

SOUTH SISKIYOU

Property Guide

DECEMBER 2008



STURDY, RANCH-STYLE HOME! 1,174 square feet, 3 bedroom, 2 bath home on fenced corner lot near schools, parks and recreation. Many updated features including refurbished bathrooms, newer windows and roof. Well maintained and priced to sell at \$239,000. MLS#96830 Call Nancy Schneider at...

Century 21 Advantage (530) 926-2100



THIS 3-BR, 2-BA HOME has vaulted ceilings which gives a feeling of openness, decking, Monitor heat, fireplace and woodstove. Lots of square footage for the price. Large master suite. Large yard with numerous large trees. Double car attached garage. \$294,900. #96673 Call Colleen @ 530-859-1143.

Re/Max of Mt. Shasta (530) 926-4140



SWEET 1928 VINTAGE HOME. Front porch, Beautiful fir wood floors, Fireplace plus Central heating & Air, Sunny dining room, 2 decks, Garden area, Arbors, Private back yard. 4209 Wells Ave, Dunsmuir \$212,000. #96820, Call today! **Grace Sanchez at 530-859-2005**

Coldwell Banker, Chris Kutzkey, Realtors (530) 235-2600



GORGEOUS 3 BEDROOM, 2 bath manufactured home on a foundation in an over 55 senior park. Close to golf and lake. \$165,000. #95945 Call Linda Williamson...

Century 21/Advantage (530) 926-2100



MT. SHASTA RESORT-BRAND NEW CUSTOM HOME. 2800 sq. ft., 3-BR, 2.5-BA home + 3 bonus areas. All custom features : solid maple floors; fir trim, doors & cabinets; vaulted ceilings, skylights, custom appliances in chef's kitchen. Wired for Guardian propane generator & insulated beyond code. Natural landscaping, heated master bath floor & much more. \$795,000.

Doris Moss Realty (530) 926-3807



ULTIMATE ALPINE CUSTOM CEDAR HOME on 3.4± acres with a nice view of Mt. Shasta. Step inside this 2,576± masterpiece and you will be impressed at the quality of craftsmanship, from the red dragon granite counters to the impressive handmade rock hearth. Kitchen boasts a large center island with prep sink and all s/s state-of-the-art appliances. This quality custom home. **Reduced to \$699,000.** H-95766

Alpine Realty (530) 926-2646



PRIVACY ABOUNDS from this 2 bd, 2.5 bath home on 3.5 acres in outlying area of Mt. Shasta. Family room with wet bar & chair lift to main level where you can enjoy your undisturbed view of Mt. Shasta. Entertain on your wrap-around deck with many seating spots in your garden retreat. \$489,000. #95973 Call Jeannine today for your appointment...

Better Homes Realty (530) 235-0117



CLASSIC MILL HOME. "Wow" is the word describing this spacious 2100 3 bdrm 1.5 bath home on a large city lot. In very good condition, this classic boasts 10 ft ceilings, large spacious rooms, finished hardwood floors, sunny breakfast area, large utility & porch. Large charming bonus room upstairs, storage galore and detached garage with workshop area. \$185,000. # 95703 Call Gigi Ryan at....

Century 21 Advantage (530) 926-2100



CLASSIC HOME AT SISKIYOU LAKE HIGHLANDS! Endless delights await you in this classic 2 story, 3200 +/- sq. ft. home. 4 spacious bdrms, 3 full baths, newly refurbished kitchen with newer appliances. Great room and formal living room both with fireplaces. A big Mt. Shasta view from backyard and many of the rooms in the home. Don't miss the opportunity to preview this special home. \$830,000. #96602 Call Nancy at...

Century 21/Advantage (530) 926-2100



OWNER MAY CARRY! Motivated seller for this remodeled 3 bedroom, 2 bath home in the Bel Air Subdivision is looking to be creative. Call for a showing appointment and information of all the upgrades and changes made to this lovely home in a great location. Asking \$186,500. Call Ray Serna at...

Golden West Realty (530) 859-0023



NEWER, UPSCALE custom home on 6 private conifered acres 5 min from town. Lrg. 3 bdrm, 2 ba, granite, hardwood, sun room, Boch heating, pellet stove, expansive decks & landscaping. \$649,000. #95470 Call Gigi Ryan at....

Century 21 Advantage (530) 926-2100



GREAT MOUNTAIN VIEW! Immaculate 3BD/2BA approx. 1648sq.ft. 3 year old home in Lake Shastina. Vaulted living room, kitchen/dining & ceiling fans, heat pump (has A/C), plumbed for central vacuum, insulated & sheet rocked garage, professionally landscaped with auto. sprinklers & drip systems. \$249,000 #96262 **Call Mary Dillon at 530-925-0880 at...**

Coldwell Banker, Chris Kutzkey, Realtors (530) 938-9766



CUSTOM RASMUSSEN LOG HOME with plenty of space. Lg. round spruce logs makes this a one-of-a-kind. Main floor features: large Master bedroom, French doors to private deck. Upstairs, 2-BRs with their own private balconies adjoin loft overlooking vaulted living & dining area. 4th BR off garage has private entry & bath. Bamboo floors, Granite Kitchen counter tops, s/s appliances, zonal climate control & more. View of Mt. Shasta. \$750,000. #95791 Call Brenda Zandona @ (530)859-3144.

Re/Max of Mt. Shasta (530) 926-4140



MT SHASTA – BRAND SPANKING NEW Tanner Construction at an affordable price. This spacious 1540 square foot 3 bedroom, 2.5 bath home with heat pump, lawn and sprinklers plus a Mt Eddy view. All for only for only \$305,000. Picture is of mirror image home next door. Don't miss out!

Doris Moss Realty (530) 926-3807



HARD TO FIND! 9-acre parcel in Mt. Shasta. Minutes to the Sacramento River yet just a few miles from downtown. Older country home on the property – great place to stay while building your dream home. Asking price: \$375,000. #93493. #91221 Call Tory at (530) 859-1044 or at...

Re/Max of Mt. Shasta (530) 926-4140



FANTASTIC VIEWS OF MOUNT SHASTA await you as you relax in your hot tub under the gazebo. Entertain in 2387 sq ft of luxury on 1.29 acres in the city. Granite counters, slate floors, stainless steel appliances. Make offer! Seller Motivated. \$785,000. MLS#94705 Call Penny Parrish at...

Century 21/Advantage (530) 926-2100



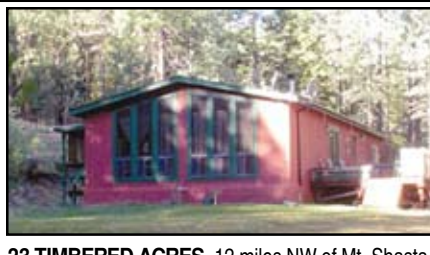
GORGEOUS 3-BEDROOM, 2½-BATH HOME with Mt. Shasta views and den located on 1.30 lush acres and walking distance to downtown Mt. Shasta. Granite counter tops, tile floors, vaulted ceilings, skylights, deck, hot tub and more. Asking \$649,000. MLS #96661 Call Diana Maclean for further details...

The Real Estate Center (530) 925-4722



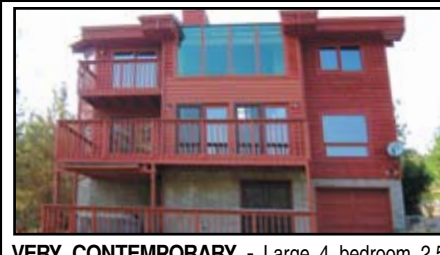
SHASTINA GOLF COURSE HOME! 1760 sq. ft. 3-bedroom, 2-bath with custom cabinets, granite counters. View of golf course and Mt. Shasta **UNBELIEVABLY PRICED AT \$259,000.** #96809 Call Linda Williamson at...

Century 21 Advantage (530) 926-2100



23 TIMBERED ACRES. 12 miles NW of Mt. Shasta, across from old Vanderbilt estate. Zoned AG-2, backed by USFS on paved county road. Very secluded with abundant tall evergreens & perfect building sites. Could be a valuable income property with its proximity to Stewart Mineral Springs. Has a lot to offer; Mt. Shasta & Valley views, 2-BR, 2-BA, well maintained mfgd. home on foundation with excellent well water. \$419,000. #95034 Call Ray Serna at...

Golden West Realty (530) 859-0023



VERY CONTEMPORARY - Large 4 bedroom 2.5 bathroom home with over 2000 sq. ft. of living space, all new flooring, appliances, and fresh interior paint. Located on nearly 1/2 acre on the championship golf course in Lake Shastina. Make an offer today. #96030 \$349,000.

Golden West Realty (530) 859-0079



TWO HOMES. COMMERCIAL ZONING. 3 bed, 2.5-bath 1450 sq. ft. home. New paint inside & out. New carpet & vinyl throughout. 2-bed,1-bath, 1225 sq. ft. New paint, new floors. Move in condition. Live in one, rent the other or use as business office. Great investment opportunity! \$330,000. #94059 Call Brenda Zandona @ (530)859-3144.

Re/Max of Mt. Shasta (530) 926-4140



CLASSIC 3 BR, 2.5 Ba. well-built ranch style home with all the comforts. Spacious country kitchen includes custom cabinets, fireplace, & large dining area. Enormous family room w/ wet bar. Attached 2 car garage, sprinkler system, hot tub. In quiet country setting, suitable for animals or gardening, conveniently located on one partially fenced acre near golf course & McCloud Lake. \$489,000.

Mtn. Homes Real Estate (530)964-2558



DRASTIC PRICE REDUCTIONS FOR A LIMITED TIME! UPTON HIGHLANDS - 38 custom home sites, all gently sloping, easily accessible and easy to build. Sizes range from 2.5 acres to 3.7 acres - many with spectacular 360° views! Paved roads, underground power, telephone & cable TV. **Reduced summer pricing - Hurry offer ends soon!** Financing available. Take a VIRTUAL TOUR at <http://idx.imprev.net/03782F07/00/10900/693719> or call Colleen Cena @ 530-859-1143.

Re/Max of Mt. Shasta (530) 926-4140



INSTANT EQUITY – REDUCED \$120,000! Perfect home at an unbelievable price! Stunning views of Lake Shastina, Mt. Shasta & The Eddies that are nothing shy of inspiring. Fabulous amenities that include a gourmet chefs kitchen, wood floors & tile accents, and a large back deck to relax! Price reduced to...\$369,000. #96028 Call Sandra Haugen at...

Century 21/Advantage (530) 859-2907



ECO-FRIENDLY 3-BEDROOM 2-BATH HOME with a living room & family room. Home also has an art studio & hot tub in charming backyard. All on a private half acre in a beautiful alpine setting. \$379,000. #96825 Call Penny Parrish to see! (530) 990-8527.

Century 21/Advantage (530) 926-2100



A SPECIAL RETREAT OR 2ND HOME – Charming 1-BR cozy cottage, close to town yet setting on a private 1-acre parcel with beautiful garden and orchard. A perfect spot for that single person writing a book. Offered at \$245,000 Okay to drive by 1321 Pine Grove Drive, then call Bill to see! H-96811

Alpine Realty (530) 926-2646



SPECTACULAR MT. SHASTA VIEW! Refurbished 2500 sq. ft. rambling ranch-style home has hardwood floors, new carpet, tile counter tops in kitchen. This 4 bdrm., 3 bath home boasts a country kitchen with dining room big enough for those extended family gatherings. Master suite with a Mt. Shasta view. \$550,000. #96036 Call Nancy Schneider at...

Century 21/Advantage (530) 926-2100



1908SF + 700SF BONUS ROOM - NEARLY ALL NEW - \$389,000! Mt. Shasta country home on 1/2 acre fully renovated w/granite counters, S/S appliances, custom cabinets. All new: flooring; windows; fixtures; roof; siding; & new heat pump for energy efficient heating & cooling. Vaulted, beamed cedar ceilings, a new asphalt driveway, & 2 car garage. Huge bonus room! The land has beautiful evergreens & sunny open areas. #96698 Call Tracie Oreck at...

Coldwell Banker/Mtn. Gate Properties (530)926-5236



SEE THIS FIRST!!! It's secluded, yet such a quick, easy drive to town. This attractive 3-BR, 2-BA lodge style home has a gorgeous Mt. Shasta view, barn/garage/shop, 5± acres of woods for hiking, mushroom hunting, firewood, and loving the natural realm! Only \$450,000. H-95292 Call Dale Nova at (530) 859-0380 or at....

Alpine Realty (530) 926-2646



IN-TOWN LOG HOME. This charming, efficient 3 BR, 2 Ba, one story log cabin is an excellent vacation or small family home. Near the McCloud golf course Cozy home with vaulted ceilings, modern kitchen. Double garage, and covered carport. \$225,000.

Mountain Homes Real Estate (530)964-2558



PRIVACY ABOUND. Nicely appointed 2,924± sq. ft. home located in a meadow on a very private 8.90± acre parcel. Property has lots of trees, big meadow and a post card view of Mt. Eddy from this elegant home. 1,493± sq. ft. garage with high center door for RV & a 2-stall MD barn, fenced and x-fenced. Reduced to \$850,000. H-95724

Alpine Realty (530) 926-2646



UNIQUE CRAFTSMAN-STYLE HOME IN THE WOODS! The workmanship is masterful! Cedar shingle siding; wood-clad Low-E windows & French doors, Mahogany garage & entry doors; Brazilian cherry wood flooring. The kitchen has granite counters, cherry cabinets, Convection oven & fabulous gas cooktop; s/s appliances. Evergreen decks. \$429,000. #95677 Call Beverly at 530-925-0339.

Re/Max of Mt. Shasta (530) 926-4140



IDEAL LOCATION FOR ALPACA RANCH. This 39.6 acre property is located on the corner of A-12 and Big Springs Road. It has irrigated pasture and it currently boards 23 horses. It has a 1662 sq. ft., 3-bedroom, 2-bath ranch home. Offered at \$449,000. Call John Harris for details...

The Real Estate Center (530) 918-1234



COUNTRY CHARMER—Spacious 3-BR home with vaulted living room ceiling and nice open floor plan. Located on a nicely landscaped .82 acre parcel with several fruit trees on quiet country lane. Just a mile from town. \$359,500. H-94482

Alpine Realty (530) 926-2646



LAKEFRONT GEODESIC DOME. 3bed, 2bath, 2100sqft. Close enough to the lake that you can almost hit the water with your fishing line from the back deck. This charming home, is a one of a kind, Geodesic Dome located on the most pristine water frontage on Lake Shastina. This custom designed home would be perfect for retirement or vacation. Large downstairs room would make the perfect guest quarters. #94620 \$329,000.

Golden West Realty (530) 261-0711



10 ACRES, "GREEN" ECO FRIENDLY. BUILT IN 2006! 2200 sq ft custom built, 3 BR, 2BA homes provides abundant light & warmth; the surrounding woods bring beauty & seclusion. Pine floors, cherry cabinets, copper tile & cherry counters; a wood cook stove, wool carpeting, natural wood trim, 9' ceilings, views of the Eddies, & an attached greenhouse that collects passive solar warmth. Veggie gardens, chicken coop, attached oversized 2 car garage. Approved site for a 2nd home w/ the septic already in. \$599,000 #96573 Call Phil York at...

Coldwell Banker/Mtn. Gate Properties (530)926-5236



FABULOUS CREEKFRONT LOCATION! Wonderful indoor/outdoor feel of this architecturally designed 4040 sq. ft. home with 3 br/2.5 baths on 2.5 private acres fronting Wagon Creek. Indoor swimming pool with spa & sauna, vaulted redwood ceilings, fireplace, built-in cabinets and so much more. \$995,000.

Doris Moss Realty (530) 926-3807



20 ACRES—STUNNING, PANORAMIC VIEWS of Mt. Shasta, the Eddies, Shasta Valley, Sheep Rock, etc. Spectacular location for sustainable, off-the-grid living with solar & wind power. You'll love the secluded feeling yet it's only 1.4 miles from county road. There's a recent survey, a septic approval letter – as been downsized for water. \$110,000. #95829 Call Paul Hawk at (530) 859-3399 or at...

Coldwell Banker/Mtn. Gate Properties (530)926-5236



CUTE, COZY AND LOVINGLY REMODELED... 2- Bedroom, 1-bath with huge wrap around yard & covered side porch, 1/2 block to Sacramento River. Off street parking, many flowering trees, plants & organic herb garden. REDUCED TO \$169,900. Call Danielle at (530) 859-0696 or at...

Better Homes Realty (530) 235-0117



CUSTOM HOME WITH SOME OF THE BEST VIEWS IN MT. SHASTA! Amenities include 3 master suites 3-1/2 baths, bullnose corners, maple flooring, marble windowsills, built in desk, all baths are full granite, Heated floor in master bath plus jetted tub & large walk-in shower. Lg. 3-car garage, propane stove in living room, remote controlled awnings over expansive rear deck. Gazebo with a waterfall creek & pond in private backyard. \$859,000.

Doris Moss Realty (530) 926-3807



LISTEN TO THE SOUND OF THE RIVER from this River Avenue home in Dunsuir. 2-bedroom with garage and a big back yard. Only \$189,000 CALL RICKO at 235-0111 or at

Mountain Top Real Estate (530) 926-2222



CHARMING HOME with bay windows and gorgeous views. Located near the golf course on a corner lot with a well-manicured yard. Come enjoy the beautiful nights under the stars in your hot tub while first enjoying dinner on the patio with a breathtaking view of Mt. Shasta. \$320,000. #96693

Ayer Properties, Inc. (530)926-3200



MODERN COUNTRY-STYLE HOME nestled in the trees on 2.5± gently rolling acres. Only minutes from the village is this quality 4-BR, 2.5-BA home with loads of custom amenities like; wood-tile, marble & slate floors, huge rock hearth, vaulted knotty pine ceilings, lg. walk-in tile shower & spacious Trex deck. Recently reduced over \$85,000 to the competitive price of \$598,500. H-96461

Alpine Realty (530) 926-2646



THEY DON'T GET MUCH CLEANER THAN THIS! Lovely 3 br 2 ba home in nice area. Nearly everything has been redone to perfection. New range and dishwasher. Good sized rooms, attached double car garage, large E-Z care yard with fruit trees. Monitor with beautiful brick enclosure plus electric heat—has A/C unit, too. Very fairly priced at \$285,000. Call Colleen @ 530-859-1143.

Re/Max of Mt. Shasta (530) 926-4140

Bill Larsen, Broker
(530) 926-2646 Office
(877) 926-2645 Toll Free

EMAIL ADDRESS: alpinere@snowcrest.net

Website:

<http://www.realestatemtshasta.com>



William Larsen, Realtor
(530) 926-0241 Residence

Dale Nova, Realtor
(530) 859-0380 Cell Phone

Randy Messenger, Realtor
(530) 926-5534 Residence

Duane Dufault, Realtor
(530) 859-0110 Cell Phone

Jan Hudson, Realtor
(530) 859-1553 Cell Phone

Walt Miller, Realtor
(530) 859-1387 Cell Phone

LOT #1-UNIT #3, MT. SHASTA FOREST



LOCATED IN MT. SHASTA FOREST. Enjoy the view of Mt. Shasta on your own gorgeous 2.5± acre parcel. The entire area has an abundance of evergreen trees and is extremely private and peaceful. A new well producing approximately 20+ GPM is only a few months old. Well log on file. Offered at \$89,000. L-92888

HIGH CHAPARRAL, WEED



HIGH CHAPARRAL WHERE VIEWS ABOUND! This private gated area of 10 acre minimum parcels on the west side of north Weed exit has fantastic 360° views, underground utilities and a paved road. 2 Parcels are available, all are 10± acres – 1 has a great well.

1605 EDDY DR., MT. SHASTA



BEAUTIFUL CUSTOM NEW HOME in Shasta Uplands, secluded, but close to town. 2200± sq. ft., 3-BR, 2.5-BA home has many upgraded amenities: s/s appliances; Italian gas cooking range; custom cabinets; Boch heating; tile & hardwood floors. Heated garage with protective coating on floors. Very nice deck; natural landscaping. \$650,000. H-92076

1138 DEETZ RD, MT. SHASTA



PRIVACY ABOUNDS – Nicely appointed 2,924± sq. ft. home located in a meadow on a very private 8.90± acre parcel. Property has lots of trees, big meadow and a post card view of Mt. Eddy from this elegant spacious home. Garage is 1,493± sq. ft. with high center door for RV and for the horse enthusiast a 2-stall MD barn, fenced and cross fences. Reduced to \$850,000. H-95724

QUARRY RD., JUNIPER VALLEY



20 ACRES IN JUNIPER VALLEY - & This large parcel has 360° views, including Mt. Shasta & Mt. Eddy. Lots of large mature conifers with level to gently rolling topography. What a fantastic opportunity and offered at only \$120,000. Lot #24. L-94340

4940 LAKE SHASTINA DR., LAKE SHASTINA



STARTER HOME WITH LARGE YARD - This 3-BR, 2-BA, 1000 sq. ft. home is a great starter home. Huge front and back yards, back yard completely fenced with cyclone fencing. Gorgeous views of Mt. Shasta. New carpet & paint inside. Large detached garage. H-93658

AUTUMN DR., LAKE SHASTINA



LAKE SHASTINA SUPER VIEW LOT! This .24 acre lot located on Autumn Drive sits directly across the street from a new recreation park that is now under construction. Unit 8-2/LOT #13. L-94286

1535 W.A. BARR ROAD, MT. SHASTA



LESS THAN ONE MILE FROM LAKE SISKIYOU – and Mount Shasta Golf Resort. This 2-story, 4 BR, 3+BA, 1850 Sq. Ft. is a redwood Chalet style home. Decking around home, gorgeous views of Mt. Shasta from the living room and off the front deck. Priced at \$320,000. H-96384

1634 HIGHLAND DR., MT. SHASTA



MT. SHASTA VIEWS 4.1 acre setting in Mt. Shasta with wonderful views of both sides of the valley. Two separate legal parcels. Many nice bldg. sites in trees or in the meadow. Included is a 3-BR 2-BA mobile on the back parcel and two barns. Front parcel has two wells and septic system—back parcel has its own well & septic. Great value in today's land market! \$349,900 MH-90406

1614 LAURA MARIE LN, MT. SHASTA



MODERN COUNTRY-STYLE HOME nestled in the trees on 2.5± gently rolling acres. Only minutes from the village is this quality 4-BR, 2.5-BA home with loads of custom amenities like; wood-tile, marble & slate floors, huge rock hearth, vaulted knotty pine ceilings, lg. walk-in tile shower & spacious Trex deck. Recently reduced over \$85,000 to the competitive price of \$598,500. H-96461

GATEWAY PARK, MT. SHASTA



(2) 1+ ACRE PARCELS on the edge of Mt. Shasta City. Great location for vacation rentals on the way to the Ski Park! Zoning also allows for multi-family, commercial, retail, etc. Lot #2 @ \$79,000; Lot #8 @ \$84,000. L-95380 & L-95381

S. OLD STAGE RD., MT. SHASTA



DEVELOPMENT OPPORTUNITY - 6.70± acres, R-4 land. Gentle slope with 360 degree views, even a slight view of Lake Siskiyou. Perfect spot for several duplexes. Has a good well. On South Old Stage Road – just past the Golf Resort. Priced at \$349,000. L-95123

TENT STREET, WEED



\$15,000 & \$20,000 are the prices of these large city lots with great Mt. Shasta views. Conveniently located in the town of Weed with city sewer and water hookups already paid. There is even an old foundation that may be usable. Owner will finance with little down and reasonable interest. L-96650 & L-96651

IRENE LANE, MT. SHASTA



EVERGREENS ABOUND! This 1+ acre parcel off S. Old Stage Road in Mt. Shasta, is ready for your dream home. Close to town, yet country living. Priced to sell quickly at \$85,000 L-96582

712 SURREY TURN, MT. SHASTA



CREEKSIDE CHALET Here's that perfect hide-a-way you are looking for. 2750± Sq. Ft., 4-BR, 3-BA home features new flr coverings throughout, new granite counters, large high ceiling living room. 21'x26' family rm & much more. All on a heavily treed 2.5± acre parcel with Mt. Shasta view and 200' creek frontage. Listed at \$690,000. H-95443

LOT #24 MEADOW LANE, WEED



5+ ACRES WITH SHOP. Beautiful 5-acres in Hidden Meadows. Nice views of Shasta and the Eddys. 28'x30' garage/shop. Has a good well and building pad. Offered at \$229,000. L-90370

201 RIVERWOOD CT, DUNSMUIR



LARGE CORNER LOT - Comfortable 3-BR, 2-BA manufactured home on a corner lot in Riverwood Park, Dunsmuir. Good views and right across from the Sacramento River. Offered at \$49,500. MH-90388

N. OLD STAGE ROAD, MT. SHASTA



RARE MT. SHASTA FIND. This lush five acre parcel is located near the fish hatchery with large old growth conifers, meadows, a year round stream and a fantastic view of Mt. Shasta. This magnificent opportunity can be yours for \$549,000. L-94271

COLOMBERO DRIVE, MCCLLOUD



QUIET MCCLLOUD is the setting for this large .58± acre lot on Colombero Drive. Lots of trees and privacy with city services. This is the BEST DEAL available in the area! Offered at \$79,500. L-96472

MUD LAKE, HIGHWAY 97, MACDOEL



FOR THE OUTDOOR ENTHUSIAST! This 40± acre parcel is located just past north side of Mt. Hebron grade. All of "Mud Lake" is on the property, bordered on 2 sides by USFS. Super parcel for wildlife plus lots of beautiful trees. Offered at \$245,000. L-96375

10862 ZIRCON AVE, BIG SPRINGS



2½± ACRE SHASTA VIEW PARCEL Very nice lot in Big Springs Ranchos, just one lot off Big Springs Road. Parcel has a good well (newer) with pump, and small storage shed. Priced to sell at \$61,500. Call Bill for directions. L-95537

7839 PONDEROSA DR, HAMMOND



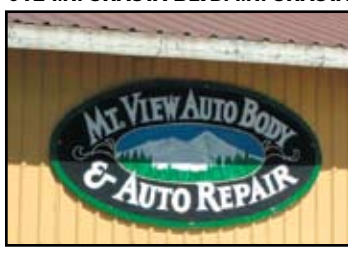
SEE THIS FIRST!!! It's secluded, yet such a quick, easy drive to town. This attractive 3-BR, 2-BA lodge style home has a gorgeous Mt. Shasta view, barn/garage/shop, 5± acres of woods for hiking, mushroom hunting, firewood, and loving the natural realm! Only \$450,000. H-95292

1120 NEPTUNE LN, MT. SHASTA



COUNTRY CHARMER—Spacious 3-BR home with vaulted living room ceiling and nice open floor plan. Located on a nicely landscaped .82 acre parcel with several fruit trees on quiet country lane. Just a mile from town. \$359,500. H-94482

912 MT. SHASTA BLVD. MT. SHASTA



MOUNTAIN VIEW AUTO BODY & REPAIR – very well established shop complete with the real estate. Mtn. View Auto has a proven track record as one of the most successful shops in the area with a long list of many satisfied loyal customers. This rare opportunity is being offered at \$425,000. B-95749

16711 FRIAR PLACE, LAKE SHASTINA



CONTRACTOR-INVESTOR SPECIAL - Awesome Mt. Shasta view. 3-BR, 2-BA, 1726 Sq. Ft. home that is nearly complete - needs following: carpeting (pad already on site), heating unit (ducting already in), water heater, driveway & some other miscellaneous items. Tile floors & counters in kitchen and tile floors in baths. Stainless steel range, microwave-hood and dishwasher. Priced to move quick @ \$175,900. H-96264

Proudly Serving Siskiyou County for Over 35 Years!



PRIME MT. SHASTA VIEW LOCATION. View Mt. Shasta from sunken living/dining room with cathedral ceiling. Kitchen has island. Tiled master bath. Two add'l bedrooms with shared bath. Family room with cozy wood stove. 2400 sq. ft. - a well designed custom home on easily maintained acre. \$535,000.



QUAINT MT. SHASTA COMMERCIAL BLDG. Great downtown location! 1000 sq. ft. with courtyard facing Mt. Shasta, rose garden, 2 off-street parking spaces. Equipped with kitchen, bath & storage. Building \$275,000. Business & building \$350,000.



TUCKED AWAY IN THE PINES... Custom 3 br 2 ba home. Corian counters, custom cabinets, bonus room and finished garage. Trex deck front & back, RV parking with elec. hookups & extensive landscaping. Priced for quick sale! \$234,900.



MT SHASTA - BRAND SPANKING NEW. Tanner Construction at an affordable price. Spacious 1540 sf 3 br 2.5 ba, heat pump, lawn and sprinklers plus a Mt Eddy view. All for only for only \$305,000. Don't miss out!



REMODELED HOME BY TANNER CONSTRUCTION. 1385 sf home with stunning Mt. Eddy views from the front and Mt. Shasta from the rear. Monitor and wood stove, like new without the big price! Don't wait!! \$279,000.



SPECTACULAR MT. SHASTA VIEW! 2.5 acre parcel offers a variety of trees, privacy and seclusion, yet the convenience of being close to downtown Mt Shasta. Underground utilities, city water, paved street. \$295,000.



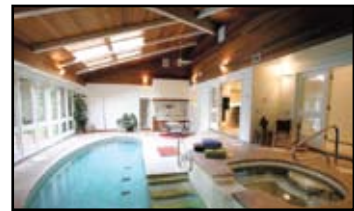
LOTS OF PRIVACY - NEWER MT. SHASTA HOME. 1493 sq ft 3 br, 2 ba on very private city lot with view of Mt Eddy. Large kitchen with Corian & tile counters, oak cabinets. Tile baths & double shower built in 2002. \$380,000.



BEAUTIFUL MCCLOUD PARCEL. 20.45 acres with fabulous view and all the privacy in the World. New driveway to expanded building pad, clearance for conv. septic & pine, fir, oak and cedar trees!!! \$318,000.



LOADS OF SQ. FOOTAGE and lots of storage are the highlights of this home. Large double corner lot, may be able to make another home site! 3-car garage with a separate garage/workshop behind house. Remote control awning over the patio area for shade in the hot summer months. \$360,000.



FABULOUS CREEKFRONT LOCATION. Wonderful indoor-outdoor feel of this architecturally designed 4040 sf home with 3 br 2.5 baths on 2.5 private acres fronting Wagon Creek. Indoor swimming pool with spa and sauna, vaulted redwood ceilings, fireplace, built-in cabinets and so much more. \$995,000.



PICTURE POSTCARD VIEWS. Stunning view, privacy & a quality custom home. Beautifully remodeled with granite counters, slate floors, solid wood doors, cherry cabinets & plenty of space for entertaining. Lg. patio area for outdoor living; multiple outbldgs. Just minutes from town. 50-yr roof, copper gutters & many other custom touches. \$499,000.



QUALITY HOME-AFFORDABLE PRICE! 2-br, 2-ba home was almost completely rebuilt a year ago. With a stunning view of Mt. Shasta, Corian kitchen counter-tops, oak cabinetry with two built in desks, tile floors, master bath with jetted tub & walk-in shower, new 2-car garage with alley access & so much more. Convenient in town location. Only \$299,000.



THE CORNER LOT for this ample home has a dead-on view of Mt. Shasta. Listed as 1-BR as two other rooms have freestanding closets. If you like excitement, this is the place. Nice size rear deck for BBQ'ing or entertaining. Sit on your front porch and enjoy the Mt. Shasta view & the great summers in your garden area. Two Monitor heaters along with a woodstove keeps it cozy in the winter. \$230,000.



CUSTOM LOG HOME ON 5 ACRES. Over 2400 sq. ft. of living space and 1080 sq. ft. semi finished basement - perfect for mother-in-law quarters. Custom solid cherry cabinets, solid wood doors, cathedral ceilings, generator backup, RV hookups, 1200' decking, 864sf shop/garage & much more. \$689,000.



THIS CUSTOM HOME has some of the best views in Mt. Shasta. Amenities: 3 master suites 3-1/2 baths, bull nose corners, maple flooring, marble windowsills, built in desk, all baths are full granite, Master bath has a heated floor along with a jetted tub & lg. walk-in shower. Large 3-car garage, propane-fired stove in living room, awnings over the expansive rear deck. Gazebo with waterfall, creek & pond in back yard. \$859,000.



REMODELED MOUNT SHASTA DUPLEX. Two 3-br., 1.5-bath 1000 sq. ft. with French doors. New paint, carpet, kitchen counters & more! Close to town. \$339,000.



INCOME PRODUCING MINI-STORAGES. Mt Shasta Mini Storages - 56 units with 2-br., 1.5 bath house all on .6 acre. Centrally located! \$4165 monthly income. Only \$550,000.



MT. SHASTA CEDAR HOME tucked in the woods close to town. 3 bedroom, 2 bath, open floor plan, vaulted ceilings, covered porch, skylights, large deck, koi pond, fruit trees, natural landscaping, beautiful trees, and much more. \$480,000.



MINI STORAGES - LOTS OF POTENTIAL! 102 units on 3.43 acres. Newly constructed facility - fully fenced with state-of-the-art security system. Lots of rooms for expansion & possible RV storage. Great income opportunity! \$650,000.



CASTLE CRAG VIEW HOME. 2-bedroom, 2-bath, 1900 sf home, very private, backs up to State Park. Just a few steps to world class fishing. \$489,400.

HOMES

COZY AND AFFORDABLE single-wide, manufactured. Home with 2 bedrooms 1 bath, Monitor heater & more. Built in 1997 and currently located in the Chateau Shasta Mobile Home Park. Owners will leave most of the furniture and accessories. \$35,000.

VALUE TO BE ADDED to this Manufactured home on a foundation. Brand new metal roof. Good opportunity for the investor. Also could be a second home or a great starter home for that young family. Owner may carry with good down payment. \$160,000.

IMMACULATE 4 BD/3BA HOME with over 2000 sq. ft., large family room and back deck. Seller is replacing the roof on house/garage. \$175,000.

LOCATION-LOCATION-LOCATION! What a great location, plus a fantastic view of Mt. Shasta from this 3 bedroom 2 bath home in Weed. Conveniently located near College of the Siskiyous, Bel Air Park and public swimming pool, this 1152 sq. ft home may be just what you are looking for. Great front, back and side yards, too. \$187,500.

POSSIBILITIES GALORE! 5-bedroom, 3-bath, beautifully remodeled with two separate living quarters & hot tub included. Great for large family, vacation home or fishing hub. Private garden areas, lots of nooks & crannies, basement, arched ceilings & doors. Must see! \$229,000.

THE CORNER LOT THAT HOUSES this ample home has a dead-on view of Mt. Shasta. Listed as one bedroom as two other rooms have freestanding closets. If you like excitement, this is the place. Nice size rear deck for BBQ'ing or entertaining. Sit on your front porch and enjoy the Mt. Shasta view. Enjoy the great spring and

summer in your own garden area. Two Monitor heaters along with a wood stove keeps it cozy in the winter months. \$230,000.

TUCKED AWAY IN THE PINES. Custom 3 br 2 ba home. Corian counters, custom cabinets, bonus room and finished garage. Trex deck front & back, RV parking with elec hookups & extensive landscaping. Priced for quick sale \$234,900.

THIS CUTE LITTLE HOUSE has great views of the Eddie Mountains and a peek a boo view of Mt. Shasta. A large meadow fronts the home and the access is from the paved N. Old Stage Rd. for convenience. Large deck to take in the views over the meadows. Detached two car garage and 5 acres make this a sweet deal! \$235,000.

CHARMING CABIN. Ultimate retreat built in 2002. Hardiplank siding, metal roof, Trex decking and a large spring that originates on this secluded 2.5 acre parcel. Act today - \$215,000.

GREAT STARTER HOME. 3 bd, 2 baths, 1700 sf with fenced yard, sprinklers, workshop, Mt. Shasta view. \$260,000.

GREAT LOCATION. A family home of 3 br, 2 ba, 1635 sq. ft. on .69 acres, tall trees, covered RV parking, fully fenced, shop. Better hurry!! \$275,000.

TOTAL REMODEL BY TANNER CONSTRUCTION. 1385 sf home with stunning Mt. Eddy views from the front; Mt. Shasta from the rear. Monitor & wood stove, like new without the big price! \$279,000.

1.28 ACRES OF NATURAL BEAUTY! Lush lawns, trees & privacy! Cozy, well maintained 2-BR 2-BA home with room for storage, full RV hook ups, including water, a great kitchen with Jenn-Aire range. Tile counter tops and flooring, large laundry room, woodstove & Monitor heat. out buildings, horse corral & more. \$265,000.

QUALITY HOME - AFFORDABLE PRICE. This 2 bedroom 2 bath home was almost completely rebuilt one year ago. If you're looking for new, this is the one for you. With a stunning view of Mt. Shasta, Corian kitchen counter tops, oak cabinetry with two built in desks, tile floors, master bathroom with jetted tub and walk in shower, brand new 2 car garage with alley access and so much more. Convenient in town location. All this for only \$299,000.

MT. SHASTA. BRAND SPANKING NEW! Tanner Construction at an affordable price. Spacious 1540 sf 3 br 2.5 ba, heat pump, lawn and sprinklers plus a Mt Eddy view. All for only for only \$305,000. Don't miss out!

THIS HOME HAS IT ALL. The open floor plan makes it seem even larger. Solar and generator that keeps your power on all the time. Huge shop type building that can also house large RV's. The house is only 12 years old and the generator is brand new! The newly paved road goes all the way to this pristine property! \$325,000.

LARGE COMPANY HOME built for mill boss with loads of potential & square footage. A must see for large families or investors. New kitchen w/laminate floor, huge screened porch on 2nd floor - overlooking the town. \$349,000.

THE AMENITIES in and around this beautiful property are endless. The inside has all been updated and is very tastefully done. A large laundry area compliments the interior which has wood and Monitor heating. There is also a Jenn-Aire stove top with the inserts which make it very versatile. The yard is fully fenced with a green house and storage shed, along with a nice garden area. The two garages can accommodate four cars, or one can be used as a workshop. There is also tradition with a shared shed for the wood. \$350,000.

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Owner/Broker
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Sandy Robertson
Realtor
926-3703

Bill Michelin, Realtor
925-1792

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Brett Waite Realtor
859-2004

Peggy Clure Realtor
926-5330

Randy McDonald
Owner
926-6508



GREAT LOCATION. A family home of 3 br, 2 ba, 1635 sq. ft. on .69 acres, tall trees, covered RV parking, fully fenced, shop. Better hurry!!! \$275,000.



THE AMENITIES in and around this beautiful property are endless. The inside has all been updated and is very tastefully done. Jenn-Aire stove top with inserts. Fully fenced yard with greenhouse & storage shed, two garages & more. \$350,000.



THIS HOME HAS IT ALL. Open floor plan makes it seem even larger. Solar and generator that keeps your power on all the time. Huge shop type building that can also house large RV's. Only 12 years old and the generator is brand new! \$325,000.



CUTE LITTLE HOUSE has great views of the Eddies and a peek-a-boo view of Mt. Shasta. Lg. meadow fronts the home. Access is from N. Old Stage Rd. Large deck to take in the views over the meadows. Detached 2-car garage & 5 acres make this a sweet deal! \$235,000.



CHARMING CABIN. Ultimate retreat built in '02, Hardiplank siding, metal roof, Trex decking and a large spring that originates on the secluded 2.5 acre parcel. Act today - \$215,000.



SPACIOUS CABIN IN THE WOODS on 5 acres. This 4-BR home offers privacy & spaciousness. 2125 sq. ft. with attached sun room. Lots of trees, views of the valley, detached garage & storage bldgs., covered decking, new windows, oak flooring, cedar siding, vaulted ceiling, and a spacious kitchen, granite counters & tile floors. & more. \$550,000.



LOCATION-LOCATION-LOCATION 2590 sf mixed-use comm./residential building in the heart of Mt. Shasta. 1475sf ground floor comm. space, rear entrance, parking in back with garage. Upstairs 1115sf apt., very bright with windows on all sides and views of Mt. Shasta & Eddys, along with separate entrance. \$286,000.



1.28 ACRES OF NATURAL BEAUTY! With lush lawns, trees and privacy! Cozy, well maintained 2-bedroom 2-bath home with room for storage, full RV hook ups, including water, great kitchen with Jennaire range. Other features include: tile countertops & flooring, lg. laundry room, woodstove & Monitor heat, out bldgs, horse corral & more. \$265,000.



LOCATION! LOCATION! What a great location, plus a fantastic view of Mt. Shasta from this 3 bedroom 2 bath home in Weed. Conveniently located near College of the Siskiyous, Bel Air Park and public swimming pool, this 1152 sq. ft. home may be just what you are looking for. Great front, back and side yards, too. \$187,500.



VALUE TO BE ADDED to this Manufactured home on a foundation. Brand new metal roof. Good opportunity for the investor. Also could be a second home or a great starter home for that young family. Owner may carry with good down payment. \$160,000.



MOST AFFORDABLE MT. SHASTA PARCELS. Take your pick from these 4 view parcels all 2.5 acres - bright and sunny. Approved for conv. septic. Gorgeous views! From \$130,000.



MT. SHASTA RESORT. 2800sf 3-BR, 2.5-BA new custom home + 3 bonus areas. Solid maple floors; fir trim, doors & cabinets; vaulted ceilings, skylights, custom appliances in kitchen. Wired for Guardian propane generator & insulated beyond code. Heated master bath floor & much more. \$795,000.



DOUBLE LOT WITH GORGEOUS VIEWS. This double lot has the best views of Mt. Shasta and the Seldom Seen Ranch. The surrounding hills are a sight to behold. One of the nicest lots for the price. \$125,000.



CORNER COMMERCIAL LOCATION. Great Mt. Shasta location - 1400 sq. ft. with plenty of potential. \$279,000.



GREAT STARTER HOME. 3 bedrooms, 2 baths, 1700 sq. ft. with fenced yard, sprinklers, and workshop. Has view of Mt. Shasta. \$260,000.



5 ACRE - MOUNT SHASTA! Gorgeous views, cleared pad for your dream home - may be splittable. \$350,000.



COZY AND AFFORDABLE. Singlewide mfgd. home: 2 bedrooms 1 bath, Monitor heating unit and more. Built in 1997 and currently located in the Chateau Shasta Mobile Home Park. Owners will leave most of the furniture and accessories. \$35,000.



IMMACULATE 4 BEDROOM, 3-BATH HOME with over 2000 sq. ft. including large family room and back deck. Seller is replacing the roof on house/garage. \$175,000.



LARGE COMPANY HOME - built for mill boss with loads of potential and sq. footage. A must see for large families or investors. New kitchen with laminate floor, huge screened porch on 2nd floor overlooking the town. \$349,000.



ONLY 2 YRS OLD! Newer construction is the highlight of this privately located home. Corian counter tops, marble fireplace, & large deck. 2 walk-in closets in master suite. Picnic area & fire ring w/ fully sprinklered yard. Possibility of more land with the right offer. Must see on your list!! \$449,000.

MORE HOMES

LOADS OF SQ. FOOTAGE and lots of storage are the highlights of this home. Large double corner lot, may be able to make another home site! Three car garage with a separate garage/workshop behind the house. Remote control awning over the patio area for shade in the hot summer months. \$360,000.

PARK-LIKE SETTING on lovely 1.5 acre Mt. Shasta parcel. 1724 sf, 3 br 2 ba, stucco exterior brick hearth w/charming archways, vaulted living room, tiled kitchen counters, solar hot water assist, fruit orchard, privacy & more. \$379,000.

LOTS OF PRIVACY - NEWER MT SHASTA HOME. 1493 sq ft 3 br, 2 ba on very private city lot with view of Mt Eddy. Large kitchen with Corian & tile counters, oak cabinets. Tile baths & double shower built in 2002. \$380,000.

NEW CONSTRUCTION - 2 YEARS AGO is the highlight of this privately located home. Corian counter tops, marble fireplace, and large deck add to the long list of amenities. Walk-in closets (2) in the master suite. Picnic area and fire ring compliment the fully sprinklered yard. Lots of room for your toys & RVs. Possibility of more land with the right offer. Must see on your list!! \$449,000.

MT. SHASTA CEDAR HOME tucked in the woods close to town. 3 bedroom, 2 bath, open floor plan, vaulted ceilings, covered porch, skylights, large deck, koi pond, fruit trees, natural landscaping, beautiful trees, and much more. \$480,000.

CASTLE CRAGS VIEW HOME. A fishing cabin in the woods - very private, backs up to State Park. Just a few steps to world class fishing. \$489,400.

PICTURE POSTCARD VIEWS. A stunning view, privacy and a quality custom home all in one package. Beautifully remodeled home with a view of Mt Shasta that actually graced the Mt. Shasta calendar. Granite counters, slate floors, solid wood doors, cherry cabinets and plenty of space for entertaining. Large patio area for outdoor living - multiple outbuildings, gorgeous landscaping and all just minutes from town. 50 yr roof, copper gutters and many more custom touches!! \$499,000.

PRIME MT. SHASTA VIEW LOCATION! View Mt. Shasta from sunken living room-dining room with cathedral ceiling. Kitchen inc island. Tiled master bath. Two add'l BRs with shared bath. Family room with cozy Vermont Castings stove. 2400 sq. ft. - a well designed custom home on easily maintained acre. \$535,000.

SPACIOUS CABIN IN THE WOODS. Nestled in the tall trees on five acres this 4 bedroom homes offers privacy, and spaciousness. 2125 sq. ft. with an attached sun room. Lots of trees, views of the valley, detached garage and storage buildings, expansive covered decking,

all new windows, oak flooring, cedar siding, vaulted ceiling, and a spacious kitchen with custom cabinets, granite counters and tile floors. Cozy living room with wood stove adds to the charm and woodsy feeling of this custom home. \$550,000.

CUSTOM LOG HOME ON 5 ACRES. Over 2400 sq. ft. of living space and 1080 sq. ft. semi finished basement. Custom solid cherry cabinets, solid wood doors, cathedral ceilings, generator backup, RV hookups, 1200' decking, 864 shop/garage & much more. \$689,000.

MT SHASTA RESORT - BRAND NEW CUSTOM HOME. 2800 sf 3br, 2.5 ba craftsman home plus three bonus areas - All custom features, solid maple floors, straight grain fir trim, doors & cabinets, vaulted ceilings, skylights, all custom appliances - chef's kitchen with granite & butcher block counters, high-end wiring, wired for guardian propane generator, insulated beyond code, granite & river rock fireplace hearth, natural landscaping, heated master bath floor & much more. \$795,000.

SOME OF THE BEST VIEWS IN MT. SHASTA. Some of the amenities include 3 master suites 3-1/2 baths, bull nose corners, floating Maple flooring, marble windowsills, built in desk, all baths are full granite, Master bath has a heated floor along with a jetted tub and large walk-in shower. Large 3-car garage, propane-fired stove in the living room, electronic remote controlled awnings over the expansive rear deck. Gazebo with a waterfall creek and pond in the private back yard. \$859,000.

FABULOUS CREEKFRONT LOCATION. Wonderful indoor-outdoor feel of this architecturally designed 4040 sf home with 3 br 2.5 baths on 2.5 private acres fronting Wagon Creek. Indoor swimming pool with spa and sauna, vaulted redwood ceilings, fireplace, built-in cabinets and so much more. \$995,000.

LAND & ACREAGE

AFFORDABLE LAKE SHASTINA LOTS WITH VIEWS. We have many Lake Shastina lots, some with lake & mountain views. From \$35,000.

MEDICINE LAKE. A very nice flat buildable lot for that special getaway cabin by the lake. Within a short jaunt of the lake. Hurry! \$55,000.

LAKE SHASTINA PARCEL WITH VIEWS of Mt. Shasta and Eddy Mountains. Large, level parcel, approx. .43 acre in size. Great Location and great price. - \$65,000.

VIEWS-VIEWS-VIEWS of Mt Shasta & Lake Shastina. Build your dream home. \$99,500.

DUNSMUIR LOT. Overlooking the river on Gill Ave. Great north Dunsmuir .32 acre lot \$110,000.

DOUBLE LOT WITH GORGEOUS VIEWS. This double lot has the best views of Mt. Shasta and the Seldom Seen Ranch. The surrounding hills are a sight to behold. One of the nicest lots for its price. \$125,000.

MOST AFFORDABLE MT. SHASTA PARCELS. Take your pick from

these 4 view parcels all 2.5 acres - bright and sunny. Approved for conv septic. Gorgeous views! From \$130,000.

MT SHASTA CITY COMMERCIAL PARCELS AVAILABLE. Two parcels, conveniently located on Ream Ave & Court St with unique CM (SPR) zoning. Great opportunity with many possibilities for development, commercial, residential or mixed use potential. Parcels offered for sale for \$134,500 and \$149,500.

TIMBERED MT. SHASTA PARCEL. 1.4 acres with Mt. Shasta view! Affordable!!! \$135,000.

SPECTACULAR MT. SHASTA VIEW PARCEL! 2.5 acre parcel offers a variety of trees, privacy and seclusion, yet the convenience of being close to downtown Mt Shasta. Underground utilities, city water, paved street. \$295,000.

HARD TO FIND 10 ACRES. This 10-acre parcel has fabulous view potential, marketable timber, privacy, easy access & power available. Build your own private heaven! \$325,000.

BEAUTIFUL MCCLLOUD PARCEL WITH MT. SHASTA VIEW. 20.45 acres with fabulous view and all the privacy in the World. New driveway to expanded building pad, clearance for conv. septic & pine, fir, oak and cedar trees!! \$318,000.

5 ACRES - MT. SHASTA. Gorgeous views, cleared pad for your dream home - may be splittable. \$350,000.

COMMERCIAL & INCOME PROPERTY CORNER COMMERCIAL LOCATION Great Mt Shasta location - 1400 sf with plenty of potential. \$279,000.

LOCATION-LOCATION-LOCATION! 2590sq. ft. mixed-use Commercial/residential building in the heart of Mt. Shasta. 1475 sf ground floor commercial space, rear entrance, parking in back with garage. Upstairs 1115 sq. ft. apartment, very bright with windows on all sides and views of Mt. Shasta & Eddys, along with separate entrance. \$286,000.

REMODELED MT. SHASTA DUPLEX (2) 3-br 1.5-ba 1000-sf units. French doors. New paint, carpet, kitchen counters & more! Close to town. \$339,000.

QUAINT MT. SHASTA COMMERCIAL BLDG. Great downtown location. 1000sf with courtyard facing Mt. Shasta, rose garden, 2 off-street parking spaces & equipped w/kitchen, bath & storage. \$350,000.

INCOME PRODUCING MINI STORAGES w/house Mt Shasta mini storages - 56 units with 2-bedroom, 1.5 bath house all on .6 acres. Centrally located! \$4165 month income. Only \$550,000.

MINI STORAGES - LOTS OF POTENTIAL! 102 units on 3.43 acres. This newly constructed facility is fully fenced with state-of-the-art security system. Lots of rooms for expansion and possible RV storage. Don't miss this income opportunity! \$650,000.

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Owner/Broker
926-4216

Sandy Robertson
Realtor
926-3703

Bill Michelin, Realtor
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Off the beaten path, this 1700sf luxury hide-a-way boasts 2 master suites, one with beautiful Vermont Casting stove. Chef's kitchen has custom tile everywhere, vaulted ceilings, custom cabinets, convection oven. Lopi Wood Stove. Skylights

abound. Wrap around redwood deck surrounded by emerald lawn is the ultimate spot for entertaining, complete with propane outlet for gas grill. OUTRAGEOUS MT SHASTA VIEW. Oversized double garage and attached carport.

Stupendous storage. Home functions ON and OFF the Grid with several alternate power systems that work remotely from inside the house. Work from home with high speed internet and CAT 5 networking. Call now for your private showing. \$595,000.



Overview of Kitchen & Family Room



Heart Melting View of Mt Shasta



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ULTRA CHARMING COTTAGE-STYLE HOME. 3 bedrooms and one large central bath.



Close to schools, shops, and business so you can save gas running those every day errands! Laminated floors throughout living room & kitchen. Carpeting in bedrooms. Vinyl in large bath. So many windows makes this home bright & cheery. Oak cabinets in kitchen & bath. Enclosed front entry porch increases energy efficiency and is a great place for coats. Electric Heat Pump with dual pane windows and ample insulation provide very efficient heating & cooling! Spacious attached garage with remote door. \$159,900.

ITS TIME TO BUY THIS SLEEPING BEAUTY!!! 3bd/1bth original McCloud home needs your TLC to awaken its full Charm!



Great neighborhood location on S. California St. adds to the value and makes this a fantastic opportunity for first time home buyers, recreational home buyers, and investors alike. Spacious detached garage, great yard with healthy maturing shade trees in front. Close to absolutely everything in the great outdoors including the Ski Park!! Priced to Sell but make your offer today! \$127,000.



DON'T JUST LOOK AT THE MAP!

Go experience, and make your offer on the best buy in Lake Shastina! 1/4 acre on private cul-de-sac, this sleeping beauty awaits your dream home. Just off the 7th green of the Scottish Nine, nestled in maturing pines for that hard to find privacy on the Golf Course, Lot. Very Sheltered feeling but with DYNAMITE VIEWS of Mt Shasta and the Eddys. BRING ALL OFFERS! SELLER SAYS MOVE IT!! New price \$49,000.

CHARMING & VERY PRIVATE IN-TOWN VICTORIAN. 3 Bedroom/2



bath home in Montague with many original architectural elements like redwood ceilings & wainscoting, all beautifully finished. Tall ceilings predominate. Kitchen/Dining area has redwood cross beam ceiling. French doors off dining room open to garden. Many mature plantings with extra privacy. Wide front porch. Potting shed. Garage sits at back of garden; opens to alley. Totally sweet! \$189,000.



CLEAN & SPACIOUS 1,675 SQ. FT. HOME
In North Dunsmuir with new carpet and paint offers easy living floor plan. Private master suite is at back of house has kitchenette & bath; could be auxiliary living space. Well insulated! Private back deck opens into your own private sanctuary with ten ft. privacy fence & old growth evergreens. Close to market, city pool, elementary school, park. Great investment. Motivated Seller has reduced price to \$179,000. Bring your offer!



JUST RIGHT COMMERCIAL IN DOWNTOWN MT. SHASTA!

One bedroom, 1 full bath cottage close to shops, restaurants, and bookstores. Has been used as long term rental and legal vacation rental. Use for professional office, small commercial venture, or your own in town get-a-way! Seller says make offer. \$205,000.



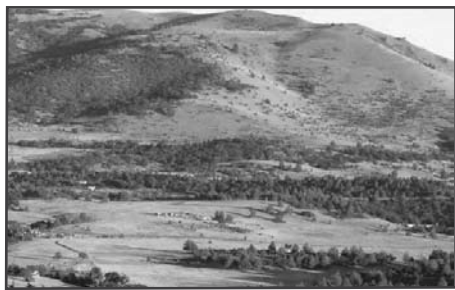
LITTLE UP & COMING! Charming Dunsmuir cottage overlooking the hills. 3bdrm/1bth home has newer windows, siding & flooring. Perfect enclosed front porch. Fenced front yard is full of roses and iris. On a quiet day you can hear the River. \$2,000 credit at closing for new appliances. Attached garage. private back yard has storage shed and a top-top view of Mt. Shasta. Neighborhood has many newly renovated homes. All pest work has been completed. Great first time home or fantastic investment! MAKE YOUR OFFER TODAY! \$119,000.

PERFECT FOR FISHER PERSONS & ALL NATURE LOVERS!

Lovely 3-bedroom, 2-bath home nestled in natural setting on South First St which follows



the banks of the Sacramento River. Cedar siding, a large and wonderful front porch, spacious back deck/patio, and xtra large attached carport makes Summer or Winter Fun EZ! Cozy interior has oak floors downstairs, tile in the kitchen, and central heat. VIEW OF MT SHASTA. Make this your retreat! \$310,000.



WELL AND SEPTIC ARE IN!! Takes the guess work out of buying raw land. Make your home in the country with this beautiful 3 acre parcel with sweeping views & privacy! Overlooking Klamath River Valley & surrounding mtns. North County location is convenient to I-5 for a quick trip to Yreka or Ashland. If you have not seen this area it is well worth looking into. Call for an appt., I'll take you there!!! \$62,000!

Throw that snow shovel away! Live in the Shasta Valley banana belt!!

TUCKED AWAY in a sheltered valley just off the main road, this beautiful level building lot awaits your perfect home. In neighborhood of newer custom homes with underground power, paved streets, & on sewer. \$19,500.

ENJOY PRIVACY AND QUIET on this .38 of an acre. On sewer and community water. Seller says sell now, make your offer! Lot 137, Mt. Blanch Dr., Lake Shastina. Price reduced to \$19,999.

WONDERFUL BUILDING LOT. 0.8 ACRE, tall pine trees & views of the golf course. Seller is motivated, make your offer now. Lot 73, Lakeshore Dr., Lake Shastina. Asking \$19,999

LOT 113, CINNABAR Ct. Beautiful 2.5 acre parcel sits up above it all with FANTASTIC VIEWS of Mt. Shasta and the Shasta Valley. Power at street. Soil tests have been done recently. \$40,000. Reduced to \$27,000.

LOT 114 CINNABAR CT. Together with Lot 113, they could make a beautiful ranchette! \$45,000. Reduced to \$27,000.

LOT 21 OPAL AVE. Unobstructed views of Mt. Shasta, the Eddys, and all surrounding mountains and landmarks from this 2.5 acre parcel. \$45,000. Reduced to \$27,000.

LOT 20 OPAL AVE. 2.5 acres of privacy and beauty. Corner lot fronts paved county road. Unobstructed views of Mt. Shasta and surrounding valley! \$45,000. Reduced to \$27,000.



RANCHETTE PROPERTY ON PAVED ROAD! with beautiful views of Mt Shasta, the Eddys, and Owl's Head. 2.5+ acres Close to Yreka. Great water area; alfalfa ranchette near by. Quiet. Great price! Make it easy on yourself! \$56,000.

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Realtor-Associate
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ABSOLUTELY BEAUTIFUL ACRES with old growth trees and a view of Mt. Shasta. Area of lovely homes. Community water system, plowed roads. Located near town but far enough away that you are "in the country". This one is waiting for your home! 2.56 acres. \$335,000.



WATERFALL! Surround yourself with a year-round creek, beautiful trees & fauna. Privately situated with open & versatile floor plan. Lower level is 2nd large living area with garage access & laundry room. 4-br, 2-ba, 2797 sq. ft. dome home on 2.5 acres with roof & 2 skylights. Monitor heater on both levels & woodstove on main floor. \$359,000. #88018



COMPLETELY REMODELED 3-br, 2-ba home New foundation, elec., plumbing insulation, heating, windows, doors & floor coverings. 1000 sq. ft. on the bottom story which has roughed-in electrical & plumbing-ready to be finished or use it as a recreation room and/or storage. If finished, it could become an income producing duplex. \$199,000. #95444



SPACIOUS 3-BR, 2.5-BA HOME wants buyer who loves to work with his hands. Some upgrades done but still needs some more. Very pretty parcel & lots of trees; includes separate half acre. Landscaped & lots of big trees. Lopi woodstove & Monitor heater. Room for studio in lg. basement. Mtn. views. Lots of potential for the price. \$290,000.



BEAUTIFUL DOWNTOWN MT. SHASTA HOME. Lg. entry area, mature landscaping, covered wrap-around porch, great room kitchen/dining/living & library/den with Lopi woodstove & built-in bookshelves. New elect. heat pump w/AC. Laminate flooring, berber carpets, private hot tub deck off master. Mt. Eddy & Mt. Shasta views. \$445,000. #95640



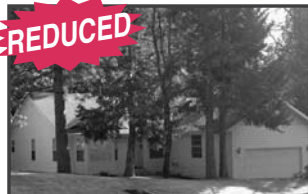
3-BR 3-BA UNFINISHED HOME. Great floor plan. As pretty from the back as it is from the front. Circular patio, lots of decking, many windows & high ceilings makes you think you're living outdoors. Bonus room above garage. Finish it yourself or seller will do it for you per his materials list (for increased price). #96137



A GREAT HOME WITH 8 ACRES. (6 irrigated) for the horse lover or 4-H enthusiast. Full basement with bathroom & shower adds more living space. Ag. well with irrigation line for landscaping; lg. detached metal bldg. that can be used as barn or equip. storage. Fenced & x-fenced. Offered at \$225,000. #96671



BEAUTIFUL BLDG. SITE. Elec. to parcel. Old cabin on parcel is a tear down. Lg. conifer & oaks. Views of Mt. Eddy. Country lane access off N. Old Stage Rd. north of Deetz. BLA is complete to make the once 2.5 acres now a 5 acre parcel. \$180,000. #95760



THIS 3-BR, 2-BA HOME IS SPOTLESS! On a forested lot in town and close to downtown area this home would be great for vacation home or yr-round living. Has new carpet, new interior paint, new dishwasher. Vaulted ceilings, bay window, great decking overlooks forested back yard. Skylights, walk in closets. Laminate flooring in kitchen. Shed in back could be studio! Reduced! \$345,000. #95562



CREEK FRONTAGE with a view of Mt. Shasta. Lush grounds with beautiful landscaping. Decking allows enjoyment of the creek. Breezeway separates the 2 br 2 ba home from the family room suite with add'l bedroom & bath-doubles as guest quarters. Fireplace, 2 woodstoves + Monitor. 5 acres. Minutes to town. \$895,000. #96004



OWN A CHARMING MT. SHASTA OLDER HOME in established neighborhood within walking distance to town. Two story, 3 bdr, 1.5 bath with full basement. Price includes adjacent city lot with newer large garage. Home was featured in Hollywood film, 'Grandpa'. \$339,000. #93599



TREAT YOURSELF TO A TURN-KEY CUSTOM CONDO in Mt. Shasta. Owner has spent the last few years upgrading. Custom touches: new marble vanities; toilets & fixtures; new kitchen counters, wood lam. flooring; new Whirlpool kitchen appliances. All within a short walk to town. \$219,950. #95890



LOCATED IN THE MAIN HUB of things, this home has new double pane windows, gorgeous red fir flooring, trendy high ceilings, whole house fan, garden area, Mt. Shasta view! Seller was going to do an art studio/shop at this location, but check with governmental agencies - zoning is residential. #96096



GREAT OPPORTUNITIES TO BE HAD! Work just 3 months a year for good income. Used for years as dance hall; now also used for weddings, receptions & conferences. 3 living spaces upstairs. Comm. kitchen with all equipment. F/A propane & wood burning stove. A/C. 5,000sf original maple floor, lg. dining room. \$800,000. OWC to qualified buyer. #96469



AFFORDABLE HOME OWNER-SHIP! 2-bedroom, 1.5-bath, 950 sq. ft. home in Mount Shasta. Single car garage. Most of the maintenance is taken care of for you! Private fenced in patio. Close to town. Outstanding value! Offered at \$150,000. #90801.



VERY NICE 3-BR, 2-BA HOME within walking distance to town. Yard required very little care. Lovely landscaping. Has woodstove & electric baseboard besides the Monitor heater. Double car attached garage. Only \$249,000. Priced under appraisal. #96553



4-BD 2-BA HOME with Wagon Creek flowing along property. View of Mt. Shasta. Has a water purifier & on-demand hot water heater. Oak floors. Built in bookcases. Double pane windows. Decking in front & back. Gorgeous park-like setting. Horse pasture. Built-in fireplace in master bath! Soaking tub in master bath. \$625,000. #95939



VERY NICE LOT AT GOLF COURSE. View of Mt. Shasta, Eddies and hills. Larger parcel. Level and E-Z to build. Priced at \$225,000. #95850



4-BR, 2-BA HOME with 2 kitchens, one upstairs and one down. Lots of cabinet space. Clean as a whistle and would be great for a big family or in-law quarters. Several forms of heat. Has been updated. Back alley access to yard. 2 storage sheds. Nice neighborhood. \$427,000. #96002



CHARMING & COZY REMODELED two bedroom. New sheet rock, new flooring, new carpet, 30-year comp. roof, new septic, all new vinyl windows, and landscaping. Offered at a phenomenal price of \$139,900. #91903



OPPORTUNITY FOR HANDY-MAN! Upper attic area can add much more living space if finished off. Double lot with gorgeous view of Mt. Shasta. Fenced lot with alley access to backyard. Much of the interior has been renovated. Double pane windows. Open floor plan. 1 br 1 ba, double lot. Monitor & wood heat, pantry, laundry room. Dbl car garage. #95438



2-BR, 2 1/2-BA CONDO with breathtaking view of Mt. Shasta & the Eddies. Very quiet. Creek meanders through the neighborhood. Impeccable & lots of light. Attached garage. Balcony is accessible from sliders off master bedroom. Giant Mt. Shasta view! Close to City Park. Walk to town. Reduced to \$195,000. #95887



BEAUTIFUL 5 ACRES, less than 2 miles from College of the Siskiyous. W by SW orientation, mostly oaks with some conifer giving good light in winter and shade in summer. Cut out a view of the Eddies, ground cover is thimbleberry. Passed a perc. in 1989, conduit for elect & phone is on site. Only 2/10 of a mile from paved road. \$155,000. #95845



BUILD YOUR DREAM HOME on your own private sanctuary. Fantastic property with everything you could want. 47 acres of gentle topography with meadows & grazing. Wonderful Mt. Shasta view, creek & pond. Superb location near McCloud River, McCloud Lake & Golf Club. \$949,900. #91334



TALK ABOUT PHENOMENAL! This 23-1/2 acre parcel is part of the Cold Creek Subdivision. Views are superb! Includes two water outlets to community system. Has seasonal creek. Owner financing to a qualified buyer. Gorgeous location for your palace. Offered at \$790,000. #87435



NEWER, CLEAN DUPLEX near town & schools. Landscaped w/sprinklers. Kenmore appliances, washer, dryer, dishwasher, oven, range, microwave/stove, refrigerator. 15x20 attached garage. Low U value dbl. paned windows, R-49 in attic. Spacious 2 bed 2 bath units Current rent \$800/mo. each. \$399,000. #93662



THREE BEAUTIFULLY TREED LOTS available (each 2.5 ac) and each priced at 185,000. Save by buying all three! Paved rd., private area with no through traffic. all lots have views of Mt. Shasta. These are priced to sell! Very competitive in the Mt. Shasta market. #95627; #95628; #95629



THIS 3-BR, 2-BA HOME has vaulted ceilings which gives a feeling of openness, decking, Monitor heat, fireplace and woodstove. Lots of square footage for the price. Large master suite. Large yard with numerous large trees. Double car attached garage. \$294,900. #96673



VERY NICE FAMILY HOME. 3-br 2-ba home with many upgrades: new tile floors; new carpeting; appliances; windows & paint. Lg. living room, kitchen/dining combo, family room and a room that will welcome your pool table! Fenced back yard. Sprinklers back & front. Close to schools on quiet cul-de-sac. View of Mt. Shasta from back. Reduced! \$330,000. #93422



THIS IS A LITTLE JEWEL! 2 br 2 ba. Loved and cared for by its family for many years. Built-in hutch in kitchen and family room. Country kitchen. Two Monitor heaters, woodstove & elec. baseboard heat. Nice shop, covered "arbor type" patio. New glass-top range. Auto sprinklers. Gorgeous Mt. Shasta view. Has small cellar for your wine or preserves. \$169,500. #96624



3-BR, 3-BA STORYBOOK HOME on 3.4 acres of lush landscaping & large, old growth trees! Very private. Too unique to describe-see for yourself! Sunken living room, vaulted ceilings, river rock fireplace are only a few of the amenities. Beautifully appointed kitchen with hardwood flooring & craftsman cabinetry. Large master BR with remodeled master bath - jetted tub & heated floor. 3rd floor turret adds to the appeal. You'll love it. \$589,900.



GORGEOUS SACRAMENTO RIVER FRONT PROPERTY. With great swimming hole & fishing access. Make sure to walk on this property so you can see the river - vegetation is too thick for just a drive by. Sweetbriar is a wonderful community with part-time and full-time population. Great summer getaway. Very unusual to find something in this commune! \$400,000. #94927



BEAUTIFUL WOODED SETTING for this 3 br 2 ba "Cabin in the Woods". 2.5 acres of abundant wildlife & lots of privacy. Property touches creek at corner. Cedar exterior. Roof new last year. Has office in garage (could be 2-car garage without that room). Vaulted ceilings. Lots of wood. Also has wood heat. Open floor plan allows you to cook and enjoy the family at the same time. Wood flooring. \$433,000. Seller motivated! #96533



ECLECTIC HOME w/ charm & personality! 3-br 2-ba on 2.5 acres with partial daylight basement. Built by owners with TLC, nearly every component has historic story. Beautiful wooded lot with nice garden area. Brand new deck in back for outdoor entertaining. Gorgeous Mt. Shasta view from the TENNIS COURT!! Wood floors, Monitor & wood heat, claw foot tub, separate master suite. \$559,000. #96194

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Happy Holiday Season
and Good Health and
Prosperity with the coming
Year!*

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Financing available for qualified buyers, including first time home buyers; through various local lenders. We have agents trained to assist you in this specialized market. Find the home you want at the price you are looking for!



WEED - Nice opportunity for a 2 bedroom 1 bath cabin. Home is in need of kitchen and bathroom upgrade. Large yard with plenty of room for a garage/shop. Priced to sell, located in a lovely recreation area with nearby lakes, streams and ski area filled with endless outdoor activities. #96688

Only... \$69,900.



MT. SHASTA CITY - Small home in a nice neighborhood. Home needs some TLC. Great potential here as this house is on a double lot. #96791

Only... \$149,900.



MCCLOUD CHARMER! House is in good shape with well fenced and landscaped yard. Peaceful setting with stream flowing behind the property. This is an REO property being sold "As Is". Don't miss this fantastic opportunity.

Asking...\$159,900



DUNSMUIR CHARMER- This 3 bedroom 2 bath 1656 sf home is within walking distance to town. Nicely updated kitchen with new cabinets, flooring and tile counter tops. This home has a basement with two bedrooms that each have private entrances. The yard is nicely landscaped plus a deck and privacy fence. #96740

Only... \$170,000.



LAKE SHASTINA - 3 Bd/2 Ba near the golf course. All tile kitchen and bathrooms. Large kitchen, living room and master bedroom. Located in the tall pines! Great layout, excellent price!

Only... \$175,900.



MT. SHASTA HOME: Nice 2-story, 4Bd/2Ba home on .55 acres! Lots of trees and great country feeling. Has two separate 2Bd/1Ba units without inside access between the two. This is a bank owned property and is being sold at way below the last sale price. Make your offer today! #96643

Only... \$189,900.



LAKE SHASTINA - This brand new 3 bedroom 2 bath home is the home you have been looking for. Hardwood floors, granite counters and custom alder cabinets and more. #96532

Only... \$230,000.



LAKE SHASTINA - This 3 bedroom 2 bath contractor's home is a quality constructed home on a raised foundation, has a 40 year roof, nine foot ceilings, propane fireplace, hickory cabinets, and granite counter tops. The property is on a quiet street with lots of pine trees. #96709

Only... \$230,000.



MCCLOUD - Nice family home on 1/4- acre lot with end of road privacy, in need of some TLC. Large living room with wood stove and monitor heat, spacious kitchen, and master bedroom on first floor. Huge detached two-car garage with workshop area, and an additional small storage shed. Creek is adjacent to property and creates a tranquil environment. #96723

Great Deal at... \$239,900.



ELEGANT HOME. Builder has paid attention to all the small details. 3 bedroom, 2 bath, 1890 sf. Cherry wood cabinets & floors in kitchen; built-in cherry wood hutch in dining room. All windows trimmed in wood; wood crown molding. You'll love the use of tile throughout. Interior walls insulated for soundproofing. Hand textured walls with bull nosed corners. Master bath has Jacuzzi tub; lg. shower & his & her sinks. Master BR opens to a deck with views of Mt Shasta & the Eddies. Hardiplank ext. siding; 40-yr. roof; RV parking with dump. #92955

\$245,000.

BUSINESS, LAND, HOMES & NEW HOME CONSTRUCTION



CUSTOM HOME WITHOUT THE CUSTOM PRICE. This 3 bd 2 ba home has the quality you would find in more expensive homes. Oversized 2 car garage, vaulted ceilings, wood and tile floors, tile counter tops, window coverings, landscaped front yard, upgraded appliances including refrigerator, fireplace and much more. Master suite includes a tub, shower and dual vanities.

Asking... \$219,000.



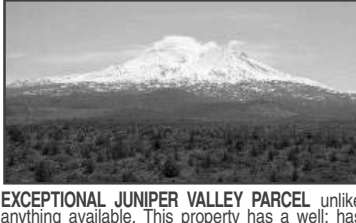
OUTSTANDING MT. SHASTA VIEW home backing up to open space. This 2 bedroom, 2 1/2 bathroom home would make a perfect vacation retreat with very little maintenance required, just come relax and enjoy.

Offered at...\$269,900.



QUIET SETTING IN THE TALL PINE TREES. This home boasts over 1900 square feet with 3 bedrooms and 2 bathrooms. Located in a lovely area just steps from the Robert Trent Jones Jr. golf course. If you are looking for an older home with character, this is the home for you. #95091.

Asking...\$275,000.



EXCEPTIONAL JUNIPER VALLEY PARCEL unlike anything available. This property has a well; has been surveyed with all property lines marked. An exclusive easement leads to the Wrought iron gate begins the roads which meander through the property. Completed is grading with pad site cleared for home, barn or other buildings. Electric fenced area and 6-Quail gates -perfect for horses! All of this plus a complete set of engineered house plans by SCE, Inc. For a 2,335 SF 8-sided home to capture the incredible 360° views. Feel like you are on top of the world in this private, serene sanctuary. Owner financing available.. #94476

Offered at...\$289,000.



GREAT FIVE ACRE PARCEL in Hammond Ranch with newer 3 bedroom/ 2 bath manufactured home on foundation. Recently painted on the inside. Property is off the grid with solar and hydro electric generation. Power is available if you wish to be on the grid. Large steel garage. You will love the privacy and views this property affords.

Asking...\$300,000.



MT. SHASTA CITY - Wonderful neighborhood, quiet street, close to restaurants and downtown! This 3 bedroom, 2 bath house shows like a model home. Newly remodeled bathrooms, beautiful laminate wood floor throughout most of the house and nearly new exterior paint. Enjoy the lush, private backyard area with cover patio and much more. Make an offer today!

Only... \$339,000.



NEW CONSTRUCTION close to the Lake Shastina Community Park. Custom & quality throughout. This is NOT your typical spec home. Extensive use of brick, marble, granite, 9 ft. ceilings, custom Ash cabinets, coffered living & master ceilings plus a lrg Butler's pantry/utility room. Please make an appointment to see this well-built home. #95881

Only... \$344,900.



CUSTOM GOLF COURSE HOME. 3 Bd/ 2 Ba home has 1950sf with a deck of nearly 1,000sf overlooking golf course. Features a deluxe kitchen with hickory cabinets, a pantry, Dacor & Bosch appliances, granite counter tops, a small appliance lift, double oven with convection, a skylight & garden window. The large master bath has a 6' Jacuzzi tub, double sinks, walk in closet, & large tile shower. #94631

Offered at... \$359,000.



IN THE TALL PINES, beautiful golf course home on the Robert Trent Jones course. 3 Bedroom 2 Bath, vaulted ceilings, tile floors, large windows, stucco siding, pantry, walk-in closet, tile fireplace and jacuzzi. Enjoy the green backyard in a peaceful setting at the end of a cul-de-sac. #95590

Asking... \$350,000.



COLLEGE AVENUE BEAUTY-Large open living room and kitchen area with vaulted ceilings which offer exceptional views of Mt. Shasta and the Eddy Mountains. Huge master bedroom downstairs with second kitchen. This full size home is situated on 1.20 acres of usable, mostly level land with many mature fruit trees and a large lawn area. Completely fenced with metal posts & cable fencing. #96081.

Asking... \$398,000.



BACK ON THE MARKET with a brand new deluxe master bathroom. This great lake view property has two stories of decks, five bedrooms and the bonus; a finished guest apartment complete with kitchen and bath. Home is in immaculate condition!

Asking... \$425,000.



COME HOME TO BEAUTIFUL LAKE SHASTINA! Enjoy this lovely, spacious, Tom Roe, custom built home, just minutes from the lake & 2 golf courses. Open floor plan of the kitchen, dining & living rm area, its vaulted ceiling & fireplace. 9 ft. ceilings are in the remainder of the home. The master suite features a sauna. A large jetted tub and glass block shower the master bath. Lrg 3 car garage w/ workbench. RV parking, & more! #95921

Offer at... \$439,500.



PRIME COMM'L LOCATION: Located just under the famous Weed arch on Main Street, this unique property includes a 2,620-sf storefront; a 2Bd/1Ba, 765-sf apartment; and an 1,100-sf house that has NEW roof, siding, dual-pane windows, doors, & electrical and is ready for you to finish out as you wish! Large yard with room for garden, etc. Lots of work has already been done here. Loads of potential for many uses!

Asking... \$495,000.



EXCEPTIONAL LAKE & MT SHASTA VIEWS. This lovely 3 BD 3 BA, 2440 sq ft home has many extras and built-in with views of the lake, Mt Shasta, the Eddies, Black Butte and even the Shasta Valley. All the rooms in this beautiful home are oversized. There are too many extras to mention. #95115

Priced at...\$499,900.



LAKE SHASTINA'S FINEST! Exquisite 2400sf 3-BR, 2-BA home features a very open floor plan, vaulted 18' ceilings with exposed beams and T&G wood ceiling. The great room has massive windows with a breathtaking view of Mt. Shasta in the background as you look out over the golf course. Interior amenities: granite counters, wood floors, fireplace with floor to ceiling rock, wine refrigerator, gourmet kitchen with gas cook top & jacuzzi tub. The exterior boasts rock and hardiplank siding. #95419

Asking...\$595,000.

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Sandra Haugen
Sales Associate



Cheryl Dickason
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Sales Associate



Stephanie Hill
Sales Associate



Dennis Patterson
Broker Associate



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William Johnson
Sales Associate



Gigi Ryan
Sales Associate/ CRS

485 JEFFERSON DRIVE, MT. SHASTA



Reduced \$60K
AMAZING MOUNT SHASTA VIEW! 3 bd, 3+1/2 ba, 2387 sq. ft. home with 3 car garage on 1.29 acres in the city. \$785,000. #94705

5422 SHASTA AVE., DUNSMUIR



FORECLOSURE
BANK SAYS DONE! Shocking price reduction on this clean 3-bd 1 bath remodeled home with covered porch & garage. Italian tile, lam. floors & Jacuzzi tub. Lg. basement w/workshop, extra living/storage. \$156,999. #96719

17602 GRIZZLY CT., LAKE SHASTINA



GARDENER'S DREAM! Tucked away in tall pines, flowering vines, & mature fruit trees sits this unique, practically new home. In quiet, family-friendly cul-de-sac. \$355,000. #95700.

481 WOODRIDGE CT., WEED



TURN KEY HOME in wonderful neighborhood. 1400sf 3 bd, 2 ba home; large living area. Low maintenance, fully landscaped yards. Beautiful Mt. Shasta views! \$216,000. #95730

16451 TEE PLACE, LAKE SHASTINA



SHASTINA GOLF COURSE HOME! 1760 sq. ft. 3/2 custom cabinets, granite counters, view of golf course and Mt. Shasta UNBELIEVABLY \$259,000. #96809

16916 DOE WAY, LAKE SHASTINA



TRI-LEVEL A FRAME completely remodeled. 17 species of trees in a park-like setting. Wood floors, tile counters, storage and more. \$279,000. #95880

414-418 CHESTNUT ST, MT. SHASTA



EXCELLENT OPPORTUNITY to invest in a 4-unit bldg. on busy Chestnut St. 3 residential; 1 commercial. All with tenants w/leases. Bldg. in great condition. Adjacent lot also avail. \$589,000. #93758

552 GROVE ST., McCLOUD



LOOKING FOR SPACE at an affordable price? 3bd/2 bath home w/oversized shop/garage, huge bonus room & wood heat. Close many recreational activities. Don't let this gem pass you by. \$295,000. #96266

208 JACKSON, WEED



LOOKING FOR REAL real estate investors! Price right and ready to move. Two bedroom, 1 Bath 1050 sq. ft. home with detached garage. Only \$145,000. #93973 CALL TODAY!

4115 N. OLD STAGE RD., MT. SHASTA



HORSES! On 2 luscious acres of meadows, pines & lawns. 3 bd, 2 ba ranch house; giant living room, cozy kitchen & large master suite. Barn & corral. \$429,000. #92042

485 JEFFERSON DR., MT. SHASTA



FANTASTIC VIEWS OF MT. SHASTA await you as you relax in your hot tub. 2387 sq ft of luxury on 1.29 acres in the city. Granite counters, slate floors, s/s appliances. Make offer! Seller Motivated. \$785,000. #94705

837 HENNESSY WAY, McCLOUD



RUSTIC FLAVOR with modern upgrades. You'll love this 3-bd, 2-ba, 1700 sq. ft. home in historic McCloud. \$239,000. #94786

450 WALNUT ST., WEED



PRICE REDUCED
3 BD, 2 BA MOVE IN READY. Excellent condition 1270 sq. ft. home includes all appliances, Monitor fuel and firewood. Walk to college, park & swimming pool. \$197,500. #95793

604-608 N MT. SHASTA BLVD, MT. SHASTA



REMODELED TRIPLEX DOWNTOWN. (3) 1-BR, 1-BA units with detached 3-car garage. Beautiful Mt. Shasta views; new roof & appliances. \$369,000. #93772

400 McCLOUD AVE., MT. SHASTA



WELL MAINTAINED HOME walking distance to town. Home is situated above the road on a corner lot. Recently painted, new carpets in bedrooms and new laminate flooring. \$299,000. #96046

6138 WOOD CT., WEED



LOVELY CEDAR INTERIOR HOME on the 6th green of the Lake Shastina Golf Course with Mt. Shasta view. \$308,888. #95662

622 KENNETH WAY, MT. SHASTA



LOOKING FOR A HOME close to town but without the noise. Here it is! Granite counter tops, wet bar, custom cabinets, clawfoot tub Wow! # 95998 \$309,500.

4805 SISKIYOU AVE, DUNSMUIR



1700 SQ.FT. North Dunsmuir home close to schools and shopping. Hot tub included. 800 sq. ft. basement with workshop. \$199,000. #94410

16534 WOODSIDE RD., LAKE SHASTINA



MOTIVATED SELLER! Built in 2007, it offers all the great things that make a house a home. 3-bdrm., 2-bath, 1543 sq. ft. with landscaped yard. \$239,916. #95940

107 IDA, MT. SHASTA



YOU WILL LOVE this spacious cedar home just blocks from downtown. Large bedrooms and storage. Nestled in the tall trees with big decks and nice yard. Bargain priced. #95806 \$279,900.

6516 SHASTA COVE, HAMMOND RANCH



BRING YOUR HORSES! This home has something for everyone. 3 bd, 2-1/2 bath on 5 acres with views of Mt Shasta. Barn, 3 car garage. \$639,000. #95142

10634 SHADOW WOOD LANE, WEED



CUSTOM BUILT BEAUTY! 4 bdms, 3 bath plus office loft on 5 acres of pristine privacy and sunny tree studded views. \$579,500. #96599

204 SUNRISE DRIVE, MT. SHASTA



IMMACULATE 2600 sq. ft 4 bdrm 3 bath home with extended living area nestled in the pines. Borders National Forest. \$575,000. #94706

5925 BLACK BEAR, LAKE SHASTINA



BEAUTIFUL 3 BDRM, 2 BA with gorgeous Mt. Shasta views! One year construction - lots of upgrades and custom features. \$269,500. #94758

510 McCLOUD AVE., MT. SHASTA



REDUCED TO SELL! This spacious 1700sq. ft. 3bd 2 bath home has it all. Spacious in-laws suite with kitchenette, bonus large finished basement-perfect for the playroom, music room or 4th bedroom. \$289,000. #96812

1419 EDDY DRIVE, MT. SHASTA



SPACIOUS SPECIAL PROPERTY. Approx. 2900 s.f. of contemporary comfortable style. 3+ bd/2.5 ba on 2.5 acres of Shasta Uplands. \$549,000. # 96699

433 SHASTA AVE., McCLOUD



PRICE REDUCED
YOU'LL FALL IN LOVE with this charmingly refurbished mill home. 1250, 2bd/2ba home plus large detached garage. \$269,000. #94668

4507 GLEAVES AVE., DUNSMUIR



VERY CUTE 2 bdrm, 1 ba getaway for vacation home or vacation rental. Priced to sell, this home is a must see. Updated and freshened. \$149,500. #95621

11865 N. OLD STAGE RD., WEED



7.4 ACRES WITH COUNTRY HOME. 2200 s.f., 4 bd, 3 ba home, pasture with water rights. Facilities for animals + feed storage. Completely fenced & x-fenced. \$409,000.

473 GILMAN AVE., WEED



PRICE REDUCED
2100 SQ. FT. Lovely 4 bdrm, 1.5 bath classic mill home. 10 ft. ceilings, refinished hardwood floors. \$185,000. #95703

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204 West Lake Street, Mount Shasta, CA 96067



Linda Williamson
Broker/ Owner/ CRB



Nancy Schneider
Broker Associate



Sandra Haugen
Sales Associate



Cheryl Dickason
Sales Associate



Steve Russ
Sales Associate



Stephanie Hill
Sales Associate



Dennis Patterson
Broker Associate



Penny Parrish
Sales Associate



William Johnson
Sales Associate



Gigi Ryan
Sales Associate/ CRS

541 JUNCTION AVE., McCLOUD



ADORABLE 4/1½ with endless possibilities. In a great neighborhood, perfect for the large family. Close to Ski Park and many outdoor activities. Priced to sell. \$254,000. #95790

624 PAULS PLACE, MT. SHASTA



CLASSIC HOME AT SISKIYOU LAKE HIGHLANDS! Endless delights await you in this 2 story, 3200 sq. ft. home. 4 spacious bdrms, 3 full baths, newly refurbished kitchen with newer appliances. Big Mt. Shasta view. \$830,000. #96602

234 LONE PINE, MT. SHASTA



LOVELY MOUNT SHASTA HOME. 3 bedrooms & 2 baths all on 2.78 acres. Storage & RV parking. Beautiful Alpine setting with gazebo. \$495,000. #95429

820 MICHELLE DR., MT. SHASTA



RELAX AND ENJOY the many changing faces of Mt. Shasta from your creek side deck! 3,200 sq. ft. with 2 complete living units. \$738,000. #90382

648 CEDAR ST., WEED



GREAT 3-BD, 1-BA HOME in established neighborhood. Has been very nicely remodeled. Walking distance to schools, large backyard & views of Mt. Shasta. See for yourself! Reduced to \$159,500. #95574

507 LENNON, MT. SHASTA



GREAT IN TOWN LOCATION! Perfect 1700 sq. ft., 3bd, 2 ba home just above town. Open floor plan, vaulted ceilings, wood and tile floors & countertops. On a quiet cul-de-sac. Easy care landscaping in private location. Ready to move in! \$395,000. #94775

401 GILMAN AVE., WEED



COMPLETELY REMODELED- 1700 sq. feet 3/2/1 home in a great location. Newer roof, siding, carpet, wood flooring, kitchen. Priced to sell. Don't let this one pass you buy. \$165,500. #96523

6015 DUNSMUIR AVE., DUNSMUIR



FOUR-PLEX located close to downtown Dunsmuir. Garden area, fruit trees, quiet, walk to town. \$330,000. #95976

4194 ISGRIGG AVE., DUNSMUIR



CHARMING 1300 sq. ft. 2/1 North Dunsmuir home on large quiet lot. 350 sq. ft. bonus room downstairs plus large 2 car garage. #96187 \$217,500.

5731 ANTELOPE CT., LAKE SHASTINA



GORGEOUS BRAND NEW HOME. Huge views of Mount Shasta from all around. Luxury throughout. Huge kitchen with custom birch cabinets; cultured granite. \$229,000. #92917

1533 WYKHA WAY, MT. SHASTA



THIS IS THE PERFECT VACATION HOME. Open floor plan, 4 lg. bdrms, 2.5 ba. A serene, peaceful setting with lg. private parcel just 5 minutes from town. \$595,000. #91478

5009 N. OLD STAGE ROAD, MT. SHASTA



MOUNTAIN VIEWS AND SUN on 1.1 acres. 1319s.f. mfgd 3-bdrm, 2-ba home. Energy efficient Monitor. Newer vinyl windows & fresh exterior paint. Landscaping & storage shed. Enjoy the sunrise over Black Butte and sunset over The Eddys. \$169,000. #96457

512 EDGEWOOD CT., MCCLOUD



STEP BACK IN TIME in this beautiful McCloud home. 5+ bedrooms, 2-ba. home complete with most furnishings. Has been beautifully restored and well kept. A must to see. \$450,000. #95705

1010 DAVIS PLACE RD., MT. SHASTA



GREAT OPPORTUNITY PROPERTY - REO. 5 bedroom, 5-1/2 bath home with endless possibilities, 4455 s.f. on 2.5 acres. \$392,000. #96649

488 S. WEED BLVD., WEED



GREAT VISIBILITY! Easy on/off I-5 in downtown location. 1276 sq. ft., 6-10 parking spaces & more. Owner may carry!! \$295,000. #93709

15014 MTN. WOOD, LAKE SHASTINA



INSTANT EQUITY for the perfect home at the perfect price? This is it! Stunning views of Lake Shastina and Mt. Shasta. Fabulous amenities including a cook's kitchen. \$389,000. Sellers to pay closing costs. \$369,000. #96028

1701 SPRING MEADOW, MCCLOUD



PARK-LIKE SETTING. Over 5 acres with springs. Perfect place for horses, vacations, or year-round living. 2-bd 2-bath. Properties like this don't show up very often. Reduced to \$305,000. #93978

1114 CIRCLE SEVEN RD., MCCLOUD



IMPRESSIVE CUSTOM crafted 2880 sq ft 3/2.5 Homestead Log Home on 20 plus picturesque, private acres! #95751 #649,000

3100 MOTT ROAD, DUNSMUIR



TEN BEAUTIFUL acres in pristine Mt. Shasta. Mountains with this 2 bd., 2 ba. double wide (24-56) mobile home with detached 24x37 garage/studio combination. # 92079 \$425,000.

1424 TIMBER HILLS RD., MT. SHASTA



GORGEOUS HOME in a most desirable location! 3/2/2 2000sf., 1.28 acres. Bonus room den/family room/home office. Remodeled and updated to the hilt. \$565,000. #95903

1615 JAMES COURT, MT. SHASTA



ENJOY THE MOUNTAIN VIEWS from this 2600 sq. ft. rustic Chalet on 3 plus acres in Shasta Uplands. 2 kitchens, 2 living areas. \$530,000. #95767

5524 TRUCK VILLAGE DR., MT. SHASTA



GREAT MT. SHASTA STARTER HOME, on 2 acres surrounded by trees. 1380sf with 2-bdrm, 1-ba, 2 car garage, back patio with artesian spa. Low cost wood heat. Large loft area. New floor coverings. \$265,000. # 96625

4515 GLEAVES AVE., DUNSMUIR



DESIRABLE NORTH DUNSMUIR. Great fishing in close proximity of the Sacramento River 2 BR 1 BA located close to town in, and close to City Park. \$169,000. #96646

104 & 106 WASHINGTON DR, MT. SHASTA



NOT AFRAID OF A LITTLE HARD WORK? This Mt. Shasta 2 bd, 1 ba duplex unit needs a fix up. Great value and potential income producer! Priced to sell today! \$175,000. #95327

445 SHASTA COVE, WEED



MAJESTIC VIEWS OF MOUNT SHASTA! Five acres in Hammond Ranch with a 2800 sq ft home perfect for entertaining and with 1800 sq ft garage, shop, wood burning stove & bathroom. \$649,000. #95716.

708 VALLEY QUAIL, MT. SHASTA



CABIN TYPE HOME with low maintenance in mind. 3-BR, 3 full baths, 1 bedroom has kitchenette. Large shop & RV parking with full hookups. \$549,900. #96078

201 N. MT. SHASTA BLVD., MT. SHASTA



di VINO WINE MERCHANT & WINE BAR The happening place for both locals and visitors. Offers tasting events, wine sales, a tasting menu and exotic cheeses in an upscale atmosphere. \$59,000. #95877

542 S. WEED BLVD., WEED



GOOD INCOME PROPERTY within walking distance to downtown Weed & COS. Commercial zoning. Lots of potential. Live in one unit, rent the other. \$189,000. #89816

6239 DUNSMUIR AVE., DUNSMUIR



ABOVE THE BOULEVARD! The sun drenches this newly remodeled home with a big living room that soaks in the afternoon rays. Fresh and bright with remodeled kitchen. 3 bd, 1 ba with 1300 sq. ft. \$160,000. #91511

4601 DEERHAVEN, DUNSMUIR



2X6 CONSTRUCTION. Granite kitchen, high ceilings, air conditioning, 3 bd, 2 ba custom home in tall pines. Must See! # 96380 \$469,000.

Visit our website: www.mtshastahomes.com

Coldwell Banker Mountain Gate Properties



Website:
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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

530-926-5236 • 426 N. Mt. Shasta Blvd., Mt. Shasta



\$75,900 - WHY RENT WHEN YOU CAN OWN? THIS 2BR, 1BA is as cute as a button! Recently renovated with oak cabinets in kitchen & bathroom, tile counters in the kitchen, tile floors in the kitchen, entry, bath, & laundry room, vinyl clad windows with wood trim, a huge Trex deck, & wood fencing. It has a great Mt. Shasta view, vaulted ceilings, lots of natural wood, Monitor heat, & appears to be well maintained. Kitchen is open to living & dining area. #96559



ONLY \$385,000 AT THE MT. SHASTA RESORT! This nearly completed, custom 4BR, 2.5BA on over 1/3 acre features Mt. Shasta & Eddies views, a spacious, light, open feel, vaulted ceilings, granite & tile counters, a spa tub in the master bath, tile enclosures & flooring, a formal dining area, small study, walk in closet, on demand hot water, & fireplace. It is only minutes walk from the golf course and resort. Complete the finishing touches the way you want them. #96040



\$169,900 FOR A BRAND NEW, 1454 SQ. FT., 3BR, 2BA! Pete Pappas has been building homes in Lake Shastina for over 15 years & has the experience to build quality homes at excellent prices. Features include vaulted ceilings, central heat & air, wood heat stove, quality appliances & fixtures, Mt. Shasta view, & oversized kitchen with custom alder cabinetry, an island, walk-in pantry & breakfast area. #95813



COUNTRY LOCATION ON THE EDGE OF TOWN ON 1/4 + ACRE – only a couple minutes from downtown Mt. Shasta. A cozy 3BR, 2BA with an open floor plan that gives the feel of spaciousness. Views of the Eddies from the home & Mt. Shasta from the large yard. Has Monitor, wood, & electric heat – take your pick. Fenced yard. Sprinkler system. In a price range you can afford at \$239,000. #94994



CHARMING HOME and convenient location. This 3-bedroom, 1-bath charmer is located in a nice neighborhood, near schools & park and within walking distance to town. Home includes wood & tile flooring, custom paint, an open floor plan and custom kitchen cabinets. It is fully landscaped with sprinklers and has a large fenced back yard to enjoy. Listed at \$239,999. #94052



LITTLE CUTIE IN NORTH DUNSMUIR FOR \$157,500!! This 1100 sqft, 3BR home It has original wood floors, a river rock fireplace with woodstove insert, and a Monitor heater. There is a detached garage with large workshop area, a storage shed, mature evergreens, fruit trees, a fenced yard, and a nice little garden spot. MLS #96794



1908 SF + 700 SF BONUS ROOM - NEARLY ALL NEW - \$389,000! This Mt. Shasta country home on 1/2 acre has been fully renovated w/granite counters, stainless steel appliances, custom cabinets, new flooring, new windows, new fixtures, new roofing, new siding, & a new heat pump for energy efficient heating & cooling. It has vaulted, beamed cedar ceilings, a new asphalt driveway, & 2 car garage. The huge bonus room would be great for a game room, office, play area, man cave or ??? The land has beautiful evergreens & sunny open areas. #96698



ON 1 ACRE IN PRIME AREA ABOVE TOWN! - ONLY \$449,000! A private, mountain style chalet with so much for the price: vaulted redwood ceilings, hardwood floors, abundant tilework, custom bath w/ extra large master tub & stained glass, large kitchen w/island, walk-in closet, wrap around deck, redwood exterior, view of Castle Crags, a woodstove on a lovely rock hearth plus Monitor & forced air heat. Great room designed for entertaining. Beautiful park-like setting, with RV parking, dog kennel & extra storage. #95874



10 ACRES, "GREEN" ECO FRIENDLY & BUILT IN 2006! The open setting of this 2200 sq ft custom built, 3 BR, 2BA homes provides abundant light & warmth; the surrounding woods bring beauty & seclusion. Features include pine floors, cherry cabinets, copper tile & cherry counters, a wood cook stove, wool carpeting, natural wood trim, 9' ceilings, views of the Eddies, & an attached greenhouse. Cut your costs- the wood stove assists in water heating; the greenhouse collects passive solar warmth. Outside are vegetable gardens, a chicken coop, attached oversized 2-car garage & an approved site for a 2nd home w/ septic already in. \$599,000 #96573

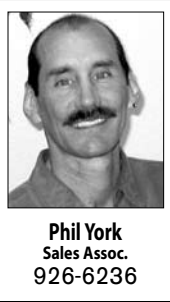
For your private viewing of these listings, please call Coldwell Banker, Mountain Gate Properties

Welcome to...

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MOUNTAIN GATE PROPERTIES

426 N. Mt. Shasta Blvd., Mount Shasta, CA 96067



54 ACRES WITH NEWER 3BR, 2BA! Built in 2001, this contemporary home features vaulted ceilings, rock-faced fireplace, heat pump for economic heating & cooling, bull-nosed corners, laminate, tile, carpet & vinyl flooring. Has attached 2-car garage & a detached 2-car garage. 360° views of Mount Shasta, the Eddies, etc. Bring your critters to this expansive, mainly level 54 acres with trees, open space & lots of sun. \$379,900. #96386



GORGEOUS CUSTOM CRAFTSMAN HOME. Built in 2006, this stunning, 2774 sqft, 3BR, 2BA on .67 acre features high quality throughout: wood accents, vaulted ceilings, natural hardwood & slate tile floors, custom cherry wood cabinets w/ recycling bins & a warming drawer, granite countertops, a huge 6x7 ft. kitchen island, appliances by Bosch, Wolf & Sub-Zero, radiant heated floors, & Kohler fixtures. \$899,000. #94691



LIVE IN LAKE SISKIYOU HIGHLANDS FOR ONLY \$245,000! A few minutes walk to the golf course and Resort. This light, open, 3BR, 2.5BA condo, is a duplex unit, was built in 2002, & has a 2 car attached garage. The kitchen has a tile floor, Bosch dishwasher, pantry, & lots of oak. There are bull-nosed corners, skylight, ceiling fans, & a 24x15 patio/yard. Great views of Mt. Shasta & the Eddies are just out your door. #95273



VINTAGE IN-TOWN CHARMER! 3-bedroom, 2-bath cottage in beautiful condition with energy efficient windows, remodeled kitchen, spacious master suite, large living room, both Monitor and wood heat, and a basement area for extra room. Close to everything, zoning permits commercial usage, and it has excellent exposure. Lots of potential and a great value! Reduced to \$359,000. #89470



BUILT IN 2008—OVER 2900 SQ. FT! Gorgeous wood burning fireplace and a heat pump provide efficient heating. Huge master suite with spa tub & cultured marble shower. The family room & den provide options for flexible living, office space, etc. Features of this light feeling, 4BR, 3BA with custom knotty alder cabinets, vaulted ceilings, lg. picture windows, Mt. Shasta views, on demand hot water, & ceiling fans. Adjacent to a protected "green belt". \$400,000 #96528



\$74,900 & SELLER MAY CARRY! This cozy cottage includes new carpet & flooring, new exterior doors, new mini-blinds, new ceiling lights, and is freshly painted inside & out. There is a newer 25 year roof, newer vinyl thermal pane windows, & some electrical & plumbing updates. Large, beautiful evergreens. #96165



A SWEET YREKA 3 Bedroom with tile floors in the kitchen, bath, & utility room, a fireplace plus forced air heating, lighted ceiling fan, tile counters, mature landscaping, large shade trees, & an attached 2 car garage. Make it your year round home, vacation dwelling, or rental property. \$179,000. #95288



LARGELY UPGARDED NORTH DUNSMUIR 3BR, 1.5BA! The main bath is newly remodeled with a spa tub, separate shower, & tile floor. The living area has laminate flooring, ceiling fans, and the main heating is Monitor. There is a beautiful pink dogwood in the front and large oaks in the back — great for shade in the summer and sun in the winter. \$225,000 #96269



1900 SQ. FT. CABIN IN THE WOODS ON 2.6 ACRES. Plus a fully finished 600 sqft basement. An open floor plan with high ceilings add to the spacious feeling. An abundant use of wood creates a rustic, natural feel. This 3BR, 2BA includes tile-work, a claw foot tub, both a woodstove and Monitor heater, privacy, a deck, & a bonus room for office, crafts, etc. The home is surrounded by a lovely yard and towering evergreens. \$410,000 #96443



\$74,900 - WHY RENT WHEN YOU CAN OWN? This 2BR, 1BA is as cute as a button! Recently renovated with oak cabinets in kitchen & bathroom, tile counters in the kitchen, tile floors in the kitchen, entry, bath, & laundry room, vinyl clad windows with wood trim, a huge Trex deck, & wood fencing. It has a great Mt. Shasta view, vaulted ceilings, lots of natural wood, Monitor heat, and appears to be well maintained. Kitchen is open to living & dining area. #96559



COUNTRY LOCATION ON THE EDGE OF TOWN ON 1/4 + ACRE — only a couple minutes from downtown Mt. Shasta. A cozy 3BR, 2BA with an open floor plan that gives the feel of spaciousness. Views of the Eddies from the home & Mt. Shasta from the large yard. Has Monitor, wood, & electric heat — take your pick. Fenced yard. Sprinkler system. In a price range you can afford at \$239,000. #94994



BEAUTIFUL NATURAL WOOD VAULTED CEILINGS & wood trim around the windows and doors give this 2BR, 1.5BA a real mountain feel. Features include skylights, a huge Trex deck, tile flooring in the kitchen & baths, tile counters in the baths, Monitor heat, an oversized garage and an open floor plan. Only 129,900. #96256

LAN

BEAUTIFUL HIDEAWAY IN THE FOOTHILLS OF MT. SHASTA - 2 adjoining parcels of 3.07 & 2.55 acres. Both parcels have towering evergreens & many great building sites. The 3+ acre has a small meadow area, is adjacent to BLM land, & has more varied terrain. The 2.55 acre is more level. An accessible wilderness retreat for \$63,900 each or both for \$121,800. #96613 & #96612.

490 SPECTACULAR ACRES WITH 1+ MILE OF WAGON CREEK FRONTAGE, breathtaking views of Mt. Shasta, springs, waterfalls & amazing seclusion. Located in the foothills of the Eddies it provides a unique combination of massive size, natural water flows, abundant wildlife, beautiful trees & wildflowers, amazing privacy, and closeness to Mt Shasta City. It is a place where one is embraced by nature's beauty. \$795,000. #96570

BRING YOUR HORSES, LLAMAS, OR CAMELS... This level, sunny, 1.7 acres already has the well and septic system installed. There are great views of Mount Shasta and the Eddies, it is fully fenced, and has been used for pasture in the past. It is in the Yreka/ Montague area. \$95,500. #95061

8/10 ACRE WITH THE WELL ALREADY IN and approval for the septic system. It is in a beautiful Mount Shasta area away from the freeway. There are lots of trees, Eddies views, and possible Mount Shasta views. House plans are included. \$165,000 #96268

GREAT .25 ACRE PARCEL located steps from Lake Shastina Golf Course. Flat and filled with gorgeous trees. Ready for your dream home. \$30,000 #95852

5 ACRES WITH WELL & SEPTIC! Beautiful evergreen woods. Utilities are available. Cleared building area. In the Hammond Ranch off of N. Old Stage Road. \$139,900 #95862

20 ACRES WITH STUNNING, PANORAMIC VIEWS of Mt. Shasta, the Eddies, Shasta Valley, Sheep Rock, etc. It is a spectacular location for sustainable, off the grid living with solar & wind power. You'll love the secluded feeling yet it is only 1.4 miles from the county road. There is a recent survey, a septic approval letter, & it has been dowsed for water. \$110,000 #95829

4/10 ACRE AT THE MT. SHASTA RESORT in Siskiyou Lake Highlands — only \$159,000! Views of Mt. Shasta, the Eddies, & the Crags. Lots of trees yet it is sunny & light. Water, sewer, power, & phone are all available. Only minutes from Lake Siskiyou. Bring your golf clubs!!! #95625

13.1 ACRES TOTAL — 2 SEPARATE PARCELS - 2.5 acres & 10.6 acres. Buy with family or friends & create separate home sites or use it all for your own hideaway or mini-ranch. Magnificent views of Mt. Shasta, etc. Great for solar. Trees. Utilities are available. Cul-de-sac. \$89,000. #95618

3/4 ACRE IN SISKIYOU LAKE HIGHLANDS — just up from the Mt. Shasta resort & a few minutes from Lake Siskiyou. Fabulous views of the timber clad hillsides of the Eddies & Rainbow Ridge. Sunny location. Large trees. In an area of upscale & ultra custom homes. \$205,000. #95531

100 ACRES BORDERED BY USFS, KARUK INDIAN TRIBE land, etc. Spring fed pond. Harvestable timber. Multiple building sites. Views of the Klamath River. Meadows. Build your secluded hideaway. \$290,000. #95530

BEAUTIFULLY WOODED 2.58 ACRES in Mt. Shasta Forest! Recreational opportunities abound within minutes. Build your dream home, vacation cabin, or enjoy camping in this tree filled, mountain subdivision. \$60,000. #95413

R-4 ZONED 1/2 ACRE NEAR HOSPITAL! Buy one or two 75'x150' lots 1.5 blocks from Mercy Medical in Mt. Shasta. Zoning permits professional offices, clinics, rest homes, multi-family or single family, vacation rentals, etc. The parcels offer affordability, great possibilities in either the short term or long term, and a potential hedge against inflation. Asking price \$100,000 each. #95155 & #95157

PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies, pasture land & beyond. Paved county road, with power & phone easily available. 45gpm rated well is in; a pre-approval letter for sewage disposal on file. Build your home & graze your horses & llamas on pasture below. Good for solar. Just minutes from town in beautiful area with many fine country homes. \$229,000. #95071

MOUNTAIN C

FEEL THE COUNTRY

A cozy, new living area limited to six 2.5+ acres that are for sale have been cleared, providing sun oak, & dogwood. The feel is secluded yet it is an underground utilities, & paved, private access.

- 2.53 acres. #94507
- 2.59 acres. #94503
- 2.55 acres . #94504
- 2.56 acres. #95505
- 2.61 acres. #94506



Robert Cervelli
Sales Assoc.
467-3671



Tracie Oreck
Sales Assoc.
926-6524



Adam Oreck
Broker Assoc.
926-6524



Carolyn Swift
Broker- Assoc.
467-3671



Aaron Cena
Sales Assoc.
859-1168



Susan Cena
Sales Assoc.
926-1709



Susan Cena
Sales Assoc.
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D...

35.5 MT. SHASTA CITY ACRES with xln development potential! Located close to the central downtown area, this is an important property for future Mt. Shasta growth. Mainly level. Beautiful views including a killer view of Mt Shasta. Trees & open areas. \$1,200,000. #95253

ON THE SLOPES OF MT. SHASTA! Looking for privacy, peace, quietness & good value - this parcel has it all. Located just 15 minutes from McCloud. Beautifully forested. Brushed. Nearly level. Across the road from USFS land. Asking \$49,900. #94603

2.5 ACRES - TOWERING EVERGREENS, SECLUSION, & only a few minutes above downtown Mt. Shasta. Approved for well & septic. Power & phone are nearby. Build your dream home or a cabin in the woods. \$179,000. #94565

BEAUTIFULLY WOODED 5 ACRES ON A PRIVATE cul-de-sac only a short drive off N. Old Stage Rd. Gently sloping with possible (?) Mt. Shasta views. Power & phone are available. Lovely mix of evergreens & deciduous trees. A Hammond Ranch parcel. Only \$120,000. #94535

ARE YOU INTO GOLF? Beautiful level lot that overlooks the 18th fairway and butts up the 1st fairway. Mountain views. Close to everything the area has to offer. Enjoy a way of life that includes beauty, relaxation and community. Asking \$54,999. #95040

STUNNING MT. SHASTA VIEWS AND ON THE GOLF COURSE! Utilities are to the street and a professional survey has been completed. This corner lot is nearly ideal; suitability for building & views are all great. A definite must see. Reduced! \$57,500. #91771

2.55 ACRES WITH LOTS OF EVERGREENS, beautiful views of the Eddies, power & phone, paved county road & privacy. This area is abundant with wildlife; less than 10 min. from town. \$189,500. #91185

COMMERCIAL LOT with exemption from sewer moratorium in Mt. Shasta close to the downtown area. Potential for commercial or residential use. Views of Mt. Shasta & the Eddies. Existing building pad. Owner may carry. \$39,900. #92574

40 ACRES - 360 DEGREE PANORAMIC VIEWS of Mt. Shasta, the Eddies, etc. Privacy. Excellent solar exposure to create your dream home for sustainable living. \$129,500. #95271

AWESOME 40 ACRES WITH PANTHER CREEK, in the foothills of Mt. Shasta. Includes Water Rights, meadows, evergreens, 2nd flowing creek, area for pond, views of Mt. Shasta & seclusion. Level to gently sloping land with potential for hydro, has lots of room for gardens & orchards. Close to Ski Park. If you're looking for privacy and off the grid lifestyle, this is a great value. \$199,000. #91913

LOVELY, SECLUDED & HEAVILY WOODED 2.5 ACRES! Quietly at the top of the world just minutes above downtown Mt. Shasta. Several choice building sites await with lots of privacy, clean air, and quiet contemplation. Just \$219,000! #91914

43 ACRES WITH VIEWS OF MT. SHASTA, THE EDDIES, & green meadows. A beautiful wooded parcel with evergreens, oak, dogwood, wildflowers, and lots of wildlife. Feeling of seclusion is wonderful yet it is on a paved road in a residential area in the country outside of Mt. Shasta City. Well is in; power & phone available. \$690,000. #95612

STUNNING VIEWS OF MT. SHASTA, surrounding hills, & valley from this 1/4+ acre Rancho Hills parcel. Sewer and water hook-ups easily accessible. Seller may carry. #93761 \$55,000.

1/4+ ACRE W/AWESOME MT. SHASTA VIEWS, trees, sunshine, & paved road on coveted Cottontail Drive. Water hook-up has already been paid. Surrounded by many well-kept new homes. \$42,000. Seller may carry. #93762

A GREAT 5 ACRES ON A PAVED ROAD with beautiful views of the Eddies, lush meadows, & privacy. Also xln building site, abundant southerly sunshine, lots of oaks & evergreens, and a large, open, grassy area for horses, llamas, etc. Available power & phone. \$185,000. #93652

OAK HOLLOW Y, LIVE IN THE CITY!

lots in Mt. Shasta City. The 5 beautiful parcels
nny open areas with a beautiful mix of evergreen,
n easy walk to downtown. Good solar exposure,

..... \$295,500.
..... \$339,500.
..... \$339,500.
..... \$359,500.
..... \$275,500.



BUSINESS ESTABLISHED IN 1952 Owner wants to retire. Great opportunity to be your own boss. Food service business with good visibility and close to the central Dunsmuir I-5 exit. Monitor heating. Fully operational and ready for a new owner. The purchase price includes the building (but not land), fixtures, and inventory. Low land lease cost. \$125,000 #94876



WALK TO THE GREENS from this beautiful, 2900' sq. ft. new custom home in one of Mt Shasta's premier neighborhoods (Siskiyou Lake Highlands). Everything about this home exudes style, quality & warmth. Long curving concrete drive, contemporary exterior design & killer views of the Eddies & surrounding tree studded hills. This spacious 3BR, 2.5BA includes a very large living area, a family area, study, & 3 car garage. \$569,000. #96037



44.6 ACRES AT THE TOP OF THE WORLD! This lovely, private & quiet acreage at the base of the Mountain is just a few minutes from downtown Mt. Shasta. The custom 3BR, 2BA offers panoramic views of the Eddies, Rainbow Ridge, Strawberry Valley, etc., lots of natural light, hardwood, marble & tile floors, vaulted wood ceilings, a massive stone fireplace with insert, granite counters, stainless steel appliances, claw foot soaking tub, etc. \$1,150,000 #93965



2 BR, 2BA OFF SQUAW VALLEY ROAD. Pride of ownership is obvious in this nicely remodeled manufactured home. Updates include floorings, ceilings, walls, dual pane windows, kitchen cabinets, Monitor heat, siding, insulation, & a quality metal roof. Other features include a walk in closet in the master bedroom, 3 storage buildings, landscaping with sprinklers, & a lovely wooded setting. All appliances are included. The park has easy access to the McCloud Reservoir, Squaw Creek, & the McCloud Golf Course. \$59,900. #95679



3.7 LEVEL ACRES, 32'x24' shop/garage & wheel chair accessible. 3BR, 2BA with beautiful hardwood floors, Monitor + forced air heating & air conditioning, a fireplace, & a fully remodeled kitchen with maple cabinets, Corian counters, a Dacor range, Sub Zero refrigerator, Kitchen Aid dishwasher & trash compactor. Includes a 600+ sq. ft. extra room, storage buildings, a car/boat port, fruit trees, weeping willows, spruce & evergreens. \$399,000. #94526



LARGE MOBILE IN NICE MT SHASTA PARK. Over 1400 sq ft with 2 bedrooms and 2 baths, located in Shasta Mountain Mobile Home Park. Features include vaulted ceilings, Monitor heat, laminate wood flooring in kitchen, skylight, large tub in master bath and 52 foot covered carport. \$43,000. #95915



FANTASTIC HOUSE - FANTASTIC PANORAMIC VIEWS of Mt. Shasta, lush green pasture lands, etc. from this custom, spacious, 3-BR, 2-BA country home. You'll love the light, open feel, vaulted ceilings, abundant tile work, wood floors, the large family room with a built in wet bar, & the huge wrap around deck. Gaze at Mt. Shasta from your bed or spa in the master bedroom. It is well landscaped including a large koi pond with a waterfall. \$485,000. #95360



CREEK FRONT & AWESOME MT. SHASTA VIEWS! This 3-bedroom, 2-bath Lindal Cedar Home has beautiful natural wood in the interior, vaulted open beam ceilings, efficient Monitor heat, a 10x10 bonus room, balcony, a large wrap around deck, & a full basement for workshop, storage, etc. There are fruit trees, evergreen woods, lots of sun, and a sweet little creek, all in a gorgeous location on a paved county road away from the freeway. \$259,000. #95722



EXCELLENT POTENTIAL FOR SMALL SUBDIVISION - 1.93 acres in Mt. Shasta City. Includes a 1-BR home, an approximately 3000 sq. ft. multipurpose building, an approx. 2000 sq. ft shop building, & a 2 car garage. Mainly level. Good neighborhood location close to downtown. Views of the Eddies. \$350,000. #95314



ON 1 ACRE IN PRIME AREA ABOVE TOWN! - ONLY \$449,000! A private, mountain style chalet with so much for the price: vaulted redwood ceilings, hardwood floors, abundant tilework, custom bath w/extra large master tub & stained glass, large kitchen w/island, walk-in closet, wrap around deck, redwood exterior, view of Castle Crags, a woodstove on a lovely rock hearth plus Monitor & forced air heat. Great room designed for entertaining. Beautiful park-like setting, with RV parking, dog kennel & extra storage. #95874



8.1 ACRE RANCHETTE! Lovely & private ridge top retreat with huge views of Mt. Shasta & lots of open space for gardens, outbldgs, horses, etc. The beautifully appointed & recently remodeled 920 sqft, 2BR, 2BA mfgd. home is on a permanent foundation, has 1676 sqft of cedar decking, a large Koi pond, hot tub, & a 60 lb. snow load. Recently painted inside & out, new floor coverings, & an all new kitchen. \$269,000 #94501 SELLER MOTIVATED!



NEW 3200± SQ. FT. CUSTOM HOME up the street from the Mt. Shasta Golf Resort. Beautifully done 3BR, 3.5BA combines an elegant traditional feel, modern design & favors the soft feel of gentle curves. Superb views of Mt. Shasta & Castle Crags, Cherry cabinets w/Zodiac counters & self closing drawers, Old World texturing with coved corners, gas fireplace & heat pump for efficient heating & cooling, designer interior painting, casement windows, stucco exterior, designer fixtures, walk-in closets, custom baths includes: spa tub, vessel sink, & abundant tile work. Buy soon & make your own flooring & appliance choices. \$775,000. #96033

*Wishing Everyone a
Happy Holiday Season
and Good Health and
Prosperity in the coming
Year!*

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10 ACRES IN JUNIPER VALLEY. This flat, rectangular shaped, 10 acres with Water Well, has spectacular views of MT. Shasta and the Eddy Mountains. Easy access on paved, Mayten Road near Big Springs Road.

Priced For a Quick Sale...\$95,000.



IF YOU'RE A FIRST-TIME BUYER, or looking for a vacation retreat, or want to downsize, this is the place for you. The open floor plan of the Kitchen, Dining and Living rooms with vaulted ceilings make this home feel larger than 1140 sq.ft. Imagine sitting out on the covered patio enjoying the seclusion of your back yard with its lawn, flower & vegetable gardens. 2 Br, 1 Ba., attached 2 car garage.

Priced for a Quick Sale... \$170,000.



LAKEFRONT TOWNHOUSE W/MT SHASTA VIEW - Very nice remodeled Spearpoint Townhouse set up as a single family home. 3BD 3BA with large utility room and workshop. Tile floors in kitchen, dining room, utility room & baths. Slate countertops in kitchen plus new stainless steel appliances. You must see this one! #96280

Asking...\$189,900.



NICE HOME ON TREE-LINED STREET. Well-maintained older 4-bedroom house affords lots of comfort and is located in a very quiet neighborhood. This home is over 1500 sq. ft., with two baths and has an oversized two-car garage and lots of extra storage. You have to see the great views of Mt. Eddy & Black Butte.

Listed at...\$190,000.



6 ACRES HAMMOND RANCH - This is possibly the best building lot in Hammond Ranch. The road is in and it has a perc approval by the county. The lot has a year round creek that runs thru the property. The current owner has built an 8 x 10 building with a deck that overlooks the creek.

A real bargain at only...\$198,500.



LAKE FRONT TOWN HOUSE - You'll love this lakefront townhouse that has two complete living areas. Each level has a bedroom, living room, kitchen, bathroom and independent heat. This home has been remodeled and includes new vinyl windows and sliders. You'll love the tranquility from the deck that looks over the lake and an awesome view of Mt Shasta. This is the nicest home you will find.

Asking... \$207,500.



SUBDIVIDABLE 40 ACRES - 20 acres within Weed limits and 20 acres in Siskiyou county. Possible commercial land or annex the Siskiyou County land in to make a for subdivision possibilities with beautiful views of Mt. Shasta. Across the street from the 97 Mini Mart. #89620

Asking...\$225,000.



CUSTOM HOME WITHOUT THE CUSTOM PRICE This 3 bedroom 2 bath 1480 sf home has the quality you would find in more expensive homes. Oversized 2 car garage, vaulted ceilings, wood and tile floors, tile counter tops, window coverings, landscaped front yard, upgraded appliances including refrigerator, rock fireplace, on demand water heater, RV parking and much more. Master suite includes a tub, shower and dual vanities. #95848

Asking \$225,900.



NEARLY NEW - 3 bd/2 bath home with the quality you would find in more expensive homes. Oversized 2 car garage, vaulted ceilings, wood and tile floors, tile counter tops, window coverings, landscaped front and back yard, upgraded appliances, rock fireplace and much more. Master suite includes a tub, shower and dual vanities. #96802

Asking \$229,500.



VERY NICE 3-BR., 2-BA HOME within walking distance to Golf course club. Low maintenance yard, large bedrooms, and Mt. Shasta view. Beautiful golf course neighborhood. Live the lifestyle with out having to pay the price. This home at this location will not last long. #95721

Offered at... \$239,900.



GREAT VIEW HOME. 3-bdrm 2-ba newer home used as 2nd home by the owners. Interior still shows new. Features open floor family/great room; bedrooms are roomy with lots of closet space. Large laundry room with pantry & plenty of storage. Large insulated 2 car garage. Lg concrete patio looks up to a hill-side which is non buildable adds to the quiet and privacy. Stucco exterior which adds extra R-Value. Front view overlooks 3 fairways with a fantastic Mt. Shasta view. #96595

Only...\$249,000



BRAND NEW HOUSE with a lot of square footage for the price. Bonus room upstairs could be possible 4th bedroom, it already has a 1/2 bathroom. Excellent floor plan boasts an open great room with high ceilings, a gorgeous fire place and cherry cabinets. Bathroom has tiled shower, plus soaking tub. Expansive back deck is perfect for relaxing and enjoying a family BBQ. A lot of house for the money!! #96801

Asking \$249,000.



10 + ACRE HORSE RANCH - This property has unlimited potential. Location and easy access with majestic views of all local mountains. 18 stall horse barn with living quarters above. 6 turnouts, 2 ponds all in the shadow of Mt. Shasta at an elevation that rarely sees snow. Elevation is approx. 3,000 ft. Truly a horse lovers dream, Landscaped. #95727

Only... \$249,000.



CUSTOM 2-bedroom, 2-bath, 1550 sq. ft. home with vaulted knotty pine ceilings. Drive through attached garage. All on over 1/3 acre. 15823 Gallop Place, Lake Shastina. #95053

Offered at... \$255,000.



ONE YEAR OLD 3 bedroom 2 bath 1659 sf home is nestled nicely in the trees. The house sits on a very quiet street and backs up to a green belt for privacy. This home features a very open floor plan with vaulted ceilings and large rooms. Custom cabinets, upgraded fixtures and appliances, oversized insulated garage and is plumbed for central vacuum. #95428

Yours for only... \$269,000.



3 BDRM 2 BATH Craftsman home with matchless detail and style on quiet lot. Cased French doors and oversized windows let lots of light in on warm hardwood floors. Kitchen boasts granite countertops, custom cabinets and stainless steel appliances. Bathrooms enjoy granite countertops, tile floors, a claw foot tub and oversized tile shower in master. Great room has vaulted ceilings and a columned dining area. The list goes on. Call today. #95198

Only ... \$299,000.



GORGEOUS BRAND NEW CUSTOM HOME within walking distance to the lake.

This 3 bedroom 2 bath home is anything but ordinary with granite countertops and an excellent floor plan. Price just reduced!! #90338

Now asking only... \$315,000.



INDOOR EXERCISE POOL, 3 bedroom, 2.5 bath home. The 17 x 19 master opens to an enclosed 15 x 26 room with an exercise pool, hot tub and mini kitchen. This home boasts over 2300 square feet and is on a half acre. The home also backs up to a greenbelt for added privacy. This home has so many possibilities. #93262

Offered at... \$319,000.



VERY CONTEMPORARY - Large 4 bedroom 2.5 bathroom home with over 2000 sq. ft. of living space, all new flooring, appliances, and fresh interior paint. Located on nearly 1/2 acre on the championship golf course in Lake Shastina. Make an offer today. #96030

Only... \$349,000.



CUSTOM HOME ON GREENBELT. Enjoy resort living at its finest with all the custom amenities you expect in an upgraded home. Plenty of room to spread out with an office/den that could be 4th bedroom. Large kitchen with s/s appliances included. Excellent floor plan flows well and is optimal for entertaining. Master suite has large custom bathroom & oversized walk-in closet. Located next to a 2.5 acre greenbelt.

Asking \$349,000.



ENJOY ULTIMATE PRIVACY in a resort community on over 1 1/2 acres with panoramic views of the lake. This 2,900 sq. ft. house was designed for entertaining: gourmet kitchen w/ granite counters & double convection ovens, large solarium w/fireplace and retractable covers, and deck with hot tub accessible from the large Master Bedroom suite. #96097

Only... \$399,000.



5 ACRES - This 3 bdrm, 2 bth home is 2033 sf. The great layout of this house features a very open floor plan with a breakfast area, a living rm & a great rm. The home has forced air heat plus a free standing diesel stove. The 1500 sf shop is 2 x 6 constructed & fully insulated and heated, & has piped in air from a 220v compressor that is located in the tool shed to make the shop quiet. Property includes the lucrative PUMPKIN PATCH business. #95955

Offered at... \$399,000.



23 TIMBERED ACRES. NW of the city of Mount Shasta, across from an old Vanderbilt estate. Zoned AG-2 and backed by US Forest Service land on a paved and maintained county road. Has perfect building sites for a grand mansion or could be a valuable income property with its proximity to Stewart Mineral Springs. Mt Shasta & Valley views, well-maintained, mfgd. home on permanent foundation with a detached 2-car garage. #94423

Offered at... \$419,000.



WHAT A DREAM HOME. 3-BR, 2-BA executive golf course home has spectacular golf course & Mt Shasta views! Fabulous kitchen with Wolf comm. stove, Bosch dishwasher, granite counter tops, trash compactor, custom hardwood cabinets, deluxe light fixtures, central vacuum system, and 1100+ft of floor tile. Beautiful stamped concrete driveway, exterior archers, and oversized 3-car garage. Owner is a structural engineer; all design & construction is of the highest quality with the utmost attention to detail. #94146

Offered at... \$449,000.



LUXURY GOLF COURSE HOME on extra large lot nestled in the pines on the 6th fairway of championship golf course. Breathtaking views of Mt. Shasta framed by the wall of windows in the 2 story great rm & lrg master suite. Expansive back deck. Custom kitchen w/ walk-in pantry & breakfast rm, formal dining rm. 3 bdms, 3 bths, sewing/hobby rm, extra lrg 3-car garage & rm for RV. This custom built Lindal Cedar Home is one of a kind. Exquisite touches throughout with too many amenities to list. #93765

Asking.. \$675,000.

Bill Larsen, Broker**(530) 926-2646** Office**(877) 926-2645** Toll FreeEMAIL ADDRESS: alpinere@snowcrest.net

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A Creek Runs Through It...

Spring Creek Ranch

Rich in its historic charm and conveniently located in the heart of picturesque Mount Shasta, where spectacular mountain views, and alpine lakes add to its ambiance.

This truly, one-of-a-kind, country estate is situated on 16.74± pristine acres straddling the Sacramento River (known locally as Spring Creek). Only 1/2 mile downstream from its headwaters. The Victorian home has approx. 3,480 sq. ft. of living area and consists of 4 bedrooms, 3-1/2 bathrooms, living room, office, kitchen, utility area with a walk-in refrigerator/freezer, family room, and attached 2-car garage.

Caretaker's home has 1310 sq. ft. of living area, 3 bedrooms, 2 bathrooms, a 12x23 covered porch, and an attached 2-car garage.

Adjacent to the house is a fully gated, in-ground swimming pool, with a dressing room, lovely fireplace, and a wet bar.

The ranch has a separate 4-car drive-through garage and shop, 3-stall main barn with an office, an equipment/hay pole barn. Three acres of lawn and approximately 5 acres of pasture all watered via an in-ground irrigation system.

There are few properties anywhere, at any price that can compare to the charm and history of the idyllic setting.

For more information on this amazing property, contact Bill Larsen at ALPINE REALTY.



CEDAR VIEW

RARE!!

Two Very Special Creekside Parcels

Meandering through the heavily treed area of Parcels 1 & 2 is the crystal clear creek of the headwaters off of Spring Hill enhanced by a Mt. Shasta view, making this a truly enchanting spot. Secluded, gated & easy walk to downtown M.S. & schools. (Country setting close in) Sunny open house site good solar exposure, underground utilities, wells & septic and paved private access.



Parcel 1 5.13 +/- Acres
\$327,000



Parcel 2 5.437 +/- Acres
\$297,000

Exquisite Custom Home

Located at the Mt. Shasta Resort's Siskiyou Lake Highlands this 4-BR, 2.5-BA home built in 2005 is sure to impress even the most discriminating buyer. Loads of custom features: slab granite counters, sub-zero refrigerator, high-end S/S kitchen appliances, gas fireplace, surround sound, heated tile floors, vaulted ceilings, stamped concrete walkways & much more. Don't hesitate to take a look at this remarkable crafted home.

**DRASTICALLY REDUCED TO
SELL at \$579,900. H-95443**

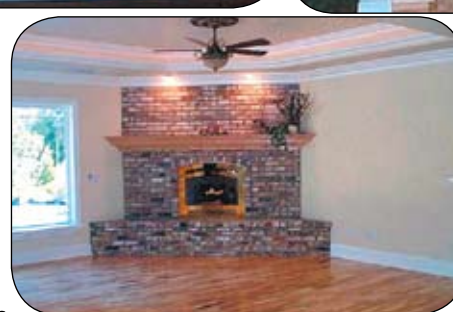


Drastic Price Reduction to \$649,500. One of Mt. Shasta's Most Beautiful New Homes

Located on a Spectacular 5+ Acre View Site in this 4-Parcel Gated Development

Beautiful 2833 sq. ft., 4-bedroom, 2 1/2-bath plus 1/2 bath in garage, architecturally designed home with den/office or 4th bedroom, dining room as well as a 42'x18' great room/kitchen. Gleaming hardwood floors, exquisite solid maple custom cabinets. Open living space with 9- & 10-foot ceilings with coffers. Air conditioning, hydronic heat and

brick hearth fireplace. Oversized 3-car garage-finished and insulated with 1/2 bath. Beautiful custom tile and onyx baths & granite kitchen counters and all stainless steel commercial grade Viking appliances. Landscaped yard and covered front porch plus huge back patio with very large waterfall pond.



A Premier Development by J. Brandy Co.

With Spectacular Views of Mt. Shasta!

- Private Paved Road & Underground Utilities
- Only One Mile to Local Hospital
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- Surrounded By Outstanding Beauty and Recreation

Originally Priced at \$989,000! Now Only \$649,500!

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1/2 to 1.5 acre lots with city-water and sewer in-place. Mt. Shasta views. Conveniently located just South of Weed off I-5. Close to skiing, airports and golfing. **Reservations accepted now! Financing available.**

Another Project Financed by



Scott Valley Bank

Founded 1858

LOT FINANCING & CONSTRUCTION

HOME MORTGAGES



“I should have bought that property in December 2008”

HURRY! 20% OFF *Don't let this be your thought!*



Beautiful Twin Hills Subdivision
2.5 - 2.9 Acre Custom Homesites
Views of Mt. Shasta, Mt. Eddy & Black Butte

- Level Building Sites
- Perc Approved
- Underground Power
- Great Water



Only 7 minutes from Mt. Shasta City

For a limited time, these parcels will be offered at an incredible SPECIAL 20% OFF!
So hurry, this offer won't last long!

Call Gigi Ryan today to choose your favorite parcel in this wonderful subdivision!
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Gigi Ryan
Sales Associate/ CRS



204 West Lake Street, Mount Shasta • (530) 926-2100

Located on One Acre Overlooking Ponds & Wildlife!



Total privacy from the rear deck with no maintenance exterior & decking

Reduced from \$1,250,000 to \$845,000.

- Three bedroom, 3 bath plus den and a 3-car garage
- Main house is 4,000 sq. ft. plus 400 sq. ft. guest unit
- 10 ft. ceilings with 8 ft. doors
- Crown molding throughout
- Italian tile flooring with carpet
- 2 gas fireplaces (family room & master bedroom)
- Central vacuum system
- Wine room with temperature controls
- Kitchen: Decaor appliances (6-burner gas stove & oven); Maytag refrigerator; Bosch dishwasher; Kitchenaid compactor; granite countertops; alder cabinets
- 400 sq. ft. separate guest living quarters with a night kitchen, bedroom & bath plus a 2-car garage

Call for a Private Showing - Seller Motivated

A CHARMING & AFFORDABLE HOME...

Take a look! 1542 Frederick Street, Mt. Shasta. You'll LOVE this darling 2-bedroom, 2-bath mountain get-away situated minutes from downtown on 1/2 acre at the end of a country road. Mt. Shasta view! Affordably priced at \$325,000.



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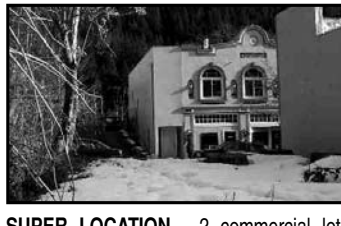
Grace C.
Sanchez



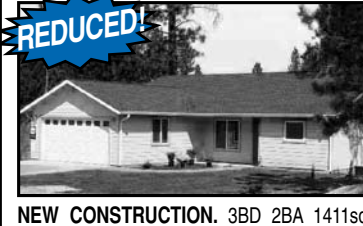
2BD/1BA HOME in Mt. Shasta limits, 1018 sq.ft. with C-1 zoned acreage \$499,000. #94568



OVERLOOKING THE SACRAMENTO RIVER. 1456 sq. ft., 3 bd., 2ba. Newer well constructed manufactured home. \$245,000. #94926



SUPER LOCATION - 2 commercial lots in Downtown Dunsmuir. Zoned C-2. City allows for commercial on front lot/residential on Shasta Ave lot. Also, city utilities available. \$47,000. #95075



REDUCED!
NEW CONSTRUCTION. 3BD 2BA 1411sq. ft. Another quality construction at a great price from AWM Construction, vaulted ceilings in living room/kitchen, oak cabinets, bull nose dry-wall corners, Tile Floors. Room for RV parking; backs up to greenbelt. \$199,000 #95745



REDUCED!
NESTLED IN THE PINES with a Mt Shasta view. This 3 bed/ 1.5 bath, 1200 sq ft home in a wonderful location. Great starter or rental. Has deck off the back yard, landscaped with mature pine & sprinklers. \$159,000. #92890



WONDERFUL VIEWS OF MT. SHASTA! 3bd/2ba 1682 sq.ft. Well built. Lots of extras. Tile entry, laminate flooring, formal dining area, breakfast nook, Shaker style cabinets, sunken living room, tile bathroom floors, tiled master shower, on-demand hot water heater, large wrap-around deck. \$287,000. #96800



BEAUTIFUL 2100+ SQ. FT. HOME on 1/2+ acre in N. Dunsmuir. Steps from River & Fishing access. Optimal for entertaining—a gardener's paradise! Laminate wood floors, 2 fireplaces, solid wood beams in lg. family room, 1656 sq. ft. Trex decking. Great view of forested garden. \$335,000. #95892



SWEET 1928 VINTAGE HOME! Welcoming front porch, fenced yard, Front & Back yard arbor entries, Large living room, beautiful fir wood floors, fireplace w/insert, new ctrl. Heating & air, Sunny breakfast/ dining room. Call for showing today! \$212,000. #96820



1946 VINTAGE REMODELED HOME! 3BR/2BA 2900sf incl. full finished bsmt. New 2-car garage. New Dover diesel stove, ctrl. heating, kitchen, refinished original wood floors & extra room. On .60 acres of sunny & level land. Many fruit trees & old growth grapes. Enjoy huge front deck for beautiful sunsets. Motivated seller. \$495,000.



HOME SWEET HOME - Solid 1950's construction, plaster walls in excellent condition, newer comp. roof, ample corner lot w/access on 3 sides. Wonderful sunny garden spot, grape vines, apple, plum, peach and walnut trees; workshop in garage plus 2 storage bldgs., river access 1 1/2 blocks nearby. \$165,000. #96099



LIVE IN ONE! RENT THE OTHER! Lake Front 2 units currently rented, estimated 1900 sq.ft., excellent condition, views of Shasta! Reduced to \$195,900. #95317



GORGEOUS HOME!! 3BD/2BA - 1492 sq.ft. Maple cabinets, laminate flooring in kitchen, dining room, entry & hallway. Vaulted ceiling in living room, nice sized fully fenced backyard, view of Mt. Shasta. \$259,900. #96546



GREAT MTN VIEW - 1648 sq.ft. 3BD/2BA 3 yr. old home, appliances, Honeycomb blinds, professionally landscaped w/auto sprinklers and drip system \$249,000 #96262



GREAT OPPORTUNITY FOR THE CONTRACTOR or investor who wants a fixer. Lot of potential on this classic home across the street from the river. EZ access to fantastic fishing. 2 stories w/ 2BR, 1B at 700sf ea. Incoming producing duplex. \$109,900. #96704



BEAUTIFUL CUSTOM CEDAR HOME. 3-bedroom, 2-bath 1795 sq. ft. home with Oak floors & granite counter tops. \$280,000. #96560



5-BD/2-BA LAKEFRONT HOME- oversized lot. 60, remodeled kitchen and bathrooms, new carpet and linoleum throughout. \$278,900. #96393



BEAUTIFUL HOME - 1832 sq. ft. 3-bedroom, 2-bath home in desirable area of Lake Shastina. Built in 2003 on a .30 acre lot. Must see quality for the price. \$299,000. #93170



BEAUTIFUL HOME!! Take a look at this 3bdr/3bath home w/approx. 2,911 sq.ft., built in 2005 on .57 acre with a 4 car garage/shop combo w/approx. 1,651 sq.ft. itself!! A MUST SEE!! # 96166 \$520,000.



GORGEOUS LINDAL CEDAR STICK BUILT HOME! Beautiful hickory flooring in baths, tile flooring in kitchen and throughout! 4 Bd/2 Bath home is ready to move in! 35-yr. comp. roof, .74 acre. Fantastic views of Mt. Shasta. \$349,500. #92236



LAKEFRONT HOME! Rare double (.70 acre) on Lake Shastina. Extra large rooms! Vaulted ceilings, large walk-in closet in master and MORE! Central vacuum system. \$415,000. #95483



COMPLETELY USABLE LAKEFRONT PARCEL at the end of a cul-de-sac. Mt. Shasta view. \$72,500. #95352



PRIVATE SETTING! 3BD/2BA home on extra large lot, end of cul-de-sac, landscaped front and backyard. \$235,000. #96045



CONDO!! Nicely updated 2 bedroom, 1 1/2 bath condo in convenient Mt Shasta location. End unit for added privacy plus a private patio. Don't miss this one!!! \$157,500. #96195



CABIN-STYLE GET-AWAY! on peaceful north end of Shasta Ave. Front porch, small EZ yard, newer metal roof, cedar siding, 9 1/2' ceilings, sun room with canyon views, laminate flooring & more. \$135,000. #96463



GREAT PRICE for a first time Buyer or Investor! Great location to downtown Weed. To be sold "AS IS" Repo Property. Don't miss the opportunity to buy a 3BD/2BA home on a corner lot. Asking \$131,000. #96400



JUST LISTED
MT. SHASTA! This 2 BD + den/2.5 BA home has approx. 2,480 sq. ft., 3 car gar on 3.40 acres with a 24.5x48 workshop & 3 stall pole barn! PRICED TO SELL!! \$489,900. #96627



REDUCED
4619 DEER HAVEN DR., DUNSMUIR. 3br, 2ba, 2 car attached garage on a large corner lot. Workshop in the basement and great views off your back deck. Nothing to do to this house but relax and enjoy nature. \$315,000. #92755



BEAUTIFULLY RESTORED BLDG IN HISTORIC DISTRICT IN DUNSMUIR!! Office street level. There are 3 apartments upstairs with a separate entrance. Office is currently leased and occupied by Real Estate Co. #96122 \$495,000.



GREAT LOT READY FOR NEW CONSTRUCTION. 2-car garage on property. Nice level area overlooks the Sacramento River. Very peaceful setting w/only 1-way auto traffic. Sellers are licensed contractors available for consultation. Sale includes house plans to fit this lot. \$155,000. #96467



SEP. GUEST UNIT
4415 NEEDHAM AVE., DUNSMUIR. Fresh interior & ext. paint, new carpeting, 3/2 + office, roomy xtra living qtrs. off garage with workshop. Extra storage bldg. Wonderful large lot, RV parking, listen to the river from the hot tub & deck. Seller relocating. \$257,500. #95557



3 ACRES NEAR TOWN! Lots of trees & privacy. 3BD, 1 1/4BA ranch-style home, remodeled bath, fresh interior paint, super garden area! Pest report on file. Reduced \$224,900 #95912



TIMBERHILLS CREEK FRONT PROPERTY! 4Bd/3 full baths, mature trees, nature trails, tree house, 300 ft. of Wagon Creek frontage. Sunroom, sunken living room, deck, garden, fruit trees, berries, tile floors, granite counter tops. \$698,000. #96085



FABULOUS HIDEAWAY IN THE CITY LIMITS!! Very private cozy residence. Log Kit Style Home. 3BD/3+BA 3000 sq.ft., 4 Monitor heaters. Nice family kitchen/great room, vaulted ceiling in living area. Private road in and out. \$397,000. #92466



INVESTORS! Over 2 acres just off Hwy 97 on Big Springs Rd. with 1200 sq.ft custom office bldg. Three spaces w/separate restrooms and heat pumps. 12 g.p.m. well. Great potential in a growing area. \$345,000. #95996



BEST BUY ON RIVER
RIVERFRONT! Finish Off the remainder on this riverfront home. 2 lot, 90' of river frontage, possible 2nd lot. 100' of river frontage. Fish from your own backyard. Reduced to \$264,000. #95737

EACH OFFICE IS INDEPENDENTLY OWNED & OPERATED

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9716 N. OLD STAGE RD, WEED
BRING HORSES - This spectacular 12.30-Acre parcel on North Old Stage, just past College Avenue has a postcard Shasta view, is fenced and cross fenced for horses, plus a 1988 Sq. Ft. 2-BR, 2-BA mfg home and 3-car garage. Offered at \$429,500. Call Bill at 918-1285 to see. MH-96527



19031 OLD STATE HIGHWAY, MACDOEL
OLD JEROME HOMESTEAD - Private 40± acre parcel off Old Highway 97 with Butte Creek flowing through the property. Small pond, 3-BR, 2-BA main house, 2-BR, 1-BA guest house. Old cabin and much more, call Bill to see. H-96372



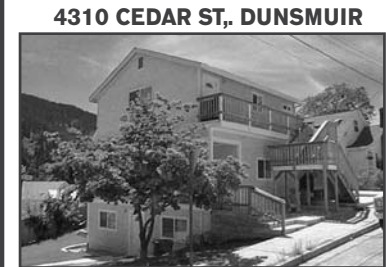
BROOK LANE, LAKE SHASTINA
AFFORDABLY PRICED - Level residential lot in the community of Lake Shastina. Many nice trees and incredible vistas. All utilities are at the street. Lot #34. Price reduced to \$39,900. L-90703.



6105 BUTTERFLY AVE, DUNSMUIR
RIVER FRONT HOME - This quality 2-Bedroom cottage sits right on the river - get your feet wet! Includes an extra lot. Presently being used as a vacation rental. Offered at \$425,000. H-93365



400 W. MINER ST. YREKA
VILLAGE GRIND - Yreka's gathering spot! Located across from the Yreka Fire Department, next door to Yreka Police Department & 1 block from the County Court house! This place is a diamond! Well established, clean & successful! Run your own business & be your own boss! Don't believe this ad, go to the Village Grind anytime between 7:30AM - 4PM & see for yourself! For a complete personal tour contact: Jan Hudson, Alpine Realty. This opportunity, yours for only \$70,000. B-96804



4310 CEDAR ST., DUNSMUIR
NEW TRIPLEX. Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile & Monitor heat. What a great opportunity near the championship waters of the Upper Sacramento River. Price reduced to \$485,000. ICE-94269



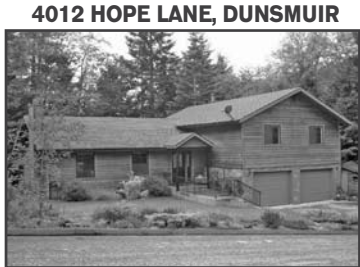
1517 NUGGET WAY, YREKA
BREATHTAKING 3-BR, 2-BA, 1500 SQ. FT. HOME. Beautiful view of Mt. Shasta. Completely remodeled—all new flooring, appliances, granite counters tops, master bath is adorned with glass vessel sinks along with oversized travertine shower, new vinyl windows, painted inside & out, too many amenities to list. Park-like landscaping, covered patio & RV parking. Turn-key. \$250,000. H-95980.



710 SPRING ST., MT. SHASTA
AFFORDABLE MT. SHASTA HOME. One of the most inexpensive homes available in Mt. Shasta! Adorable 3 bedroom classic with new carpet & newer windows. If you like to garden there's loads of space and sun on this huge city lot. A great opportunity for the first time home buyer or could be a great rental. Priced to move quickly! \$239,500. H-96578



239 LOVETA LANE, MT. SHASTA
LAST GREAT HORSE RANCH FACILITY in Mt. Shasta! 2540± sq. ft. custom home on 2.50 acres. Fenced and cross-fenced (H-93776). Additional adjoining property also available; a 24,320± sq. ft. incredible barn with indoor riding arena on 2.63± acres (L-93777). Buy part or all.



4012 HOPE LANE, DUNSMUIR
CUSTOM BUILT CEDAR HOME - on a meticulously manicured 1/4+ acre parcel. Well thought out 3-BR, 2.5-BA tri-level home with 2 fireplaces, tile kitchen and baths, solid hardwood floors, large deck with shaded patio, small brook with koi pond and an oversized two car garage. This special package is located in one of North Dunsmuir's best neighborhoods. This great opportunity if being offered at \$278,900. H-95869

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PERFECT for the COLLEGE STUDENT! 3BR, 1BA, & 1100sf close to COS and I-5. Upgraded recently to include new fir fencing for a nice fenced in backyard. Seller will look at all offers! Reduced to \$150,000. #95393

We Wish You a Merry Christmas and Very Happy New Year!



COZY HOME with laminate flooring in the kitchen and dining area, newer appliances in the kitchen. Conveniently located in a neighborhood close to town yet home has a very private backyard complete with a deck and a large fruit producing apple tree. \$179,900. #96667



Reduced!
TWO MOBILES ON 2.7 ACRES ON SOUTH OLD STAGE. Property has been a rental for 8 years and needs a lot of TLC. 4 car detached garage and many outbuildings gives this piece of property much potential. Remove the mobiles and build your dream home in a very secluded area, yet only 10 minutes from Mt. Shasta. \$164,900. #96439



WALK TO TOWN! Unique 3-BR, 2-BA on 1 acre. Stone fireplace, spacious kitchen with lots of cabinets. Master suite w/skylights, jetted tub, large deck. Other amenities: family/sun room, basement, pond, large private backyard - lots of potential! Detached 2-car garage. Offered at \$264,900. #96797



CHARMING HOME with bay windows and gorgeous views. Located near the golf course on a corner lot with a well-manicured yard. Come enjoy the beautiful nights under the stars in your hot tub while first enjoying dinner on the patio with a breathtaking view of Mt. Shasta. \$320,000. #96693

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Reduced



NEWER CUSTOM HOME in Lake Shastina by Pelletier Builders. Home boast of many upgrades: water softener, double drawer Fisher Paykel dishwasher, Kuma diesel stove in living room, oversized garage with golf cart garage door, birch cabinets throughout: loads of storage; ceiling fans & much more. Fantastic Mt. Shasta views from living and dining area as well as back yard. Priced to fit any budget. REDUCED! \$294,999. #95597

Sale Pending



IF PRIVACY IS WHAT YOU'RE LOOKING FOR, than look no further! This home sits on 2.5 acres with a beautiful view of Mt. Shasta. Home is brand new and would make a great starter home for the family with room to grow. Built in 2007 this 3 bedroom 1 bath home has tile floor in kitchen and bathroom with tile counter tops in both and tile around tub/shower. Don't miss out. Call today! \$159,900. #94879



LARGE HOME WITH GREAT POTENTIAL. Walking distance to Bel Air Park and College of the Siskiyous. Private location with great Mt. Shasta views. Seller is motivated so bring the family to see this 2500 sq. ft. home with 3 bedrooms and 2 baths plus a den/game room. Spa on deck stays with the house as well as the pool table. \$282,000. #96020



VIEWS, PRIVACY, STYLE, STORAGE AND MORE come with this unique home in Rancho Hills. Over 1500 sq. ft., a workshop, den/office, all appliances plus washer & dryer are included! \$279,000. #95346



GOLF COURSE LOT located near the 2nd green on a quiet cul de sac on Lake Shastina Championship golf course. Approximately 1 hour north of Redding this buildable lot sits among the tall pines with all utilities. \$89,000.



DREAMED OF BUILDING THAT BEAUTIFUL HOME ON A GORGEOUS GOLF COURSE? Well, dream no more! This lot is that one. Located on the 2nd fairway at Lake Shastina among the tall pine trees. All utilities are there and ready to go. Priced at \$75,500 #96696



Custom Large Rasmussen Log Home



This beautiful home offers plenty of space. Large round spruce logs makes this a one-of-a-kind. Main floor features: large Master bedroom, French doors to private deck. Upstairs, 2-BRs with its own private balconies adjoin loft overlooking vaulted living & dining area.

4th BR off garage. Bamboo floors. Granite kitchen counter tops, s/s appliances, zonal climate control. Views of Mt. Shasta too! \$750,000. #95791

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1701 SPRING MEADOW, MCCLLOUD

PARK-LIKE SETTING. Over five acres with springs. Perfect place for horses, vacations, or year round living. 2-bdrm., 2-bath mobile nestled among tall pines. Properties like this don't show up that often. Reduced to \$305,000. MLS#93978



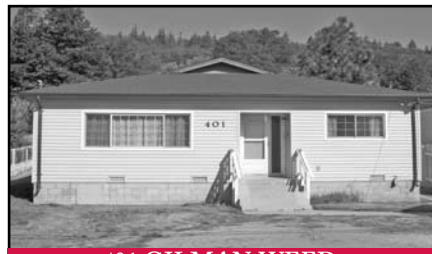
552 GROVE ST., MCCLLOUD

LOOKING FOR SPACE AT AN AFFORDABLE PRICE? This spacious home 3bd/2 bath oversized shop/garage huge bonus family room, wood heat close to all kinds of recreational activities- Don't let this gem pass you by. \$295,000. MLS#96266



541 JUNCTION AVE, MCCLLOUD

DON'T LET THIS GEM pass you by. Priced to sell. Great location- nice neighborhood. Large home, new 1/2 bath, and remodeled kitchen. 4 bdrms or use one of them for a home office, or play rm. 2 great forms of economical heat-wood stove and monitor. All appliances included. Large oversized garage to house all your toys. The McCloud Reservoir is really close for all you trout fisherman, or loads of BLM land in all directions for those hikers or ATV's. Priced to move at \$254,000. MLS #95790



401 GILMAN, WEED

THIS HOME IS AMAZING! Come see for yourself. Completely remodeled: wood flooring, newer carpet, remodeled kitchen, 3bedroom 2 bath 1 car garage, newer roof, and siding, huge family room and living room. fenced in back yard for your beloved animals, big utility room, the list goes on and on. The price is great, what more could you ask for. Priced to sell, walking distance to everything. Close to schools and main street. Perfect for the first time homeowner, investor, or you name it. \$165,500. MLS #96523

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- 93288 Lot 4 A-12. 2.7 acres. Mt. Shasta views \$13,000.
- 93151 Lot 262 Tarpon 3.3 acres with amazing views \$15,000.
- 95306 Lot 38 Silverlode. Mt. Shasta views (seller finance)..... \$16,000.
- 94316 Lot 25 Martin Drive 2.7 acres. Mt. Shasta views..... \$17,500.
- 94981 Lot 2 Collins 2.5 acres. Mt. Shasta views \$19,000.
- 95544 Lot 19 Pleasant Dr. (perc approval on file)..... Reduced to... \$19,900.
- 94979 Lot 19 & 29 Jennie 4.2 acres. Mt. Shasta views (2 for the price of 1)..... \$20,000.
- 91381 Unit 8-1 Lot 100 Friar- Great views of Mt. Shasta..... Reduced to \$20,000.
- 95750 Lot 213 Mountainwood..... Priced to sell! \$23,000.
- 96406 Lot 106 Archer .20 ac. Mtn. view. Seller to install septic. Comm. water avail. \$28,000.
- 96405 Lot 5 Autumn Pl. .30 ac. Mtn. view. Seller to install septic. Comm. water avail. \$28,000.
- 96237 Lot 169 Riverside .23 acre. Valley & hill views. \$29,900.
- 94088 Onyx Ave. Mt. Shasta views. (perc approved for conventional) \$35,000.
- 94293 Lot 199 Cerrudo Ct. Mt. Shasta and golf views..... Reduced to \$38,000.
- 96404 Lot 277 Pinehill. .20 acre. Corner lot. Great views of mtn. \$38,000.
- 92819 Lot 233 Stag Mtn. Has a lake view! \$54,000.
- 96466 5622 Jade Ave., Big Springs. 2.55 acres. Mt. Shasta views. Well already in. .. \$64,000.



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- ◆ Kitchen has stainless appliances and hickory cabinets and granite counters

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MULTIPLE USE PROPERTY in No. Dunsmuir. C-2 zone with street frontage perfect for shop or store downstairs & 2-bd apt. upstairs with woodstove & Monitor heater. Small detached living quarters & large fenced yard for add'l bldg. or parking. OMC. \$219,500. #90737
COMMERCIAL BLDG. 2 storefronts & basement workshop area or rental space. \$299,000
HOMES...
CUTE & COZY! Central Dunsmuir location. 2-bdr., 1-bath with off-street parking. Gardens & storage shed. Reduced to \$169,000. #96547
PRIVACY ABOUNDS from this 2 bd, 2.5 bath home on 3.5 acres in outlying area of Mt. Shasta. Family room with wet bar & chair lift to main level where you can enjoy your undisturbed view of Mt. Shasta. Entertain on your wrap-around deck with many seating spots in your garden retreat. \$489,000. #95973
AWESOME! ONE-of-a-KIND riverfront home with approx. 200 ft. of Sacramento River frontage, this 2-BR, 2-BA is just feet away from the river's edge. Fish off either deck or just watch the osprey from your hot tub or deck. \$625,000. #95630
TUCKED AWAY PRIVACY. Close to Sacramento River, this 2-bdrm., 1-ba has lrg. living room, high ceilings, deck off kitchen, fully fenced yard. Extra large basement, huge workshop area, several storage rooms. Owners are motivated. Reduced to \$169,000. #95689
2-BD 2-BA HOME with deck, garage & gardens on lg. lot. Extra parking. Freshly painted & upgraded interior. Reduced to \$215,000. #95520
NO. DUNSMUIR CHARMER 3 bd 1.5 ba, wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$199,000 #95686
QUAINT COTTAGE. 2-BR, 1-BA on small landscaped lot in N. Dunsmuir. Dining room window seat, wooden floors & Monitor heat makes this a cozy retreat away from the bustle of town. \$215,000. #93748.
FIX ME UP OR TEAR ME DOWN. 1-Bd 1-ba. Oversized lot on private street with mature landscaping and berries. Priced to sell "AS IS" \$115,000. #95388
STARTER WITH GREAT CANYON VIEW. Quaint 1 bd, 1.5 bath. Recent interior and exterior upgrades. Monitor heat & laundry area. Low maintenance. Reduced to \$142,900. #95563

SPECTACULAR RIVER FRONT - Located on 1 acre, this 3,000 sq. ft., 5 BDR, 3+ BA with 3-car garage is amazing. Victorian style, high ceilings, custom tile entry, open kitchen, lots & lots of windows, hardwood & tile, central vac. Front porch with Mt. Shasta view. Rear deck overlooks river. \$999,000.
SACRAMENTO RIVER FISHING RETREAT - 1765 sq. ft., 3BDR, 3BA showplace new construction. \$599,000 - OMC with large down. #96196
LOOKING FOR A FISHERMAN'S GETAWAY? Rustic 2 bd., 1.5 ba cabin on large wooded lot. Privacy for family fun. Create vacation memories. Mixed use zoning. Extra outbldgs. Needs TLC. \$149,500. #94922
LAND...
LOOKING TO BUILD the getaway cabin or dream home? Make offer on .31 acre parcel in quality development in the hills of with Dunsmuir canyon views. \$89,000. #96383.
PRIME AGRICULTURAL, 100+ acres, straddles Shasta River. Fenced & ready for livestock with 1869 water rights. Scenic view of Mt. Shasta \$650,000.
RIVER & MOUNTAIN VIEW LOT. Build your home on level lot across from beautiful Sacramento River, minutes from town. Services available. \$74,900. #96735
HAMMOND RANCH 5 acres. Immediate access to paved road. Power & phone avail. Ready for your new home plans. \$175,000. #95074
HORN BROOK -120 ACRES of rolling hills with spring and fabulous VIEWS. Multiple parcels with access to each. Power available. Close to Copco. A must see. ONLY \$ 359,000. #94812
SACRAMENTO RIVER FRONT. Lg triangular lot, city amenities available. Build a 2-story cabin. Enjoy fishing from your backyard. \$110,000. #91087
MOBILE HOMES & PARKS...
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SHASTA SUNSET MOBILE HOME PARK. In N. Dunsmuir with 7 mobile spaces, most with storage areas, also includes 2 small 1 BD 1 BA permanent rental houses. Long term tenants with good payment history. Great location. \$349,000. #96149

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3-BEDROOM / 2-BATH, manufactured home with 2 car garage, solar panels, well, septic, all appliances, walk-in closet, utility room, shed. The home has a beautiful, sturdy veranda at the front and a small porch outside the utility room. \$350,000.



COUNTRY ELEGANT, 2BD/2Ba custom built home on 2 1/2 acres in Mt. Shasta Forest. Unfinished luxury master suite above 3-car gar. w/fireplace between bath & bed area. Stained glass chandelier off kitchen. Maple cabinets in kitchen. Landscaping: lawn, evergreens, fruit trees & ornamental trees. Guest cottage. \$730,000. #94875



GET MORE FOR YOUR MONEY! 5-br, 2-bath mostly remodeled 2400 sq. ft. home in a walk-to-everything, friendly neighborhood. Roomy living room, charming country kitchen with breakfast room, lg. upstairs master suite. Original well-kept home with modern conveniences. \$219,950!



GREAT FIRST HOME! 2 Bedroom, 1Bath home on a very desirable street in McCloud. 1,000+sf, lg. master bedroom, ample closets, Open Living area and Large Eat-in Country Kitchen with freestanding fireplace. Utility room with washer & dryer, electric stove, fridge. \$199,950.



CHARMING ROOMY HOME in this spacious two story, 4 BD, 2 Ba. The warm, solid pine paneled upstairs; two bedrooms and a large walk-in closet area. Newer thermal paned windows. Covered front porch. 2800sf, Monitor heat & free standing fireplace. \$349,950.



CUTE & COZY DUNSMUIR STARTER HOME. Sweet little 1 BD and 1 Ba with attractive kitchen and nicely equipped with almost new cabinets. Heat is Monitor, full basement, wood/vinyl floors. Bedroom is huge. Room for lots of furniture! Lovely setting nestled in the forested canyon. Priced to sell, so hurry. \$139,995.



LOTS OF POTENTIAL! Old Mill House, a handyman's special. 2-bdrm., 1-bath, built in 1920. New metal roof as of Nov. 2007, new foundation, new chimneys and new windows. Detached garage. This is priced to sell, so hurry! \$165,000.



ELEGANT & EXPANSIVE TAHOE-STYLE HOME. 2 BR / 3 BA on 2.5 wooded acres in scenic Mt. Shasta Forest. Cathedral ceiling, wood & propane heat. Solar panels & double garage. 3 lifetime decks & shed with 8 cords of wood. Open kitchen with comm. oven/range. Serving bar, custom cabinets. \$550,000.



CUSTOM MANUFACTURED HOME with Mt. Shasta view on 1 acre. 2-BD, 2-BA with laundry room, 1566sf., dishwasher, refrig., electric heat, bay window in kitchen. Outside is a lovely deck, hot tub, porch, RV parking, storage shed, 2 car detached garage. \$199,950.



LIKE NEW MFGD. HOME nestled under the trees. Has central propane potential, satellite dish and generator with battery storage. Has well and septic. This is a compact & efficient getaway home in a lovely setting. \$199,950.



IN-TOWN LOG HOME. This charming, efficient 3 BR, 2 Ba, one story log cabin is an excellent vacation or small family home. Near the McCloud golf course Cozy home with vaulted ceilings, modern kitchen. Double garage, and covered carport. \$225,000



CUSTOM REMODELED HOME. Large 2-story, 3 BR, 2 Ba home in well cared for neighborhood. near schools and stores. Completely upgraded plumbing and electrical, newer metal roof, custom lava rock fireplace with native cedar mantle. Two balconies, large master & much more. \$339,950.



CLASSIC 3-BR, 2.5-BA well built ranch style home with all the comforts. Spacious country kitchen with custom cabinets, fireplace, & large dining area. Enormous family room w/ wet bar. Attached 2 car garage, sprinkler system, hot tub. In quiet country setting, suitable for animals located on one acre near golf course & lake. \$489,000



AWESOME VIEWS AND CHARMING CREEK. Special acreage ready for a dream home or mountain getaway. 13.39 acres - 2 parcels, one with well & engineered septic. Brushed & cleared for Mt. Shasta views. Year-round creek runs full length of property. \$480,000.



SHASTA FOREST HOME. This 2-BR, 1 BA home is the beautiful evergreen wooded area of Mt. Shasta Forest. On 2.61 acres. Has alternate power source. Horses OK. 6801 Snowline Circle, McCloud. Asking price... \$315,000. #94855



UPDATED 2-STORY 3 BR, 3BA MILL HOME. Natural woods throughout. Kitchen is a nice balance of beauty, comfort and convenience. Relax on the deck with your morning coffee. Laundry room, new carpet, hardwood floors, dining room \$339,000.



ELK SPRINGS HIDE-AWAY. 3 BD, 2 Ba, deluxe mfd home framed by evergreens. Lovely landscaping with pond w/waterfall. Whole house capacity generator, water tank on hills, RV hookups, 2 outbldgs, energy efficient. \$199,000.



ORIGINAL MC CLOUD HOME with charm of yesteryear including covered front porch and carport. In prime neighborhood near park and schools. Monitor heat. Place for woodstove. Newer carpet. Comfortable home with much potential! \$159,000.

HOMES, LOTS & ACREAGE

VIEW OF MT. SHASTA- 5.24 acres off the beaten path with a travel trailer, deck, outbuilding & camper for the back of a pickup truck included. The trailer and outbuilding are quite secluded from the road that is rarely traveled. Great view of Mt. Shasta. \$180,000.

MT. SHASTA FOREST PROPERTIES! Beat the heat in this peaceful subdivision nestled in evergreens and oaks on the slopes of Mt. Shasta. 2-1/2 acre min. acreages, prices start at \$49,500.



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10.47 Acres adjoins Estate Home Water, Trees & Views



In a pristine area. Build Your Dream Home on this secluded site. Power & Telephone available, also an Approved Septic Site. Views of Mt. Shasta, Black Butte & the Eddies. The Shasta River flows through a corner along with the historical China Ditch & also Diversion Ditch #19 with water rights! Less than \$38,000/acre. #95355

Lake Shastina - 5843 Floyd Ct.

Great Family Home with 4 Bedrooms and 4 1/2 baths plus Full Basement & Attached Garage. Well priced for a quick sale - below replacement cost at... \$399,900.



#96164

Commercial Investment 3 Business Suites & 4 Apts.

Located in downtown Weed with private parking this cinderblock & HardiPlank building, on a 10,625 sq. ft. parcel with an almost new 50-year roof with stabilized income. A good investment opportunity. Call for an appointment. Offered at \$600,000. #96574



ViViFy Restaurant Sale/Lease Back

With Master Chef, Sachio Kojima. Base Rent Gross: 8% of the Selling Price. Terms: 5 Years with 5 Year Option; Lease: Base Year Taxes & Insurance included. Annual CPI Min. 3% & Max. 5% adjusted annually. All Fixtures, Furnishings & Equipment. Refurbished 3 years ago. \$650,000. #95039



NNN Leased Investment

Single Building with two tenants. Condo Conversion (pending.) Two suites totaling 4,500 sq. ft. Extensive tenant & building improvements; New roof. Attractive river rock façade & stucco. Alley access for deliveries. Great investment with \$51,000 yearly net income. \$760,000. #95601



Two Quality Triplexes in Mount Shasta

Within walking distance to Mercy Medical Center or Downtown Mt Shasta. Rented & ready for turn-key sale in R-4 Zones. 1041 Exchange potential with low maintenance and easy management. \$790,000 for Both! #95330 & #95331



McCloud River Lodge River Grill & Bar

Excellent well established Business Opportunity with Real Estate. With great Mt.. Shasta views. Business provides living quarters, Five quality Motel Rooms, newly refurbished Kitchen & Liquor License (47). There is ample parking & room to expand on vacant parcel. \$975,000. #95025; #95026



Estate Home on 10 Acres

This Custom 5-bedroom, 2 1/2-bath with 3-Car Garage has everything your heart desires. Pond, Little Shasta River & China Ditch. Has Large Workshop/ Storage Building. Immaculate Grounds with a Great View of Mount Shasta. Adjacent 10.47 Acre Parcel available. \$1,195,000. #96006



FOR LEASE I-5 @ Truck Village Quasi Retail/Light Industrial

Freeway Visible-6,000 SF building w/Bonus Mezzanine Storage & 2 Roll-Up Doors plus 3,000 SF Canopy on 1.25 Fenced Acres. Highly Improved Retail Area, w/Private Offices, Warehouse, Oil/Water Separator & On-Site 12,000 Gallon Fire Suppression Tank. 30' Lighted Pole Sign visible to I-5 Traffic. \$3,600/Month (Net).

Skyview Estates Lots

Seller Financing O.A.C. with 20% 10-Yr. Note Prime + 1% Amortized or Interest Only Well & Septic included. Power Available. Parcel #48 5.6 acres @ \$279,000 #93082 Parcel #49 3.05 acres @ \$259,000 #93080

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For Your Personal Tour, contact Colleen Cena

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RE/MAX
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COLLEEN CENA
Broker/Owner
530-859-1143

A Great Business Opportunity! In the Mt. Shasta Shopping Center near Ray's Market.

LaunderLand is open daily from 6 a.m. to 10 p.m. The Laundromat comes equipped with 29 top load washers, 8 front load washers, 18 dryers, 1 candy machine, 1 coke machine and 1 coin changer. Miscellaneous items include Vend-Rite soap and bag dispensers, 4 laundry carts, shop vac, wet and dry mops, community bulletin board and book exchange, 3 folding tables, security system and much more. A good cash flow business. The asking price for this business is \$75,000.

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IT'S LIKE LIVING IN A DREAM; truly a unique and beautiful property. 320 acres just outside Mt. Shasta City has end of road access, two rustic homes and a 100-year-old barn. Gentle terrain with green meadows, big views of Mt. Shasta, creeks & large stands of big trees. Your once-in-a-lifetime opportunity to live in "Heaven on Earth". Call Nancy for a personal tour. \$7,950,000.

2100 DEETZ ROAD • MT. SHASTA

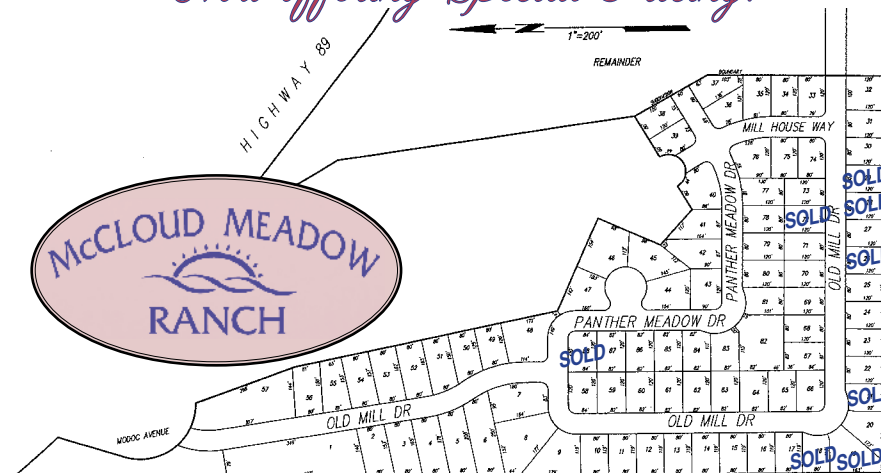
Great Location for Your Vacation or Retirement Home

McCloud Meadow Ranch

- Beautiful forested area
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- Many easy-to-develop sites
- Underground utilities
- Service district sewer and water hook-ups at each lot
- Curb, gutter and sidewalks installed
- Private paved roads
- Financing available

Prices starting at \$99,000

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- Paved Streets • Mt. Shasta Views • Close to Everything
- 30 minutes to Mt. Shasta Ski Park, 15 minutes to Golf Resorts & 15 minutes to municipal airport

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Top 10% of CA/HI Re/Max agents
2005 Re/Max Platinum Club

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HERITAGE PROPERTIES



LOTS & LAND

MOUNT SHASTA

403 Adams Drive	\$140,000
Lot 57 Eddy Circle	\$165,000
Lot 23 Siskiyou Lake Blvd.	\$242,000
Lot 24 Siskiyou Lake Blvd.	\$247,000
Lot 3 Quail Hill	\$279,000
23 Acres, off Summit	\$390,000
803 S. Mt. Shasta Blvd.	\$549,000
2126 Paddock Way	\$995,000

MT. SHASTA FOREST

Lot 3 Unit4-G Winding Way	\$74,000
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SHASTA VISTA

Lot 2 Buck Horn Road	\$15,000
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HAMMOND RANCH

Lot 125 Red Fir Loop	\$98,000
Lot 68B Dogwood Drive	\$169,000
98C & 98D High Meadow.	\$175,000
Lot 1 Lakewood Ranch	\$289,000
Lot 58 N. Old Stage Rd	\$429,000

LAKE SHASTINA

Lot 132 Fisher Road.	\$29,500
Lot 178 Riverside Drive	\$47,000
Lot 70 Ball Point.	\$49,500

GAZELLE

40 Acres off Scarface Rd	\$99,000
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Check out all of our listings at
www.mtshastaproperty.net



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204 W. Lake St., Mount Shasta



Nancy Schneider
Broker Associate
530-859-2100



Kainoa Ferguson
Sales Associate
530-859-1542



Melissa Joyce
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530-859-1816



THIS ONLY HOME ON THE MT. SHASTA GOLF COURSE... overlooks the 9th hole and the ponds on the 9th fairway. Large deck area looks to the west and the Mt. Eddy range. Kitchen has top-of-the-line appliances with granite counter top and tile floors. Asking \$724,000. **Huge price reduction! \$695,000.** Call John Harris for details...

The Real Estate Center (530) 918-1234



CUSTOM LOG HOME on 5 acres. Over 2400 sq. ft. of living space and 1080 sq. ft. semi-finished basement. Custom solid cherry cabinets, solid wood doors, cathedral ceilings, generator backup, RV hookups, 1200' of decking, 864 sq. ft. shop/garage & much more. \$689,000.

Doris Moss Realty (530) 926-3807



JUST IN TIME FOR SKIING SEASON! 3-bed-room, 2-bath remodeled home perfect for vacation or growing family. Lots of deck space and views of Mt.. Shasta. Just 10 minutes to the slopes! \$282,500. #91498 Call Gigi Ryan at....

Century 21/Advantage (530) 926-2100



PARK-LIKE SETTING on lovely 1.5 acre Mt Shasta parcel. Home offers privacy, 1724 sq. ft, 3 bedroom, 2 bath, stucco exterior, brick hearth w/charming arch ways, vaulted living room, tiled kitchen counters, solar hot water assist, fruit orchard & more! \$379,000.

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CHARMING, ROOMY HOME in this spacious two story, 4 BD, 2 Ba. The warm, solid pine paneled upstairs; two bedrooms and a large walk-in closet area. Newer thermal paned windows. Covered front porch. 2800sf, Monitor heat & free standing fireplace. \$349,950.

Mountain Homes Real Estate (530)964-2558



ON 1 ACRE IN PRIME AREA ABOVE TOWN! ONLY \$449,000! A private, mountain style chalet .Vaulted redwood ceilings, hardwood floors, tilework, custom bath w/extra large master tub & large kitchen wrap around deck, view of Castle Crags, Great room designed for entertaining. Beautiful park-like setting, with RV parking, dog kennel & extra storage. #95874 Call Susan Cena at...

Coldwell Banker/Mtn. Gate Properties (530)926-5236



AWESOME! ONE-of-a-KIND riverfront home with approx. 200 ft. of Sacramento River frontage, this 2-BR, 2-BA is just feet away from the river's edge. Fish off either deck or just watch the osprey from your hot tub or deck. \$625,000. #95630 Call Jeannine today.

Better Homes Realty (530) 235-0117



490 SPECTACULAR ACRES WITH 1+ MILE OF WAGON CREEK FRONTAGE, breathtaking views of Mt Shasta, springs, waterfalls & amazing seclusion. Located in the foothills of the Eddies it provides a unique combination of massive size, natural water flows, abundant wildlife, beautiful trees & wildflowers, amazing privacy, and closeness to Mt. Shasta City. It is a place where one is embraced by nature's beauty. \$795,000. #96570 Call Philip at...

Coldwell Banker/Mtn. Gate Properties (530)926-5236



PASSIVE SOLAR, TIMBER FRAME HOME on 2.5 acres,1750 sq. ft. 2-Bedroom 1.5-Bath with Mt. Shasta view. Includes new custom kitchen, studio, greenhouse & shop building. Fabulous wood stove. \$333,000. #94818 Call Gigi Ryan for a private tour.

Century 21/Advantage (530) 926-2100



LESS THAN ONE MILE FROM LAKE SISKIYOU and Mount Shasta Golf Resort. This 2-story, 4 BR, 3+BA, 1850 Sq. Ft. is a redwood Chalet style home. Decking around home, gorgeous views of Mt. Shasta from the living room and off the front deck. Priced at \$320,000. H-96384

Alpine Realty (530) 926-2646



LITTLE SHASTA VALLEY. In one of the last discovered valleys in Northern California, lies the Soule' Ranch, a once-in-a-lifetime opportunity, offered for the first time since 1861. This historic estate is currently being run as a working cattle and hay operation and is ready for a new owner with a vision of restoring the 4459 sq. ft. "Queen Anne" Victorian farmhouse and new ideas for its 1020 acres. Fish the 11-acre stocked lake while enjoying unparalleled views of Mt. Shasta. #95031 Call Aric Cena at (530) 859-3472 or e-mail: clicker1@sbcglobal.net

Re/Max of Mt. Shasta (530) 926-4140



CUSTOM, ALMOST NEW! 3 br/2 ba home 1585 s.f. nestled in the pines of Lake Shastina. Craftsman maple cabinets/stainless appliances. Gorgeous hardwood floors, vaulted ceiling, Trex deck with hot tub. Private cul-de-sac. Beautiful home! Great price at \$249,000. #95051 Call Linda Williamson at...

Century 21 Advantage (530) 926-2100



HISTORIC BUILDING in great downtown location! Your imagination is your only limit on this building that needs total renovation. Priced to sell quick. \$75,000. #90407 Call Gigi Ryan at...

Century 21 Advantage (530) 926-2100



LAST GREAT HORSE RANCH FACILITY in Mt. Shasta! 2540± sq. ft. custom home on 2.50± acres. Fenced and cross-fenced (H-93776). Another additional adjoining property also available; a 24,320± sq. ft. incredible barn with indoor riding arena on 2.63± acres (L-93777). Buy part or all.

Alpine Realty (530) 926-2646



COUNTRY ELEGANCE. 2BD/2Ba custom home on 2-1/2 acres in Mt. Shasta Forest. Luxury master suite above 3-car gar. w/fireplace. Stained glass chandelier off kitchen. Maple cabinets in kitchen. Landscaping: lawn, evergreens, fruit trees & ornamental trees. Guest cottage sleeps one. \$730,000. #94875

Mountain Homes Real Estate (530)964-2558



44.6 ACRES AT THE TOP OF THE WORLD! Lovely, private & quiet acreage at the base of the Mountain. Nearly new, highly custom 3BR, 2BA offers panoramic views of the Eddies, Rainbow Ridge, Strawberry Valley, etc., lots of natural light, hardwood, marble & tile floors, vaulted wood ceilings, a massive stone fireplace with insert, granite counters, s/s appliances, claw foot soaking tub, etc. Price reduced to \$1,150,000. #93965. Call Phil York at...

Coldwell Banker/Mtn. Gate Properties (530)926-5236



PRIME MT. SHASTA VIEW LOCATION. View Mt Shasta from sunken living room-dining room with cathedral ceiling. Kitchen has island. Tiled master bath. Two additional bedrooms with shared bath. Family room with cozy Vermont Castings stove. 2400 sq. ft. - a well designed custom home on easily maintained acre. \$535,000.

Doris Moss Realty (530) 926-3807



GREAT COMMERCIAL PROPERTY! Right at the central Mt. Shasta interchange. 3.5-4+/- acres. Lots of I-5 visibility, and a great Mtn. view. Price reduced to \$499,000.. MLS #94568 **Call Mary Dillon at 530-925-0880 at...**

Coldwell Banker, Chris Kutzkey, Realtors (530) 938-9766



MAGNIFICENT MT. SHASTA VIEW RETREAT! Gorgeous 3.08 acres hosts a private knoll setting for this beautifully crafted 3420 sq. ft. home featuring 4 BR, 4.5 BA, FULL in-law suite, natural woods, slate, granite, radiant heat, full R.V. hookups & so much more! \$799,000. **CALL ALYSIA AT....**

The Real Estate Group (530) 222-7395



STYLISH AND COZY 3 bdrm, 2 ba, 1460 sq. ft. home with lots of wood accents. Detached separate guest house with its own kitchen and bath. Two car garage with large 33'x20' workshop. End of the road 4.29 acres borders USFS property with great Mt. Shasta view! \$515,000. #96529 Call Nancy Schneider at...

Century 21/Advantage (530) 926-2100



BEAUTIFUL 5 ACRES, less that 2 miles from College of the Siskiyous. W by SW orientation, mostly oaks with some conifer giving good light in winter and shade in summer. Cut out a view of the Eddies, ground cover is thimbleberry. Passed a perc. in 1989, conduit for elect & phone is on site. Only 2/10 of a mile from paved road. \$155,000. #95845 Please call Bev at 530-925-0339.

Re/Max of Mt. Shasta (530) 926-4140



PICTURE POSTCARD VIEWS. Stunning view, privacy & a quality custom home. Beautifully remodeled with granite counters, slate floors, solid wood doors, cherry cabinets & plenty of space for entertaining. Lg. patio area for outdoor living; multiple outbuildings – all just minutes from town. 50-yr roof, copper gutters & many other custom touches throughout. \$499,000.

Doris Moss Realty (530) 926-3807



FISHERMEN'S ALERT! 6115 Rose Ave. Dunsmuir. Perfect 1 bedroom home just one block from the river. Owner will carry \$125,000. Call Ricko at 235-0111 or at...

Mountain Top Real Estate (530) 926-2222



A GREAT HOME WITH 8 ACRES. (6 irrigated) for the horse lover or 4-H enthusiast. Full basement with bathroom & shower adds more living space which is not included in sq. footage. Ag. well with irrigation line for landscaping; lg. detached metal bldg. that can be used as barn or equipment storage. Fenced & cross-fenced. Offered at \$225,000. #96671 Call Aric Cena at 859-3472.

Re/Max of Mt. Shasta (530) 926-4140