

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



Gorgeous Home on the Golf Course... 2bd/2ba; completely remodeled in 2006/07; new granite cnts., cherry cbnts.; both baths completely redone; freshly painted in/out; new Indscpg.; dream garage. (MLS# 1026420) **\$450,000**



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) **\$449,000**



Coveted Lake View... 3bd/3ba; recently remodeled great rm. featuring lg. vlg. rm. w/gas fireplace, spacious frml. dng. rm.; beautiful custom kchn. w/plant window, lots of cabinets, lg. built in desk. (MLS# 1027248) **\$695,000**



Gorgeous Lake & Marina Views... 4bd/3ba; lake front home; walk to beach, clubhouse, tennis courts, pool & golf course; fish & swim off your own boat dock; open floor plan. (MLS# 1026938) **\$1,070,000**



Open & Bright... 4bd/3ba; beautiful brick pathways; lg. kitchen open to fam. rm. w/eat-at counter & cozy breakfast nook area w/bay window; fam. rm. has French doors leading to beautiful spacious deck. (MLS# 1026913) **\$500,000**



Split Level Home On 3rd Fairway... 3bd/2ba; great room upper level plus master suite; family room, 2 bedrooms, bath & laundry room on lower level; storage room off garage. (MLS# 1025274) **\$399,999**



Potential, Potential... 3bd/2ba; usable 5 acs. in great commuter location; needs work but house is solid & has terrific possibilities; great floor plan w/big kitchen/dining/family room. (MLS# 1027434) **\$360,000**



Level, Move in Condition... 3bd/2ba; newer 40 yr. comp roof; HVAC, carpet, water heater; covered 230 sf back deck (could be enclosed for more space) overlooking lg. level back yard. (MLS#1025496) **\$419,000**



Great Potential Here! 3bd/2.5ba; passive solar designed home in great area; prvt. setting suitable for horses; lg. fam. rm.; nice in-ground pool w/pool house; oversized 2-car garage. (MLS# 1026753) **\$539,500**



Space & Privacy... 5bd/3.5ba; in-home theater, library, game rm. + lg. rm., 5 bdrms. & office! also a "granny-like" downstairs; 4 decks & seasonal creek running through back yard! (MLS# 1026824) **\$745,000**



Major Remodel Just Completed... 3bd/2ba; new floors, dishwasher, HVAC, oven/range, paint (in & out), well pump; deck overlooking pond & creek; recent roof; 48x36 barn. (MLS# 1026406) **\$435,000**



Exclusive Lakefront Home & Location... 4bd/3ba; every rm. has lake view except one; prvt. frontage road; open/bright w/lrg. rms.; great for entertaining; bonus rm. could be 4th bdrm./office. (MLS# 1027007) **\$1,200,000**



Terrific Country Scene... 3bd/2ba; 600 sf garage added; sun room & screened in porch; tile flooring in lvg./dng. rm., built-in cabinets throughout; shows like a model home. (MLS# 1026506) **\$469,000**



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) **\$319,000**



Great Young Family Home... 3bd/1ba; in Weimar/Colfax; Pergo floors, French doors to patio, lg. dng. area; big, fenced yard; outbdg. is half office w/2 phone lines & computer line & satellite for internet. (MLS# 1023586) **\$359,500**



Absolutely Drop Dead Beautiful Land... quiet & prvt.; oak/pine/cedar canopy; several excellent bldg. sites; Buy the land or quality builder/owner will build a custom home to suit your needs. (MLS# 1027077) **\$449,000**



Immaculate... 3bd/2.5ba; golf course views from beautiful deck that is approx. 500 sf; newer roof; fresh paint; updated mstr. bath; separate fam. rm.; nice size bdrms.; ready to move in! (MLS# 1027240) **\$449,500**



Bright, Open and Inviting Home... 3bd/2ba; spacious bedrooms with larger windows allow the light to shine in; well planned kitchen has ample counter and cupboard space. (MLS# 1027162) **\$319,000**



Fantastic Family Home... 4bd/3ba; beautiful Travertine floors on main level; spacious kitchen w/inoper appliances; French doors out to great outdoor deck for entertaining. (MLS# 1027152) **\$599,000**



Fantastic Family Home... 4bd/3ba; beautiful Travertine floors on main level; spacious kitchen w/inoper appliances; French doors out to great outdoor deck for entertaining. (MLS# 1027152) **\$599,000**

COLDWELL BANKER GRASS ROOTS REALTY

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

Top Producing Realtor® Dawn Ryley

Top Selling Realtor® & Top Listing (tie) Realtor® Kurt Congdon

Top Listing Realtor® (tie) Teresa Dietrich-Treco

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REAL ESTATE

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Everyone Wins with Special Financing

Few would argue that the real estate and lending climate has gone through some changes in recent months. Some previously common loan products are now no longer available and many lenders have tightened their approval guidelines—in effect squeezing some potential buyers out of the market. In response to this Coldwell Banker Mortgage has developed a program that helps sellers and buyers accomplish their separate goals at the same time. That sounds pretty good doesn't it? And it is. It's called (you guessed it) the *Special Financing Program* and it allows the seller to buy down the interest rate on the loan used to purchase the property. The effect is twofold: first, the home is made more attractive to prospective buyers thereby setting it apart from the competition and, second, buyers are assisted in qualifying for the financing on said home. In most cases, use of the Coldwell Banker Mortgage *Special Financing Program* will result in a lower monthly payment than could be achieved through a reasonable negotiation of the sales price. The lower rate translates into monthly housing payment savings for the buyer for years to come and the seller gets a stronger purchase price. It is a win-win situation for everyone! The *Special Financing Program* is available on several different Coldwell Banker Mortgage loan products and the amount and term of the interest rate reduction depends on the type of loan selected.



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
\$24,500 2bd/1ba; clean manufactured home; open floor plan in all age park! (MLS#1027391) 530-273-7293	\$575,000 2bd/2.5ba; elegant; by golf course in one of Alta Sierra's best neighborhoods. (MLS#1025525) 530-273-7293	\$289,000 2bd/1.5ba; tastefully appointed cond./w/sophisticated/modern/updated kchn. (MLS#1024948) 530-265-3282	\$749,000 4bd/3.5ba; gorgeous, piano mtv. views; solidly built; in one of most desirable areas. (MLS#1027014) 530-265-3282	\$449,000 3bd/2.5ba; enormous fam. rm., with b-in bookshelves and view of the 3rd tee. (MLS#1026342) 530-268-1575	\$665,000 4bd/3ba; lg island kitchen, w/breakfast bar, concrete counter tops, custom cabinetry. (MLS#1026469) 530-268-1575	\$379,500 3bd/2ba; fantastic remodeled home on a quiet cul-de-sac. (MLS#1028525) 530-432-1131	\$99,000 3+ acs.; Wolf Creek fronts parcel; P&M driveway & pad roughed in. (MLS#1026338) 530-273-7293	\$239,900 9.9 acs.; views! great solar site! gorgeous parklike; off Greenhorn Rd. (MLS#1026196) 530-265-3282
\$279,000 2bd/2ba; triple wide on lg. lot; luxury lvg.; loaded w/upgrades. (MLS#1027178) 530-273-7293	\$575,000 3bd/2ba; idyllic Nevada County picturesque country scene. (MLS#1026916) 530-273-7293	\$397,500 3bd/2ba; wooded upscale lot w/paved driveway and turn out to park your boat. (MLS#1025824) 530-265-3282	\$785,000 3bd/2.5ba; nestled amongst trees; centrally located; close to schools. (MLS#1025821) 530-265-3282	\$450,000 2bd/3ba; spectacular views from living area & the 750 sf deck. NID water. (MLS#1026959) 530-268-1575	\$739,000 3bd/2.5ba; spacious feeling of peaceful nature, all windows overlook open space. (MLS#1026952) 530-268-1575	\$399,900 1bd/1.5ba; serene peaceful spot, bld. new home, keep existing for guests/office. (MLS#1027294) 530-432-1131	\$149,000 mins. & possible lake views from rare 1+ ac. lot; prvt. bldg. site. (MLS#1025961) 530-432-1131	\$249,000 best of all dwntwn. lots available; wonderful mix of tree cover; ready to build. (MLS#1026196) 530-265-3282
\$299,000 3bd/2ba; beautiful level ac. w/cherry, bartlett, plum, pine & cedar trees. (MLS#1026768) 530-273-7293	\$579,000 4bd/3ba; very spacious, huge mstr. suite with room for an office area. (MLS#1025689) 530-273-7293	\$399,900 3bd/2.5ba; Scotts Flat Lake recreation dream; walk to boat ramp; 1-level. (MLS#1025797) 530-265-3282	\$829,000 3bd/2ba; rdwd. shingle craftsman home +3000sf shop w/lot-office, 1bd/aprt. (MLS#1025235) 530-265-3282	\$545,000 3bd/2ba; 1-level charming frml. lvg. rm. with lake & quiet park view. (MLS#1027269) 530-268-1575	\$739,000 3bd/2.5ba; spacious feeling of peaceful nature, all windows overlook open space. (MLS#1026952) 530-268-1575	\$409,000 3bd/2ba; tree canopies, creek; new wood type floors in grt. rm./kchn. (MLS#1027446) 530-432-1131	\$185,000 6.5 acs.; beautiful high country parcels; total of 122 acs. of privacy. (MLS#1026266) 530-265-3282	\$279,900 122 acs.; 3 legal high country parcels; total of tree cover; ready to build. (MLS#1026196) 530-265-3282
\$339,000 2bd/2ba; vintage G.V. dwntn charmer; original wood floors. (MLS#1026497) 530-273-7293	\$700,000 4bd/3.5ba; beautiful/genuine lot; south/west exposures. (MLS#1027350) 530-273-7293	\$465,000 3bd/2ba; new appliances & hardwood flooring is the new kitchen cabinets. (MLS#1026658) 530-265-3282	\$305,000 3bd/2ba; light/bright; cathedral ceiling in lvg. rm.; New carpet & linoleum. (MLS#1025745) 530-268-1575	\$569,000 4bd/3ba; foyer enters into great rm.; gas fireplace; frml. dng.; beautiful kitchen. (MLS#1026450) 530-268-1575	\$1,599,000 4bd/4+ba; stunning views; magnificent design & craftsmanship; 5900 sf estate. (MLS#1026816) 530-432-1131	\$449,000 3bd/2ba; 1-story level lot; huge open great rm./hwd. floors; 3-car garage. (MLS#1026970) 530-268-1575	\$189,000 5.5 acs.; great tree cover enhanced by spectacular rock outcroppings. (MLS#1024911) 530-265-3282	\$295,500 2.5 acs.; very gentle terrain; seasonal creek thru property. (MLS#1024911) 530-265-3282
\$450,000 3bd/2ba; beautiful slate floors; stainless steel appliances. (MLS#1027225) 530-273-7293	\$795,000 3bd/3ba; secluded in pines next to prvt. yr. rnd. creek walk to shopping/dng. (MLS#1027350) 530-273-7293	\$650,000 3bd/2.5ba; new craftsman residence; minutes walk to historic dwntn. N.C. (MLS#1027193) 530-265-3282	\$305,000 3bd/2ba; light/bright; cathedral ceiling in lvg. rm.; New carpet & linoleum. (MLS#1025745) 530-268-1575	\$669,000 4bd/3ba; foyer enters into great rm.; gas fireplace; frml. dng.; beautiful kitchen. (MLS#1026450) 530-268-1575	\$1,599,000 4bd/4+ba; stunning views; magnificent design & craftsmanship; 5900 sf estate. (MLS#1026816) 530-432-1131	\$449,000 3bd/2ba; 1-story level lot; huge open great rm./hwd. floors; 3-car garage. (MLS#1026970) 530-268-1575	\$199,000 6.01 acs.; cleared bldg; pad at top of property; whitened view of Lake Rollins. (MLS#1027233) 530-265-3282	\$299,000 8.56 acs.; beautiful bldg sites; level in dramatic lg. rock outcroppings. (MLS#1024911) 530-265-3282
\$459,000 3bd/2ba; nicely landscaped back yard is great for entertaining. (MLS#1026331) 530-273-7293	\$869,000 3bd/3ba; architect-designed with little to no yard maintenance. (MLS#1027075) 530-273-7293	\$650,000 3bd/2.5ba; new craftsman residence; minutes walk to historic dwntn. N.C. (MLS#1027193) 530-265-3282	\$305,000 3bd/2ba; light/bright; cathedral ceiling in lvg. rm.; New carpet & linoleum. (MLS#1025745) 530-268-1575	\$669,000 4bd/3ba; foyer enters into great rm.; gas fireplace; frml. dng.; beautiful kitchen. (MLS#1026450) 530-268-1575	\$1,599,000 4bd/4+ba; stunning views; magnificent design & craftsmanship; 5900 sf estate. (MLS#1026816) 530-432-1131	\$449,000 3bd/2ba; 1-story level lot; huge open great rm./hwd. floors; 3-car garage. (MLS#1026970) 530-268-1575	\$199,000 5.5 acs.; stunning views; magnificent design & craftsmanship; 5900 sf estate. (MLS#1026816) 530-432-1131	\$320,000 11.52 acs.; organic farms/gardens; beautiful homes; ponds & horses. (MLS#1026266) 530-265-3282
\$494,000 4bd/2ba; heart of Grass Valley; gar. & off-street prkg.; many orig. frs. (MLS#1024778) 530-273-7293	\$980,000 3bd/2ba; beautiful custom home on 9.48 ac.; adjoining 7.94 separate parcel. (MLS#1026185) 530-273-7293	\$659,000 3bd/4+ba; quality throughout; woody/private; mountain views; lots of light. (MLS#1026185) 530-265-3282	\$350,000 3bd/2.5ba; spacious; open floor plan; vaulted ceiling; beautiful color schemes. (MLS#1025384) 530-268-1575	\$669,000 4bd/3ba; foyer enters into great rm.; gas fireplace; frml. dng.; beautiful kitchen. (MLS#1026450) 530-268-1575	\$1,599,000 4bd/4+ba; stunning views; magnificent design & craftsmanship; 5900 sf estate. (MLS#1026816) 530-432-1131	\$449,000 3bd/2ba; 1-story level lot; huge open great rm./hwd. floors; 3-car garage. (MLS#1026970) 530-268-1575	\$225,000 13 acs.; eagles eye view for your dream home; fully remodeled golf course; city lights at night. (MLS#1024377) 530-432-1131	\$395,000 0.45 acs.; overlooking 2nd green Dark Horse golf course. (MLS#1024609) 530-268-1575
\$495,000 3bd/2ba; x-wind-downs added for viewing light, high end carpeting. (MLS#1026504) 530-273-7293	\$1,050,000 4bd/3.5ba; elegance, style & grace; exceptional estate on 7+ prvt. acs. (MLS#1026297) 530-273-7293	\$699,000 1bd/1ba; spectacular prpty.; 3000 ft. Yuba Rv. frmg.; retreat style home. (MLS#1026628) 530-265-3282	\$305,000 3bd/2ba; light/bright; cathedral ceiling in lvg. rm.; New carpet & linoleum. (MLS#1025745) 530-268-1575	\$669,000 4bd/3ba; foyer enters into great rm.; gas fireplace; frml. dng.; beautiful kitchen. (MLS#1026450) 530-268-1575	\$1,599,000 4bd/4+ba; stunning views; magnificent design & craftsmanship; 5900 sf estate. (MLS#1026816) 530-432-1131	\$449,000 3bd/2ba; 1-story level lot; huge open great rm./hwd. floors; 3-car garage. (MLS#1026970) 530-268-1575	\$239,900 13 acs.; eagles eye view for your dream home; fully remodeled golf course; city lights at night. (MLS#1024377) 530-432-1131	\$395,000 0.45 acs.; overlooking 2nd green Dark Horse golf course. (MLS#1024609) 530-268-1575

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Great Opportunity! 2bd/1.5ba; property priced to be one of the best on the market; built 1996; well maintained; each unit is 2 story w/1/2 ba down stairs & 2 bdrm. & 1 full bath upstairs. (MLS# 1027372) **\$539,000**



Clean & Neat Chalet Style... 3bd/2ba; in-town on woody 1+ ac.; walnut, cedar, pine & peach trees w/lots of beautiful bushes; newer paint & carpet; original owner; ready to move in. (MLS# 1026602) **\$318,000**



Zoned Office/Professional... 3bd/2ba; level in city location; all cleaned up; new floor coverings & interior paint; vehicle & maintenance access gate off Segsworth Way to back yard. (MLS# 1026570) **\$335,000**



First Time On Market... 2bd/3.5ba; desirable quiet location; walk to town; feel of country nestled in the trees; updated mstr. bath; deck/stove/jettied tub; custom built-in book shelves in library w/fireplace. (MLS# 1027312) **\$475,000**



Well-maintained at End of Cul-De-Sac... 2bd/2ba; in last phase of Forest Springs; light & bright, vaulted ceilings, spacious floorplan; covered front porch overlooking scenic greenbelt. (MLS# 1027132) **\$185,000**



Exquisite Craftsman... 2bd/2.5ba; ala Sunset Magazine; a touch of southwest; designed by architect Donald Batchelder & built by Bruce Ivy, this home is a jewel w/stunning, prvt. acreage. (MLS# 1027311) **\$795,000**



Vintage, Yellow Cottage... 2bd/1ba; splashed in a stream of sunshine amongst the tall cedars & pines of Peardale; charming; recently gone through and all inspections in file. (MLS# 1025500) **\$365,000**



New Home... 3bd/2ba; on very private 2 acs.; maple floors, gas fireplace, granite tile, stainless steel appliances; lvg. rm. plus fam. rm.; master suite w/custom tile shower, jettied tub. (MLS#1025347) **\$475,000**



Well Built & Maintained... 4bd/3.5ba; cedar home on peaceful 5+ acs.; tree shaded; Sierra snow capped view; stained glass; light & bright, sun rm., great porches; so much to enjoy! (MLS# 1026250) **\$629,000**



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



Lovely "Log" Home with Local Views... 3bd/2ba; very private; seller is moving out of state; master is a retreat with a wood stove and wonderful views. (MLS# 1025985) **\$499,000**



Charming! 4bd/3.5ba; on quiet street w/primary lvg. on main floor; 2 bds., bath & family rm. on lower level; vaulted ceilings, skylights & built-in china cabinet; lg. area w/epd in library w/fireplace. (MLS# 1026163) **\$480,000**

Come to the CHAMBER MIXER on October 18 • 5:30-8:00pm in the Wildwood Business Center

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Gorgeous View From Back Deck... 2bd/2 ba; 11 acs.; located in an exclusive million dollar neighborhood; property has plenty of potential & room to expand & create your dream home. (MLS# 1025921) **\$479,000**



Great Neighborhood In Peardale Area... minutes to town with easy access to I-80 and Hwy. 49; berry bushes and brush removed 10/10; designed for two bedroom. (MLS# 1026129) **\$178,950**



Trees & Privacy Close to Rollins Lake!... 4bd/3ba; 5 mi. to I-80; beautiful 2.5 acs. w/2,500 sf home; surrounded by pines/oaks; quiet setting; nice home; freshly painted inside. (MLS# 1026849) **\$519,000**



Impeccably Maintained... 3bd/2ba; finished garage w/extra storage space; permitted extra rm. can be used for office/bdrm.; carpeted bdrms.; tile floors in bathrooms.; hrdwd. floors cover the rest. (MLS# 1026924) **\$515,000**



Large Updated Home... 4bd/2ba; ideally situated; Gold Hill area near town/parks/trails; Union Hill school district; attractively placed on flat, corner lot shaded by pine trees; safety & energy-efficient upgrades. (MLS# 1026508) **\$409,000**



affordable Home

Delightful Home For First Time Or Investor... 2bd/1ba; upgraded move-in ready; home shows very well; newer kitchen & floor; well maintained; very clean; recently professionally landscaped; mature dogwood & foliage; the prettiest house on a pretty street; great location; close to schools & downtown. Grass Valley; backs up to huge unused public property; sense of privacy in back yard; sit out back & enjoy your own homegrown pears, apricots, plums & cherries. (MLS# 1027383) **\$309,950**



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) **\$675,000**



Wrapped 3in Elegance... 4bd/3.5ba; 19.27+/- acs.; 2,980 sf home + 1,059 sf daylight basement prep'd for build-out; entertainer's delight, yet completely functional for everyday family living. (MLS# 1027103) **\$1,075,000**



Vintage Miner's Cabin... 2bd/1ba; all usable parcel w/great yard & big trees; 1 block to Union Hill school; close to Empire Mine State Park; electrical, plumbing redone in 1990; new roof in 2000. (MLS# 1027032) **\$324,500**



Great Location!... 3bd/2ba; spacious living room, & indoor laundry; master with walk-in closet and large tub; many upgrades; dry wall interior, HVAC, 10x12 shed. (MLS# 1025549) **\$89,000**



Privacy With Awesome Views!... 3bd/2ba; lovely contemporary home situated on flat usable 2 acs. (approx.); newly painted inside/out, wonderful tiled & screened-in porch. (MLS# 1025733) **\$434,000**



Great Location... 3bd/2ba; close to Union Hill School; reminds you of your grandmother's house; lg. livg. rm.; dng. rm.; great kitchen w/bkfst. nook; outside patio great for outdoor dining. (MLS# 1021534) **\$375,000**



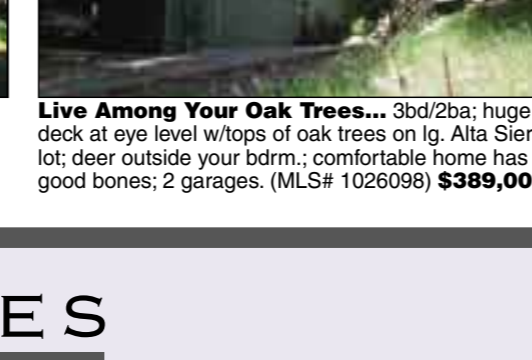
Newly Remodeled & Nicely Updated... 3bd/1.5 ba; 1-level; top quality materials used throughout; move-in ready; close to schools, park or town, or stroll around the fairgrounds. (MLS# 1026745) **\$399,000**



Horse Property Or... 2bd/1ba; soil tested could be ideal for a vineyard! 15+ level, beautiful acs.; 2 ponds; 3 barns; 2 corals; main house fixer, "as is" guest house; 950 sf "dollar house" 2007 remodeled. (MLS# 1027134) **\$750,000**



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) **\$459,900**



Live Among Your Oak Trees... 3bd/2ba; huge deck at eye level w/tops of oak trees on lg. Alta Sierra lot; clear outside your bdrm.; comfortable home has good bones; 2 garages. (MLS# 1026098) **\$389,000**

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Very Charming Cottage... 1bd/1.5ba + bonus rm.; super landscaped garden; freshly painted inside; new kitchen; huge back deck; looks out into woods; carpet; very private, quiet setting! (MLS# 1027234) **\$375,000**



Quintessential Nevada City Scene... 6bd/4.5ba; rare is an understatement; exquisite 44 acs. w/views of Scotts Flat Lake; pond, spring, meadow, very usable & only minutes to downtown. (MLS# 1027231) **\$1,085,000**



Nevada County Living at It's Finest!... 3bd/2.5ba; nicely updated; quiet serene setting; stunning gourmet kitchen; w/Viking Range, granite cntrs.; old world charm; 10 mins. to downtown; prvt. retreat feel. (MLS# 1027379) **\$449,000**



It's Got the WOW Factor!... 3bd/2.5ba; gardens, view, decks, outdoor spa, privacy, location, circular driveway, move-in ready, shop with 220; newly listed and ready for you. (MLS# N/A) **\$839,000**



Sweet Upgraded Country Farm House... 2bd/1ba; near end of road in Celestial Valley; pastoral setting with strong flowing Squirrel Ravine Creek; fruit trees & gardens; grazing cows in pasture. (MLS# 1027286) **\$339,900**



Be At Peace & Harmony... 3bd/2ba; fabulous contemporary home; elegant 1-level livg. on 13+ prvt. acs.; sunny picture windows overlk. pool/decks/forest; 2-car detached garage. (MLS# 1023752) **\$629,000**



Extremely Affordable, Downtown Nevada City Living! Price Reduced for Sale Now!... 2bd/1.5ba; walk to downtown from this attractive condo located by Pioneer Park in a lovely, landscaped setting; tastefully appointed condominium w/sophisticated, modern, updated kitchen—new lighting, stainless appliances, new laminate flooring & bold, contemporary colors; lg. open livg. rm. w/dng. area & prvt. patio overlooking the landscpd. lawn & grounds. Second deck off guest quarters. (MLS# 1024948) **\$289,000**



Brand New Arch Designed... 4bd/4ba; built by established Nevada City builder John Butler; main house is 3bd/3ba (1,996 sf) + 1bd/1ba apt. (569 sf); beautiful treed setting faces W. Broad St. (MLS# 1024841) **\$659,000**



Most Comfortable Banner Mountain Home... 3bd/2ba; has been constantly upgraded; recently paved circular drive; concrete patio; A/C, frpic. & more; very solid home; shows pride of ownership. (MLS# 1026432) **\$499,000**



Major Refurb Being Completed... 3bd/2ba; new paint throughout; new upgraded molding & casings; all new kitchen appliances; all hard surface flooring being replaced; oversized garage. (MLS# 1026980) **\$459,000**



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) **\$699,900**



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) **\$249,000**



Completely Remodeled... 3bd/2ba; new-stove, frig, gas log fire, wood flooring, carpet, tiled bath, landscpg., paint & more; very private water fall feature & new lawn; irrigation for yard/plants; new interior paint. (MLS# 1026658) **\$465,000**



Spacious Deer Creek Park Home... 3bd/2ba; private tree-covered ac.; lg. deck to enjoy view; open floor plan w/great rm. - vaulted beam ceiling, hardwood floor & rock fireplace. (MLS# 1026149) **\$465,000**



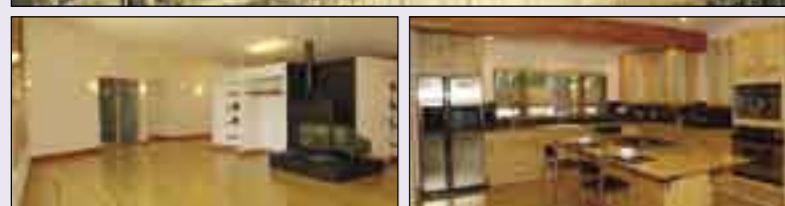
Exceptional 2004 Custom Craftsman Green Home... 3bd/2ba; spacious open feel; 5.83 prvt. acs.; spectacular views; master & 2 bdrms. on main level; great open floor plan 1,340 sq. ft. workshop & more. (MLS# 1026971) **\$699,500**



Tennis Anyone?... 4bd/3.5ba; beautiful California red clay tennis court; park-like setting; walking trails & views; 3,600 sf custom home; vaulted ceilings; hardwood floors. (MLS# 1025791) **\$649,000**

EXCEPTIONAL PROPERTIES

REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE



Architect Designed in Nevada City—4bd/2.5ba; 1 level home with sophisticated edge; exterior is reminiscent of mining structures of old; dramatic, light-filled interior; lofty ceilings; bamboo floors; 3' Lowen fir windows showcase the woody, mountain view. (MLS# 1026839) **\$850,000**



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Dream House in Grass Valley!—4bd/5.5ba; elegance, style & grace surround this exceptional estate sited on 7+ private acres set on a gated gentle knoll with pano views; wrap-around decks surround the classic farmhouse design. (MLS# 1026297) **\$1,050,000**

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

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Premium Cul-De-Sac Location... 3bd/2ba; close to lake, main gate & country club; custom craftsman design; open floor plan & vaulted ceilings; granite counters & stainless appliances. (MLS# 1027328) **\$589,000**



Peaceful Privacy... 3bd/2.5ba; both creek & golf course frontage; 80 ft. covered deck overlooking creek; multiple oaks provide shade for warm sunny days; 3-car garage. (MLS# 1027320) **\$697,000**



Freshly Remodeled... 5bd/3ba; new stucco, new appliances, carpet, crown molding & vaulted ceiling; master & 2 bdrms. on main level; great open floor plan with lots of possibilities. (MLS# 1027255) **\$579,000**



Beautiful Farm Style Home... 3bd/3.5ba; wrap around porch; large kitchen with double ovens, center island, pantry, roll out drawers and nook with bench seat and bay window. (MLS# 1027324) **\$545,000**



Family Friendly Home... 4bd/3ba; great rm. + lg. fam. rm. dnstrs.; mstr. suite on main level; recently remodeled & updated. (MLS# 1026657) **\$455,000**



New Home Construction... 3bd/2.5ba; many custom features; great rm. floor plan + separate den & frml dng. rm.; great kitchen w/bkfst. nook. (MLS# 1026997) **\$649,500**



Very Useable... pretty parcel with seasonal creek and nice views. (MLS# 1026281) **\$175,000**



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



Pastoral Setting in Desirable Area of Quality Homes... 3bd/2ba; on edge of downtown P.V. yet very prvt.; gently sloping, wooded parcel slopes down to open, level area; great horse potential. (MLS# 1026598) **\$229,000**



Rare Beauty... 3bd/2.5ba; remodeled to perfection; this is a must see; floors are bamboo and travertine; tankless water heater; many amenities in this beautiful home. (MLS# 1026944) **\$599,000**



Wonderful 1-level Living On A Cul-De-Sac... 3bd/2ba; original owner; huge bonus rm. & dream wrkshp. dnstrs. + lg. spa rm. w/shower off garage; golf cart garage + regular 2-car garage; spacious floor plan. (MLS# 1026895) **\$409,000**

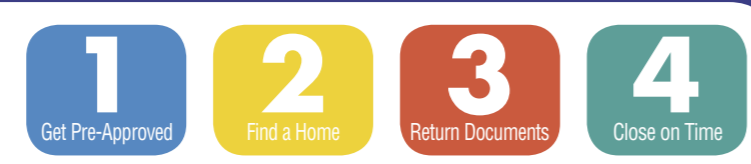


Meticulously Maintained Home... 3bd/2ba; vaulted ceilings & fireplace in livg. rm.; newer carpets & laminate flooring; central vacuum system; nicely landscaped front/rear yards w/auto sprinkles. (MLS# 1027207) **\$339,000**

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