

# SOUTH SISKIYOU

# Property Guide

DECEMBER 2010



**NICELY REMODELED HOME IN THE QUIET COMMUNITY OF MCCLLOUD.** 2 bedroom, 1 bath, 1244 sq ft home on large oversized lot with alley access to a nice two car garage. Backs up to the old mill property for privacy great view of the mountain! \$200,000.

**Doris Moss Realty (530) 926-3807**



**THIS WELL-SITUATED** Alpine home has everything for those who want garage & shop space!! Huge double car garage with 2 shop areas including a second single car garage. Separate detached shop as well!! Cedar country home on 2.10 acres with 2 bdrm/2 bath, with new roof, wood stove, huge living room with wood stove. \$389,000. #97871 Call Linda Williamson at...

**Century 21 Advantage (530) 926-2100**



**OWNER TAKES PRIDE IN THIS 3 BEDROOM 2 BATH HOME,** remodeled in 2007, custom kitchen, outstanding master bath with granite counter top and glass vessel sinks, travertine tile on floor and shower. Must see to appreciate. \$184,500. Call David Silva at...

**Heritage Properties (530) 598-7075**



**PRICE REDUCED!**  
**PRICED TO SELL!!** Great 3-bedroom, 2-bath starter with wood heat, attached 1-car garage and fenced yard. Priced to sell so give me a call to take a look. \$189,900. #99585 Call Tory Shannon at ...

**Re/Max of Mt. Shasta (530) 859-1044**



**WHAT WE ALL WANT!** 20 gorgeous acres filled with pines, oaks & long valley views. Exceptionally well maintained 3/2 1500sf home with wood floors, wood stove & Monitor heat, open floor plan & kitchen, eating bar, s/s appliances, recessed lighting. Huge family room with wood floors, decking for BBQs; 2 seasonal creeks. Huge work shop. Bargain at \$289,000. #99933 Call Linda Williamson at

**Century 21 Advantage (530) 926-2100**



**DUNSMUIR - 3 Bedroom, 2-bath** get-away close to the Sacramento River. Great opportunity only minutes to town & outdoor recreation. #99905 ONLY \$49,900 - no, that is not a typo!

**Golden West Realty (530) 938-2711**



**200° VIEWS** of Mt Shasta from Pilot Rock in Oregon to the Eddys! Peaceful living in luxurious home. Great spacious floor plan with fireplace, Monitor heat, large kitchen island w/stovetop/sink. Extensive storage. Huge master with walk-in closet & separate 2nd closet. Master bath has his & her sinks & cabinets! Beautiful soaking tub looking north. \$299,000 #99859 Call Gigi Ryan for a private tour. 530-925-2924

**Century 21 Advantage (530) 926-2100**



**MOUNT SHASTA RESORT!** Custom home at the end of a quiet cul-de-sac. Nicely appointed 2400± sq. ft., 3-BR, 2-BA home on .85± acre lot that backs up to nature preserve wet lands. Sit on the large private deck and enjoy the vistas, tranquility and wildlife. Expansive open floor plan. Lots of light, vaulted ceilings, fireplace. 3-car garage. One of the best deals at the Resort! Priced to sell at \$425,000. H-99982.

**Alpine Realty (530) 926-2646**



**BEAUTIFUL TREES SURROUND** this cute, cozy, & move-in ready Mt. Shasta City, 3-bedroom, 1-bath home. It has refinished hardwood floors, newer vinyl windows throughout, a newer 30 year roof, Monitor heat, & a new sprinkler system. The property is level & is close to schools, shopping, the hospital, etc. \$199,500. #99917 Call Phillip at....

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



**BEAUTIFUL HOME IN MT SHASTA GOLF RESORT!** Great floor plan. As pretty from the back as it is from the front. Circular patio, lots of decking, many windows and high ceilings makes you think that you are living outdoors. Huge and very liveable bonus room above the garage. Finish it yourself. \$795,000. #10000 Please call Colleen Cena at...

**Re/Max of Mt. Shasta (530) 859-1143**



**DOUBLE DELIGHT!** 1700 + sqft, 3/2 custom home & beautiful gardener's delight on 1/2 acre level lot (2 combined lots). Skylights, knotty pine alder cabinets, Vaulted ceilings, Central heat & air, Plus cozy wood stove, French doors. Creatively landscaped. Large greenhouse, RV parking. Comfort & Retirement living at its best! \$225,000. #100019 Call Grace Sanchez at ...

**Chris Kutzkey, Realtors Coldwell Banker (530) 859-2005**



**RELAX IN THIS NEWER CUSTOM HOME!** 2-bedroom 1 bath home with 360° decking. Year-round Widow creek flows into three trout ponds with McCloud River trout. Timbers from the old McCloud Mill used in the construction with great attention to detail. Vaulted cedar ceilings. Tranquility plus solitude, how can you beat this setting!!! \$405,000.

**Doris Moss Realty (530) 926-3807**



**3-BR, 2-BA RANCHETTE.** 26+ acres with 360° views of Mt. Shasta & surrounding mountains. Vaulted ceilings, large deck, lovely landscaping, private road, seasonal creek/pond. Fenced & gated. Granite kitchen countertop, porcelain tile at entry & kitchen flooring. Montague irrigation district. Well with new pump. Auto sprinklers in front yard. Area for horses, cattle, llamas. \$389,500. #99389 Please call Colleen Cena at...

**Re/Max of Mt. Shasta (530) 859-1143**



**SPECTACULAR MT. EDDY SUNSETS** are enjoyed from the living room, master bedroom & 12x50 deck. Bright home w/granite counters, custom cabinets, solid oak floors & vaulted ceilings in the open living area. Spacious 2480± sq. ft. home, 3-car garage, 24x48 shop & horse stall. Situated on 3.40± sunny acres. \$454,000 H-99663

**Alpine Realty (530) 926-2646**



**CUSTOM HOME** located in the Siskiyou Lake Highlands and sits on a private .71 acre parcel. With pond, stream, 50' Trex deck with gazebo for entertaining. 3 bedrooms, 3 bathrooms, 2600 sq. ft. \$475,000. #98218. Call Aric Cena for additional information...

**Re/Max of Mt. Shasta (530) 859-3472**



**BANK OWNED** 5-bedroom, 3½ bath, 3800 sq. ft. Home on 10 acres. Needs someone to love it, and do some fixing up, but is a lot of House and Land for \$409,900. Now only \$351,900. Call Mary Dillon at...

**Coldwell Banker, Chris Kutzkey, Realtors (530) 925-0880**



**TWO-FOR-ONE!**  
**COMMUTING BETWEEN SISKIYOU & SHASTA?** Seller Sacrifice! Pride of ownership surrounds one of Lakehead's finest, two complete living areas under one roof, 4/3.5, 3543± sq. ft., tile, oak, upgrades thru-out, gorgeous yard, spa, 3-car attached w/office, huge shop w/ carport, asphalt drives & RV parking galore! Near the shores of Lake Shasta; within 1-hour to Mt. Shasta Ski Park! Offered At \$299,000! CALL ALYSIA AT 530.526.3421

**The Real Estate Group 530.222.7395**



**GOLF RESORT CONDO.** Turn key, fully furnished vacation rental program assumable. 1-bedroom, 1-bath with deck and Mt. Shasta views in resort with restaurant, golf, lake. \$89,500. #99298 Call Linda Williamson at

**Century 21 Advantage (530) 926-2100**



**CUTE CABIN IN TENNANT!** Price reduced to \$50,000. Adjacent to Forest Service Property, and close to Antelope Creek. This is a must see property! Call Mary Dillon at...

**Coldwell Banker, Chris Kutzkey, Realtors (530) 925-0880**



**REDUCED!**  
**WELL-MAINTAINED HOME ON QUIET STREET** Situated on a quiet wooded lot with lots of privacy & greenery. 3-BR, 2-BA, a full basement with a family room & shop. Basement & new deck for those summer BBQs. Landscaped & sprinklers, room for RV parking. New roof; septic & lots more. \$259,500.

**Doris Moss Realty (530) 926-3807**



Jeannine M. Tobey, Broker  
RE #01148560  
cell phone (530) 859-2927  
www.bhrdunsmuir.com



Each office is independently owned & operated  
4213 Pine St., Dunsmuir 96025 • 530-235-0117 • 1-800-655-0117

AGENT:  
Marilyn Wykoff  
(530) 261-1502



**GREAT 2 BEDROOM, 1 BATH FIXER** in nice neighborhood. Large country kitchen and close to the Sacramento River. Full basement/garage. Fenced yard. Reduced to \$52,500 #99206



**CHARMING 3-BR, 2-BA HOME** with a fully finished basement with kitchenette, family room and office area. It also has detached garage with a studio above. A must see! Only \$239,000.

**HOMES...**  
**NORTH DUNSMUIR CHARMER** 3 bedroom, 1.5 bath with wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$149,000 #98187  
**FIX ME UP OR TEAR ME DOWN.** 1-Bedroom, 1-bath home on oversized lot. Private street. Mature landscaping. Sell "AS IS" BIG PRICE REDUCTION! Only \$79,000. #95388  
**2-BEDROOM, 2-BATH MOBILE** in park. 1994 model. Close to the Sacramento River. Only \$29,999.

**LAND...**  
**RIVERFRONT LOT** with city services. Build your custom get-away and enjoy the river sounds from your deck. Only \$125,000. #99182  
**RIVER & MOUNTAIN VIEW LOT** - Level and ready to build on. Water & sewer are in. Priced to sell! \$55,000. #96735  
**PRIME AG. LAND,** 100+ acres, straddles Shasta River. Fenced for livestock. With 1869 water rights. Mt. Shasta view. Reduced! \$395,000. #96153

**SACRAMENTO RIVER FRONT.** Buy now and build! Large triangular lot, city amenities available. Build a 2-story cabin. Enjoy fishing from your backyard. Owner will consider land trade. Reduced to \$95,000. #91087  
**INCOME PROPERTY...**  
**DUPLEX** - Totally remodeled! 2 bedroom units each with appliances, laundry room and garage. \$239,000. #97589  
**INCOME PRODUCING DUPLEX** - 2-bedroom & 3-bedroom units, each with laundry room. Must see this to appreciate this value. Reduced to \$109,000.  
**MT. SHASTA DUPLEX.** 2-bedroom, 2-bath units rented with patios and carports. 1,440 sq. ft. Good income. Reduced to \$269,000. #94372  
**YREKA COMMERCIAL BUILDING.** On Main Street. Owner says sell "AS IS". Two separate store fronts. Vacant & ready for you to set up your own business venture. Reduced to \$139,000. #96989

**Classic Series**



**SPECIAL OFFER!**  
**SAVE 15%**  
Receive a 15% Discount when you order this home package.

Introducing the **Shawnigan**  
With a spacious floor plan that offers the room for a focal point fireplace—an ideal country home or vacation retreat. Cathedral ceilings in the living room, dining room, loft, & master bedroom.

**Post & Beam Series**



**SPECIAL OFFER!**  
**SAVE 10%**  
Receive a 10% Discount when you order this home package.

Introducing the **Morrison 2**  
...offers a gourmet kitchen, spa-style master in suite bathroom, spacious, screened-in porch & 3-car garage plus a loft for extra living space.

**Architectural Series**



**SPECIAL OFFER!**  
**SAVE 10%**  
Receive a 10% Discount when you order this home package.

Introducing the **Glenorchard**  
...offers a sense of grand style. Its octagon inspired shape features a magnificent wrap-around porch and spectacular vaulted great room with four walls of windows.



Call Francis Vorbeck for more information  
**Techno Log & Cedar Homes**  
**530-859-2277 or 530-918-4020**  
Email: f.vorbeck@shasta.com

*"This is the best building material I have worked with in 25 years!"*  
John Carleton, contractor  
Mt. Shasta



**MOUNTAIN MEADOW Properties**  
PREMIER 42 LOT SUBDIVISION  
*Overlooking the City of Weed  
Wildlife & Botanical Gardens*



*Conveniently located just west of the South Weed I-5 off-ramp*

**“Lots” of Beauty**  
1/2 to 1.5 acre lots with city-maintained streets, water, sewer and underground utilities. Mt. Shasta views. Close to snowboarding, skiing, airports & four golf courses.

**Real Estate Information**  
**DAVID SILVA**  
Heritage Properties  
Associate Broker #01240301  
silvarealtor@sbcglobal.net  
598-7075

*Starting at \$98,500*

**Special Financing**  
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# Offering Excellence in Real Estate!



**REDUCED!**

**MOUNTAIN SERENITY!** In the heart of picturesque Mt. Shasta with a secluded driveway off N. Shore Road. 15+ private acres with a beautiful newer home. Park-like setting near Lake Siskiyou & Wagon Creek. Large garage/workshop with over 1300 sq. ft. private patio, pond & so much more. \$529,000.



**MOUNTAIN CABIN** with Spectacular Mt. Shasta View! On 5 acres in Hammond Ranch with 2 master bedrooms, 2.5 bathrooms with ability to function either on-- or off-the-grid. Beautiful yard area, oversized garage and so much more. \$429,000.



**GREAT STARTER HOME!** 3 bedrooms, 2 baths, 1700 sq. ft. home with fenced yard, sprinklers, workshop and Mt. Shasta view. \$240,000.



**PRIVACY GALORE!** 3 br 2 ba 1770 sf home on 1.6 VERY private Mt. Shasta acres. Remodeled home with Hickory floors, Vermont Castings woodstove, newer vinyl windows, spacious kitchen. Multiple outbuildings including a greenhouse and a great garden area. \$319,000.



**MT. SHASTA BARGAIN!** 1-bedroom, 1-bath, gorgeous 1,000 sq. ft. home on .35 acre parcel. Only 3 blocks from town. Don't miss out on this opportunity. \$165,000.



**MEDICAL/PROFESSIONAL OFFICE.** This 1196 sq. ft. office (currently a dentist office) offers 4 operator rooms, laboratory, sterilization and waiting room, reception window, private office and storage room. \$230,000.



**HUGE PRICE REDUCTION** on Castle Crag View Home - 2-bedroom, 2-bath, 1900 sq. ft. home. Very private, backs up to State Park. Just a few steps to world class fishing. \$399,000.



**PAPA'S PLACE BAR** real estate all included, furniture fixtures equipment. Established for over 12 years in Weed, California. \$280,000.



**TAKE A LOOK!** Totally remodeled 2bedroom, 1-bath home approximately 1000 sq. ft. in a nice Mt. Shasta location. Would make a great second home! \$215,000.



**COTTAGE IN PARK SETTING** - 2 bedroom, 2 bath home on .34 acre. Monitor & woodstove and brand new roof - cute as a button and loads of privacy!! \$199,000.



**CUTE McCLOUD HOME.** 3 bedroom, 1 bath with new laminate flooring. Must see large yard and garage!!! Reduced to \$145,000.



**MOST AFFORDABLE MT. SHASTA ACREAGE!** Take your pick of any of the four 2.5 acre parcels - Bank will pay to bring power in - some with views. Minutes from town. \$75,000.



**GORGEOUS TREES ON THIS 1.6 ACRE PARCEL** Close to town - spot on Mt. Shasta view with some minor tree trimming. Only \$137,500.



**HIDDEN MEADOWS - 6.79 ACRES** with stunning Mt Shasta view. Paved road, available city sewer, well required, lovely trees \$255,000.



**WEED STARTER HOME** - 3 bedroom, 1 bath home on Weed Blvd. Buy for less than you can rent!!! \$99,900.



**PEACEFUL 6.6 ACRES** in quiet country setting among oaks. Walk to downtown. 3-BR, 3-BA with 3300 sq. ft. Open floor plan with cathedral ceilings & wall of glass. Mt. Shasta view. Chef's kitchen with granite, tumbled marble with custom inlaid wood cabinet and doors throughout. There is so much more. \$689,000.



**REDUCED!**

**AFFORDABLE COUNTRY LIVING!** 3.3 acre parcel offers privacy with beautiful trees. The white fencing provides entrance to this well-maintained 2-bdrm., 2 ba. mfgd home with foundation, vaulted ceilings, wood burning stove, plus fireplace, soaking tub, hot tub & screened-in porch. Priced to sell at \$229,000.



**INCOME OPPORTUNITY.** Beautifully remodeled 6000+ sq. ft historic bldg in downtown Dunsmuir. Commercial office space downstairs & 3 apartments. Remodeled units have: new carpet, windows, doors, ceiling fans, cabinets, appliances and more. \$359,000.



**GORGEOUS MT SHASTA 4.98 ACRE PARCEL WITH VIEWS!** Unique & rare opportunity on Madison Drive. Great location - minutes from town. Incredible views of Mt. Shasta, and views of the Eddy Mountain Range. Parcel has been previously cleared so it is easily accessible - Walk onto it and see the beauty it truly offers. \$325,000.



**THIS MCCLOUD HOME** has had some remodeling done. Newer wiring, large oversized 2-car garage. Large open floor plan. Master bedroom deck has Mt. Shasta view. Alley access and large lot make this a good value. Schedule your showing now!! \$230,000.



**ENJOY STUNNING VIEWS** of Mt. Shasta! 3 bedroom, 2 bath, 1600 sf home on one acre with stunning views of Mt Shasta and the Eddys. Tile & custom flooring, heat pump and wood stove. Plans at listing office for 320 sq. ft. expansion! Call for more details! \$329,000.



**REDUCED!**

**NEAR THE RIVER IN NORTH DUNSMUIR** 1500+ sq. ft, 3-bdrm., 2 ba. with lg. living area; built-in storage cabinets; auto. sprinklers in front, front porch and so much more. Recent improvements: newer vinyl windows & garage door. Could be great first-time buyer, or 2nd home! \$140,000.

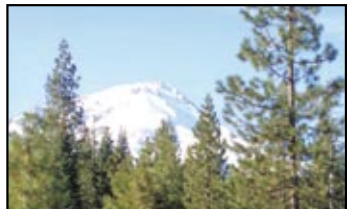


**TWO COMMERCIAL LOTS IN MCCLOUD.** 2 acre lots now available in peaceful McCloud. All on community services. Great views and easy access! From \$125,000.



**REDUCED!**

**CHARMING COTTAGE-STYLE HOME WITH 2 GUEST HOUSES.** Main house has 3 bedrooms, 1.5 baths, large work shop/extra garage, full basement, walking distance to garage, quiet patio, views of the Eddies and more... \$315,000.



**AFFORDABLE 2.5 ACRES LOTS** We have gorgeous 2.5 acre parcels for sale now - call us for information and price list. Prices begin at only \$29,900.



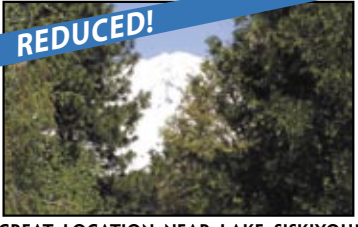
**CORNER COMMERCIAL LOCATION.** Great Mt. Shasta location - 1400 sq. ft. with plenty of potential. \$219,000.



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



**SPECTACULAR MT.. SHASTA VIEW PARCEL** 2.5 acres offers a variety of trees, privacy & seclusion, yet close to downtown Mt. Shasta. Underground utilities, city water, paved street. \$225,000.



**REDUCED!**

**GREAT LOCATION NEAR LAKE SISKIYOU!** Build your dream home on this treed .39 acre parcel right next to Lake Siskiyou & Mt. Shasta Resort! This lot offers community water, sewer, utilities, a view of Mt. Shasta and borders Cold Creek. \$99,000.



**LARGE COMPANY HOME.** Built for mill boss with loads of potential and square footage. A must see for large families or investors. New kitchen with laminate floor; huge screened-in porch on 2nd floor overlooking the town. \$250,000.



**REDUCED!**

**LARGE LOT AND HUGE HOUSE** with a possible 4th bedroom. Great home for large family. Recent new flooring and updated appliances. This is a short sale and perfect for the growing family. Lots of square footage for the money! \$185,000.



**LAKEHEAD.** Ultimate Cabin on 30 acres with its own private lake & lots of trees to provide privacy. Just minutes to awesome recreation, including world-class fishing, boating on Shasta Lake, and skiing at the Mt. Shasta Ski Park. All of this and only 3 miles to I-5. \$369,000.



**CHARMING MT. SHASTA HOME** with so much curb appeal and great views of Eddies & Mt. Shasta. Over 2000 sq. ft., 3 bedrooms, 3 bathrooms and separate entrance to lower level. Perfect for guests, hobby, office or family room. Call today! \$350,000.



**REMODELED COUNTRY HOME** in quiet setting. 2200 sq. ft., 5-BR, full basement, shop & outbldgs., RV storage garage, new deck, new appliance, granite kitchen counters, beautiful wood floors; new carpet & paint (inside & out), new windows, new well pump, new siding & more. \$369,500.



See our listings on the Internet! <http://www.mtshastarealty.com> • E-mail address: [homes@mtshastarealty.com](mailto:homes@mtshastarealty.com)

Paul Engstrom  
Owner/Broker  
926-4216  
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  
925-1000



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

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**Jan Hudson,**  
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**William Larsen,**  
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**Dale Nova, Realtor**  
**(530) 859-0380 Cell Phone**

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

**818 CONAN COURT, MT. SHASTA**



**MOUNT SHASTA RESORT!** Custom home at the end of a quiet cul-de-sac. Nicely appointed 2400± sq. ft., 3-BR, 2-BA home on huge .85± acre parcel that backs up to nature preserve wet lands. Sit on the large private deck and enjoy the vistas, tranquility and local wildlife. Expansive open floor plan with lots of light, vaulted ceilings, fireplace and 3-car garage. One of the best deals available at the Resort! Priced to sell at \$425,000. H-99982

**4329 N. OLD STAGE, MT. SHASTA**



**SPECTACULAR MT. EDDY SUNSETS** are enjoyed from the living room, master bedroom & 12x50 deck. Bright home w/granite counters, custom cabinets, solid oak floors & vaulted ceilings in the open living area. Spacious 2480± sq. ft. home, 3-car garage, 24x48 shop & horse stall. Situated on 3.40± sunny acres. \$454,000 H-99663

**MONTAIR ESTATES, YREKA**



**GREAT PRICED LOT** – Surrounded by upscale custom homes. Ideal location for anyone looking to relocate, just minutes to Yreka or Montague. Perfect for your dream home with a breathtaking Mt Shasta view—right next to Shasta Valley Golf Course. Unlike most rural lots there is no need to worry about water or septic, there are existing sewer services to the property; the lot already has a great producing well. Only \$89,500 L-98685

**311-M OLD MCCLLOUD RD., MT. SHASTA**



**MOST AFFORDABLY PRICED CONDO** at the Timberline Court townhouses. 1200 sq. ft. end unit with upgrades like laminate wood floors, Corian-type counters. Even comes with efficient hydronic heat. An attached garage with interior access completes the package. If you don't want the hassle of exterior maintenance & yard work, this is for you! \$187,500 H-99758

**4310 CEDAR STREET, 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. Reduced to \$349,900. H-97767

**223 BEAR SPRINGS, MT. SHASTA**



**VERY NICE SETTING, CLOSE TO TOWN** – Charming and spacious 4-Plex, single level. Each unit has 2 Bedrooms and 2 Baths with garage. All appliances included. Long time tenants. Excellent condition. Offered at \$550,000. IC-99394

**2301 DUSTY LN., MT. SHASTA**



**AFFORDABLE COUNTRY LIVING** –Only \$164,500 for this well kept 1,440± sq. ft. 3-BR, 2-BA. 1972 mfg home on 1.40± acre parcel at the end of Dusty Lane, also has a detached 2-car garage. Call Bill at 918-1285 to see. MH-99824

**1138 DEETZ RD, MT. SHASTA**



**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 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 fenced. Offered at \$700,000.

**1335 WEST SCENIC, MT. SHASTA**



**PRIMARY RESIDENCE & GUEST HOUSE** – Park-like 1.6 acre parcel, close-in features; 2300 sq ft residence, 3 bedroom 3 bath, large country kitchen, den and study. In addition: 1400 sq ft guest house with 360° wrap-around deck above the 4-car shop/garage. Offered at \$449,000. H-99241

**5404 SHASTA AVE., DUNSMUIR**



**CABIN-STYLE GET-AWAY!** Charming 2-Bedroom, 1-Bath home located on a peaceful setting. Front porch with low maintenance yard. Sun room has nice easterly view of the canyon. Full basement with workshop. Call Bill today to set up a showing to see this special get-a-way! Asking price: \$75,000. H-98915

**19031 OLD STATE HWY, MACDOEL**



**OLD JEROME HOMESTEAD** – Private 40± acre parcel off Old Highway 97 with Butte Creek flowing through the property and a small pond. 3-BR, 2-BA main house and 2-BR, 1-BA guest house. Old cabin and much more. Offered at \$449,000 H-99420

**MUD LAKE, HWY. 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 \$170,000 L-99421

**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 \$389,000. H-99323

**13-B ROCKY RD., HAMMOND RANCH**



**5 ± ACRES** with lots of trees on this parcel. 13-B is on the corner of Rocky Road and Blue Jay. Sloping parcel could have spectacular view with some clearing. Offered at \$169,000. L-99669

**ROCKFELLOW DR., MT. SHASTA**



**360° VIEWS ON THIS CORNER ACREAGE..** Spectacular 5± acre parcel on the corner of Madison and McCloud Avenue. See sunrise over Mt. Shasta and sunsets over the Eddys. Area of fine custom homes. Offered at \$325,000. L-99521

**813-B CAROLINE, MT. SHASTA**



**GREAT RENTAL PROPERTY** in Mt. Shasta! This well-kept 2-Bedroom, 1-1/2-Bath Condo is walking distance to schools and town. The kitchen has newer appliances and counter tops. Asking price: \$125,000. H-98759

**1934 S. OLD STAGE RD #30**



**AFFORDABLE MT. SHASTA** - with this well cared for 3-bedroom, 2-bath, 1530 sq/ft home at the Shadow Mtn. Mobile Home Park. Spacious open floor plan. Large covered deck. Newer kitchen with custom ash wood cabinets. Offered at \$44,500. MH-98511

**SUGAR PINE RD., HAMMOND RANCH**



**MEADOW & VIEWS.** 5± acre parcel in Hammond Ranch conveniently located for year-round access with awesome view of Mt. Eddy from a picturesque meadow. Great southern exposure for the gardener & plenty of pasture space for horses or ? Nice mature forest with lots of conifers & dogwoods. Offered at \$87,500. L-98262

**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

**112 S. FIRST ST., DUNSMUIR**



**SACRAMENTO RIVER** is just a hop, skip and a jump from this charming cottage. If you're looking for a great starter or just want a retreat from the heat of the valley, then you've found it with this 3 bedroom 1038± sq. ft. home. Aggressively priced for a quick sale at \$125,000. H-99077

**COLD CREEK CIRCLE  
MOUNT SHASTA**



**BEAUTIFUL SHASTA VIEW PARCEL** in a neighborhood of large custom homes. Away from the noise at the top of McCloud Ave., yet a short distance to town. 2.5± acre parcel backs up to USFS with Mt. Shasta, Eddy & Black Butte views. Reasonably priced at \$189,500. L-100036

**10860 ZIRCON, BIG SPRINGS**



**2-1/2± 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 \$39,900. Call Bill for directions. L-98863

**PROPERTY OFF OF A-12, MONTAGUE**



**GET OUT OF THE SNOW** – In the beautiful Juniper Valley. 7 stunning parcels to choose from ranging in size from 20 to 620± acres. The large parcel is even partially fenced & has an incomplete well drilled to 625+ ft. Offering prices range from \$99,000-\$799,000. Call today for details on these spectacular opportunities.

**W.A. BARR ROAD, MT. SHASTA**



**BACKS UP TO ECOLOGY POND.** Level 6.25± acre parcel on corner of W.A. Barr Road and North Shore Road. Parcel has a well plus 2 sewer hook-ups. Great split potential. \$569,000. L-98756

**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 multifamily, commercial, retail, etc. Lot #2 @ \$79,000; Lot #8 @ \$84,000. L-95380 & L-95381

**LOT# 10, VILLAGE WAY,  
MT. SHASTA**



**VALUE PRICED MT. SHASTA CITY LOT** – Nice city lot in area of newer homes. Lot #10, Village Way, Owner wants it SOLD. Listed at \$59,000. L-96922





**Beverly Shannon**  
Broker-Owner  
530-925-0339  
beverlyshannon.com



**Colleen Cena**  
Broker-Owner  
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**Tory Shannon**  
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**ZONED MULTI FAMILY RESIDENTIAL.** It is hard to find a lot zoned for multi-family residential in a beautiful setting out of the city limits...and even harder to find one at this price!! Amazing views of Black Butte and the Eddies. \$60,000. #99954

**THIS IS A WONDERLAND!** Absolutely beautiful 2.56 acre parcel w/ old growth trees & view of Mt. Shasta. Is on Cold Creek community water system & has assn. fees as per subdivision. This is a wonderland! \$190,000. #99568

**EXTRA LG. BLDG. LOT IN GREAT AREA OF MT. SHASTA.** Perfect for the family who loves outdoor living—extra deep lot makes for a terrific back yard! Close to town & schools. Seller will consider owner financing to qualified buyer. \$90,000. #99135

**NICE COMMERCIAL CITY LOT,** good location. Water/sewer hookups paid, but talk to the City of Mt. Shasta to verify prior to purchase. Very good exposure for comm. use. \$40,000. #99044

**ZONED R-2 –** Two lots (100x170) included in pricing. Great area. Views. Easy building site for multiple dwelling. Close to schools, town, sports! \$225,000. #98488

**UNIQUE IN ITS SIZE!** 15,688 acres with income producing possibilities from timber, hunting & cattle grazing. The Moffett Creek tree farm block is a well-managed block available for purchase. See at: [www.moffet creek.com](http://www.moffet creek.com) #98687

**GORGEOUS PROPERTY** with approx 1000' Sacramento River frontage. Great swimming hole and fishing access. Area is very lush in Sweetbrier, makes a great summer getaway. \$400,000. #94927

**VIEWS ARE AWESOME!** 10 acres. Acreage is level & gentle sloping, with lovely oaks & conifers. VIEW is out of this world. You can also cut out a view of the Shasta Valley to the north. \$200,318. #93047

**VIEW OF MT. SHASTA, EDDIES** and the hills. Larger parcel. Level and E-Z to build. \$188,000. #95850

**2 BEAUTIFULLY TREED MT. SHASTA CITY LOTS,** 2 blocks from downtown. 40x160, gravity flow sewer easement, Curb & gutter is in. \$88,600 ea. #97279 & #97280.

**2.8 ACRES MANY TREES,** lovely meadow & Mt. Shasta view. Lots of privacy—quiet setting several nice building spots. Septic site determined. Owner financing considered to qualified buyer. \$145,000. #99157

**BEAUTIFUL BUILDING SITE** on 5 acres. Electric to parcel, old cabin on parcel is a tear down. Large conifers & oaks, Views of Mt. Eddy & distant meadows. Country lane access off N Old Stage past the spectacular aspen grove. \$109,000. #97278

**2 BEAUTIFULLY TREED LOTS.** each 2.5 acres Lot 3 \$140,000. Lot 1 \$145,000. Big discount if both are purchased together. Paved road, private area with no through traffic. Both lots have view of Mt. Shasta. #95628.



**VAULTED CEILINGS & OPEN FLOOR PLAN** make this 2-br 1-ba compact home feel bigger than it is! Immaculately kept both inside & out. E-Z care yard. Covered back patio for summer BBQs. Auto sprinklers for the plants and small lawn. Economical to heat, well insulated. \$130,000. #99683



**UNIQUE 3 BR 3+ BA "CRAFTSMAN" HOME.** Beautiful cathedral ceilings in living room, gorgeous tree-trunk staircase; river rock fireplace & exterior chimney; hardwood floors; heated travertine floor in master bath w/jetted tub. Kitchen is delightful! Wonderful privacy in storybook surroundings! \$495,000. #99358



**WELL MAINTAINED 3-BEDROOM, 2-BATH HOME!** Well-located attractive home in easy access neighborhood. Vaulted ceilings give a feeling of spaciousness. All appliances included. E-Z heat with circulating ducting. \$180,000. #98551



**CHARMING HOME** on one full acre in a quiet and very well-maintained neighborhood. The huge Mt. Shasta views can be enjoyed from inside or outside. Very well maintained landscaping. Seller willing to gift membership of McCloud Golf Course to new owner. \$234,000. #98535



**LARGE LOG TYPE HOME ON 2.5 TREED ACRES.** Very quiet area. Has downstairs unit for granny quarters. Seller has upgraded/re-modeled over the years and it shows! Pleasant "country" surroundings. Mt. Shasta view! If you like rustic this is the one for you! Make an excellent vacation home. \$595,000. #99744



**THIS UNIQUE HOME** is located in an 18-hole golf course/resort community. Wonderful, natural light throughout the home. Very open floor plan with dramatic staircase to second story. Three large bedrooms; each with its own bathroom. View of Mt. Shasta. \$540,000. #98907



**HARD TO BEAT THE PRICE!** This land has the potential to be split into 40 acre parcels for home sites, or just build your getaway and use the rest for recreation. Topography is gentle to sloping and there are fantastic views of Mt Shasta & Shasta Valley. Easy year round access. \$111,375. #99893



**SWEET HOME IN NICE NEIGHBORHOOD!** Close to town and schools. Nice yard for play. Third bedroom is a den with built in bookshelves. Nicely maintained, and easy landscaping. Priced very competitively! \$199,500. #99800



**LOCATION, LOCATION, LOCATION!** Make an appointment to see this cute starter home today. This 3-Bedroom, 1.5-Bath home is located close to town and schools... and, the back-yard backs up to a large greenbelt that will never be developed. \$210,000. #98534



**DON'T MISS OUT** on this well-loved & cared-for 3-BR 1-BA home. Huge 1-acre parcel with great Mt. Shasta view, mature trees & established yard; very large garden area. Detached garage, wood shed & large workshop with garage door are perfect for the tinkerer in the family. New metal roofs on all buildings. \$199,000. #99494



**HUGE PRICE REDUCTION!** 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. Only \$265,000. #91221



**3-BEDROOM, 1-BATH HOME** with extra large lot PLUS adjoining lot. Monitor heat. Very large kitchen with eating nook. Fenced. Single car garage plus outbuilding. Great garden area. \$120,000. #97912



**THIS IS A CHARMING, COMPACT, 3 BEDROOM 1.5 BATH** home in a very nice neighborhood. Close to town, schools, parks and all of the other fun things! This property shows pride of ownership. Kitchen and dining room are open to each other & create a wonderful family gathering spot. Fenced yard, RV hook views. \$195,000. #99851



**3/4 ACRE PARCEL AT MOUNT SHASTA RESORT.** Gentle sloping with large conifers along the back of parcel. Beautiful views of Mt. Eddy, Black Butte, Rainbow Ridge. See all of Mt. Shasta's magnificent sunsets. In a cul-de-sac, so no-through traffic. Neighborhood of upper end homes. \$125,000. #99704



**CHARMING 1600 SQ. FT. HOME IN TOWN.** Spacious 2 Bedroom, 1 bath, on 0.25 acre in town. Large dining area, great laundry room. Custom Cabinets in large kitchen must see this home to appreciate the value. \$199,500. #99202



**TURN-KEY CONDITION WITH A GUEST HOUSE.** 2-BR, 2-BA, lg living room, formal dining room, kitchen w/lots of cabinets, utility room & covered old-fashioned porch—all on ground level. Vaulted ceilings, arched passage ways to dining & kitchen, Tile flooring, w/d, refrigerator, & gas range. Attached 2-car garage. Guest house inc. furnishings. \$255,000. #99329



**VERY CLEAN TOWNHOUSE.** Very clean 2 bedroom, 1-1/2 bath townhouse unit AND very competitively priced. Has deck off of the master bedroom with treed view. One enclosed parking spot. \$139,000. #98132



**DON'T MISS OUT ON THIS WELL-LOVED & cared-for 3-BR 1-BA home.** Huge 1-acre parcel with great Mt. Shasta view, mature trees & established yard; very large garden area. Detached garage, wood shed & large workshop with garage door are perfect for the tinkerer in the family. New metal roofs on all buildings. \$199,000. #99494



**VERY ROOMY FOR LARGE FAMILY.** 3 br 2 ba home on cul-de-sac has many upgrades. Upstairs rec room will welcome a pool table. Bathroom just redone. Front & back sprinkler system & fenced yard. Pricing is very competitive. Quiet cul-de-sac, close to schools/town/sports. \$240,000. #99310



**LOG HOME!** Near schools. Oak flooring; Decorative rock fireplace & hearth; Open dining; kitchen; living room; Tile flooring in the kitchen; granite counter tops; built-in microwave oven; range; side & backyards, fully fenced. Garden area; green house; covered wood storage. \$232,500. #98855



**PRICED TO SELL!!** Great 3-bedroom, 2-bath starter with wood heat, attached 1-car garage and fenced yard. Priced to sell, so give us a call to take a look. \$189,900. #99585



**SWEET HAVEN!** 3-BR, 2 1/2-BA home close to downtown Mt. Shasta on park-like setting. Wood & tile flooring, wood-cased windows. Private, fully fenced 3/4 acre. Vaulted ceiling, family & living rooms. Woodstove, redwood patio. Lush landscape, plenty of cabinets & storage. Master BR has dbl. closets, vanity dressing area & separate bath. City water & sewer. \$429,000. #97849



**PRIVATE GETAWAY IN THE WOODS!** Looking for that perfect, private getaway in the woods? Come see this spacious 4-BR 2-BA home on 10 treed acres in Hammond Ranch. Large covered porch, and many recent upgrades in the house. \$289,000. #99954



**VICTORIAN ESTATE** with YEAR-ROUND CREEK SIDE SETTING. Very lush surroundings grand enough for weddings! Huge Mt. Shasta view. 8-br 5-1/2 bath home + 2-br 1-ba carriage house. Indoor spa with sauna, hot tub & steam shower. Surrounded by pasture land & large ranches. Beautiful fireplace. \$525,000. #99307



**QUAINT COUNTRY FARM.** 22 Acres 2-BD 1-BA with VIEWS! 1500sqft home, open floor plan beautiful beams antique wood flrs. So. facing, 5 outbldgs w/power, 2 wells 150sqft pump house 600sqft studio/workshop, homesteaded in 1940's originally organic farm. Antique Apple orchard flat sunny areas. Meadow/forest. \$485,000. #99598



**CHARMING 3 BD / 1 BA** under mature trees with lush gardens. Walk-to-town convenience makes this a great starter or retirement home. Features include covered entry, large living/dining w/garden views, ceiling fans, a sunny kitchen, inside w/d, 1-car garage, paved RV parking, lg. paved backyard, & 4-person spa. \$185,000.



**TALK ABOUT PHENOMENAL!** Views are superb. Includes two water outlets to the community water system. There is a Mt. Shasta City water line easement through a portion of parcel. Has seasonal creek. Lots of old growth trees. 23.5 Acres of seclusion! Owner may finance for qualified buyer. #99566



**MINUTES TO DOWNTOWN MT. SHASTA!** Tucked back along Kaiser Meadow. Must see for horse lovers: 3-bd 2-ba 1650 sq. ft. park-like setting with large conifers. Garden area with raised planting boxes. Fenced & x-fenced, barn, dual stables and a corral. Open dry pasture area. \$319,000. #98598



**LOOKING FOR CLEAN, CONVENIENT LIVING?** This impeccably maintained home has built in storage in just about every rm, no more clutter! Ever wait to use the potty? Never again 3 full & 1-1/2 bath (one in the garage/workshop). Auto sprinklers, easy to maintain landscaping, wood, Monitor, & Heat Pump... several convenient exits to outside. \$230,000 #99628





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## --- LOTS ---

**COMMERCIAL LOT.** 1 block from downtown Yreka. Fully fenced, excellent location. Get it while the gettin's good! City water & sewer available. #99923 \$68,500.

**LOT 163 - SHERWOOD.** Mt. Shasta view lot, greenbelt for extra privacy. Priced at only \$10,000. #98637

**LOT 158 SHERWOOD.** Build your custom home on this .23 acre nice, level, easy to build on treed lot with Mt. Shasta View. \$13,000. #98542

**8-2 LOT 275 AUTUMN.** Rare level 1/4 acre lot backs up to large farmland. \$15,000. #98688

**FLAT LOT** in Lake Shastina that backs to 2.4 acre greenbelt. Excellent location. Stunning views. #99920 \$15,000

**SPECTACULAR VIEW** in Mt Shasta. \$15,000. #99720  
**LOT 57 EDDY CIRCLE** - .79 acre parcel with Mt. Shasta view and year-round creek. #98518 \$89,000.

**LOT 15 PAUL'S PLACE.** Siskiyou Lake Highlands. Fabulous Mt. Shasta view! \$190,000. #99130

## --- 1 - 5 ACRES ---

**QUIET 2.3 ACRE PARCEL** in the Mt. Shasta Vista Subdivision. Enjoy the fresh air and beautiful scenery. \$6,500. #99876

**FLAT LOT** close to the main entrance of Mount Shasta Forest! #99594 \$29,900.

**2 RIVERFRONT LOTS** w/house plans \$59,000 #99170  
**TWIN HILLS SUBDIV.** - 8 lots 2.50 acres \$120,000.

**2.5 ACRES** Rockfellow Estates above Mt. Shasta City \$170,000. #99334

**3 ACRES** North Old Stage Road \$197,500. #99516.

**LOT 42C SHASTA COVE.** 5 acres just outside Mt. Shasta; close to Old Stage Road. \$149,000. #98996

## --- 6 - 20 ACRES ---

**LOT 7-3N. OLD STAGE RD. 10 ACRES** in Hammond Ranch with power & phone at property line; county approved septic site. MLS 98517 \$79,000.

**10 ACRES OFF MADISON** above Mt. Shasta City \$400,000. #99333

**LOT 1 - LAKEWOOD RANCH** - 12 gorgeous acres borders Hammond Pond with Mt. Shasta view. County maintained road; approved septic site. \$195,000. #96135

## --- LAND 20+ ACRES ---

**LOOKING FOR SOLITUDE?** Secluded yet not too far off the beaten path. 1.4 miles to the Oregon border, in California. \$256,000. #99892

**325 ACRES/GOLD MINE!** "There's gold in them thar hills!" 12 patented claims! \$995,000. #87551

**Paddock Way in Mt. Shasta - 39 ACRES** within 2 miles of town, over 600 ft. of Wagon Creek frontage. #93149 \$775,000.

**LOT 58 N. OLD STAGE ROAD** in Hammond Ranch 34.5 very usable acres! Bring your dreams and your horses! \$289,500. #95905

708 Hennessey, McCloud



**CHARMING ORIGINAL MILL HOUSE** Upgrades through the years. Garage is extra deep with A/C. Woodstove & Monitor heat. 2nd BA in laundry room. \$149,000. #99622

318 Old McCloud, Mt. Shasta



**NEAR DOWNTOWN.** Charming 1bd, 1 1/2 ba with den & full basement/garage with add'l parking in the back. Has newer paint & roof. Don't miss this one! \$135,000. #100002

7330 Red Fir Road, McCloud



**ADORABLE GET-AWAY CABIN.** Designed for easy living. Master BR down. Copper stair railing to 2nd BR in spacious loft. \$249,000. #97492

489 W Minnesota Avenue, McCloud



**ONE-OF-A-KIND PROPERTY!** Spacious, newly renovated 2500 sq. ft. home or business potential as a top-rated, licensed B&B. \$369,000. #99910

15009 Juniper Peak Rd., Lake Shastina



**A LOVELY HOME** sits on 3/4 acre. 3000±sf 3-bdrm, 3-ba home; lg. master suite w/fireplace. Breathtaking views from all windows. \$379,000. #99636

5922 Castle Ave., Dunsmuir



**DUPLEX** built for extended family. 3-BR, 2-BA up; spacious 2-BR down. Energy efficient hydronic heat thru-out. Pleasant small yard. Close to downtown. \$159,000. #98076

16320 Rockwood Rd., Weed



**OPEN FLOOR PLAN.** 1637 sq. ft. 3/2 home with vaulted ceilings, large patio & landscaped yard. Stunning views of Mt. Shasta. 2-car garage. #99889 \$195,500.

6601 Quail Run, Yreka



**20 GORGEOUS ACRES** with beautiful 3/2 home. Wood stove & Monitor, open floor plan with open kitchen, huge family room with wood floors. Bargain at \$289,000. #99933

2101 Memeo Rd., McCloud



**CRYSTAL CLEAR** Squaw Creek runs along boundary of this unique property. 2.9 acres of park-like setting - gentle & all useable. Minutes to golf & skiing. \$489,000. #100017

203 Turre, Yreka



**LARGER 3-BR HOME**, walking distance to downtown. Wood floors; lg. bonus room; den & loft upstairs. Lots of potential at a WOW price! \$114,900. #99825

1211 N Davis, Weed



**SHORT SALE!** Previous offer was approved by bank so process may be shortened. Mill house remodeled approx. 10 years ago. Covered porch; detached garage. \$95,000. #98906

4400 Allen St., Dunsmuir



**SO. COUNTY CHARM!** Well-constructed 2-bdrm, 2-ba home. New appliances in kitchen. Full 1200 sq.ft. basement & newer paint. Bright sunroom/den. Must see! \$189,900. #98827

1114 Circle Seven Road, McCloud



**GORGEOUS CUSTOM-CRAFTED LOG HOME** 1700+sf home w/vaulted ceilings, redwood cabinets; reclaimed pine floors, etc. Both heating. All on 20 acres. \$495,000. #99984

616 E. Colombero #31, McCloud



**DRIVE UP TO THIS SWEET SPACE** and the smiles are only beginning! Beautifully landscaped home. 400+ ft. added to home; completely remodeled. \$39,950. #99525

6116&amp;6116 1/2 Dunsmuir Ave., Dunsmuir



**REMODELED DUNSMUIR DUPLEX.** Upstairs 2 bdrm, 1 ba, kitchen, living room & family room. Downstairs: 1 bdrm, 1 ba with living room & kitchen. \$125,000. #99795

668 Como St., Weed



**PRICED TO SELL!** 1222 s.f., 2 bdrm, 1.5 ba home w/large kitchen & dining room, Monitor heat, garage & workshop, fenced yard, mountain views and close to shopping, schools and the mill. \$55,000. #98437

9512 N. Old Stage Rd., Weed



**GENTLEMAN'S HORSE RANCH.** 2720 sq. ft. Victorian, pond, barn 3-car garage with apartment. 8000 sq. ft. barn w/arena; 8 stables; 8 stalls with outdoor paddocks. 10 acres of pasture. \$875,000. #98492

1913 College Ave, Weed



**COUNTRY DREAM HOME!** Well maintained home on beautiful acreage. Vaulted ceilings, rock wood stove, open kitchen with island. Fabulous glass room addition with sauna. Decks. #99875 \$275,000.

19234 Second Ave., Weed



**PRIVACY, OPEN SPACE, TREES!** Close to town. Remodeled 5-BR home w/spacious floor plan. Mt. Shasta view from sunroom/dining room. On 1 acre with man-made creek, insulated 3-car gar. \$335,000. #99309

5855 Dunsmuir Ave., Dunsmuir



**SENGTHONG'S** popular restaurant & real estate. Completely refurbished bldg. with comm. kitchen & bar. Business & real estate. \$430,000. Business only \$180,000. #99641; #99642

515 Clea Lane, Mt. Shasta



**CUSTOM HOME** at Mount Shasta Resort. 4-BR, 2.5-BA, spacious floor plan. Vaulted ceilings, stylish counters & tile floors thruout. Covered patio in back. \$445,000. #99301

4110 Branstetter, Dunsmuir



**GRAND HOME** with classy, spacious layout. Open floor plan, big country kitchen. Lots of windows & storage. Fenced yard with gardening area. Huge basement. \$199,900. #99827

5527 N. Old Stage Rd., Mt. Shasta



**ATTENTION GUYS!** Huge 33x44 dream shop with almost new 2487 s.f. 4 bdrm/3 bath home on private 2.6 acres. \$585,000. #98730

208 Jackson St., Weed



**HUGE PRICE REDUCTION.** Handyman wanted! Great bones but in need of TLC 2/1/1 - Seller motivated-submit all offers. \$79,000. #93973

230 Siskiyou Ave., Weed



**COMFORTABLE & SPACIOUS!** 3/1 approx. 1750 s.f. home w/sunroom, lg. master, partial basement & office nook, large yard on corner lot. Close to college. \$179,000. #98601

110 No. B Street, Mt. Shasta



**FABULOUS COTTAGE-STYLE HOME.** Large living room, light and bright den. Mature yard could be beautiful again with some care. Great price for this charming home in quiet neighborhood. \$189,000. #99870

205 Terry Lynn, Mt. Shasta



**ONE-OWNER HOME** lovingly cared-for and ready for a new industrious owner. 1400 sq. ft, 3 bdrm, 2 bath home close to schools & town. Large single car garage plus workshop/storage shed. \$189,500. #99116

481 Woodridge Ct., Weed



**WONDERFUL WEED NEIGHBORHOOD** on a quiet cul-de-sac close to schools. Mt. Shasta & Eddy views. Turn-key condition with lg. kitchen & living room, 3 spacious bedrooms, pellet stove & heat pump w/AC. \$185,000. #98750

648 Cedar St., Weed



**BEAUTIFULLY REMODELED.** Walking distance to High School & town. Fenced yard, RV parking, new kitchen and flooring, wood and Monitor heat. Must see to appreciate. 3/1/1. \$147,500. #95574

5841 Dunsmuir Ave., Dunsmuir



**BLUESKYROOM.** Upscale bar & estab. performance venue. 3000sf bldg. with antique bar, stage & all that's needed for instant success. Business & real estate \$580,000 or business w/o real estate \$200,000. #99638,99639



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## AFFORDABLE MT. SHASTA HOMES!



**LIVE IN LAKE SISKIYOU HIGHLANDS** for only \$179,500. Minutes walk to the Mount Shasta Golf Resort & Lake Siskiyou. Light, open, 3-BR, 2.5-BA condo, a duplex unit, was built in '02, has 2-car attached garage. New interior paint, tile floor in kitchen, new carpets in living room, lots of oak accents, bullnose corners, skylight, ceiling fans & a 24x15 patio/yard. Great views of Mt. Shasta & the Eddies are just out your door. #95273



**A NICE MT. SHASTA 3BR, 2BA ON A SUNNY 1 ACRE** in a low traffic cul-de-sac street. It has been well maintained, is light inside, has both a woodstove & Monitor Heater, views of the Eddies, & a spacious master bedroom with a walk in closet. The French door in the dining area opens to an expansive composite deck with a gazebo overlooking the large fenced yard. The attached 2 car garage has a bonus room for storage, hobbies, etc. There are wood & storage sheds, RV hook-ups, & a circular drive. \$279,000. #99176



**BEAUTIFUL TREES SURROUND** this cute, cozy, & move-in ready Mt. Shasta City, 3-bedroom, 1-bath home. It has refinished hardwood floors, newer vinyl windows throughout, a newer 30 year roof, Monitor heat, & a new sprinkler system. The property is level & is close to schools, shopping, the hospital, etc. \$199,500. #99917



**PRIDE OF OWNERSHIP** shows in this light, open, & spacious feeling 3-BR, 1-full BA, plus 2 half-bath Mount Shasta condo. Features include tile kitchen counters, Monitor heat, attached 2 car garage, and a beautifully designed and landscaped private patio. A condo with a great feel. \$173,500. #99934



**CREEK, MEADOWS, TOWERING EVER-GREENS, MT. SHASTA VIEWS & PRIVACY** This custom home has it all! Fully remodeled in 2001. Corian counters, natural wood cabinets, a Jennaire range & oven, Bosch dishwasher, wood, tile & sculpted carpet, propane cultured river rock fireplace, a spacious tile shower in the master bath, wood cased windows & doors, a vaulted wood ceiling in the living area, a 360sqft extra room, & a 300+ sq. ft. Trex deck. \$279,500. #99312



**LOVELY MT. SHASTA HOME AT AN ECONOMICAL PRICE.** 3-BD, 2-1/2-BA, 1496 sq. ft. home with tile floors, vaulted ceilings, Monitor heat & updated appliances. Master suite upstairs was completely remodeled a few years ago. Professionally landscaped yard w/auto. sprinkler system, deck & hot tub, insulated/finished 2-car garage w/extra paved parking area & more. Within walking distance to town & close to everything else the area has to offer. \$259,000. #98566



**TOP-TO-BOTTOM REMODEL LESS THAN 2 YEARS AGO!** New laminate & tile flooring plus new carpet in the 2 bedrooms, new windows, new sheet rock & ceilings, new kitchen cabinets & counters, all new plumbing & electrical fixtures, etc. A great location only a couple minutes walk from downtown Mt. Shasta. Beautifully landscaped. A private back yard w/hot tub pad. Monitor heat plus wood stove. \$269,000. #99591



**BEAUTIFUL TOWNHOME - WALKING DISTANCE TO TOWN.** This 950 sq. ft., 2-BR, 1.5-BA unit has been completely customized w/new kitchen counter & a slate backsplash, new Whirlpool appliances, laminate flooring & custom paint. Closet organizers in closets double your space, Trex decking on both upstairs & downstairs decks, a Hydronic heat system & detached covered carport. Need to see this little gem to fully appreciate it! \$182,000. #99103



**IN MT. SHASTA w/400 SQ. FT. GUEST COTTAGE ON 1.6 ACRES!** Well-kept, open & light, Mt. Shasta 3BR, 2BA mfgd. home with vaulted ceilings, kitchen pantry, deck, a large soaking tub in master bath; walk-in closet in the master bedroom. Guest cottage is self contained with kitchenette; an oversized double car garage & views of the Eddies. Land is mainly level with a mixture of trees & sunny open areas with space for horses, llamas, & huge garden. Seller may carry to make your purchase easy. \$187,500. #99731



**MT. SHASTA 3-BR, 2-BA, 1400 SQ. FT. HOME - \$125,000!** A diamond in the rough. Located just a block off of Mt. Shasta Blvd. Needs some TLC to bring it back to its potential. Open living room, dining, kitchen. Attached two-car garage is accessed from alley, slider to side yard/porch off of kitchen/dining area. Cedar exterior. #99644



**A GREAT VALUE!!** This 2,056 sq ft Mt. Shasta home has 4 br, 2.5 ba, a living room plus large family room. The master suite features a balcony overlooking the backyard. The kitchen has had recently new cabinetry installed. F/A electric and wood stove heat. Close to schools, parks and downtown Mt. Shasta. Large fully fenced backyard. \$174,900. #99960



**ADORABLE RENOVATED HOME.** 1280 sq ft, 3 br, 2 ba home has it all. NEW wood floors, light fixtures, ceiling fans, crown molding, windows, window sills, blinds, ceilings, trim, rain gutters, wood stove & tile surround. NEW master suite with walk in closet, Jacuzzi bathtub, granite counters & granite tub surround; separate shower with tile surround. Kitchen completely remodeled with beautiful cabinetry & appliances. 2nd bathroom completely renovated. New shed with 2 separate sections. New x-large hot water heater. Almost everything in this home has been replaced from the ceilings to the floors. \$259,000 #99964



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Owner/Broker  
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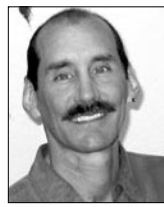
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**Adam Oreck**  
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**FULLY REMODELED COUNTRY HOME** on 1/2+ level acre w/evergreens & lots of sun, just outside of Mt. Shasta. This spacious, 1840 sf, 2BR, 2-1/2 BA has a kitchen w/oak cabinets, island, a custom oak hutch, & tile counters, luxurious 11x11 master bath w/jacuzzi tub & separate shower, vaulted ceiling, lots of tile work, a fire viewing wood stove + heat pump for cost saving heating, wood floors, walk-in closet, dual pane windows, an oversized, insulated, 2-car garage. \$310,000. #97215



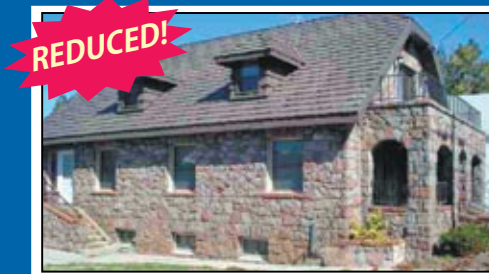
**CHARMING LAKE SHASTINA CABIN.** 3BR, 1BA with knotty pine walls, a kitchen open to the dining room, a large living room with a hearth for a wood stove, Monitor heat, a large laundry room with sink, and a large wrap around deck with views of Mt. Shasta, The Eddies, golf course, and Lake Shastina. Part of the garage was converted to the 3rd bedroom and large closet but is unfinished. \$79,900. #99332



**NEW CUSTOM MT. SHASTA HOME!** Hand-crafted 2800 sq ft, 3-BR, 2.5-BA with views of the Eddies. Meticulously appointed by master builders: vertical grain fir doors, cabinetry & trim, granite counters, solid maple floors; state-of-the-art chefs kitchen. River rock surrounds efficient fireplace in vaulted-ceiling living area. Master Suite w/ lg. walk-in closet, warm floor tiled bathroom & private Zen garden patio. Sky lights throughout. Native landscaping with natural stone accents for low maintenance. \$495,000. #98250



**GRAND COUNTRY, 5BR, 4BA ESTATE ON 20 ACRES** lush with trees & meadows, beautiful mountain views, seclusion, & a permitted, lighted, helicopter pad! This spectacular, 6,800 sqft, custom home has a rich, light, spacious feel, 22' vaulted oak ceilings, a media room, exercise room, wood, tile, & carpeted floors, & luxurious appointments throughout. Attached 3-car garage w/mechanics pit. Outside is a huge deck, patio, in ground pool, lovely landscaping with ponds & waterfalls, and a security gate. Xlnt for your home, corporate retreat, etc. \$2,200,000. #99546



**RENOVATED, CLASSIC ROCK COMMERCIAL BUILDING** with 95' frontage on Mt. Shasta Blvd. plus a 2-BR, 1.5-BA separate home w/a basement. The main building is 3200 sqft, has a bathroom & kitchen (it was originally a home), & in 2003 had new floor coverings, windows, electrical, plumbing, lighting, and sheet rock. The property has excellent exposure, lots of open space & parking area, & views of Mt. Shasta & the Eddies. The 2nd unit has a separate meter. \$324,900. #99666



**LARGE, CUSTOM HOME NESTLED IN THE HILLSIDE** on 4.3 ACRES. Lovely 2381 sqft, 3-BR, 2.5-BA home has awesome views of Mt Shasta and room for everyone. Cooks kitchen features granite tile counter tops, 2 dishwashers, gas cook top, dbl. ovens & large walk-in pantry. Large great room built for entertaining. Fantastic views in every direction and a gorgeous rock fireplace. A loft area, an office. A 700+ sqft fully finished basement has an add'l bedroom, bath, laundry room & living area. If you add this to the space upstairs the house has over 3100 sq. ft. Priced at \$860,000. #99746



**BRAND NEW CUSTOM HOME** near the golf course in Lake Shastina. 1867 sq. ft. 3BR, 2BA home on corner lot. The home has gorgeous views of Mt Shasta, granite counter tops, tile flooring in the kitchen, bathrooms and laundry room, vaulted ceilings in the living room, sun-lights in the kitchen, 2 golf cart garage and lots of custom touches. \$249,500. #99605



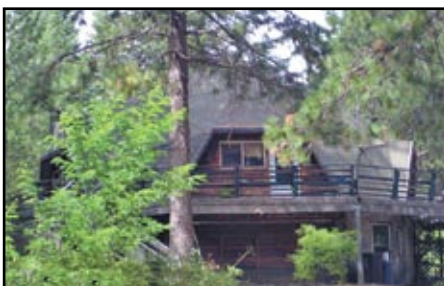
**BRAND NEW HOME!** This is for those buyers that want the advantage of a raised foundation & wood sub-floor. The 1527 sq. ft, 3BD, 2BA home has vaulted ceilings in the living room & kitchen, split bedrooms, custom oak cabinets, laundry room w/large pantry, Lennox heat pump w/13 seer system for central heat/air. The extra large 2-car garage will be insulated, sheet rocked, painted & have an 8' door. \$184,500. #99097



**TWO HOMES FOR THE PRICE OF ONE!** These well kept income producers are clean, tidy, easy to rent, and affordable. There is a 2BR & a 1BR. Both are fully fenced. Both have propane heat. The owner has a long time rental history. If you are tired of extremely low interest CDs and want a real return on your investment check these out. Seller may carry. \$119,900. #98326.



**ON 1.75 ACRES IN EDGEWOOD** - A RARE OPPORTUNITY for an affordable home on acreage in this lovely community. 2,008 sq. ft, 3BR, 2BA with almost new 30'x40' large-door metal bldg., a 25'x29' building, & several other outbldgs. The living room opens into the dining through a wide archway surfaced in copper sheeting. Kitchen has tile counters, oak cabinets, a garden window overlooking yard; beautifully fabricated vent hood over island cook-top. Large family/game room. Spacious master suite. \$195,000. #99363



**CREEK, MEADOW, TOWERING EVERGREENS, 2.5 ACRES!** You'll love the abundance of quality redwood in this 2700 sqft, 4BR, 2BA with natural wood counters, vaulted ceilings, 2 Monitors, fire viewing wood stove, a large laundry/utility room, decks, hot tub, & a 2-car garage. Enjoy that special feel of a curvilinear structure. In the Squaw Valley area of McCloud - away from freeway, trains, & hub-bub. Huge outbuilding for storage. Make it your homestead with gardens, animals, etc. \$299,000. #99686



**41.6 ACRES, VAST MT SHASTA VIEWS, 2100 SF!** Feels like a custom home! Lovely, spacious, high-end 2005 mfgd. 2BR, 2BA w/potential for a 3rd BR. 9'ceilings, vaulted areas, solar tubes, & abundant windows, create a light open feel. Quality appliances, solid Alder cabinets, tile counter tops, tile floors (sun room), upgraded Berber carpet, on-demand hot water, forced air heating & pellet stove & Monitor, & more. Self-sufficient homestead. Seasonal water flow. 3-space carport. storage container. \$290,000. #99635



**QUINTESSENTIAL YREKA HOME.** This vintage home has over 3100 sq ft, 5 br, 2 ba and a covered front porch. Formal living room features a bay window, wood floors, fireplace with wood mantel, French doors, wood baseboards and window trim. Dining room features a beautiful built-in sideboard with a stained glass window, coffered ceilings, wood paneling with chair rail and wood trim around doors and windows.. Family room has fireplace and there is a closed back porch. New roof in 2006. \$189,900 #99947

LAN

**3 MT. SHASTA ACRES** - \$95,000! It is a few miles from town, has beautiful, towering evergreens, privacy, and lots of flat area with some slope as well. This is priced to sell! #99951

**\$85,000 FOR 2.5 ACRES IN MT. SHASTA.** Tuck yourself away in the woods. Lots of evergreens, a knoll to build on, privacy, and on a paved county road a few minutes from town. #99953

**2.58 MOUNT SHASTA ACRES** with evergreen woods, privacy, and lots of room for your horses, llamas, etc. \$95,000. #99952

**18 MOUNT SHASTA TOWNHOUSE LOTS ON 5.4 ACRES - \$185,000!!!** There are xlnt views of Mt. Shasta, the Eddies, & lush meadowlands, lots of sun, & open space. Utilities are on the adjacent property. There is also potential for other high-density residential uses; possibly a wetland bank. #99365

**5 ACRES W/ PANORAMIC VIEWS OF MT. SHASTA, THE EDDIES, & Black Butte** in one of Mt. Shasta's most desirable areas. It has a quiet, peaceful feel, gentle terrain, privacy, woods, & sunny open areas, & has been cleared of brush. There is a 1/2 acre. m/l natural garden w/ an established orchard, raspberries, raised plant beds, & automatic drip system. \$349,000. #99275

**1.4 ACRES ON JEFFERSON DRIVE** above town in Mt. Shasta. It has potential for splitting, spectacular Mt. Shasta views, gentle terrain, lots of trees, the brush removed, sewer available & city water already in place. \$130,000. #99214.

**A PREMIUM VIEW LOT** in a peaceful, mostly undeveloped area of Lake Shastina. It has a full, unobstructed view of Mt Shasta & the surrounding hills & valley, is mostly level & there are beautiful junipers & pine trees as well as open areas. \$18,950. #99213

**OUTRAGEOUS VIEWS OF LAKE SHASTINA, MT. SHASTA,** & the Eddies plus a partial golf course view. It is 1/3+ acre, is lush with Junipers, & is priced low for a lake view lot. \$19,000. #99220

**SISKIYOU LAKE HIGHLANDS - ONLY \$99,900!!!** This 0.54 acre has a great cul-de-sac location and is a quick walk from the Mt. Shasta Resort golf course & Lake Siskiyou. It has nice trees, is open & sunny, and sewer and community water is available. Seller may consider terms. #98981

**MULTI-FAMILY ZONED AT RESORT AREA.** Build townhouses or apartments in Siskiyou Lake Highlands adjacent to Mt. Shasta Resort on 1/3+ acre. Golf, swim, fish, boat, only minutes walk away. \$169,000. #98312.

**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 w/lots of privacy, clean air, and quiet contemplation. \$149,500! #91914

**2.55 ACRES W/LOTS OF EVERGREENS,** beautiful views of the Eddies, power & phone, paved county road & privacy. Area is abundant with wildlife; less than 10 min. to town. \$139,000. #91185

**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 \$80,000. #94535

**8.2 COMMERCIAL, MT. SHASTA ACRES** at the intersection of Interstate 5 & Hwy 89! Potential uses include hotels, restaurants, gas stations, convenience stores, truck stops, RV parks, etc. Easy access & visibility off I-5 & Hwy 89. Stunning views of Mt. Shasta & the Eddies. Nearly level - very usable. \$340,000. #97992

**FOR THE INVESTOR!** 4 Lake Shastina lots for \$35,000. Become the land owner you have always wanted to be. These bargain priced lots are also for sale separately. Call for individual prices. #97838, 97840, 97842 & 97843



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**20 ACRES IN JUNIPER VALLEY** with beautiful 360° views of the surrounding area. Magnificent view of Mt. Shasta with year round access. \$50,000. #98073

**373 ACRES – FIND YOUR WAY “BACK TO THE LAND”** in this environmentally conscious community. The area is beautiful, the feeling is peaceful, & views are magnificent. The well is in – est. 30gpm. Electricity is available but you may prefer solar power & to get off the grid in this sunny location. Expansive views include Mt. Shasta, Eddies, & Shasta Valley. Great place for a private retreat or year-round living. \$459,000. #97242

**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. \$65,000. #95413

**A GREAT 5 ACRES ON A PAVED ROAD** with beautiful views of the Eddies, lush meadows, & privacy. Also xlnr building site, abundant southerly sunshine, lots of oaks & evergreens, and a large, open, grassy area for horses, llamas, etc. Available power & phone. \$155,000. #93652

**2.81 ACRES ON COLD CREEK CIRCLE!** Build your dream home on this prime location above Mt. Shasta City. Has sunny open areas, large evergreens, Mt. Shasta & Eddies views, a community water system, and a seasonal creek. \$229,000 #97586

**4/10 ACRE AT THE MT. SHASTA RESORT** in Siskiyou Lake Highlands – only \$139,000! Views of Mt. Shasta, the Eddies, & the Craggs. Lots of trees yet it's sunny & light. Water, sewer, power, & phone are all available. Only minutes to 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 available. Cul-de-sac. \$89,000. #95618

**2 ADJACENT 10-ACRE PARCELS WITH PASTURE & XLNT VIEWS!** Buy one or both for your mini-ranch or country home. The well is in, power/phone is at the edge of one of parcels. They are on a paved county road and have great Mt. Shasta views. Seasonal water flow is used for irrigation & to fill the seasonal pond. One is next to a huge ranch. Lots of sun makes this great location for solar. \$115,000 & \$130,000.

**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. Parcels offer affordability, great possibilities in either the short term or long term, & a potential hedge against inflation. Asking price \$49,000 ea. #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. \$169,500. #95071

**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. \$29,900. #92574

**43 ACRES WITH VIEWS OF MT. SHASTA, THE EDDIES, & green meadowlands.** 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



**SPACIOUS FAMILY HOME ON 1.5 ACRES** about 10 minutes from downtown Mt. Shasta. This well cared for 1950 sq. ft., 4-BD, 1.5-BA home has custom wood accents, large picture windows, vaulted ceilings, and great loft space. A wood stove plus Monitor heat will keep you warm and cozy. Large freshly stained decks, towering evergreens, an attached 2-car garage, and landscaping add to the appeal. \$309,000. #99110



**ELEGANT FORECLOSURE THAT'S PRICED TO SELL!** Beautiful 2800 sq. ft., 4-BD, 3.5-BA executive home in the heart of Mt. Shasta on almost 2 acres. Features a seasonal creek and an easy walk to town. Chef's kitchen, large living spaces and a spectacular Master suite, garden space and full landscaping are just a few of the highlights of this lovely home. \$399,000 #99102



**CHARMING COUNTRY FARMHOUSE ON 1.5 ACRES** a few minutes from downtown, Lake Siskiyou, & Golf Resort. Spacious, 2368, 4BR/2BA with large river rock fireplace, rough-hewn beams, wood ceilings, skylight, a veranda room, Mt. Shasta & Eddies views, a large covered porch, Trex-type deck, & 3-car attached garage. Gorgeous wood counters & built-in hutches in kitchen. Forced air heat + 2 fireplaces & 2 wood stoves. Artesian well. Grow a garden; horses OK. \$335,500. #99612



**BEAUTIFUL CUSTOM HOME ON CUL-DE-SAC** at Siskiyou Lake Highlands. Owner built in '06. 3BR, 2BA, 2,208 sq. ft. home with an open floor-plan, vaulted ceilings, hardwood & tile flooring. Beautiful kitchen w/custom cabinets, polished concrete counters, a center island, pantry & open dining area. Family room + lg. living room. Jetted tub and tile/glass enclosed shower in master bath. Exterior includes a private backyard with wood fence & composite deck, circular concrete driveway, 3-car garage & Mt. Eddy views. \$429,000. #98795



**CLASSIC MC CLOUD MILL HOUSE** with 3BR, 2BA plus an extra room that could be used as a 4th bedroom. The kitchen is open to living room, there is a Mt. Shasta view, Monitor heat, dual pane windows, a partial basement/fruit cellar, and a 3-car garage. \$84,900. #99901



**EXCELLENT SQUAW VALLEY ROAD LOCATION!** – An architect designed 3BR, 2BA with an open, light feel and spectacular meadow views through the multiple full length glass doors in the living room & master BR. Vaulted wood open beam ceilings, skylights, a fire viewing wood stove on a river rock & copper hearth, beautiful wood floors, a huge deck, a small pond with a waterfall, & lush towering ever-greens, all on 1 country acre. \$375,000. #97630



**BREATHTAKING MT. SHASTA VIEWS!** An elegantly designed 3-BR, 2.5-BA, 3,000 sq. ft. with a chef's kitchen, huge family room, an x-large master BR suite, & abundant natural wood. Two fireplaces, vaulted knotty pine ceilings, lots of tilework, a wet bar, an oak entertainment center, an air lock entry, & a Bosch heating/hot water system. Master bath has a spa tub, separate shower, & dual sinks. Snow sensor heat coils on right side of driveway means no snow shoveling! 3-car garage. On 1/2+ acre in Mount Shasta Resort area. \$549,000. #97721



**FANTASTIC VIEWS OF THE EDDY RANGE** from this 1400 sqft, 3-BD, 2-BA chalet, in the woods on 5 acres. Offers privacy w/expansive, spacious feel. New kitchen cabinets, flooring & appliances. Remodeled bathroom, vaulted beamed ceilings, lots of rich natural wood, covered porches, & a HUGE finished basement could be converted into a workshop or rec room. Large fenced pasture area set up for horses! \$279,000. #98965



**SPECTACULAR VIEWS FROM THE TOP OF THE WORLD!** Completely remodeled Lake Shastina home is so impressive with over 2100 sq ft of living space, a brand new kitchen, spa-like bathrooms, new decks on every level, vaulted ceilings, 2 fireplaces & custom details around every corner. Views from every room. You can see Lake Shastina, Mt. Shasta, Lost Lake and the Eddies from a .50 acre parcel located on the highest peak of Stone Crest Dr. \$379,900. #98995



**BRAND NEW CONSTRUCTION!** Newly built custom home that offers the utmost in quality, outstanding workmanship, state-of-the-art comfort & design check this listing out. Lovely 1800'sq ft 3 br, 2 ba home on 1.5 acre wooded lot minutes from downtown Mt Shasta. Functional layout, hardwood & tile floors, beautiful hand-crafted cabinets, granite & tile countertops, on-demand hot water, top-of-the-line F/A electric heat pump, central vacuuming system, high efficiency wood stove & windows/doors, 40-year comp roof, Hardi-plank siding, paved drive & so much more. \$449,000 #99984



**MT SHASTA HOME IN DESIRABLE JEFFERSON DR. AREA** on 1.23 acres with a 1200sqft separate house above 2nd garage. Spacious 3BR, 2BA has custom cabinets w/granite counters, Dacor double ovens, a Jenn-Aire glass cooktop, Bosch dishwasher, built-in wood-faced refrigerator, central vac, vaulted ceilings, & oak hardwood floors. Both homes have Mt. Shasta views & Monitor heat. Beautifully landscaping with pond & waterfall, large patio, gazebo w/hot tub, & greenhouse. Adjoining 1.4 acre also available. \$399,000. #99212.



**COUNTRY HOME ON 1.23 ACRES.** 3-BD, 2-BA, 2400sq ft home w/vaulted ceilings, open floor plan, custom kitchen cabinets & tile counters, jetted bathtub in master bath; wrap-around deck on 2nd floor. Enjoy football games & poker with the boys in the lower level "Man Cave" with woodstove & kitchenette. Views of Mt. Shasta & Mt. Eddy. New 30-yr. comp roof & exterior paint in 2009. Lg. lawn area, drive-thru carport & tons of storage. \$229,500. #98505



**BEAUTIFUL FARMLAND IN BACK** and a stunning Mt. Shasta view. Side offers open space area with a pond. This high level, 1700sqft, custom, 3BR, 2BA Silvercrest mfgd. home with a 2-car garage is on an extra large space in a gated, upscale park in the country. Light, bright, & open with vaulted ceilings, bull nose corners, lovely cabinets & counters, fireplace, & a master suite with a jetted tub & a slider to the large deck. For 55+ years old residents. \$134,500. #99659



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2389 Sq ft on 2.504 acres, of which 90% is cleared to preserve the natural beauty. Built in 1972. Roof was replaced with 30 year shingles in 1990. Large basement, work shop, heat pump, f/a & a/c, well is 215 ft deep with underground cistern. Kitchen recently remodeled to today's standards. Enjoy entertaining outside on the spacious 27x27 deck. \$485,000.

---

**ONLY HOME ON THE 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 & tile floors. Huge price reduction! Seller motivated. **JUST REDUCED** ..... **\$495,000.**

**REVEL IN THE MAGICAL BEAUTY** of this special home! Serenely placed on 1.30 acres of pine, cedar, & oak trees, with seasonal creek, granite counter tops, wood, tile & carpeted flooring. Secluded, yet walking distance to downtown Mt. Shasta. View of Mt. Shasta! **SHORT SALE - UNBELIEVABLE PRICE!** ..... **\$395,000.**

**ON ONE ACRE OVERLOOKING PONDS & WILDLIFE!** Total privacy from the rear deck. No maintenance exterior and decking. 3-bedroom, 3-bath plus den & 3-car garage. 4,000 sq. ft. main house plus 400 sq. ft. guest unit & a 2-car garage. Few homes offer such luxury living ..... **\$739,400.**

---

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**MT. SHASTA CITY!** 3-bd., 2-ba mobile in great cond. Facilities include swimming pool. Wood stove & forced air heat & A/C. #98378 **\$44,000.**



**DUNSMUIR** - 3 Bd/2 bath get-away close to the Sacramento River. Great opportunity only minutes to town & outdoor recreation. #99905 **\$49,900.**



**LAKE SHASTINA.** Unique home tucked away on the 6th fairway of Lake Shastina Golf Resort. On a quiet cul-de-sac among tall pine trees. 3 bedroom 2 bath den. Has some water damage - being sold as is. Asking **\$69,900.** #99675



**LAKE SHASTINA.** Cute 2 bedroom 2 bath with some upgrading done. Rock fireplace in living room. #98631 **\$78,900.**



**LAKE SHASTINA.** Chalet-style home on large lot in a great location! Move in ready in good condition. #98140 **\$99,000.**



**CHARMING HOME** in the heart of Weed with view of Mt. Shasta. Newer carpet and new roof in 2002. Reduced to **\$90,000.** #98103



**WEED** - 3 bdrm 2 Ba home in good condition. Weeds schools. Wood deck. Large back yard has a detached garage. Privacy. Nicely landscaped front yard. #99303 **\$98,900**



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**HORN BROOK** - 3 bdrm, 2 bath home with large detached garage, work area & lg. shed. On 3/4+ acre. "Up to 3.5% in closing costs assistance! Eligibility restrictions apply." #99868 **\$89,900**



**McCLOUD** - 3-BR home in good condition. Remodeling done, on a large lot with extra space for a workshop in several outbld. Asking **\$114,900.** #99650



**LAKE SHASTINA.** 3-Br/2-Ba with great views of Mt Shasta. Well maintained, just steps to the Scottish Links. Newer laminate flooring in kitchen & dining + fireplace. Nicely landscaped low maintenance yard. #98583 **\$129,900.**



**LAKE SHASTINA** - Lakefront townhouse in good cond. with view of Mt. Shasta. Current configuration allows for the possibility of 3 rental units. Vacation home, rental income or residence. #99379 **\$119,900**



**LAKE SHASTINA** - Spacious family home perfect for entertaining. 4 bdrms, Master bedroom w/ walk-in closet, private deck, & bathroom w/ large soaking tub. #99330 **\$135,000**



**LAKE SHASTINA** - 3 bdrm 2 ba home with oak floors, a wrap-around, Master bdrm opens to an enclosed hot tub room. The rear of the property is next to a greenbelt. #99304 **\$139,000**



**DUNSMUIR** - Charming home in downtown within walking distance to the river & restaurants. Over 2100sq of living space and a great private back patio. #99899 Offered at **\$144,900**



**LAKE SHASTINA** - Excellent location, close to golf course. 3bd/2ba home provides the ultimate indoor & outdoor settings. Sliding glass door opens to the large backyard immersed with pine trees with no neighbors behind. #99841 **\$169,000.**



**LAKE SHASTINA** - 2281sf multi-level 3-BR 3-BA with endless possibilities. Master BR has soaking tub; upstairs BR has a fireplace & deck overlooking a private, fenced back yard. Basement w/family room. #178,500.



**2.5 ACRES** - Unique 1750 sq. ft. home with views of Mt. Shasta & Mt. Eddy off N. Old Stage Road. Hand-milled timber from old growth trees. Remodeled kitchen; custom wood doors & windows; workshop. #99737 **\$174,900.**



**LAKE SHASTINA.** Quality, McWilliams constructed 3-bdrm, 2-ba home that is move in ready. Very clean, window coverings, fenced yard & landscaped. Open floor plan w/vaulted ceilings. #99457 **\$189,999**



**LAKE SHASTINA.** Quality 3-bdrm, 2-ba home with oversized 2 car garage, vaulted ceilings, wood & tile floors, landscaped front & back yards, upgraded appliances, rock fireplace & more. #100020 **\$189,999**



**MT. SHASTA VIEW HOME!** Backs up to open space with incredible views. Reduced to **\$199,000.**



**LAKE SHASTINA.** Very comfortable home with amazing Mt. Shasta views! Cul-de-sac location with fenced back yard. Home is in great condition and move-in ready! **\$214,900** #99994



**MT. SHASTA.** 1700+sq. ft. 3 bd/2 bath home priced well. Within a mile of Lake Siskiyou & Mt. Shasta Resort Golf Course! Well maintained & move-in ready. Garage converted to large den. Fenced backyard w/large deck. #99712 Asking **\$219,900.**



**MT. SHASTA.** Great location on 3 acres at Shasta Uplands! Spacious 2368 sq. ft. chalet style has a large deck with views of Mt. Shasta & the Eddies. Kitchen upstairs & down allow for the possible second living space. Excellent price! **\$229,900** #100013



**MT. SHASTA** - 3-bdrm, 2-ba home in good condition, priced to sell. Includes 3 bdrm & 2.5 bthrms. w/ lg living area above garage with separate access, 1 bd, 1 ba & kitchen. Granite counter tops in kitchen & custom woodwork. #98936 **\$274,900.**



**WEED** - Nicely secluded 16 1/2 acres w/great Mt. Shasta views. The property has a cute 2-bedroom 2-bath home. Possibility of splitting the parcel. #99150 **\$275,000**



**5-ACRE PARCEL** in Hammond Ranch. 3-BR, 2-BA mfgd. home on foundation. Off-the-grid and with hydro-elec. generation. **\$280,000.**



**LAKE SHASTINA** - This lakefront house with 4 bd/ 3 baths & 2 kitchens. Enjoy relaxing in the hot tub after a long day on the lake. #99204 **\$369,000.**



**MT. SHASTA.** Almost new foreclosure home in very good condition. 1700+sq. ft. of living space for entertaining including extra large back deck. On very private 2.5 acres. Asking **\$369,900.** #99719



**LUXURY GOLF COURSE HOME.** 4400sf ft. home with indoor swimming pool. One-of-a-kind home, excellent for entertaining. **\$395,000.**



**LINDAL CEDAR** newly remodeled tile entry, bathrooms and kitchen. Large master bath w/ great views of the lake **\$347,000.**



**A DREAM HOME!** 3-BR, 2-BA executive golf course home with spectacular Mt. Shasta views. Oversized 3-car garage. #94146 **\$399,900.**



**MT. SHASTA INCOME PROPERTY.** Excellent income potential! 5 unit complex complete with parking, storage & laundry area. Within walking distance to downtown and hospital. **\$400,000.**



**LAKE SHASTINA.** Experience the best panoramic views of Mt. Shasta & the Eddies from this brand new 1975sq.ft. custom home. Well thought out for maximum efficiency w/all the finest amenities. **\$419,000.** #99203



**LUXURY GOLF COURSE HOME.** Breathtaking Mt. Shasta views. 3-BR, 3-BA, sewing room, large 3-car garage & RV space. #93765 **\$595,000.**



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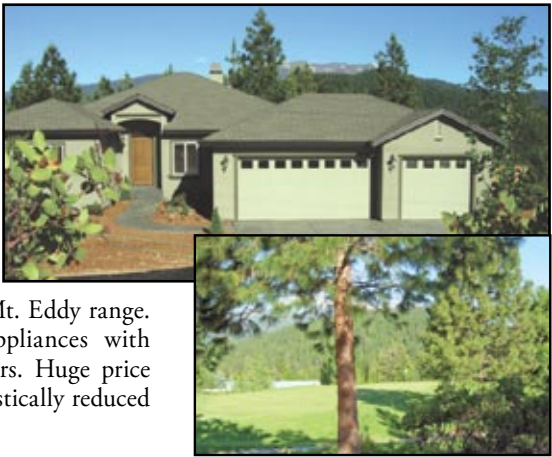


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**MT. SHASTA** - Overlooks the 9th hole and the ponds on the 9th fairway. Large deck area looks to the west and the Mt. Eddy range. Kitchen has top-of-the-line appliances with granite counter top & tile floors. Huge price reduction! Seller motivated. Drastically reduced to.. \$495,000.

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The Cornerstone Bakery & Cafe is well-known in Dunsmuir for its Great Food, Hospitality & Location. Currently, the Restaurant is under utilized and can be made into a Daily Operation that could serve Breakfast, Lunch & Dinner. A complete list of Equipment & Financials are available. The Restaurant seats 50 people. \$625,000. #99533



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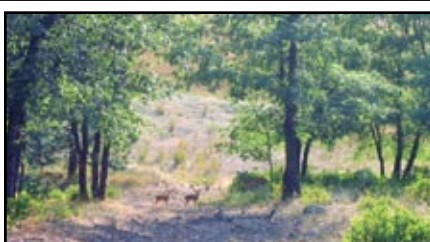
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**SHASTA RANCH LODGE.** Beautiful 4,000±sf 5-BR, 4-BA home in the Shasta Brown area. Main Level: huge living room with vaulted ceilings, massive stone gas fireplace & many windows overlooking the lush alpine surroundings. Kitchen features slab granite counter tops, newer s/s appliances & smooth cook top stove. Two master suites. 3.25± acre estate with year-round stream. H-99983

**Alpine Realty** (530) 926-2646



**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. \$169,500. #95071 *Call Phil York at...*

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**QUAINT COUNTRY FARM.** 22 Acres 2-BD 1-BA with VIEWS! 1500sqft home, open floor plan beautiful beams antique wood floors. So. facing, 5 outbldgs w/power, 2 wells 150sqft pump house 600sqft studio/workshop, homesteaded in 1940's originally organic farm. Antique Apple orchard flat sunny areas. Meadow/forest. \$485,000. #99598 *Call Beverly Shannon at ...*

**Re/Max of Mt. Shasta** (530) 925-0339



**CHARMING 3 BD/ 1 BA** under mature trees with lush gardens. Walk-to-town convenience makes this a great starter or retirement home. Features include covered entry, large living/dining w/garden views, ceiling fans, a sunny kitchen, inside w/d, 1-car garage, paved RV parking, lg. paved backyard, & 4-person spa. \$185,000. #99607 *Call Leslie at ...*

**Re/Max of Mt. Shasta** (925) 997-0678



**BRAND NEW CONSTRUCTION!** Newly built custom home offers the utmost in quality, outstanding workmanship, state-of-the-art comfort & design. Lovely 1800'sq ft 3 br, 2 ba home on 1.5 acre wooded lot minutes from downtown Mt Shasta. \$449,000. #99984 *Call Phil at....*

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



**EASY LIVING...** at the Shadow Mtn. Mobile Home Park in this well-cared for 1560 sq. ft., 3-BR, 2-BA home. Conveniently located across from the community pool and club house. New kitchen with appliances included. Loads of redwood decking and cedar fencing. Covered parking and a 10x10 storage building/small shop. Asking \$44,500. MH-98710

**Alpine Realty** (530) 926-2646



**TWIN HILLS SUBDIVISION.** Mountain views, stately evergreens & wildlife abound in this cozy 10 lot subdivision only 7 minutes from Mt. Shasta City. 2.5+acre lots with paved roads, underground power at each site, excellent water, perc. approved! Lots starting at only \$120,000! Seller will subordinate to construction loan with 50% down. All lots are numbered, flagged & staked. *Call Gigi Ryan today for details and private tour...*

**Century 21 Advantage** (530) 926-2100



**INVESTORS! TAKE NOTE!!** Two houses on one lot! Priced to sell AS-IS. A little elbow grease and this can make money! \$59,595.

**Doris Moss Realty** (530) 926-3807



**ONLY HOME ON THE 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 & tile floors. Huge price reduction! Seller motivated. Now... \$495,000.

**The Real Estate Center** (530) 926-6171



**LIKE NEW MANUFACTURED HOME!** Very nice manufactured home in the very quiet Mt. Shasta Forest area, outside of McCloud. This would make a great getaway or first home. Getting a nice facelift, New hardi-board siding and varmint proofing the underneath. Must see to appreciate!. \$95,000.

**Doris Moss Realty** (530) 926-3807



**WORK-N-PLAY AT THIS 1,310 ACRE RANCH!** Majestic Mt. Shasta & surrounding mountain ranges capture your soul at "Holbrook Ranch", 7 separate parcels, 2 homes, hay barn, organic soils, pivot irrigation, rangeland, a private hunter's paradise! Offered At \$1,200,000. **CALL ALYSIA AT 530.526.3421**

**The Real Estate Group** 530.222.7395



**SPRING CREEK RANCH.** In the heart of Mt. Shasta, truly a one-of-a-kind country estate on 16.74± pristine acres straddling the Sacramento River. 3,480 sq. ft. Victorian home with caretaker's home & attached 2-car garage. In-ground swimming pool, with dressing room, fireplace, & wet bar. Separate 4-car drive-through garage & shop, 3-stall main barn w/office, an equipment/hay pole barn. 3 acres of lawn & 5 acres of pasture. H-95900

**Alpine Realty** (530) 926-2646



**MINUTES TO DOWNTOWN MT. SHASTA!** Tucked back along Kaiser Meadow. Must see for horse lovers: 3-bd 2-ba 1650 sq. ft. park-like setting with large conifers. Garden area with raised planting boxes. Fenced & x-fenced, barn, dual stables and a corral. Open dry pasture area. \$319,000. #98598 *Call Beverly Shannon at ...*

**Re/Max of Mt. Shasta** (530) 925-0339



**NICELY REMODELED!** with added sq. footage. New exterior walls, new wiring, new siding, metal roof & skylights. Decks also added. Very nice views of the hills. Master bedroom has a round walk-in closet and vaulted ceiling in master bath w/skylights. Full basement & workshop with an extra finished room. Room for RV. \$162,000. #99557 *Call Luann at ...*

**Chris Kutzkey, Realtors**  
**Coldwell Banker** (530) 859-3127



**NEW IN 2008.** Never lived in! 2096 sq. ft. 3-bedroom, 2-bath plus office. Laminate floors, gorgeous kitchen. Lots of tile, lite tubes. 17602 Fisher Road, Lake Shastina. A MUST SEE! \$280,000. #97419 *Call Mary Dillon at...*

**Coldwell Banker,**  
**Chris Kutzkey, Realtors** (530) 925-0880



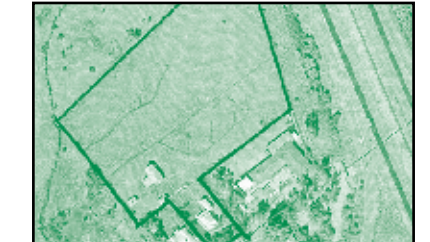
**QUINTESSENTIAL YREKA HOME.** This vintage 3100+ sq. ft. home has 5 br, 2 ba and covered front porch. Formal living room features a bay window, wood floors, fireplace with wood mantel, French doors. Dining room has a beautiful built-in sideboard with stained-glass window, coffered ceilings, wood paneling with chair rail & wood trim around doors & windows. Family room has fireplace; closed back porch. New roof in 2006. \$189,900 #99947

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**6-PLEX MULTI-FAMILY IN IDEAL LOCATION**  
This cottage style 6-plex is within walking distance of downtown Mt. Shasta & offers landscaping/covered parking. Some units have vaulted ceilings & wainscoting. May be privately financed. \$799,000.

**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 mountain view. Price reduced to \$410,000. MLS #94568 *Call Mary Dillon at...*

**Coldwell Banker,**  
**Chris Kutzkey, Realtors** (530) 925-0880



**485 JEFFERSON DR., MT. SHASTA.** 3 bedroom, 3-1/2 baths, granite kitchen counters, slate floors, grand fireplace, cedar ceiling with dormer windows for light, huge deck for entertaining, hot tub & gazebo for viewing Mount Shasta, everything custom. REDUCED! \$595,000.

**Alpine Realty** (530) 926-2646