



Your Own Secret Garden... 3bd/2ba; 1,551 sf; updated home on the golf course in LOP with walking distance to one of many parks; beautiful views, 800 sf decking, golf cart garage. (MLS#1024537) **\$425,000**



Custom Lakeview Estate... 4bd/4+ba; stunning views, magnificent design & craftsmanship make an unprecedented combination for this magnificent built 5,900 sf estate. (MLS#1022783) **\$1,999,000**



Contemporary Early 90's Oakley-Built Home... 3bd/2ba; hrdwd. floors; vaulted ceilings; pool; separate office area; recently painted inside; 2-car garage; lender motivated to see offers. (MLS#1023047) **\$499,000**



Sun City Lincoln Hills... 2bd/2ba; beautiful, upgraded, 1-level, adult community w/golf, gym, pool & lots more! open, light, great room. (MLS#1024678) **\$639,000**



Great Family Home... 3bd/3ba; home is 1,970 sf w/separate family & lg. rms.; lg. kit. w/nook; newer composite deck fixtures & appliances; Owens Corning roof & much more. (MLS#1025422) **\$455,000**



Cul-de-Sac Charming... 3bd/2ba; near community park in Auburn; 1-level; fenced back yard, roses; vaulted ceiling in lvg. rm.; tile counters throughout. (Placer Co. MLS#70043330) **\$399,000**



Location, Location, Location... 2bd/1ba; golf course home; sold as a fixer; inside dated, but very well taken care of; beautiful setting and view of the course. (MLS#1024835) **\$329,000**



Custom Built in 2004... 4bd/3ba; quiet & private; oversized corner lot; gourmet kitchen w/upgraded cabinets & walk-in pantry; lg. deck off lvg. rm. w/gas to BBQ; oversized garage. (MLS#1022618) **\$795,000**



Beautiful Home on Lake... 4bd/3.5ba; could possibly be 5 bdrms. w/primary living on main floor; family room w/wet bar & master suite have access to one of the 3 decks overlooking lake. (MLS#1024057) **\$1,400,000**



Shows Like New Home... 3bd/2.5ba; extensively remodeled home; open lake views; wonderful open feeling w/newer cabinets & Corian counters throughout; mahogany wood flooring. (MLS#1024576) **\$899,000**



10 Acre Creekside Splendor 4bd/3ba; creekside home w/guest qtrs. on 10 incredible acs.; bordering back of property, just outside back door lies 900+ ft. of babbling, pristine Dry Creek. (MLS#1024234) **\$765,000**



Auburn's Most Charming Home... 4bd/3.5ba; wonderful location; built in 2006; most beautiful home w/great fenced yard & garden; cherry wood & stucco; must see! (MLS#1024003) **\$658,000**



Wow! Looks Like a New Home... 3bd/2ba; stucco exterior; recently remodeled; gourmet kit. w/granite counters & tile floors; stainless steel appl.; cathedral ceilings & F.P. in lvg. rm. (MLS#1024406) **\$595,000**



Lake of the Pines... 3bd/2.5ba; immaculate split level home on golf course; you'll love it the moment you step inside; newer roof & 500 sf of newer deck; remodeled master bath. (MLS#1024377) **\$499,900**



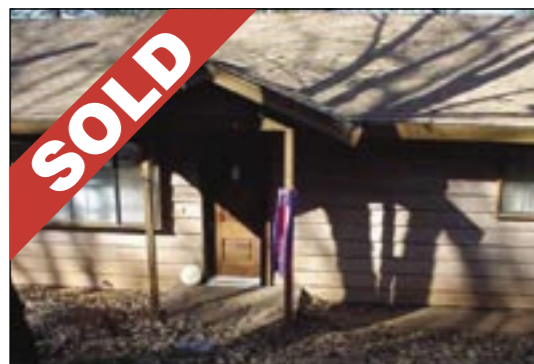
Large Updated Entertainment Home... 4bd/3ba; kitchen has cherry cabinets, garden window; master bath is luxurious w/jetted oversized tub; family rm. and spacious laundry/craft rm. (MLS#1024195) **\$600,000**



Triplex, Downtown Auburn... easy rentals with great location, old charm with upgrades; close to everything downtown; front porch w/locked entry to foyer. (MLS#1024617) **\$499,000**



Level, Move in Condition... 3bd/2ba; newer 40 yr. comp roof; HVAC, carpet, water heater; covered 230 sq back deck (could be enlarged for more space) overlooking lg. level back yard. (MLS#1025496) **\$429,000**



Family Trust-Motivated Sellers... 2bd/1ba; great starter home; private location, big end of the road; potential like crazy! small house, big possibility. (MLS#1024102) **\$293,500**



Updated Family Home... 3bd/2.5ba; Lake of the Pines; newer roof, HVAC, deck; appliances; quiet street; formal dining rm.; separate fam. rm. & spacious basement; hardwood floors. (MLS#1024529) **\$425,000**



Better Take a Look! super horse property; 10+ acres; gated; fenced; gravel driveway; perc & mantle; brushed with many building sites. (MLS#1022040) **\$279,900**

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



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More Benefits Being Offered to Home Buyers and Sellers by New Publication

Coldwell Banker Grass Roots Realty (CBGRR) welcomes you to our first real estate supplement. This publication is designed to reach a much wider area of home buyers and sellers and provide additional value to CBGRR's innovative services. We hope you'll find it useful!

This supplement will appear the second weekend of each month in *The Union* and reach approximately 17,000 readers. On the fourth weekend of each month a second edition will appear in both *The Union* and *Auburn Journal*. This second edition will reach approximately 42,500 readers in Nevada and Placer Counties by also appearing in the *Penn Valley Courier*, *Colfax Record*, *Lake of the Pines News* and *Alta Sierran*.

Features designed to benefit our sellers include the huge exposure in our two county circulation and much larger full color photos

of properties with added room for descriptions of the unique qualities of each home. We'll also feature properties in our classified section (just below this article) in each supplement.

Buyers will benefit by having over 140 properties for sale featured in each publication in well organized, geographical groupings to ease the search for homes and land.

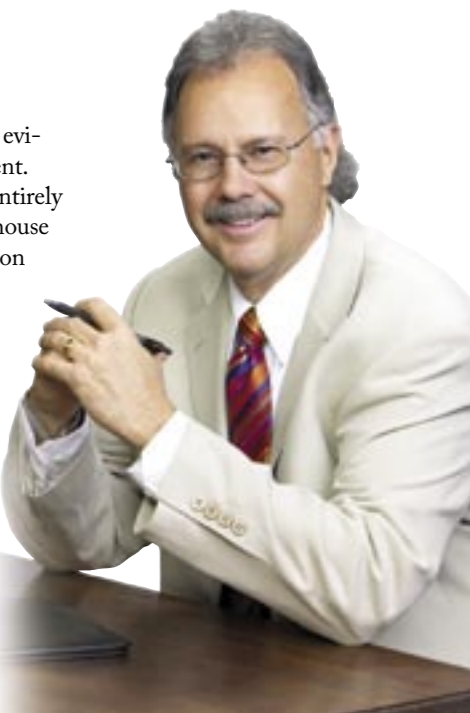
Buyers and sellers will also benefit from the pertinent and timely articles and statistics in each publication that will help them stay on top of the many influences affecting our unique area's real estate market. This is important information not found anywhere else!

At CBGRR our goal is to provide leading edge services. We've been serving Nevada County's home buyers and sellers for 28 years and now maintain the #1 market share in Nevada County. We also have the #1 average agent production in the county and the #1 marketing exposure and

expertise in the area as evidenced by this supplement.

This publication is entirely produced by our in-house marketing and production division and I want to thank all of our staff and sales associates for bringing this unique product to the public.

ImRickDejesus and we're Coldwell Banker Grass Roots Realty. We should be your real estate team when it comes to buying or selling in Nevada and Placer counties!



Grass Valley Homes For Sale	Grass Valley Homes For Sale	Grass Valley 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 newer 3bd/2ba, close to restaurants/shops/transportation. M.L.S.# 1025549 (530) 273-7293	\$559,000 1/2 ac, 1.5 mi. to fairgrounds. 3bd/2.5ba includes a bonus rm. M.L.S.# 1025513 (530) 273-7293	\$720,000 Chicago Park mini ranch on 5 acres. M.L.S.# 1025186 (530) 273-7293	\$550,000 Custom features abound, gorgeous 3br/2.5ba, 4.3 acs. M.L.S.# 1025308 (530) 265-3282	\$349,000 Comfy home, great fam. rm., updated kitchen & flooring. M.L.S.# 1025142 (530) 268-1575	\$750,000 Charming, on water front, beautiful pvt. yard w/waterfall. M.L.S.# 1025506 (530) 268-1575	\$675,000 Canyon Creek estate! Pvt. beautiful Cap mins to town. M.L.S.# 1024276 (530) 432-1131	\$215,000 Lovely 0.52 ac parcel off Banner Lava Cap mins to town. M.L.S.# 1025402 (530) 273-7293	\$325,000 29+ acs, beautiful trees & private setting await you! M.L.S.# 1025495 (530) 273-7293
\$235,000 1975 modular 3bd/2ba, 2-car garage. Private. M.L.S.# 1025500 (530) 273-7293	\$569,000 New home, very private 2 acs., maple flrs, gas fireplace. M.L.S.# 1025347 (530) 273-7293	\$724,900 Nevada City! Beautiful modern Victorian (1996) 3bd/2.5ba. M.L.S.# 1025569 (530) 273-7293	\$639,000 Classic beauty, upgrades: granite kit/ba; new bdrm. 3bd/3ba. M.L.S.# 1024212 (530) 265-3282	\$414,500 Multi-level, spacious home w/open floor plan. 3bd/2.5ba. M.L.S.# 1025394 (530) 268-1575	\$739,000 Gorgeous granite kitchen, 2bd/1ba. M.L.S.# 1023308 (530) 268-1575	\$739,000 Creek & golf course frontage, 3-car garage. M.L.S.# 1025283 (530) 432-1131	\$229,000 Beautiful land w/P&M done, good well. M.L.S.# 1025239 (530) 273-7293	\$325,000 5 acs., Bitney Springs area, huge meadow, park-like. M.L.S.# 1025263 (530) 268-1575
\$349,900 Meticulously cared-for yard, mature Indscpg. RV pkg. M.L.S.# 1025383 (530) 273-7293	\$575,000 Golf course home in Alta Sierra, 2 mstr suites, + den. M.L.S.# 1025525 (530) 273-7293	\$899,900 Architectural Drama inside/out. Creek front & close to town. M.L.S.# 1021844 (530) 273-7293	\$639,000 Classic beauty, upgrades: granite kit/ba; new bdrm. 3bd/3ba. M.L.S.# 1024212 (530) 265-3282	\$415,000 3bd/2.5ba, beautiful patio area, garden/trees, beautiful setting. M.L.S.# 1025535 (530) 268-1575	\$1,197,000 Craftsman home, library, wine cellar & game room. M.L.S.# 1025185 (530) 268-1575	\$739,500 Fantastic new 3bd/2.5ba under constrn, popular floorplan. M.L.S.# 1022509 (530) 432-1131	\$249,900 Approx. 10 park-like acs, much cleared/brushed. M.L.S.# 1025375 (530) 273-7293	\$348,900 3.19 acs. in Foxwood Estates. Impressive w/well, P&M. M.L.S.# 1025275 (530) 268-1575
\$369,999 upgraded 2bd/1ba, 3+ acres, grapes, fruit trees. M.L.S.# 1023882 (530) 273-7293	\$589,000 4bd/2.5ba beautifully designed, 2000 sf, upstrs/800 sf downstrs. M.L.S.# 1025162 (530) 273-7293	\$950,000 Gated, French style, country estate on 9.5+ acs, pond, shop. M.L.S.# 1024693 (530) 265-3282	\$747,000 3bd/3.5ba main house, studio, rental unit, barn, orchard, 5 acs. M.L.S.# 1024693 (530) 265-3282	\$450,000 Open floor plan, cathedral ceiling in great rm. 3bd/2ba, 1/2 ac. M.L.S.# 1025469 (530) 268-1575	\$2,450,000 Stunning 4000 sf estate, 3 huge bds+office 4 ba, chef's kitchen. M.L.S.# 1025253 (530) 268-1575	\$745,000 Newer home, fantastic level lot, fully landscaped, 3bd/2.5ba. M.L.S.# 1024122 (530) 432-1131	\$250,000 View property! Easy bid lot, 30+gpm well, P/M for 3rd strd septic. M.L.S.# 1024122 (530) 432-1131	\$379,000 20 beautiful view acs, yr round spring, multiple bldg sites. M.L.S.# 1025255 (530) 432-1131
\$378,000 4bd/2ba on 2+ acres, knoll setting, fruit trees. M.L.S.# 1025103 (530) 273-7293	\$600,000 Pine tree surrounded parcel bordered by NID canal. M.L.S.# 1025540 (530) 273-7293	\$1,050,000 Architectural Mediterranean, 4bd/3.5ba, 4630 sf, stunning courtyard. M.L.S.# 1025141 (530) 273-7293	\$765,000 Artistic and caring design makes this home stand out. 3bd/3.5ba. M.L.S.# 1024544 (530) 265-3282	\$450,000 watch golfers from deck, versatile floor plan. M.L.S.#1025274 (530) 268-1575	\$1,395,000 Craftsman home, library, wine cellar & game room. M.L.S.# 1025185 (530) 268-1575	\$745,000 Newer home, fantastic level lot, fully landscaped, 3bd/2.5ba. M.L.S.# 1024122 (530) 432-1131	\$269,000 Beautiful, cleared 2.84 acs, well in, ready to build. M.L.S.#1025344 (530) 273-7293	\$399,000 Totally pvt, 4.82 wooded acs, w/pipa treated water. M.L.S.# 1025343 (530) 273-7293
\$455,000 Vintage 1890 home in Grass Valley w/rental cottage. M.L.S.# 1025199 (530) 273-7293	\$625,000 Quality, concrete tile roof, charming interior oak floors. 3bd/2ba. M.L.S.# 1025542 (530) 273-7293	\$800,000 Cod style home, private road with walking trails. M.L.S.# 1024261 (530) 265-3282	\$800,000 Resort style, 1.9 view acs, desirable Cement Hill. M.L.S.# 1025493 (530) 265-3282	\$379,000 20 beautiful view acs., mltpl. bldg. sites, live in existing mant. home. M.L.S.# 1025178 (530) 273-7293	\$499,900 Tranquil setting, brought to life with complete redesign. M.L.S.# 1024099 (530) 432-1131	\$189,000 Main house must be under 2000 sf, 2nd unit required @ not more than 640 sf. M.L.S.# 1022752 (530) 265-3282	\$46,500 Land bargain! 1+ ac. lot well located & private. M.L.S.#1024774 (530) 273-7293	\$425,000 10 ac. parcel in P.V., well in, P&M tests completed. M.L.S.# 1024686 (530) 432-1131
\$475,000 Remodeled GV duplex, 2bd/1ba & 1bd/1ba upstairs unit. M.L.S.# 1025213 (530) 273-7293	\$644,000 Dwntrm NIC Vctrm, 3bd/3ba, classic details intact, upgrades. M.L.S.# 1025201 (530) 273-7293	\$1,050,000 Walk to downtown, 2bd/1.5ba condo by Pioneer Park. M.L.S.# 1024948 (530) 265-3282	\$845,000 Resort style, 1.9 view acs, desirable Cement Hill. M.L.S.# 1025493 (530) 265-3282	\$499,900 Tranquil setting, brought to life with complete redesign. M.L.S.# 1024099 (530) 432-1131	\$599,000 Classic contemporary, upgraded amenities, 3bd/3ba. M.L.S.# 1025424 (530) 268-1575	\$199,500 Close to Nevada City, beautiful bldg site. M.L.S.# 1025254 (530) 265-3282	\$475,000 Views to Sutter Buttes & valley floor, seaman's sunset. M.L.S.# 1022773 (530) 265-3282	\$279,900 Super horse prop., level w/permeter fencing, gate. M.L.S.# 1022040 (530) 268-1575
\$549,000 Custom retreat-style built 2001, sep studio greenhouse, more! M.L.S.# 1023418 (530) 273-7293	\$650,000 Private, Peardale, views leave you breathless. Immaculate! M.L.S.# 1025311 (530) 273-7293	\$200,000 Updated 2bd/1ba NIC Vctrm, great porch w/ local view. M.L.S.# 1025472 (530) 265-3282	\$200,000 "Snug as a Bug" condo, Auburn Woods. 2bd/1.5ba. M.L.S.# 1025256 (530) 268-1575	\$599,000 3bd/2ba custom Wildwood Ridge home, open floor plan, vaulted ceilings. M.L.S.# 1025529 (530) 268-1575	\$650,000 Country home, 5 acs, pvt, groomed yard, flowers, creeks. M.L.S.# 1025529 (530) 268-1575	\$199,500 Close to Nevada City, beautiful bldg site. M.L.S.# 1025254 (530) 265-3282	\$299,000 Easy build, 1.5 acs, close to town. Piped H2O. M.L.S.# 1025330 (530) 273-7293	\$665,000 Outstanding view parcel, knoll building site. M.L.S.#1025263 (530) 268-1575

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Coldwell Banker Grass Roots Realty congratulates the **TOP REALTORS® for April 2007**

Top Producing Realtor® (tie) Shari Barley	Top Producing Realtor® (tie) Caroline Machi	Top Selling Realtor® Pam Amato	Top Listing Realtor® Kurt Congdon
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<p>Chicago Park Horse Set-Up... 3bd/2.5ba, 2,033 sf, 5 acres; 3-car garage; 36 x 36 barn; dormered farm style w/pristine oak floors; master with jetted tub + gas log fireplace. (MLS#1025186) \$720,000</p>	<p>Pride of Ownership... 2bd/2ba; 1-level home with meticulously cared-for yard w/mature landscaping; RV pkg.; extra pkg.; level front yard; level back yard with newer fence for kids/dogs. (MLS#1025383) \$349,900</p>	<p>Newer Grass Valley Home... 3bd/2ba; spacious living room, & indoor laundry; master w/walk-in closet; many upgrades; dry wall interior, HVAC, 10x12 shed. (MLS#1025549) \$93,500</p>	<p>Light & Bright... 3bd/2ba; newly painted exterior; well maintained; move in ready; close to historic downtown; newly renovated private deck & new landscaping front & back; vaulted ceilings. (MLS#1023160) \$385,000</p>
<p>Morgan Ranch at Its Best... 3bd/2ba; beautifully maintained and perfect landscaping; ideal floor plan; located on a level lot in a neighborhood with mature trees. (MLS#1024938) \$450,000</p>	<p>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</p>	<p>Nice Neighborhood Home... 3bd/1ba; needs some TLC; beautiful 1/4 acre lot with lawns, gardens, big views to enjoy off the back; storage and a large shop. (MLS#1024714) \$325,000</p>	<p>Single Level Rancher + Pool... 3bd/3ba; top Alta Sierra location; 0.55 acre + guest suite & pool; beautifully landscaped park-like setting among oaks & pines. (MLS#1024763) \$599,000</p>
<p>Charming Country Home! 3bd/2ba; 3+ private usable acre!; huge garage/shop; open plan; lg. covered front deck (ironwood); handplaned siding; skylights; wide halls, handicapped friendly. (MLS#1024769) \$499,000</p>	<p>Great Colfax Home... 3bd/2ba; 1-level, great room, new master suite; huge bonus rm. (could be add'l bdrm., office, den, etc.); flat usable corner lot in great location near high school. (MLS#1024747) \$435,000</p>	<p>Gorgeous Privacy & Sunset Views... well in, perc & mantle done; end of cul-de-sac; backs to 17 ac. greenbelt & Deer Creek; impressive parcel in impressive neighborhood! It will sell itself! (MLS#1025282) \$348,900</p>	<p>Elegant Home by Golf Course... 2bd/2.5ba; 2 master suites, each w/private sitting/reading rm. & bathrms.; marble fireplace in lvg. rm.; separate den could be used as bdrm.; (MLS#1025528) \$575,000</p>

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Affordability At Its Finest... 3bd/1ba; NOT A FIXER! stylish updated bungalow w/newer kitchen, bath, flooring, roof, siding & both interior & exterior paint are just a few things this home has to offer. (MLS#1024593) **\$220,000**



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/master bedroom shower, jetted tub. (MLS#1025347) **\$569,000**



Escape to the Country! 3bd/2.5ba; the 1/2 acre of landscaped yard provides privacy with minimal maintenance; relax on the outdoor deck under majestic pines and oaks. (MLS#1025513) **\$559,000**



Views! 4 Bedrooms... 4bd/2ba; recent remodel with spacious open floor plan on private 4+ acres; 5 minutes off Hwy. 80 corridor between Auburn and Colfax; just reduced! (MLS#1021666) **\$775,000**



Luxurious Green Home... 3bd/2ba; experience technology that returns us to simplicity: natural lighting, passive solar heating, natural cooling, warmth & endurance of wood & stone coupled with state of the art design. (MLS#1024319) **\$699,000**



Remodeled in 2004... 2bd/1ba; remodeled in 2004 with wood floors, oak cabinets, pantry, appliances, tile floors, roof etc.; fabulous gardens and private location make this one a must see and must have! (MLS#1023529) **\$390,000**



Huge Price Reduction... 3bd/2ba; great location; close to Union Hill School; reminds you of your grandmother's house; lg. living, rm., dining rm., great kitchen w/breakfast nook. (MLS#1021534) **\$375,000**



Be the First To Live In This Home! 3bd/2ba; come see the great open floor plan in a great neighborhood; kitchen has granite counters, alder cabinets and cherry stained oak floors. (MLS#1024519) **\$579,000**



Updated & Sunny... 2bd/2ba; cute home, bonus room/daylight basement with 1-car garage; fenced corner lot close to everything. (MLS#1025065) **\$345,000**



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



Custom Construction... 3bd/2.5ba; high end finish quality highlight this outstanding single story floor plan; perfectly located in an idyllic country setting less than 5 minutes to Grass Valley. (MLS#1023977) **\$650,000**



Totally Private... 3bd/2ba; can't see another house; your own little valley surrounded by cedars and pines; charm galore!; woody feel; hot tub on expansive deck; above ground pool. (MLS#1025082) **\$509,000**



Built-in Pool with Falls... 4bd/2ba; 4 acs.; serenity at it's best; windows galore for view; lush trees and landscaping; listen to the rushing water from the massive waterfalls. (MLS#1024791) **\$799,000**



Beautiful 39+ Acres... land is rolling and sloping with NID ditch meandering thru property; majestic pines and oaks; owner may carry; property accessible via easement. (MLS#1024134) **\$345,000**



Remodeled House/Granny... 3bd/2.5ba on 1 ac.; main house is like new; 1bd/1ba granny/guest house; 3-car garage w/work shop, bath, finished area above for office or game/hobby rm. (MLS#1023705) **\$599,900**



Half Acre 5 Minutes to Town... well in; power close; great lot; quiet neighborhood in Peardale area; easy access to I-80 & Hwy. 49; flat lot. (MLS#1024656) **\$187,500**



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



Craftsman Style in Old World Tradition... 3bd/2.5ba; beautiful shaded parcel; 20 GPM well+raw NID; has 2nd unit permitted as a recreation bldg.; new house has top line fixtures & features throughout (MLS#1024659) **\$889,000**



Lake View Victorian... 3bd/2.5ba; custom home set on 10 private acres with view of Rollins Lake; master suite with sitting room; great room, formal living and dining room. (MLS#1024951) **\$875,000**



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

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Nevada City, 1.5 Acre... 1.5 easy build acres with nat. gas, piped water; good solar orientation; right past the entrance to Stonebridge; large chestnut tree, also some old apple trees. (MLS#1025330) **\$299,000**



Sold, Single Level Home... 3bd/2ba; waiting for your personal touches; home is situated on nearly a half acre, flat lot and is walking distance to downtown. (MLS#1024169) **\$350,000**



In Town Nevada City! 2bd/1.5ba; tastefully appointed condo; pool-clubhouse; private; lovely, landscaped setting; forest views from front porch; lawn area & distant views from both back decks. (MLS#1024948) **\$310,000**



Walk to Downtown! 2bd/1ba + separate studio; 1,079 sq. ft.; huge (0.42 acre) yard gently sloping; living room and kitchen freshly painted. (MLS#1023520) **\$389,000**



Updated Nevada City Home on 2+ Acres... 3bd/2ba; new roof, skylights, vinyl windows; oversize garage; lg. fenced area; 5 miles from historic Nevada City; home is ready to move into. (MLS#1024272) **\$438,000**



Nevada City Ready to Build... 2.64 acres cleared; well in; great P&M; 10 mins. to town!; prime Nevada City location in peaceful area; complete, approved set of bldg. plans for 3,227 sq ft home. (MLS#1025344) **\$269,000**



Nevada City Victorian... 2bd/1ba; 1885 charm with remodeled kitchen and bath; great front porch for enjoying the local view of Sugarloaf Mountain. (MLS#1025472) **\$450,000**



Updated In-Town Victorian... 3bd/1.5ba; updated and unspoiled Victorian; 2 blocks to downtown; gourmet kitchen; formal dining room; full sunny basement and more; a must see! (MLS#1023932) **\$712,000**



Outstanding Estate Parcel... buy the entire 25.45 acres or one of five 5 acre parcels; beautiful meadow & parklike woods; NID, wells & P&M; parcels start at \$325,000. (MLS#1024781) **\$1,300,000**



Nature's Gold! 3bd/2ba; indescribably delicious views!; inspiring, rejuvenating above historic Nevada City; chalet cabin on 5.9 wooded acres; neat trails, lakes! (MLS#1024374) **\$410,500**



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



Exclusive Northview Estates... 4bd/3ba; this home offers the best of casual elegance & serenity on quiet cul-de-sac; gracious floor plan exhibits thoughtful design & separation of space. (MLS#1020265) **\$975,000**



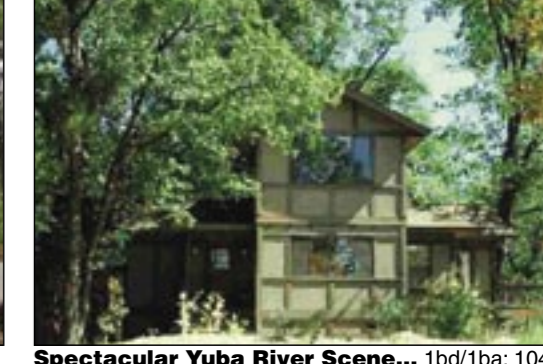
Wow! Spectacular Views... 3bd/2ba w/studio; newly remodeled; 2,430 sq. ft.; 2+ private acres; close to Nevada City & Yuba River; open floor plan; tile; oversized master with views. (MLS#1024858) **\$799,000**



Modern Victorian Farmhouse... 3bd/2.5ba; close-in Nevada City; tasteful designer color; move-in ready; wrap-around porch. (MLS#1025569) **\$724,900**



Newer Custom Built Home... 3bd/2ba; architectural design throughout; tile/stone entry; colored/cathedral ceilings, skylights; artful wall-niches; designer tones, crown moldings; greenery views from most windows. (MLS#1025462) **\$544,500**



Spectacular Yuba River Scene... 1bd/1ba; 104 acres with 3,000 ft. of river frontage; custom retreat home; awesome panoramic views; paved road; 30 mins. to Nevada City. (MLS#1021425) **\$780,000**

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Just Like New! 3bd/2ba; new kitchen & baths; private setting; great value; great private master suite with office/library area; all new carpet, tile and wood flooring in the kitchen. (MLS#1022852) **\$399,999**



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



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



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) **\$489,999**



Perfect Home With A Perfect Lake View... 4bd/3.5ba; the best built 5 yr. old home that I have ever seen in Lake Wildwood; views from almost every room. (MLS#1022712) **\$890,000**



Lake Wildwood Home... 3bd/2ba; walk to lake, park, tennis courts; great deck; open floor plan; single level home on a level lot. (MLS#1022541) **\$409,000**



Magical Property... 3bd/3ba; very private & peaceful; 20+ acres; spacious home & office; solar hot water; formal dng. & lvg. rm.; fam. rm., sun rm. & den or sewing rm.; beautiful landscaping. (MLS#1020683) **\$995,000**



Just Move In!... 3bd/2ba; beautiful custom home in Wildwood Ridge; open floor plan w/spacious great rm. w/vaulted ceilings; beautiful hardwood flooring in kitchen & formal dng. rm. (MLS#1025524) **\$539,500**



One-Level Country Living... 3bd/2ba; large living area that is open to kitchen & dining area; some fencing & sheds for horses, etc.; irrigation ditch flows through property. (MLS#1025476) **\$474,900**



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



Rural Oasis... 3bd/3ba; water, water everywhere!; Spanish influences inside & out; 3-car garage; master has walk-in shower & jetted tub; landscaped; must see! (MLS#1024882) **\$899,900**



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

EXCEPTIONAL PROPERTIES

REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE



Luxury in the Country — 5bd/2ba; gorgeous craftsman; 2,800 of on 2.87 acres; 3,000 sq. ft. workshop; in-law apartment, barn, corral, pond; www.rustic-luxury-home.com (MLS# 1025255) **\$914,000**



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Simply Extraordinary — 4bd/3.5ba; among the finest contemporary architecture in Northern California; highly customized & expertly crafted ceiling treatments, glass walls & built-ins in every room. (MLS# 1025011) **\$1,500,000**

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

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OPEN HOUSES

Look for our Open Houses in The Union on Saturday May 19 or visit us at www.NevadaCounty4Sale.com for more details!

SATURDAY MAY 19

