ba; great location close to entrance and clubhouse; work shop in basement. (MLS# 1027833) 530-432-1131	<b>\$549,950</b> 3bd/2.5ba; green healthy & natural; luxury & comfort; custom "green home". (MLS# 1028956) 530-432-1131	<b>\$168,875</b> 1.19 acs.; ready to build lot in N. Auburn near Hwy. 49/Dry Creek Rd. (MLS# 1028385) 530-265-3358	<b>\$300,000</b> 10 acs.; lot has multiple building sites; meadow & up-sloping top w/terrace. (MLS# 1028385) 530-265-3358

**GRASS VALLEY 530-273-7293**

**1012 Sutton Way | Across from Longs**  
 Serving: Grass Valley | Alta Sierra | Chicago Park | Peardale | Surrounding Areas



**Original Owners - Reduced Price!** 4bd/2ba; immaculate home on usable acreage; vaulted ceilings & open floor plan; beautiful landscaping is low maintenance; open space in the backyard. (MLS# 1028960) **\$332,900**



**Wonderful English Gardens...** 4bd/2.5ba; meandering paths; wisteria trellis; courtyard; lush lawns; patios; fish ponds; fenced 1/2 ac. w/detached garage; open space in the backyard. (MLS# 1029544) **\$400,000**



**A Really Interesting Lot...** just a couple of doors down the road from the Alta Sierra Country Club & Golf Course; you will not believe it's only a 0.54 ac. parcel-it feels much larger. (MLS# 1029512) **\$114,000**



**Affordable Home...** 3bd/2ba; mins. from dwntr. G.V.s historic district; spacious deck off lg./kdg. area; usable backyard. over 1 ac. w/organic garden; room for horse; detached 3-car garage/shop. (MLS# 1029295) **\$350,000**



**New Low Price!** 4bd/3ba; like new; only lived in by original owner/contractor; built 2005; state of art septic supported family of 5 + foster kids; fab. kchn. w/stainless, granite counters, hrdwd. floors. (MLS# 1029400) **\$499,748**



**Desirable Condo...** 2bd/1.5ba; tremendous golf course & pond views from the great rm. & priv. decks; located in desirable Alta Sierra; quick access to Hwy. 49 to Grass Valley/Auburn. (MLS# 1029447) **\$265,000**



**Lots Of Square Footage For The Price...** 3bd/3ba; lg office/family room on main level in addition to 3 bedrooms; vaulted ceilings, large downstairs room w/bath; room perfect for hobbies. (MLS# 1027775) **\$389,000**



**Grass Valley, 7 Miles to New Safeway & Hwy. 49...** views, excellent solar orientation & PG&E; paved rds.; gorgeous, park-like 9.9 acs., mostly level & very developable. (MLS# 1029407) **\$249,900**



**Charming...** 2bd/1ba; cozy home on large parcel close to town; very motivated seller. (MLS# 1029126) **\$269,000**



**Outstanding Location...** 1 mile past fairgrounds in desirable priv. rd. neighborhood; beautiful parcel w/western views; views of 3 ponds; a perfect place for a home. (MLS# 1029545) **\$299,000**



**Clean Home In Nice In-Town Subdivision...** 2bd/2ba; 1,190 sq ft; 2 car attached garage; built in 1967. (MLS# 1029196) **\$318,000**



**Darling Grass Valley Home...** 3bd/1ba; remodeled 2004-07 w/roof, composite plank siding, windows, paint, deck, heat, bathrm., & kchn.; cozy fireplace, hrdwd. floors; inside laundry rm. (MLS# 1029561) **\$349,000</**

**1012 Sutton Way | Across from Longs**  
 Serving: Grass Valley | Alta Sierra | Chicago Park | Peardale | Surrounding Areas



**Architecturally Designed Cedar Home...** 3bd/3ba; dramatic professional ktchn. overlooking a prt. oasis set on 3+ level acs.; ktchn. features stainless appliances. Wolf cook top. (MLS# 1029363) **\$650,000**



**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**



**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**



**Lots of Charm...** 2bd/1.5ba; in-town home; open & light; great for entertaining; country style kitchen w/all the amenities w/pantry; separate dng. rm. & nice lvg. rm.; 2-car garage + RV pad. (MLS# 1026668) **\$326,500**



**Beautiful Setting...** 3bd/2ba; along NID creek w/2 houses; main house remodeled in '03; rental house approx. 850 sf & currently rents for \$800/mo.; minutes from downtown G.V. (MLS# 1027156) **\$415,000**



**Library Could Convert To 3rd Bdrm...** 2bd/3.5ba; near complete remodel & addit'n. in 1995; desirable Hill St. home; mstr. w/prvt. deck, stove & jetted tub; custom built-in book shelves in library w/fireplace. (MLS# 1028990) **\$449,000**



**1930's Vintage home...** 2bd/1ba; oak floors throughout; all new dual pane windows; newer plumbing; termite clearance on file; very charming; 2 driveways; small garage; walk to town. (MLS# 1029212) **\$299,000**



**Estate Sale...** vacant house on 5+ ac. adjacent also for sale—\$360k; beautiful usable property in Lakewood Subdivision; horse area; access to prt. 32 ac. Lake Zvac. (MLS# 1027979) **\$185,000**



**Seasonal Creek Side Setting...** 3bd/2ba; just past Greenhorn Bridge on prt. rd.; btl. in '07, yet never lived in - owner's plans changed; 1 level w/rwd. decks, concrete walks. (MLS# 1028790) **\$424,900**



**Neat & Clean...** 2bd/2ba; lovely low maintenance; 1-level; located on level lot in desirable Morgan Ranch neighborhood; on quiet street in clean, safe, friendly community; all city amenities. (MLS# 1027736) **\$376,000**



**Charming Home In A Great Neighborhood...** 2bd/1.5ba; look out your front windows onto a local well known X-mas tree farm; close to town & great schools; mature landscaping. (MLS# 1028444) **\$360,000**



**One Of A Kind...** 3bd/2ba; triple wide on lg. lot; luxury lvg.; loaded w/upgrades; solid-like cntrs. in ktchn. & bath; lg. ktchn. w/cntr. isle & brkfst. nook; bay windows; tile entry, vaulted ceilings. (MLS# 1027178) **\$255,250**



**You'll Love This Vintage, Yellow Cottage...** 2bd/1ba; splashed in a stream of sunshine amongst the tall cedars & pines of Peardale; charming home recently gone through & all inspections in file. (MLS# 1025050) **\$349,700**



**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) **\$569,000**



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



**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 ktchn. (MLS# 1028723) **\$409,000**



**Great Half Acre Lot In Peardale Area...** minutes to Interstate 80 or Highway 49. NID close to property. (MLS# 1028730) **\$169,000**

**316 Broad Street | Across from City Hall**  
 Serving: Nevada City | San Juan Ridge | Surrounding Areas



**Nicely Updated Home...** 3bd/2.5ba; 10 mins. to dwntr. but will feel as though you have found your own retreat; serene, sunny yet forested setting on nearly 2 acs.; stunning gourmet ktchn. (MLS# 1029402) **\$449,000**



**Victorian Home, Walk To Town...** 4bd/3ba; dbl. lvg. rms.; lg. yard & fully decked pool for afternoon parties; nice ktchn. & eating area; wood burning stove & gas fireplace in lvg. rm. (MLS# 1029472) **\$479,000**



**A Family Charmer...** 3bd/2.5ba; cozy, yet lots of space in all the right places; tucked away from Gold Flat & buffered by beautiful mature trees this home is located in a community that comes together. (MLS# 1029321) **\$548,950**



**Nicely Remodeled Home...** 2bd/2ba; on lg. prt. in-town lot; walking distance to dwntr. & Pioneer Park; original oak hrwd. flooring; windowed dng. rm w/lots of natural light. (MLS# 1029308) **\$498,900**



**Beautiful, Level, Heavy Tree Cover...** close to downtown Nevada City; 9.96 acre parcel; beautiful; must see this forest close to town; excellent gravel road. (MLS# 1029565) **\$364,000**



**Very Artistic Residence...** 3bd/2ba; breathtaking panoramic long range views! soaring ceilings; Brazilian cherry floors highlight the great rm.; jaw dropping views from dng. rm. & iron wood decks; lg. ktchn.; 2 offices & entry vestibule provide intimate spaces; lower level has very generous mstr. & guest bdms.; newer exterior paint & roof; new interior paint; some new plumbing fixtures; high end generator; absolutely captivating & perfect move in condition. (MLS# 1028197) **\$350,000**



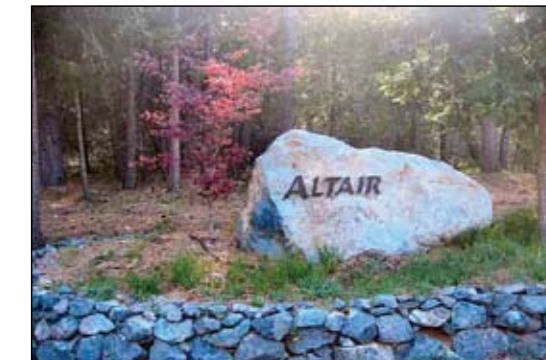
**Elegant Country Home Full Of Light & Distinctive Charm...** 4bd/3ba; on 3 acs.; close enough to hear the soothing sounds of Deer Creek; darling pine, garden cottage for play area or hobbies. (MLS# 1028037) **\$695,000**



**Glorious Piece Of Land...** in Banner Forest Estates w/lots of character; excellent options for home to be tucked away for privacy; an upscale petite development across from Altair Subdivision. (MLS# 1029331) **\$339,950**



**Lake Front Acreage...** 4.5 acs. on quiet, serene Lower Scotts Flat Lake; towering trees, fabulous lake views, awesome bldg. sites make this the premiere place for your dream lakefront home. (MLS# 1018193) **\$729,000**



**Standard Septic Installed...** piped treated water; cable; DSL; phone; utilities underground; walk out front door to your 2+ mile loop trail in subdivision green belt; bldg. pad & driveway in; level parcel. (MLS# 1029397) **\$325,000**



**Architect Designed...** 4bd/2.5ba; sophisticated edge; exterior reminiscent of mining structures of old; dramatic, light-filled interior w/volty ceilings, bamboo floors & Lower fir windows to showcase woody, mtn. view. (MLS# 1028939) **\$799,500**



**Close To The Downtown...** 3bd/2ba; nice size lot with beautiful pine trees; this sleepy home has wonderful potential; come with your creative spirit and bring out its beauty. (MLS# 1028416) **\$443,000**



**Original Owner!**... 2bd/1ba; 1st time on market! well kept older home situated away from road offering privacy & serenity; look at vacant land on same street, close to downtown. (MLS# 1029111) **\$325,000**



**One Of Most Prestigious Addresses In Nevada County...** 3bd/3.5ba; well cared for craftsman on 1.5 forested acs.; great floor plan w/mstr. on main; oversized 3-car attached garage. (MLS# 1029150) **\$714,000**

**LAKE WILDWOOD & PENN VALLEY 530-432-1131**

**11354 Pleasant Valley Road | Next to Citizens Bank in the Wildwood Business Center**  
 Serving: Lake Wildwood | Penn Valley | Smartville | Surrounding Areas



**Best Priced New Construction Home In Lake Wildwood...** 3bd/2.5ba; many custom features; great rm. floor plan + separate den & trml. dng. rm. (MLS# 1029517) **\$549,950**



**Beautifully Remodeled Golf Course Home...** 3bd/3ba; in LWW on 4th green; fantastic home with open floor plan. (MLS# 1024281) **\$499,500**



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



**Lovely & Beautifully Maintained Home...** 3bd/2ba; beautiful mstr. suite w/walk-in closet; lovely vanity; 2 person jacuzzi tub. (MLS# 1028503) **\$377,000**



**Freshly Remodeled...** 5bd/3ba; new stucco, appliances, carpet, etc.; crown moulding & vaulted ceiling; master & 2 bdms. on main level; great open floor plan with lots of possibilities. (MLS# 1027255) **\$519,950**



**Sensible & Stylish 1-Level Home...** 3bd/2ba; on nice acreage w/lovely views; many upgrades; granite counters; beautiful cabinets; hrwd. floors. (MLS# 1029376) **\$439,000**



**End Of Road Privacy...** 3bd/2.5ba; situated on nicely treed, almost 3 acs.; country feel w/lig. est-in ktchn.; 2 mstr. suites w/decks; lg. fam. rm. + 1/2 ba. rear patio & deck w/ hot tub; dual heat controls. (MLS# 1028801) **\$419,500**



**Completely Remodeled...** 3bd/3ba; quality construction includes 1300 sf game rm./bed/bath addition; impressive upgrades include the floors, granite counters, stainless fixtures, all new HVAC system & more! (MLS# 1029073) **\$424,900**



**1 Level Newer Home...** 3bd/2.5ba; located on fantastic level lot; quiet cul-de-sac location w/little traffic; fully landscp. front/back; full 3-car garage; immaculate inside and out! (MLS# 1028653) **\$665,000**



**Completed in March 2007...** 2bd/3ba; home was gutted & redone top to bottom; open/bright w/lots for your beams; river rock wall w/insert & ent. center; bonus storage room. (MLS# 1027895) **\$369,000**

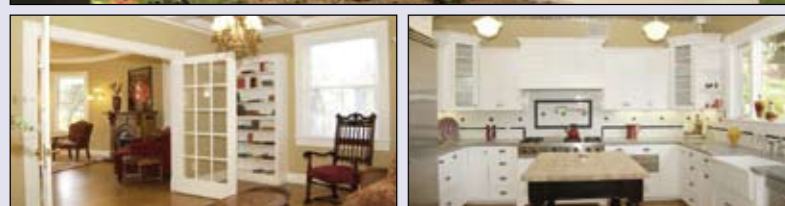


**On 15th Fairway...** 3bd/3ba; very close to main gate & club house; cathedral ceilings in lvg. rm. & master; btl. in vac; whole house fan; front entrance features a gated courtyard and rose garden. (MLS# 1027895) **\$559,000**



**Large Country-Style House...** 4bd/2.5ba; excellent floor plan w/mstr. suite on main level & guest bdms./bath upstairs; parklike 5 ac. lot offers privacy & features low maintenance landscaping. (MLS# 1028874) **\$699,900**

**EXCEPTIONAL PROPERTIES**  
 REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE

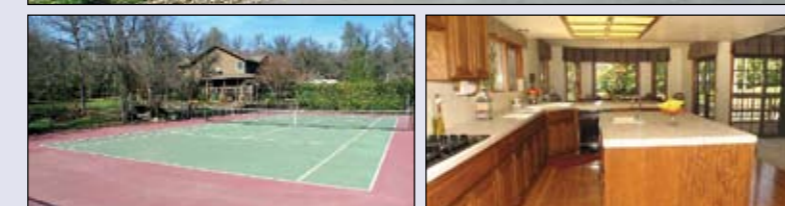


**Exactly Remodeled Gold Country Victorian in Grass Valley Known As The Taylor House—** 7bd/8.5ba; this masterpiece of Victorian architecture is restored & upgraded to the highest & most exacting standards; remarkable turret parlor w/fireplace. (MLS# 1029087) **\$1,350,000**

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



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**COLDWELL BANKER PREVIEWS INTERNATIONAL**  
*has become, through our heritage of innovation, resources, and expertise the preeminent specialist in luxury real estate.*



**Beautiful South County Private Country Estate with Resort Amenities—** 5bd/4ba+2 half baths; in exclusive Round Valley Estates; all property is landscaped w/trees, flowers, raised fenced garden area, gazebo, pond, 20x40 pool; 1,440 sf 6-car garage w/storage/workbench. (MLS# 1028917) **\$1,100,000**

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

Office: 530-273-7293 x 254  
 Cell: 530-205-7075

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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.