



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**



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**



Great Location with Beautiful Lake Views... 3bd/2.5ba; completely updated w/kitchen & bath remodels in '06; new roof/gutters, carpeting & Indscpg. w/waterfall/pond also done in '06. (MLS# 1027010) **\$529,000**



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 lakeview 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**



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**



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) **\$585,000**



Price Reduced... 3bd/3ba; lots of square footage for the \$; main level lg. dng., mstr. suite, bed & ba. & laundry rm.; lower level 3rd bd.+possible 4th bd or fam. rm. & bonus rm. (MLS# 1020059) **\$375,000**



Upgrades Throughout! 4bd/2.5ba + bonus room; close to front gate on cul-de-sac; decks overlook beautiful back yard with lots of oaks plus large patio; big home for the price! (MLS# 1026013) **\$499,000**



Your Own Private Retreat... 3bd/2.5ba; on 5 acres for someone who likes privacy & space; beautifully groomed lawns with flowers, creeks, paths, orchards & above ground pool. (MLS# 1025529) **\$600,000**



Perfectly Set On 41+ Gorgeous Acres... 3bd/4+ba; views of snow capped mtns.; custom crafted 4,000+/- sf estate; beautifully appointed baths; 20 ft. ceilings, custom crown moldings thru out. (MLS# 1025233) **\$2,100,000**



Lovely Property with Private Setting... year round creek; trees for shade & ambiance & a nice view; you will really like this one; well was drilled & produced 20 GPM; driveway rough cut in. (MLS# 1026018) **\$279,000**



Great Private Setting... 3bd/2ba; 600 sf garage added; sun room & screened in porch; tile flooring in lg./dng. rm., built-in cabinets throughout; shows like a model home. (MLS# 1026506) **\$485,000**



Cape Cod Lake Front... 3bd/2ba; lake front charm; vaulted ceilings; open, bright; large master suite; sun room; private beach & dock; private setting; golf cart garage; relax and swim. (MLS# 1025641) **\$900,000**



Immaculate Split Level... 3bd/2.5ba; on golf course; you'll love it the moment you step inside; newer roof & 500 sf of newer deck; remodeled master bath; fresh paint inside & out. (MLS# 1024377) **\$474,900**



Remarkable, Highly Styled Modern Home with Victorian Styling... 3bd/2ba; contemporary overtones & modern floor plan are dramatized by the stunning panoramic long range views. (MLS# 1026746) **\$500,000**



Space & Privacy... 5bd/3.5ba; in-home theatre, 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**



Space, Elegance, Great Design! 4bd/3ba; built in '04 feels & looks brand new; 1st floor foyer enters into great rm. w/gas fireplace, frml. dng. area, beautiful distinctive kitchen w/breakfast nook. (MLS# 1026450) **\$579,000**



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**

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

September 2007
Vol. 1

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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It's Time to Get Moving Again...Into a New Home

International events and the state of the national economy have frozen many peoples desire to make progress. We at Coldwell Banker Grass Roots Realty say progress has never been more attainable—especially if you want to own your own home.

- It's a buyer's market, and that's good for you if you're looking for a home.
- If you want to sell your home, you are also a buyer...of your next home. Let us show you how to make the buyer's market work for you.
- Interest rates are still low. That helps the buyer purchase your home, and it helps you move up to a larger one that's been out of reach.
- People who were unable to afford homes

are now able to buy, thanks to low interest and high availability. And that's good for buyers and sellers.

All in all, it's just the right time to make a move.

Of course there will be better times with a world again at peace and our economy flourishing. The homeowners who position themselves now to enjoy the benefits of that future will be the truly successful ones. They will have recognized that the home selection now is greater than at any time in recent years. They will have moved cautiously, but without fear, to be a part of the coming economic recovery. Will you be one of them?

I'm Debbie Krogman a Realtor® with Coldwell Banker Grass Roots Realty. Isn't it time you got moving again?



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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															
\$79,900 2bd/2ba; spacious mobile w/in Forest Springs Mobile Home Park. (MLS# 1026282) 530-273-7293	\$550,000 2bd/1ba; extremely unique/desirable multi-fam. investmt. oppornty.; 4-plex (MLS#1026569) 530-273-7293	\$269,000 3bd/1ba; attractive home in top Nevada City location; newer furnace. (MLS# 1026352) 530-265-3282	\$649,900 3bd/3ba; Hwy. 20 East Sierra Corridor split lg. dng./vg. rms.; (MLS#1024971) 530-265-3282	\$429,900 3bd/3+ba; charming solar passive design; multiple htg./ac options (MLS#1026476) 530-268-1575	\$439,000 4bd/3ba; split M on 4th fairway; open floor plan; indoor laundry. (MLS# 1025546) 530-268-1575	\$1,197,900 4bd/3ba; fabulous home features gorgeous granite kitchen (MLS#1023308) 530-432-1131	\$414,900 3bd/2ba 1-level country living; lg. lvg. area open to kitchen & dining (MLS#1025476) 530-432-1131	\$405,000 Wolf Creek frontage; 3+ acs.; P&M done; driveway/pad roughed in (MLS#1026338) 530-273-7293	\$99,000 Wolf Creek frontage; 3+ acs.; P&M done; driveway/pad roughed in (MLS#1026338) 530-273-7293	\$229,000 edge of town; Penn Valley; very prvt. pastoral setting; desirable area (MLS# 1026598) 432-1131	\$279,900 Sawtooth Ridge; 3 legal high country parcels; 122 total acs.; privacy (MLS#1026474) 530-268-1575	\$149,500 1940's cabin remnants w/old spring house, amongst cedars/madrone (MLS#1027053) 530-265-3282	\$414,900 3bd/2ba 1-level country living; lg. lvg. area open to kitchen & dining (MLS#1025476) 530-432-1131	\$469,000 3bd/3.5ba; private; large lot (almost an acre); fantastic opportunity! (MLS#1023911) 530-432-1131	\$175,000 very usable, pretty rolling, usable lush tall trees, and nice views. (MLS# 1026484) 530-265-3282	\$187,500 great neighborhood; Peardale area; easy I-80/Hwy. 49 access. (MLS# 1026129) 530-273-7293	\$299,000 beautiful, easy to build 1.50 acs. close to town; rfr. gas/piped water. (MLS#1025330) 530-265-3282	\$395,000 very private 12.55 +/- acs.; beautyfully forested, level building sites (MLS#1027029) 530-265-3282	\$199,000 beautiful land; P&M done; good well just drilled; corners marked. (MLS# 1025330) 530-273-7293	\$425,000 fantastic 10 ac. parcel; well in a P&M done; suitable for horses or vineyard. (MLS#1018193) 530-265-3282	\$729,000 lakefront acreage; 4.5 acs. on quiet, serene Lower Scotts Flat Lake. (MLS#1018193) 530-265-3282	\$229,000 ready to build; N. Auburn near 49 & Dry Creek; water/sewer/pwr./phone. (MLS# 1026366) 530-268-1575	\$1,250,000 outstanding parcel has all it; huge meadow, perfect for vineyard. (MLS# 1024781) 530-265-3282

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Charm Abounds... 3bd/3ba; updated Victorian w/granite counters, lg. dng. rm.; newer master suite that feels as though you have entered a spa; new private deck off the master suite. (MLS# 1026994) **\$499,900**



Ready To Build... well in; perc done; underground utilities ready; located at very end of dead end street; borders BLM land & open space; very quiet & prvt.; fantastic spot to build your dream home! (MLS# 1026940) **\$335,000**



Vintage Miner's Cabin... 2bd/1ba; all useable 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**



Beautiful Custom Home... 3bd/3ba; on 9.48 acs. w/ adjoining 7.94 ac. separate parcel; fenced/cross fenced; great pastures; NID; well; ponds; irrigation sprinklers; 72' x 48' metal barn/shop. (MLS# 1027016) **\$980,000**



Lovely Acreage & Setting... 4bd/2ba; perimeter fencing; garage/shop are wonderful; could have added living quarters - wired & plumbed; pool for great entertaining. (MLS# 1025590) **\$519,000**



Wooded Gentle Land... black oaks & pines; filtered view w/selective clearing; 300 ft. off pavement down deeded easement rd.; popular & developing Greenhorn/Jones Ridge area. (MLS# 1027040) **\$74,900**



1975 Modular... 3bd/2ba; nice with beautiful level lawn and extremely private. (MLS# 1025500) **\$235,000**



"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**



Lush Landscape & Garden... 3bd/2ba; well-kept home is a gardener's delight w/rift trees, flowers, lawn, shrubs, nice vegetable garden area & plenty of water; covered back deck. (MLS# 1026567) **\$324,000**



Clean & Neat Chalet Style Home... 3bd/2ba; in town on woody 1 acre lot; walnut, cedar, pine & peach trees w/lots of beautiful bushes; newer paint & carpet; original owner. (MLS# 1026602) **\$27,500**



Rare Find... large 3bd/2.5ba condo; great location; lovely hardwood floors in entry lead into large open living and dining areas with fireplace, deck, lovely views. (MLS# 1026197) **\$299,000**



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# 1026056) **\$595,000**

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Country Charming... 2bd/2.5ba; well-loved & just needs a little sprucing up; 2 mstr. suites -1 upstairs; spa tub; 1/2 bath in laundry room; fenced yard, patio, ceiling fans on deck, orchard. (MLS# 1026500) **\$454,900**



Escape to Your Own Private Park... 3bd/2ba; usable acreage highlighted by an irresistible and generously sized cottage. (MLS# 1026560) **\$525,000**



Sunny Gorgeous Property... beautiful views of the mtns. beyond; land is dotted w/all sugar pines, jeffrey pines, ponderosas & oaks; this property "feels" wonderful; absolutely a WOW! (MLS# 1026061) **\$279,000**



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



Best In Town Location... 3bd/2ba; 1 level; Holderbein built; solid, redwood sided, newer Victorian/farmhouse style; all useable lot; irrigation on timers; raised bed garden; big trees; covered front porch. (MLS# 1026837) **\$559,000**



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**



Charming Country Home In Ideal Location... 3bd/2ba; close to town but on quiet little street; nice landscaping; freshly painted exterior w/wrap-around deck gives house great appeal. (MLS# 1026881) **\$399,999**



The Best Of All Downtown Lots Available... privacy, lot shape allows for easier setbacks & best price too; wonderful mix of tree cover; ready to build; walk to downtown. (MLS# 1026196) **\$249,000**



Breathtaking Views of Feather River Canyon... easterly boundary is center line of the Little West Branch of the Feather River in Magalia; bldg. site cleared & waiting for your dream home! (MLS# 1025495) **\$325,000**



Owner May Carry... 4.93 acres; this well priced parcel is in the desirable Greenhorn area; a large level building pad has been developed; the further up the parcel you go, the better the view; power & phone are on the road. (MLS# 1022400) **\$169,000**



Ideal Location... 3bd/2ba; close to restaurants, shops & transportation; spacious living room; many upgrades; HVAC, dry wall interior, indoor laundry & 10x12 gardening/storage shed. (MLS# 1025549) **\$89,000**



Architect-Designed... 4bd/2.5ba; 1.52 acres; 1-level w/ sophisticated edge; exterior reminiscent of mining structures of old; dramatic, light-filled interior w/lofty ceilings, bamboo floors & Lowen fir windows. (MLS# 1026839) **\$850,000**



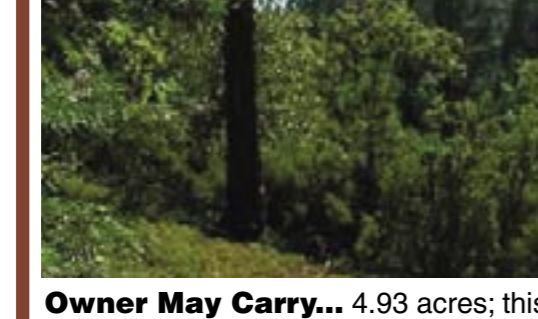
One Of The Most Beautiful Areas On The Ridge... organic farms & gardens, beautiful homes w/ponds & horses grazing in the meadows; truly a pastoral setting for this amazing 11.52 acs.; Clear Creek is the south boundary; a beautiful knoll offers views & several building sites; diverse tree cover. (MLS# 1026289) **\$339,000**



Updated & Unspoiled... 3bd/1.5ba; authentic in-town Victorian 2 blocks from downtown; gourmet eat-in kitchen + lg. formal dng. rm. w/cozy gas stove; custom wall finishes throughout. (MLS# 1026552) **\$655,000**



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) **\$599,900**



Gorgeous View From Back Deck... 2bd/2ba; 11 acs.; located in an exclusive million dollar neighborhood; property has plenty of potential & room to expand & create your dream home. (MLS# 1025921) **\$479,900**



Lovely Move-In Ready Home... 3bd/2ba; recently painted inside & out; new carpet, new light fixtures; nice backyard for entertaining or play; lovely trees; lawn & fabulous flowers in front yard. (MLS# 1026678) **\$409,000**



Top Of Knoll Privacy... 3bd/3ba; sunsets & pano views to Sutter Buttes from 2 lg. covered decks w/lans; remodel w/cherry wood cabinetry & floors, granite, appliances, carpet, tile, much more! (MLS# 1025747) **\$675,000**



This Is Your Dream House... 4bd/3.5ba; elegance, style & grace surround this exceptional estate sited on 7+ prvt. acs.; on gated gentle knoll w/panoramic views; wrap-around decks. (MLS# 1026297) **\$1,250,000**



Nevada City Dream Property... 3 bd/3 ba; arch designed, very special prvt., level, parklike, sunny, location; creek, #3 bath/sauna in detached 360 sf shop/office-opens to pool area; Kingelhofler built. (MLS# 1026208) **\$675,000**



Main House Has 2 Master Suites & 2 Full Baths... 3bd/3ba; great rm. concept; frml. dng.; gourmet kchn.; detached guest house (unpermitted) has kchn./full bath; awesome views; must see! (MLS# 1026955) **\$665,000**



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



Very Sweet Home... 3bd/1ba; new paint, carpet & dbl. oven; great deck off kitchen w/views over the mtns. & sunsets; huge basement, perfect for shop/game rm w/plenty of storage. (MLS# 1026211) **\$289,000**



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



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**



Remarkable New Residence... 3bd/3ba; one of the most dramatic great rms. you will ever see; perfectly located on prvt. & usable ac. + in Sherwood Forest just moments to historic Grass Valley. (MLS# 1026790) **\$700,000**



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**



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) **\$289,000**



Dramatic Property Close to Nevada City... recent brushing has opened beautiful bldg. site; nice local views w/sense of privacy; great tree cover w/spectacular rock outcroppings. (MLS# 1024652) **\$199,500**



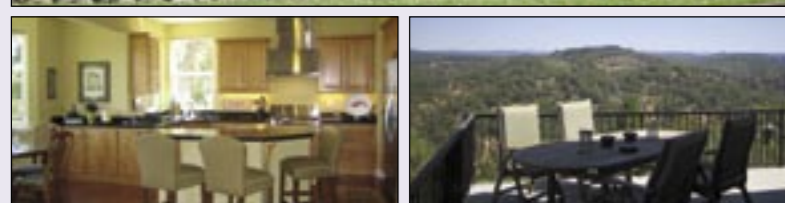
1-level Living... 3bd/2.5ba; mature landscaping & big trees; prvt. back yard perfect for pool, spa, outdoor living; kids can walk to school; close to everything; on quiet loop road. (MLS# 1026853) **\$469,000**



Quality Throughout... 3bd/4+ba; woody & prvt. w/mtn. views; lots of light; features newer guest area dwnstrs.; newer carpets + hrdwd floors refinished; huge deck w/view of mtns. (MLS# 1026185) **\$699,000**

EXCEPTIONAL PROPERTIES

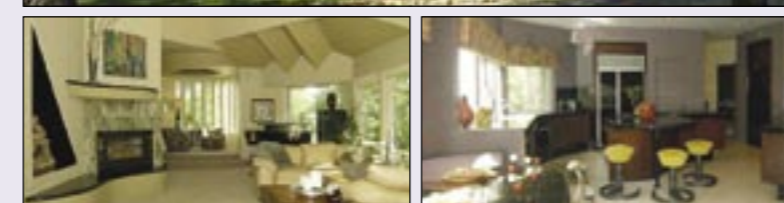
REQUIRE EXCEPTIONAL MARKETING AND EXPOSURE



Wrapped in Elegance in Grass Valley—4bd/5.5ba; 2,980 sf plus 1,059 sf daylight basement prep'd for build-out; stunning views; entertainer's delight, yet completely functional for everyday family living; commuter-friendly for I-80 & Hwy. 49 & 20; 5-car garage. (MLS# 1027105) \$1,075,000



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has become, through our
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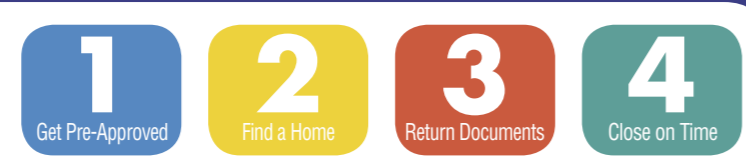
Among The Finest Contemporary Architecture in Northern California—4bd/5.5ba; 5,000 sf; 5.45 acs.; simply extraordinary; highly customized & expertly crafted ceiling treatments, glass walls & built-ins in every room; exceptional room sizes throughout. (MLS# 1026904) \$1,100,000

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

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11354 Pleasant Valley Road • Next to Citizens Bank in Wildwood Business Center

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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**



Complete Makeover... 3bd/2ba; maple flooring, granite counters & new appliances; light & bright, spacious master suite & serene bath; get inside and call it home! (MLS# 1024099) **\$499,900**



Privacy & Abundance of Nature... 3bd/2ba; property is 100% usable; backs up to almost 400 acs. of privately owned land. (MLS# 1026034) **\$449,000**



Total Remodel in 2000... 3bd/2.5ba; shows like new; spectacular setting, private & serene; meticulously maintained, elegant home; All on 1 level with gentle driveway. (MLS# 1025078) **\$495,000**



Custom Lake View Home... 3bd/2ba; spectacular views from almost all rms.; open floor plan; great rm.; high ceilings; light & bright. (MLS# 1026166) **\$780,000**



Wonderful 1-level Living On A Cul De Sac... 3bd/2ba; orignt. owner; huge bonus rm. & dream wrkshp. dwnstrs. + lg. spa rm. w/shower off garage. (MLS# 1026895) **\$409,000**



Camp Paradise... full service camp facility in Clipper Mills; 2 lg. bunk houses that house 84 ea. + several cabins & RV park w/full hook-ups. (MLS# 1026961) **\$3,000,000**



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



Lake Francis Estates... parcel includes deeded easement for lake access across street; affordable recreation or retirement community; other lakes nearby; piped water, paved road. (MLS# 1026101) **\$115,000**



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**



Mountains & Possible Lake Views... from this RARE 1+ ac. lot; prvt. bldg. site at top of property; south facing slope; corners marked; seller has completed a driveway feasibility study. (MLS# 1025961) **\$149,000**



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) **\$379,500**