



Very Nicely Updated Vintage Home... 4-5bd/3b2ba; on 1 ac.; great remodel; all new kitchen, cabinets, appliances & custom ctr. tops; fresh paint; new floor coverings; frml. w/g.dng./ars; lg. deck. (MLS# N/A) **\$599,000**



Updated Family Home... 3bd/2.5ba; Lake of the Pines, newer roof, HVAC; deck; appliances; quiet street; formal dining room, separate fam. rm., & spacious bedroom w/hardwood floors. (MLS# 1024529) **\$369,000**



Wonderful Street Appeal & Great Setting... 3bd/2ba; in delightful neighborhood; Mrs. Clean lives here and it really shows; looks much newer than it's age. (MLS# 1025535) **\$405,000**



Gorgeous... 9.9 acs.; Greenhorn area; east of GV/N/C; parklike & SW views; bldg. site ready for county approval; P&M for standard system; horses okay; corners marked; PG&E at 2 corners; good well. (MLS# 1025375) **\$239,900**



Country Estate Privacy... 4bd/2ba; snowcap views; grt. I-80 access; 2004 imprvmts; new entry, grt. rm. wall of windows, wood floor, river rock frplc., ramada & huge entrmnt/outlook deck. (MLS# 1026304) **\$699,000**



Newer Multi-Level Home... 3bd/2.5ba; main living upstairs; private balcony; spacious w/open floor plan, vaulted ceilings, beautiful color schemes, decorator touches. (MLS# 1025384) **\$350,000**



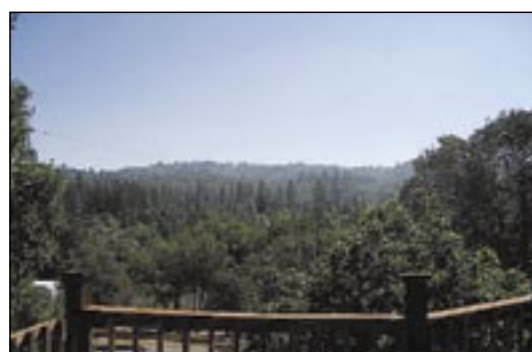
Stunning Mediterranean Custom Home... 4bd/3.5ba + office; lvg. rm. w/Sac. city lights & Folsom Lake views; gorgeous fireplaces; rich hrdwd. & Travertine floors; beautifully appt'd; resort-like bckrd. (MLS# 1026571) **\$999,000**



Beautiful South County Location... commuter friendly/conveniently located; potential vineyard or gorgeous horse property; well/septic in; 30 x 60 steel barn insulated w/aprmt. to live in while bldg. (MLS# 1026930) **\$599,000**



Open Floorplan... 3bd/2ba; bdrms. on opposite ends; walk-in closet in lg. mstr., double sinks; cathedral ceiling in great rm.; skylight in kitchen; square footage does not include 15 x 12 sunrm. (MLS# 1025469) **\$415,000**



"Diamond In The Rough"... 2bd/3ba; wood floors, indoor laundry rm. w/1200 sf downstairs not finished yet; great potential; spectacular views from lvg. area & 750 sf deck; NID water. (MLS# 1026959) **\$450,000**



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) **\$719,000**



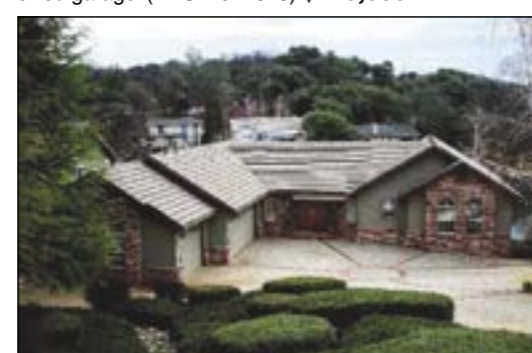
Beautiful Lakefront w/many Great Features... 3bd/3ba; 1-story, level lot; huge open great rm., hrdwd floors; 3-car garage, lots of prkg.; RV storage; prvt. waterfront w/dock. (MLS# 1026970) **\$1,200,000**



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**



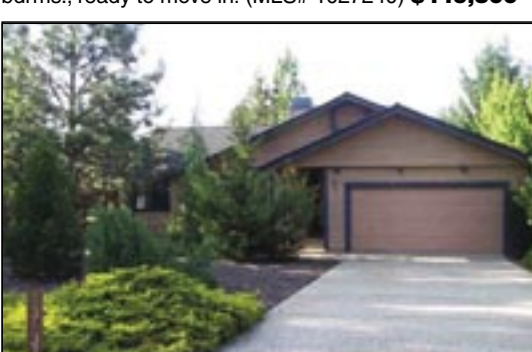
Terrific Country Scene... 3bd/2ba; completely updated home w/pottery barn flair; slate tile floors; granite counters; tile bthrms.; gas fireplace; frml. dng.; brkfst. bar; newer appliances. (MLS# 1027261) **\$649,900**



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**



Space & Privacy... 5bd/3.5ba; in-home theater, library, game rm. + lvg. rm., 5 bdrms. & office also a "granny-like" downstairs; 4 decks & seasonal creek running through back yard! (MLS# 1026824) **\$650,000**



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) **\$390,000**



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**



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**



Coveted Lake View... 3bd/3ba; recently remodeled great rm. featuring lg. lvg. 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**

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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REAL ESTATE

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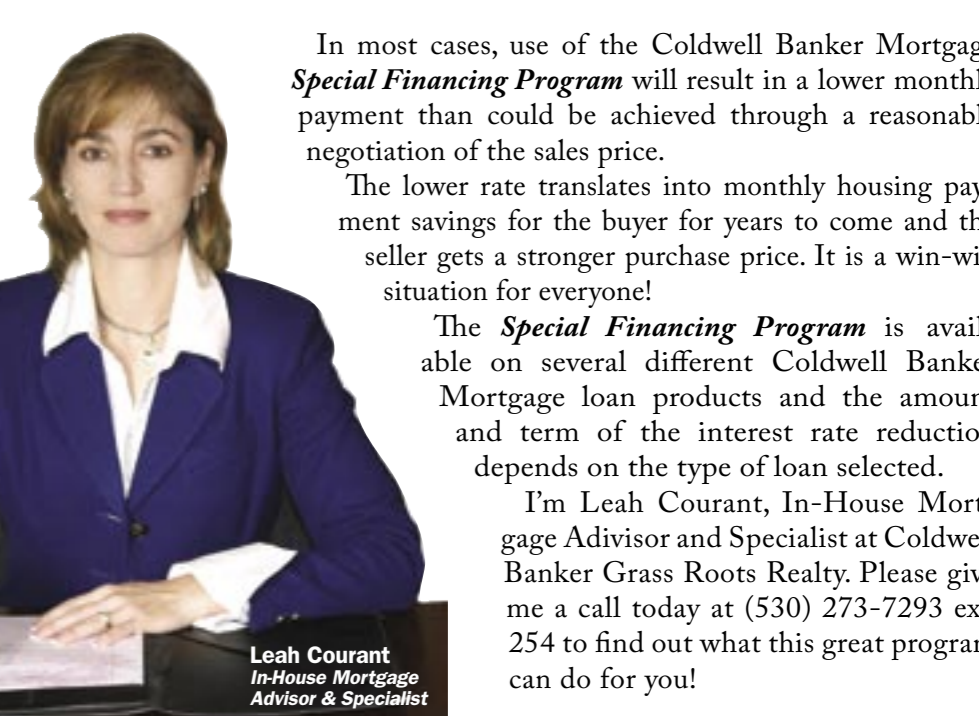
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Special Financing Helps Both Buyers and Sellers

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. I'm Leah Courant, In-House Mortgage Advisor and Specialist at Coldwell Banker Grass Roots Realty. Please give me a call today at (530) 273-7293 ext. 254 to find out what this great program can do for you!

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
\$299,000 3bd/2ba; beautiful level acre w/cherries/banana trees; (MLS# 1026768) 530-273-7293	\$459,000 3bd/2ba; lg. lvg. rm. w/vaulted beam ceiling; nice landscp. back yard. (MLS# 1026331) 530-273-7293	\$297,500 3bd/2ba; wonderful chalet home in Cascade Shores, mins. to lake. (MLS# 1026824) 530-265-3282	\$675,000 4bd/2ba; extraordinary estate quality residence on a very rare 3+ ac. prvt. lot. (MLS#1027484) 530-265-3282	\$450,000 2bd/2ba; gorgeous, mod. in 2006 & 07. (MLS# 1026657) 530-268-1575	\$665,000 4bd/3ba; lg. island kitchen, w/breakfast bar, on crnt. tops, custom cabinets. (MLS#1026338) 530-268-1575	\$455,000 4bd/3ba; family friendly home; great mstr. fam. room downstairs. (MLS#1026338) 530-273-7293	\$99,000 Wolf Creek fronts this 3+ ac. parcel; P&M test done; driveway & pad roughed in. (MLS#1026338) 530-273-7293	\$199,000 lovely 0.52+/- ac. parcel off Banner Lake Cap. just mins. to N.C.G.V. (MLS# 1025402) 530-265-3282
\$300,000 2bd/1ba; near complete remodel 2 yrs. ago; new siding/windows/roof/bath, etc. (MLS# 1026394) 530-273-7293	\$475,000 2bd/3.5ba; desirable quiet location; walk to town; feel of country in trees. (MLS#1027312) 530-273-7293	\$475,000 4bd/2ba; interior has been painted & new carpets put in; new decks. (MLS# 1026755) 530-265-3282	\$749,000 3bd/3.5ba; gorgeous, panoramic mtn. views from this solidly built home. (MLS#1027014) 530-265-3282	\$469,000 3bd/2ba; great prvt. setting w/6000 sf garage; sunrm. & screened in porch. (MLS# 1026506) 530-268-1575	\$699,000 3bd/2.5ba; must see home w/beautiful prvt. front yard w/flowers/trees/wrt. (MLS#1027593) 530-268-1575	\$485,000 3bd/3ba; ideal floor plan; ideal setting on best 1/2 acre lot in Wildwood Ridge. (MLS#1027487) 530-432-1131	\$100,000 1+ acs.; very well located property; prvt.; big trees; nearby ready to build. (MLS#1026950) 530-273-7293	\$279,900 3 legal high county parcels total 122 acs. of privacy; Sawtooth Ridge! (MLS# 1026427) 530-268-1575
\$345,000 2bd/1.5ba; lots of charm; in town; open & light; great for entertaining. (MLS# 1026668) 530-273-7293	\$550,000 2bd/2ba; extremely unique & desirable multi-family investment opportunity. (MLS#1026569) 530-273-7293	\$575,000 3bd/2ba; crpty. craftsman seen in Sunset Mag. by Architect David Wright. (MLS#1027407) 530-265-3282	\$780,000 3bd/3ba; classic 1930's Victorian lovingly restored and maintained. (MLS# 1027161) 530-265-3282	\$495,000 3bd/2ba; Wow! looks like a new home; stucco exterior, recently remodeled. (MLS#1024406) 530-268-1575	\$738,000 3bd/2.5ba; spacious, feeling of peaceful nature, overlooks open space. (MLS#1026952) 530-268-1575	\$579,000 5bd/3ba; freshly remodeled including new stucco, appliances, carpet. (MLS#1027255) 530-432-1131	\$129,500 0.17 acs.; beautiful lot; Ponderosa pines; borders NID ditch, close to shopping. (MLS#1025788) 530-273-7293	\$295,500 lovely treed 2.5+/- ac. park-out parcel; very gentle terrain; seasonal creek. (MLS#1024911) 530-265-3282
\$375,000 3bd/2ba; close to Union Hill sch.; lg. lvg./dng. rm.; great kchn. w/brkfst. nook. (MLS#1021534) 530-273-7293	\$629,000 4bd/3.5ba; great location for I-80, well built! mtrnd. 5+ tree shaded acs. (MLS#1026250) 530-273-7293	\$575,000 3bd/2ba; country farmhouse on acreage; lovely detached studio; 3-car garage. (MLS#1027600) 530-265-3282	\$875,000 3bd/3ba; architect designed, very special prvt. level; parklike; sunny; creek. (MLS#1026206) 530-265-3282	\$499,000 4bd/2.5ba; close to front gate on cul-de-sac; decks overlook beautiful yard. (MLS#1026113) 530-268-1575	\$787,900 5ba; 5bd/4+ba; 4.20 acs.; beautiful views off deck from home in Clipper Gap. (MLS#1026353) 530-268-1575	\$589,000 3bd/2ba; premium cul-de-sac spot; close to lake/mtn. gate/entry club. (MLS#1027328) 530-432-1131	\$140,000 0.67 acs.; potential view lot; level area for house site w/white trees; prvt./quiet. (MLS#1026890) 530-265-3282	\$320,000 amazing 11.52 acs.; one of most beautiful areas on ridge; pastoral setting. (MLS# 1026269) 530-265-3282
\$389,000 3bd/2ba; sit on your huge deck at eye level with the tops of oak trees. (MLS# 1026998) 530-273-7293	\$669,000 3bd/4+ba; very nice lg. home in Lodeslar; great possibilities as horse property. (MLS#1026003) 530-273-7293	\$589,000 4bd/2.5ba; beautifully designed home; in desirable, lower Banner area. (MLS#1027600) 530-265-3282	\$319,000 3bd/2ba; clean & lovely; close to front gate; spacious feel, open floor plan. (MLS#1027290) 530-268-1575	\$539,500 3bd/2.5ba; passive solar designed home in great area; radiant heating. (MLS# 1026750) 530-268-1575	\$1,070,000 4bd/3ba; walk to the beach; clubhouse, tennis courts, pool and golf course! (MLS#1026938) 530-268-1575	\$650,000 4bd/2+ba; newer custom farmhouse in remarkable pastoral setting. (MLS# 1027524) 530-432-1131	\$149,000 1+ ac; mtns & post. prvt. bldg. site at top. (MLS# 1027524) 530-432-1131	\$355,000 39+ acs.; peaceful; rolling/sloping land; majestic pines/oaks; owner may carry. (MLS#1024134) 530-268-1575
\$399,900 3bd/2.5ba; love this price for a country charmer that was well-loved. (MLS# 1027148) 530-273-7293	\$675,000 3bd/3ba; one of the most dramatic great rooms you will ever see. (MLS# 1027484) 530-273-7293	\$659,000 4bd/4+ba; brand new arch designed by established builder John Butler. (MLS#1024942) 530-265-3282	\$519,000 3bd/2ba; bright, lg. living, open flow, eco-friendly. (MLS#1027162) 530-268-1575	\$569,000 4bd/3ba; foyer enters into great rm.; gas fireplace, frml. dng. area. (MLS# 1026450) 530-268-1575	\$780,000 4bd/3ba; walk to the beach; clubhouse, tennis courts, pool and golf course! (MLS#1026938) 530-268-1575	\$780,000 3bd/2ba; custom lake view home, spectacular views from almost every rm. (MLS#1026166) 530-432-1131	\$169,000 0.13 acs.; CC&RS site performance standards; repurchase option agreement. (MLS#1027275) 530-265-3282	\$379,000 4.82 acs.; totally prvt./wooded; mins. to Nevada City. (MLS# 1025343) 530-265-3282
\$400,000 3bd/2.5ba; quintessential traditional Grass Valley home; desirable Gold Hill. (MLS#1027121) 530-273-7293	\$779,900 3bd/3ba; Ventana Sierra subvsn.; designed by Brent Daggett w/luxury in mind. (MLS#1027551) 530-273-7293	\$686,500 3bd/2ba; prvt. custom green home; solar nat'l light, open flow, eco-friendly. (MLS#1026997) 530-265-3282	\$345,000 3bd/2ba; bright, lg. living, open flow, eco-friendly. (MLS#1027162) 530-268-1575	\$599,000 4bd/3ba; fantastic family home; beautiful travertine floors on main level. (MLS#1027152) 530-432-1131	\$599,000 3bd/2.5ba; beautiful view; many possibilities. 2 story; upgraded kchn. (MLS# 1026474) 530-432-1131	\$365,000 3bd/2.5ba lake view; many possibilities. 2 story; upgraded kchn. (MLS# 1026469) 530-432-1131	\$850,000 4bd/3.5ba; spectacular Prmery Construction home under construction. (MLS# 1026281) 530-432-1131	\$175,000 7.74 acs.; very usable; lovely panoramic view of creek and nice views. (MLS# 1026281) 530-432-1131
\$449,900 4bd/3ba; charming 1-level home; lots of space; beautiful gardens; lg. patio. (MLS#1026880) 530-273-7293	\$795,000 3bd/3ba; feel secluded in pines next to a private year round creek! (MLS# 1027436) 530-273-7293	\$699,000 1bd/1ba; spectacular property, 3000 ft. Yuba River frontage! (MLS# 1026628) 530-265-3282	\$345,000 3bd/2.5ba; gracious 1-story; expansive lvg. area; view of the 3rd tee. (MLS# 1026342) 530-268-1575	\$650,000 3bd/3ba; tastefully updated; 1-level; great potential for expanding! (MLS# 1026492) 530-268-1575	\$409,000 3bd/2ba; beautiful setting; peek of lake; new floors in great room/kitchen. (MLS#1027446) 530-432-1131	\$409,000 3bd/2ba; beautiful setting; peek of lake; new floors in great room/kitchen. (MLS#1027446) 530-432-1131	\$1,500,000 3bd/2ba; Windwalk ranch; 60.72 acs. in 3 contiguous parcels. (MLS# 1025574) 530-432-1131	\$189,000 5.5 acs.; dramatic property close to Nevada City; beautiful building site. (MLS# 1027233) 530-265-3282

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Classy, Chic, Artistic... 2bd/1ba; 1891 Victorian bungalow; newly renovated; high ceilings, classic dbl. hung windows; glowing hrtdw. floors; new prof. Indspg. w/wooly water feature, new Trex deck & spa! (MLS# 1027502) **\$350,000**



Wonderfully Priced in Morgan Ranch... 2bd/2ba; fantastic setting w/mature trees; clean, well maintained; lg. library/office; quiet and far from the noise and din of the busy world. (MLS# 1027595) **\$429,000**



Quintessential 1-Level Morgan Ranch Home... 3bd/2ba; meticulously maintained; flexible light filled floor plan; new expansive rear deck perfect to take in amazing views; spacious home. (MLS# 1027572) **\$599,900**



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) **\$185,000**



One of a Kind... 2bd/2ba; triple wide on lg. lot; luxury lvg.; loaded w/upgrades; Corian-like cntns. in kchn. & bath; lg. kchn. w/ctr. isle & brkfst. nook; office could be 3rd bdrm.; tile entry, vaulted ceilings. (MLS# 1027178) **\$279,000**



Panoramic Easterly Views... 3bd/2ba; large deck looking toward view for living & entertaining. Easy maintenance natural landscape with trees. (MLS# 1026915) **\$426,000**



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



Charming Country Home... 4bd/3ba; on a tranquil 5 acre setting; very spacious, huge master suite with room for an office area; living room, family room, formal dining room. (MLS# 1025689) **\$579,000**



Outstanding Value ... 3bd/3ba; 5 acs.; wonderful lg. home with so many amenities; 3rd bedroom has huge gathering room that could work for 4th bdrm.; gorgeous setting in quiet area. (MLS# 1026588) **\$575,000**



Nice 4-Plex... all 4 units are 2bd/1ba; tucked away in heart of dwntn.; no vacancy & apts. rent quickly; each unit boasts it's own washer/dryer, small backyard and deck. (MLS# 1026588) **\$599,000**



Ready To Build... 3.46 acs.; well in; perc. done; underground utilities ready; located at end of dead end street; borders BLM land & open space; very quiet & prvt.; fantastic spot to build your dream home. (MLS# 1026940) **\$339,000**



30's Vintage Downtown Charmer... 2bd/2ba; original wood floors; casement windows; light & breezy; newly remodeled 2nd bthrm. features tile shower; lg. laundry rm.; sunny backyard. (MLS# 1026497) **\$339,000**

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

